



Chappaquiddick Wireless Site Committee Friday, January 27, 2011 – 3:00 p.m.

Those in attendance: Roger Becker, Fran Clay, Will Geresy, Dennis Goldin, Georgiana Greenough, Bob Gurnitz (on the phone) and Claire Thacher.

The meeting was called to discuss the upcoming warrant and the Committee's article proposing to change the use of selected town-owned parcels located on Chappaquiddick that would be suitable for a DAS hotel. Georgiana explained that Town Counsel and the Town Administrator said the warrant article needs to be site specific and narrowed down to a maximum number of 3 sites.

Members of the Committee conducted site visits in the morning to a number of Chappy sites (specifically: the Fire station (); _____) taken from the expanded list of 36 parcels recommended by Roger Becker and presented to the Board of Selectmen on January 3rd.

Bob Clay, (direct abutter) was adamant that if the Fire Station was to be included as a recommended parcel, that it be restricted to the 2nd floor, basement, no change to the exterior of the building except for the construction of outside stairs.

Roger Becker asked why we needed to have an article on the April warrant – why don't we just send out the RFP with the list of town-owned properties.

Arguments were presented by Bob Gurnitz, Will Geresy and Dennis Goldin saying something is better than nothing, so the developer is not hung up with dealing with a special town meeting where it is sometimes difficult to get a quorum.

A lengthy discussion ensued regarding the suitability (proper 40' setbacks, 75 feet of frontage on a good road, and access to public electricity) and least intrusive parcels to abutters to narrow down the list for the warrant article.

Georgiana suggested that there were two good locations that might not require a "change of use" as they were already approved by the town for non-residential use (Katama silos and the Chappy Fire Station), and therefore did not need to have a discussion as to which parcels should be included in the warrant article.

The discussion then turned to the parcels that should be included in the RFP. It was agreed to reduce the 36 parcel list to ones that had over 75 feet of frontage, and no conservation or deed restrictions. In particular, the Gardner property was discussed and eliminated because it was believed that Chappy residents would not want a structure on that property and it was in the flood plain.

Dennis Goldin made a motion to amend the RFP language to include the Chappy fire station as a priority location (after the Katama silos) and to restrict the installation to the use of the second floor and the basement, without any external modifications to the building except to allow the construction of outside stairs to the second floor. Also, all wires, cables, fiber optics to be run underground.

Georgiana Greenough made a motion to remove the warrant article for the Annual Town Meeting to be held on April 10, 2011 for the following reasons. It is too complicated for the Committee to make selections for professional developers of DAS systems without their input. There are already two appropriate properties (Katama Silos and the Chappy Fire Station) that probably do not need to "change their use" as they are already approved for non-residential use. The motion was seconded and passed unanimously.

Georgiana will proceed with getting the RFP out next week and check with David Maxson, the consultant, to make the appropriate changes to the RFP, including the requirement (or not) for site specific parcels.

The next meeting shall be held, if necessary, on Friday, February 3, 2012 at 4:00 p.m. in Town Hall.

Submitted by Georgiana Greenough