



Planning Commission
Site Plan Review
August 13, 2024
7:00 pm

1. Meeting called to order by Sean Carey at 7:00 pm
2. Pledge of Allegiance recited
3. Roll Call: Caleb Coulter – present, Eli Poulin – present, David Sill – present, Jim Prince – absent, Sean Carey – present, Cindy Rapes – present, Pete Kurzer – present, Matt Koppell – absent.
4. No public comments
5. Motion to approve agenda made by David Sill, supported by Caleb Coulter, discussion followed, motion carried.
6. Caleb Coulter made a motion to approve minutes from 7/23/2024 Planning Commission Meeting as submitted, supported by David Sill, discussion followed, motion carried.
7. New Business: None
8. Old Business: Site Plan Review
- 8A. Open Site Plan Review: 225' tall lattice tower, 3 additional carriers' equipment will utilize this tower, nearest residence is 1500 ft to the east. Planning Commission members discussed Tower setback from leased parcel lines, however language in ordinance states Tower must be set back from property lines, not leased property lines. The agreement reached between Planning Commission Members and Icon Towers was to provide a letter from the property owner stating no buildings would be built within 112.5 ft of the base of the cell tower. Motion made by Caleb Coulter to approve cell tower, with the condition that the property owner remits a letter stating no building will be built within 112.5 ft of the base of the proposed cell tower while it exists on the property, supported by Cindy Rapes. Discussion followed. Roll call vote; Caleb Coulter – yes, Cindy Rapes – yes, Pete Kurzer – yes, David Sill – yes, Eli Poulin – yes, Sean Carey – yes, Matt Koppell – absent, Jim Prince – absent, motion carried.
9. Planning Commission comments; discussion about a potential meeting with some developers out of the Montague/Whitehall area that are looking to add vacation properties near Lewis Farms.
10. Public Comments: None
11. Motion to adjourn meeting made by Peter Kurzer, supported by Cindy Rapes, all in favor, motion carried. Meeting adjourned 7:29 pm.

Respectfully submitted,

Beth Schultz,
Recording Secretary