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March 14, 2017

Via Hand Delivery

Tavis Austin, Town Planner
Town of Stratham
10 Bunker Hill Avenue
Stratham, NH 03885

**Re: Applications for Special Exception, Conditional Use Permit, and Site Plan Review for
Proposed Monopole at 58 Portsmouth Avenue by Celco Partnership d/b/a Verizon Wireless**

Dear Mr. Austin:

Please find enclosed the following Special Exception Application, Conditional Use Permit Application, and Site Plan Review Application materials for your review. The applicant, Verizon Wireless ("Verizon" or the "Applicant"), seeks public hearings by the Zoning Board and Planning Board on its applications in connection with the installation of a wireless monopole located at 58 Portsmouth Avenue in Stratham, New Hampshire (the "Facility"), in the Gateway Commercial Business District – Central Zone.

I. APPLICATION MATERIALS

Pursuant to the Stratham Zoning Ordinance ("Ordinance"), Verizon has enclosed nine (9) copies of the following materials and documents (unless otherwise specified below):

1. Special Exception, Conditional Use Permit, Site Plan Review Applications and Site Plan Review Checklist;
2. Three (3) Sets of Abutter Labels (included with original copy only);
3. Memorandum of Lease with Property Owner;
4. RF Coverage Study;
5. RF Candidate Selection Map;
6. Evidence of FCC Licensure;
7. Site Plans, six (6) 24"x36" and nine (9) 11"x17";
8. Proposed notification letter and mailing labels for towns within 20-mile radius of proposed Facility, in compliance with NH RSA 12-K (labels with original copy only);

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Manchester, Concord, Portsmouth, NH | Woburn, Boston, MA

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9. Collocation Agreement;
10. Property Valuation Study (previously submitted with 28 Bunker Hill Avenue filing), and;
11. Check(s) payable to the Town of Stratham in the amounts of:
 - Special Exception - \$300 (\$250 + \$5/abutter @ 10 abutters);
 - Site Plan Application - \$330 (\$250 + \$8/abutter @ 10 abutters);
 - Conditional Use Permit Application - \$330 (\$250 + \$8/abutter @ 10 abutters); and
 - K-12 Abutters - \$272 (\$8/town @ 34 towns).

II. APPLICANT INFORMATION

Verizon is one of the nation's leading providers of wireless communications providing coverage in almost all of the top 100 markets in the United States. Verizon has developed one of the largest and most reliable national wireless networks to provide wireless voice and data services to an ever-growing customer base, last counted at over 100 million.

Verizon continuously works to enhance and improve its network. One of the key design objectives of Verizon's system is to provide seamless coverage without significant gaps or dead spots. Verizon's radio transmitting and receiving facilities operate on a line-of-sight basis, requiring a clear path from the facility to the remote user. This dynamic requires antennas to be located in a location where the radio frequency signal is not obstructed or degraded by buildings or topographical features.

III. PROJECT NARRATIVE

The Facility will consist of a 130-foot monopole and a 12' x 16' concrete equipment pad, with equipment cabinets and propane generator, as more fully detailed on the attached plans (the "Plans"). Verizon's antenna array will be located at the top of the monopole at a centerline height of 126 feet. The entire Facility will be enclosed within an 8-foot tall wood stockade fence to prevent unauthorized access.

The purpose of the Facility is to improve Verizon's network and coverage in Stratham. Because this is an unmanned facility, Verizon is able to provide improved service with no impact on utilities, schools, or traffic. Technicians will visit the Property 1-2 times a month for maintenance purposes. No water, sewer, or other municipal services are required. The equipment will comply with all applicable FCC standards and regulations.

The proposed Facility will enhance Verizon's wireless service in Stratham, and Verizon looks forward to continuing to provide superior wireless communications service to residents, businesses, and visitors to Stratham.

IV. SPECIAL EXCEPTION APPLICATION: COMPLIANCE WITH ZONING ORDINANCE

This application substantially complies with the Special Exception requirements as set forth in Section 17.8.2 of the Stratham Zoning Ordinance.

17.8.2(a)

The proposal is in harmony with the general purpose and intent of the Ordinance.

17.8.2(c)

- i. Statutes provided by the Ordinance for wireless facilities are met;*
- ii. No hazard to the public or adjacent property on account of potential fire, explosion, or release of toxic materials;*
- iii. No detriment to property values in the vicinity or change in the essential characteristics of a residential neighborhood on account of the location or scale of buildings and other structures, parking area, access ways, odor, smoke, gas, dust, or other pollutant, noise, glare, heat, vibrations, or unsightly outdoor storage of equipment, vehicles or other materials;*
- iv. No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity;*
- v. No excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection, and schools;*
- vi. No significant increase of storm water runoff onto adjacent property or streets.*

V. CONDITIONAL USE PERMIT / SITE PLAN REVIEW APPLICATION: SUBSTANTIAL COMPLIANCE WITH SITE PLAN REGULATIONS

This application substantially complies with the Conditional Use Permit and Site Plan Review requirements as set forth in the Stratham Zoning Ordinance and Site Plan Review Regulations.

19.4.1

The proposed Facility has been designed to comply with the purpose, intent, and specific requirements of the Stratham Zoning Ordinance and will be located on a portion of the lot at 58 Portsmouth Avenue, the Stratham Audi Dealership.

19.4.2

The Facility will be located in the Gateway Commercial Business District – Central Zone, and will require a Special Exception and Conditional Use Permit.

19.4.3

The proposed tower will be 130 feet, as permitted by the Zoning Ordinance.

19.6.1(a)

The Facility will be a galvanized steel finish.

19.6.1(b)

The equipment pad will be shielded from view by the stockade fence.

19.6.1(d)

Based on preliminary assessment, the Facility will not be artificially lighted.

19.6.1(e)

The only signs on or near the Facility will be "No Trespassing" and contact information for Facility maintenance, as required by law.

19.6.2

The proposed Facility has been designed to comply with all federal requirements. Please see enclosed FCC licenses.

19.6.3

The proposed Facility has been designed to comply with all relevant building codes and safety requirements.

19.6.4(a)(i)

The Facility complies with the 125% setback requirement for residential properties.

19.6.4(a)(ii)

Minimum zoning district setback requirements are met.

19.6.4(a)(iii)

No tower exceeding 90 feet is within one-quarter mile of the proposed tower.

19.6.4(a)(iv)

The proposed monopole complies with the setback requirements for other facilities.

19.6.4(b)

A cedar-paneled 8-foot stockade fence will surround the equipment shelter and prevent unauthorized access to the facility.

19.6.4(c)

There is currently a buffer of landscaping trees approximately 25 feet in height, as well as more than 300 feet of natural tree cover which would shield a substantial portion of the Facility from view as seen from Route 108.

VI. CONDITIONAL USE PERMIT / SITE PLAN REVIEW APPLICATION: SUBSTANTIAL COMPLIANCE WITH SITE PLAN REGULATIONS

This application substantially complies with the Conditional Use Permit and Site Plan Review requirements as set forth in the Stratham Zoning Ordinance and Site Plan Review Regulations.

19.7.3(a)

RF Report confirms compliance with FCC RF emissions guidelines.

19.7.3(b)

NEPA screening is currently underway; results are pending and will be forwarded to the town upon completion.

19.7.3(c)

Please see the enclosed RF Candidate Selection Map, as well as the below description labeled "Site Selection".

19.7.4.

The proposed monopole will be able to accommodate three (3) additional wireless antenna arrays of similar construction as Verizon's. Please see enclosed proposed Collocation Agreement.

19.8

Verizon respectfully requests a waiver from the requirement for a Storm Drainage Plan as outlined in the Site Plan Regulations Section 4.3.2(f) and the Site Plan Review Checklist. Verizon does not intend to alter the slope of the landscape, and will actually increase the pervious surface by removing asphalt and replacing it with gravel.

Verizon contends that granting this waiver will not be detrimental to public safety, health, or welfare; will not be injurious to other property; and will promote the public interest. The waiver will not, in any manner, vary other provisions of the Stratham Zoning Ordinance or Site Plan Regulations. The waiver will substantially secure the objectives, standards, and requirements of the Regulations.

VII. SITE SELECTION

A. Substantial Gap in Coverage.

Verizon continuously works to enhance and improve the coverage and performance of its network. The network requires multiple sites covering the nation in a honeycomb-like structure to provide seamless voice and data coverage across the areas served. To this extent, substantial coverage is the ability of any given area of the network to handle and off load voice and data traffic to the other sites in the honeycomb-like network to which it is connected, and for those sites in turn to do the same with all

of the sites to which they are connected, thus creating a network. When any given area does not have a telecommunications facility that can handle and off load the market's voice and data traffic in the manner described above, that area has a gap in substantial coverage¹.

The proposed Facility will correct this problem along a highly-trafficked corridor consisting of Route 108 / 33, Route 85 (Newfields Road), and Route 101.

B. The Proposed Facility is the Only Feasible Alternative.

Verizon's network transmitting and receiving facilities require a clear path from the facility to the remote user. This dynamic requires antennas to be placed in a location where the radio frequency signal is not obstructed or degraded by buildings, dense vegetation, or topographical features.

Once Verizon's department of radio frequency engineering identifies the gap in coverage, a "Search Ring" is issued to real estate consultants who physically investigate the Search Ring to find viable sites, or "Candidates." The consultants first look for existing telecommunications facilities on towers or other tall buildings, as these facilities are considered preferred sites under New Hampshire State and federal law. If none of the foregoing are discovered in the Search Ring, the real estate consultant looks to the municipality's ordinance or bylaw for guidance as to sites preferred by the municipality. Most ordinances and bylaws provide that collocation on an existing facility is preferred to a new facility and that a new rooftop facility is preferred to a new tower facility.

Verizon has undertaken every available effort to determine a suitable location for tower construction. As indicated on the RF Candidate Selection Map, Verizon's options were limited by lack of consent from landowners or opposition from the town. The current proposed site at 58 Portsmouth Avenue:

- Enables propagation of the wireless coverage Verizon seeks to provide;
- Was obtained by agreement with a responsive property owner;
- Is not prohibited by state or federal conservation restrictions, and;
- Comports with the spirit and intent of the Stratham Zoning Ordinance.

VIII. FEDERAL LAW PREEMPTS CERTAIN LOCAL ZONING REGULATIONS THAT PROHIBIT PROVISION OF WIRELESS SERVICES

In 1996, Congress enacted the TCA to facilitate the rapid deployment of telecommunications infrastructure in the United States. 47 U.S.C. § 332; *City of Arlington, Texas v. Federal Communications Commission*, 133 S.Ct. 1863; 1866-67 (2013). The TCA preserves state and municipal zoning authority to regulate personal wireless service facilities, subject to five substantive and procedural limitations designed to prevent state and municipal government from delaying the application process and/or discriminating against specific wireless service providers. 47 U.S.C. § 332(C)(i)-(v); *T-Mobile South*,

¹ This is the reason that "bars" or coverage strength shown on a person's phone or device are not relevant indicators for determining a substantial gap in coverage.

LLC v. City of Roswell, Ga., 135 S.Ct. 808, 814 (2015); *City of Arlington*, 133 S.Ct. at 1866-67; *Rancho Palos Verdes v. Abrams*, 544 U.S. 113, 115 (2005); *Omnipoint Holdings, Inc. v. City of Cranston*, 586 F.3d 38, 45 (1st Cir. 2009).

Specifically, the TCA reflects Congress's intent to expand wireless services and increase competition among providers by preempting state and municipal regulations inconsistent with infrastructure development. *Rancho Palos Verdes*, 544 U.S. at 115; *Omnipoint Holdings*, 586 F.3d at 47; *Appeal of Bretton Woods Telephone Company, Inc. and another (New Hampshire Public Utilities Company)*, 56 A.3d 1266, 1273 (N.H. 2012). Although the TCA does not preempt all local zoning laws, it expressly preempts rules and laws attempting to regulate the "placement, construction, and modification of personal wireless service facilities that effectively prohibit the provision of personal wireless services." *City of Roswell, Ga.*, 135 S.Ct. at 814 (citing *Rancho Palos Verdes*, 544 U.S. at 115; 47 U.S.C. § 332(c)(7)(B)(i)(II)); *Green Mountain Realty Corp. v. Leonard*, 750 F.3d 30, 38 (1st Cir. 2014); *Omnipoint Communications Enterprises, Inc. v. Town of Amherst, NH*, 74 F. Supp. 2d 109, 118 (D.N.H. 1998).

"[A] town's refusal to permit a tower that is needed to fill a 'significant geographic gap' in service, where no service at all is offered in the gap, would violate the effective prohibition clause." *Daniels v. Town of Londonderry*, 953 A.2d 406, 412 (N.H. 2008) citing *Second Generation Properties, L.P. v. Town of Pelham*, 313 F.3d 620, 631 (1st Cir. 2002). The resulting two-part inquiry requires courts to 1) find a significant coverage gap, and 2) consider "whether alternatives to the carrier's proposed solution to that gap mean that there is no effective prohibition." *New Cingular Wireless PCS, LLC v. City of Manchester*, 2014 WL 799327, No. 11-cv-334-SM, at *2, (D.N.H. 2014) (citing *Green Mountain Realty*, 688 F.3d at 58); *Omnipoint Holdings, Inc.*, 86 F.3d at 48.

Accordingly, the TCA significantly limits the ability of state and local authority to apply zoning regulations to wireless telecommunications, protecting wireless providers from unsupported decisions that thwart the expansion of the telecommunication industry. See generally *New Cingular Wireless*, 2014 WL 799327 (D.N.H. 2014); see also *Omnipoint* 74 F. Supp. 2d at 118 (D.N.H. 1998); 47 U.S.C. § 332(c)(7)(B)(i)(II).

Verizon's most recent attempt at correcting the coverage gap was to construct a monopole at 57 Portsmouth Avenue. That application was denied by the Planning Board on aesthetic grounds. In denying the application, the Board indicated that in order to alleviate concerns surrounding the visual impact of the installation, a more suitable location would be the Audi dealership at 58 Portsmouth Avenue. Verizon's efforts to secure this location via a lease with the property owner and an entirely new application reflect its willingness to work with residents and town officials to reach an amicable solution to the coverage problem afflicting Stratham. It is critical to note that Verizon has no other technically feasible options available to it; denial of this application would be, under the analysis presented above, an effective prohibition on wireless service in violation of federal law.

IX. CONCLUSION

In light of the foregoing discussion, Verizon requests that the Boards consider its request for a Special Exception Permit and Site Plan Review Approval at the respective Boards' next public hearings.

Tavis Austin, Town Planner
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We look forward to meeting with the Boards to discuss the request contained in this letter. In the meantime, please let us know if you have any questions about this letter or the accompanying materials.

Sincerely,

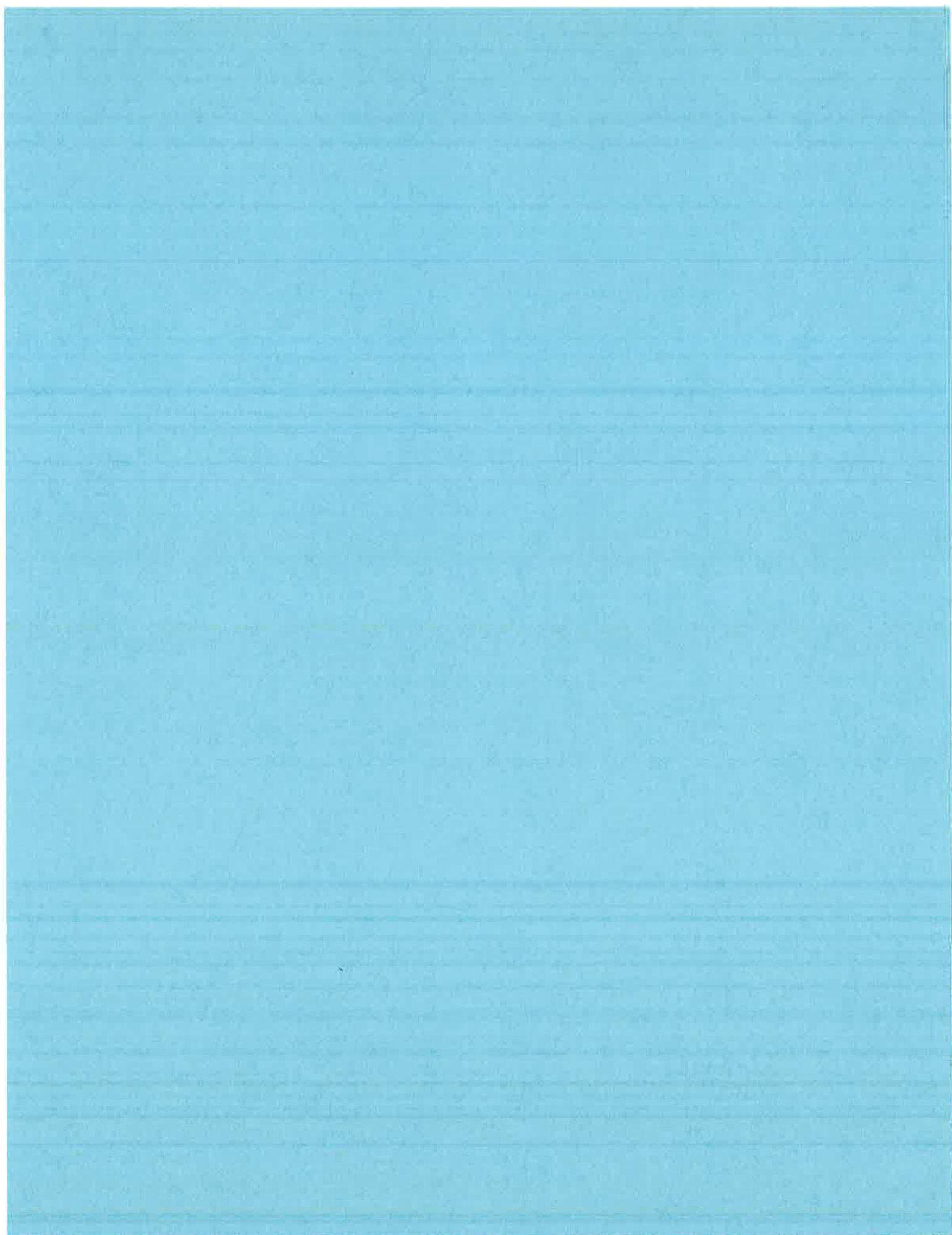
Victor Manougian (12513)

Victor Manougian

VVM:reb

Enclosures

cc: C. Fredette, SAI





TOWN OF STRATHAM
10 Bunker Hill Avenue · Stratham, NH 03885
Code Enforcement/Building Inspections & Planning Departments
Phone: 603-772-7391 Fax (All Offices) 603-775-0317

CONDITIONAL USE PERMIT APPLICATION FORM

1. OWNER & APPLICANT INFORMATION:

APPLICANT: <u>Cellco Partnership d/b/a Verizon Wireless</u>	PHONE NUMBER: <u>(603) 628 - 1310</u>
	EMAIL ADDRESS: <u>Victor.Manouglan@McLane.com</u>
MAILING ADDRESS: <u>c/o McLane Middleton, PA 900 Elm Street</u>	<u>Manchester</u> <u>NH</u> <u>03101</u>
STREET NUMBER	TOWN/CITY STATE ZIP
PROPERTY OWNER: (IF DIFFERENT FROM APPLICANT)	PHONE NUMBER: <u>(978) 539 - 5092</u>
<u>M&E Jespersen Realty, LLC</u>	EMAIL ADDRESS: <u>acapone@iclaautos.com</u>
MAILING ADDRESS: <u>382 Newbury Street</u>	<u>Danvers</u> <u>MA</u> <u>01923</u>
STREET NUMBER	TOWN/CITY STATE ZIP

2. CONSULTANTS/PROFESSIONAL SUPPORT:

NAME: <u>Charles Fredette</u>	PHONE NUMBER: <u>(603) 848 - 1461</u>
	EMAIL ADDRESS: <u>Chip@SAI-Comm.com</u>
BUSINESS MAILING ADDRESS: <u>265 Candia Road</u>	<u>Chester</u> <u>NH</u> <u>03036</u>
STREET NUMBER	TOWN/CITY STATE ZIP
NAME: <u>Matthew Tilden</u>	PHONE NUMBER: <u>(617) 797 - 4528</u>
	EMAIL ADDRESS: <u>MTilden@Dewberry.com</u>
BUSINESS MAILING ADDRESS: <u>280 Summer Street</u>	<u>Boston</u> <u>MA</u> <u>02210</u>
STREET NUMBER	TOWN/CITY STATE ZIP

3. PROPERTY/PROJECT LOCATION:

LOCATION: <u>58 Portsmouth Avenue</u>	<u>Stratham</u>	<u>NH</u>	<u>03885</u>
STREET NUMBER	TOWN/CITY	STATE	ZIP
TAX MAP: <u>9</u> LOT(s): <u>015</u>			
TAX MAP: _____ LOT(s): _____	Zoning District(s): <u>G CBD CZ</u>	Overlay District(s): _____	
EXISTING USE OF PROPERTY: <u>Commercial property - garden center</u>			

4. CONDITIONAL USE PERMIT INFORMATION:

TYPE OF CONDITIONAL USE PERMIT (CHECK ALL THAT APPLY)

- ☐ USES PERMITTED BY CONDITIONAL USE PERMIT – ZONING ORDINANCE, SECTION 3.6 (COMPLETE SECTION 6.A BELOW)
- ☐ FLEXIBLE/MIXED USE DEVELOPMENT DISTRICT, ZONING ORDINANCE, SECTION 3.7.3 (COMPLETE SECTION 6.A BELOW)
- ☐ AFFORDABLE SENIOR HOUSING – ZONING ORDINANCE, SECTION 5.7.2 (COMPLETE SECTION 6.A BELOW)
- ☐ MULTI-FAMILY, WORKFORCE, AND ELDERLY AFFORDABLE HOUSING, SECTION 5.8 (COMPLETE SECTION 6.A BELOW)
- ☐ RESIDENTIAL OPEN SPACE CLUSTER DEVELOPMENT, ZONING ORDINANCE, SECTION 8 (COMPLETE SECTION 6.A BELOW)
- ☐ WETLANDS CONSERVATION DISTRICT – ZONING ORDINANCE, SECTION 11.4 (COMPLETE SECTION 6.B BELOW)
- ☐ SHORELAND PROTECTION DISTRICT – ZONING ORDINANCE, SECTION 12.7 (COMPLETE SECTION 6.B BELOW)
- ☐ SEWAGE SLUDGE AND RESIDENTIAL SEPTAGE APPLICATION – ZONING ORDINANCE, SECTION 14.3.4 (COMPLETE SECTION 6.A BELOW)
- ☒ TELECOMMUNICATION FACILITIES – ZONING ORDINANCE, SECTION 19.7 (COMPLETE SECTION 6.A BELOW, REFER TO SECTION 19.7 FOR ADDITIONAL INFORMATION AND SUBMITTAL REQUIREMENTS)
- ☐ SANITARY PROTECTION & SEPTIC ORDINANCE – ZONING ORDINANCE, SECTION 20.3 (COMPLETE SECTION 6.C BELOW)

5. DESCRIPTION OF PROJECT/PROPOSAL:

DESCRIBE THE PROPOSED USE OR ACTIVITY THAT REQUIRES CONDITIONAL USE PERMIT.

Verizon proposes to install a 130-foot monopole-style wireless telecommunications tower at the site. On the ground at the base of the tower will be equipment cabinets, along with a propane backup generator, on a 12'x16' concrete pad.

6. STANDARDS FOR APPROVAL:

A. BEFORE THE PLANNING BOARD CONSIDERS THE APPROVAL OF AN APPLICATION FOR A CONDITIONAL USE PERMIT, THE APPLICANT SHALL PROVE TO THE SATISFACTION OF THE PLANNING BOARD THAT ALL THE FOLLOWING CONDITIONS HAVE BEEN MET:

1. WILL THE PROPOSED DEVELOPMENT BE CONSTRUCTED IN A MANNER COMPATIBLE WITH THE SPIRIT AND INTENT OF THE STRATHAM MASTER PLAN AND ZONING ORDINANCE? ☒ Yes ☐ No

Please see the enclosed narrative describing substantial compliance with the provisions of Stratham's zoning ordinance.

2. PLEASE EXPLAIN IF THERE ANY EXISTING VIOLATIONS OF THE STRATHAM ZONING ORDINANCE ON THE SUBJECT PROPERTY? ☐ Yes ☒ No

3. IS THE SITE SUITABLE FOR THE PROPOSED USE? ☒ Yes ☐ No

IN YOUR RESPONSE, PLEASE ADDRESS THE FOLLOWING:

- ADEQUATE VEHICULAR AND PEDESTRIAN ACCESS FOR THE INTENDED USE.
- THE AVAILABILITY OF ADEQUATE PUBLIC SERVICES TO SERVE THE INTENDED USE INCLUDING EMERGENCY SERVICES, PEDESTRIAN FACILITIES, SCHOOLS, AND OTHER MUNICIPAL SERVICES.
- THE ABSENCE OF ENVIRONMENTAL CONSTRAINTS (FLOODPLAIN, STEEP SLOPE, ETC.).
- THE AVAILABILITY OF APPROPRIATE UTILITIES TO SERVE THE INTENDED USE INCLUDING WATER, SEWAGE DISPOSAL, STORMWATER DISPOSAL, ELECTRICITY, AND SIMILAR UTILITIES.

a. The site will be located on a commercial property with sufficient parking for the intermittent maintenance visits.

b. As the facility will be unmanned, it requires almost no municipal services to function.

c. No environmental constraints are present.

d. The facility will be within close proximity to all necessary utilities.

4. WILL THE EXTERNAL IMPACTS OF THE PROPOSED USE ON ABUTTING PROPERTIES AND THE NEIGHBORHOOD BE GREATER THAN THE IMPACTS OF ADJACENT EXISTING USES OR OTHER USES PERMITTED IN THE ZONE? IN YOUR RESPONSE, PLEASE ADDRESS THE FOLLOWING: TRAFFIC, NOISE, ODORS, VIBRATIONS, DUST, FUMES, HOURS OF OPERATION, AND EXTERIOR LIGHTING AND GLARE. ☐ Yes ☒ No

The proposed facility produces no offensive traffic, noise, odors, vibration, dust, fumes, glare, or lighting.

The facility has no hours of operation and will require only 1 - 2 visits monthly by Verizon technicians.

5. WILL THE LOCATION, NATURE, DESIGN, AND HEIGHT OF THE STRUCTURE AND ITS APPURTENANCES, ITS SCALE WITH REFERENCE TO ITS SURROUNDINGS, AND THE NATURE AND INTENSITY OF THE USE, ADVERSELY EFFECT THE SURROUNDING ENVIRONMENT OR DISCOURAGE THE APPROPRIATE AND ORDERLY DEVELOPMENT AND USE OF LAND AND BUILDINGS IN THE NEIGHBORHOOD?

☐ Yes ☒ No

The scale of the proposed facility is commensurate with the intent of the zoning district (GCBD-CZ), which aims to provide, among other things, "economic vitality and business diversity".

6. WILL THE PROPOSED LAYOUT AND DESIGN OF THE SITE BE INCOMPATIBLE WITH THE ESTABLISHED CHARACTER OF THE NEIGHBORHOOD AND SHALL MITIGATE ANY EXTERNAL IMPACTS OF THE USE ON THE NEIGHBORHOOD? ☐ Yes ☒ No

The current abutters to the property are commercial enterprises, several of which are car dealerships. This indicates that the monopole will not be incompatible with the current character of the neighborhood.

7. WILL THE DESIGN OF ANY NEW BUILDINGS OR STRUCTURES AND THE MODIFICATION OF EXISTING BUILDINGS OR STRUCTURES ON THE SITE BE COMPATIBLE WITH THE ESTABLISHED CHARACTER OF THE NEIGHBORHOOD?

☒ Yes ☐ No

Please refer to the answer to question 6, above.

8. PLEASE EXPLAIN HOW WILL THE PROPOSED USE OF THE SITE, INCLUDING ALL RELATED DEVELOPMENT ACTIVITIES, PRESERVE THE IDENTIFIED NATURAL, CULTURAL, HISTORIC, AND SCENIC RESOURCES ON THE SITE AND NOT DEGRADE SUCH IDENTIFIED RESOURCES ON ABUTTING PROPERTIES.

There is no risk of degrading the natural, cultural, historic, or scenic integrity of the site, as the monopole will be commensurate with the commercial backdrop of the abutting properties.

9. WILL PROJECT RESULT IN A GREATER DIMINUTION OF NEIGHBORING PROPERTY VALUES THAN WOULD BE CREATED UNDER ANY OTHER USE OR DEVELOPMENT PERMITTED IN THE UNDERLYING ZONE? ☐ Yes ☒ No

The monopole poses no risk of lowering property values for abutting properties; however, the increased wireless coverage along the Route 108 corridor should carry broad appeal with the neighboring businesses.

10. PLEASE EXPLAIN IF THE PROJECT PROVIDES ADEQUATE AND LAWFUL FACILITIES OR ARRANGEMENTS FOR SEWAGE DISPOSAL, SOLID WASTE DISPOSAL, WATER SUPPLY, UTILITIES, DRAINAGE, AND OTHER NECESSARY PUBLIC OR PRIVATE SERVICES, ARE APPROVED OR ASSURED, TO THE END THAT THE USE WILL BE CAPABLE OF PROPER OPERATION. ☒ Yes ☐ No

Not applicable; the monopole will not require any sewage, water, drainage, or other public services.

The monopole will draw from an electrical source in a lawful manner.

11. WILL THE PROPOSED USE HAVE A FISCAL IMPACT ON THE TOWN? IN YOUR RESPONSE PLEASE DETAIL ANY DEMAND ON MUNICIPAL AND SCHOOL RELATED SERVICES AND RESOURCES. ☐ Yes ☐ No

The facility will generate modest additional property tax revenue with no deduction for any public services.

12. IS THE PERMIT IN COMPLIANCE WITH THIS ORDINANCE AND IN THE PUBLIC INTEREST? ☒ YES ☐ NO

The proposed monopole substantially complies with the Stratham Zoning Ordinance.

- B. A CONDITIONAL USE PERMIT MAY BE GRANTED BY THE PLANNING BOARD (RSA 674:2I II) FOR THE CONSTRUCTION OF ROADS AND OTHER ACCESS WAYS, AND FOR PIPELINES, POWERLINES, AND OTHER TRANSMISSION LINES PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE FOUND TO EXIST:

1. PLEASE EXPLAIN HOW THE PROPOSED CONSTRUCTION IS ESSENTIAL TO THE PRODUCTIVE USE OF LAND NOT WITHIN THE WETLANDS CONSERVATION DISTRICT.

Not applicable.

2. PLEASE DETAIL THE DESIGN AND CONSTRUCTION METHODS WILL BE SUCH AS TO MINIMIZE DETRIMENTAL IMPACT UPON THE WETLAND.

Not applicable.

3. PLEASE EXPLAIN HOW THE PROPOSED CONSTRUCTION DESIGN OF POWERLINES, PIPELINES, OR OTHER TRANSMISSION LINES INCLUDES PROVISIONS FOR RESTORATION OF THE SITE AS NEARLY AS POSSIBLE TO ITS ORIGINAL GRADE AND CONDITION.

Not applicable.

4. PLEASE DETAIL WHAT ALTERNATIVES WERE CONSIDERED.

Not applicable.

5. PLEASE EXPLAIN THE ECONOMIC ADVANTAGE FOR THE PROPOSED CONSTRUCTION. HOWEVER, PLEASE NOTE THAT ECONOMIC ADVANTAGE ALONE IS NOT REASON FOR PROPOSED CONSTRUCTION.

Not applicable.

- C. UPON APPLICATION TO THE CODE ENFORCEMENT OFFICER, WHERE A DESIGN FAILS TO MEET THE REQUIREMENTS OF SECTION 20, THE PLANNING BOARD HAS THE AUTHORITY TO WAIVE THE GENERAL REQUIREMENTS OF THIS SECTION AND MAY GRANT A SPECIAL PERMIT TO CONSTRUCT A SEWAGE DISPOSAL SYSTEM PROVIDED THE FOLLOWING PROVISIONS ARE MET:

1. PLEASE EXPLAIN HOW THE USE FOR WHICH THE PERMIT IS SOUGHT CANNOT FEASIBLY BE CARRIED OUT ON A PORTION OR PORTIONS OF THE LOT WHICH COMPLIES MORE FULLY WITH THIS SECTION OF THE ORDINANCE.

Not applicable.

2. PLEASE EXPLAIN HOW THE DESIGN AND CONSTRUCTION OF THE PROPOSED USE WILL, TO THE EXTENT PRACTICABLE, BE CONSISTENT WITH THE PURPOSE AND INTENT OF THIS SECTION.

Not applicable.

3. PLEASE DETAIL HOW THE APPLICANT HAS EXCEEDED OTHER APPLICABLE MINIMUM DESIGN REQUIREMENTS IN AN EFFORT TO MITIGATE IMPACTS RESULTING FROM THE LIMITATIONS OF THE SITE.

Not applicable.

I declare under penalty of perjury that all of the submitted information is true and correct to the best of my knowledge and belief. I have read and agree to abide by the regulations and conditions of approval listed on this application. I understand that my misrepresentations of submitted data may invalidate any approval of this application.

March 14, 2017
Date

Signature of Owner

Print Owner's Name _____

Date _____

I hereby authorize members of the Stratham Planning Board, Planning Department, Conservation Commission and other pertinent Town Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Please see enclosed Memorandum of Lease

Signature of Owner _____

Print Owner's Name _____

Date _____

FOR AN APPLICATION TO BE SCHEDULED ON THE NEXT AVAILABLE PLANNING BOARD AGENDA, THE FOLLOWING ITEMS MUST BE SUBMITTED TO THE PLANNING DEPARTMENT BY CLOSE OF BUSINESS ON THE OFFICIALLY POSTED SUBMITTAL DATE.

- ☒
- COMPLETED AND SIGNED CONDITIONAL USE PERMIT APPLICATION FORM AND ABUTTERS LIST.

THE APPLICATION WILL NOT BE PLACED ON THE PLANNING BOARD AGENDA UNLESS ALL REQUIRED SIGNATURES ARE ON THE APPLICATION. THE OWNER MUST SIGN THE APPLICATION FORM.

- ☒ THREE (3) FULL SIZE AND ONE (1) 11" X 17" PRINTS OF THE SITE PLAN AND/OR SUBDIVISION PLAN SET.
OWNER'S SIGNATURE MUST BE ON AT LEAST ONE (1) PLAN, INDICATING HIS/HER KNOWLEDGE OF THE PLAN AND APPLICATION.
- ☒ APPLICATION FEE AND ABUTTER MAILING FEES - ALL CHECKS ARE TO BE MADE PAYABLE TO THE TOWN OF STRATHAM.

1. PRELIMINARY CONSULTATION - \$75.00.
2. FILING FEE - \$100.00.
3. NOTICE COSTS - \$150.00, PLUS \$8.00 PER ABUTTER FOR THE COSTS OF ALL NOTICE REQUIREMENTS INCLUDING THE COST OF POSTAGE FOR CERTIFIED MAIL, REPRODUCTION COSTS, AND ANY PUBLICATION AND/OR POSTING COSTS.

- ☒ TWO (2) SETS OF ABUTTER MAILING LABELS.

PLEASE DO NOT WRITE BELOW THIS LINE - FOR DEPARMENT USE ONLY

Case Number:	Application Received:	Fee(s) Paid: Application Fee: _____ Public Notice Fee: _____ Abutter Notice Fee: _____
Planning Department Review:	Date of Public Hearing Notice:	Planning Board Action: <input type="checkbox"/> Approved _____ <input type="checkbox"/> Denied _____ <input type="checkbox"/> Withdrawn _____
Planning Consultant Review:	Date of Public Hearing:	Registry Recording Plan Number: _____

ABUTTER IS DEFINED AS THE OWNER OF RECORD OF A PARCEL OF LAND LOCATED IN NEW HAMPSHIRE AND THAT ADJOINS OR IS DIRECTLY ACROSS THE STREET OR STREAM FROM THE LAND UNDER CONSIDERATION BY THE ZONING BOARD OF ADJUSTMENT. THE TERM ABUTTER SHALL ALSO INCLUDE THE OWNER AND APPLICANT. FOR A CONDOMINIUM OR OTHER COLLECTIVE FORM OF OWNERSHIP, ABUTTER MEANS THE OFFICERS OF THE COLLECTIVE OR ASSOCIATION.

OWNER:

MAP	LOT	PROPERTY OWNER	STREET ADDRESS	TOWN	STATE	ZIP
9	015	M&E Jespersen Realty, LLC	382 Newbury Street	Danvers	MA	01923

APPLICANT (IF DIFFERENT FROM OWNER):

MAP	LOT	APPLICANT	STREET ADDRESS	TOWN	STATE	ZIP
		Cellco Partnership d/b/a Verizon Wireless	c/o McLane Middleton, PA	Manchester	NH	03101

SURVEYOR AND/OR ENGINEER:

MAP	LOT	NAME OF COMPANY	STREET ADDRESS	TOWN	STATE	ZIP
		Matthew Tilden	280 Summer Street	Boston	MA	02210

CONSERVATION EASEMENT HOLDER:

MAP	LOT	PROPERTY OWNER	STREET ADDRESS	TOWN	STATE	ZIP

ABUTTERS:

[illegible]

THE ABOVE ABUTTER LISTING REFLECTS THE MOST CURRENT ASSESSING RECORDS AND THE STRATHAM ZONING BOARD OF ADJUSTMENT IS RELEASED FROM ANY RESPONSIBILITY FOR INACCURATE INFORMATION OR INCORRECT ABUTTER NOTIFICATION.

V. K. Manojan (K27)
SIGNATURE OF APPLICANT

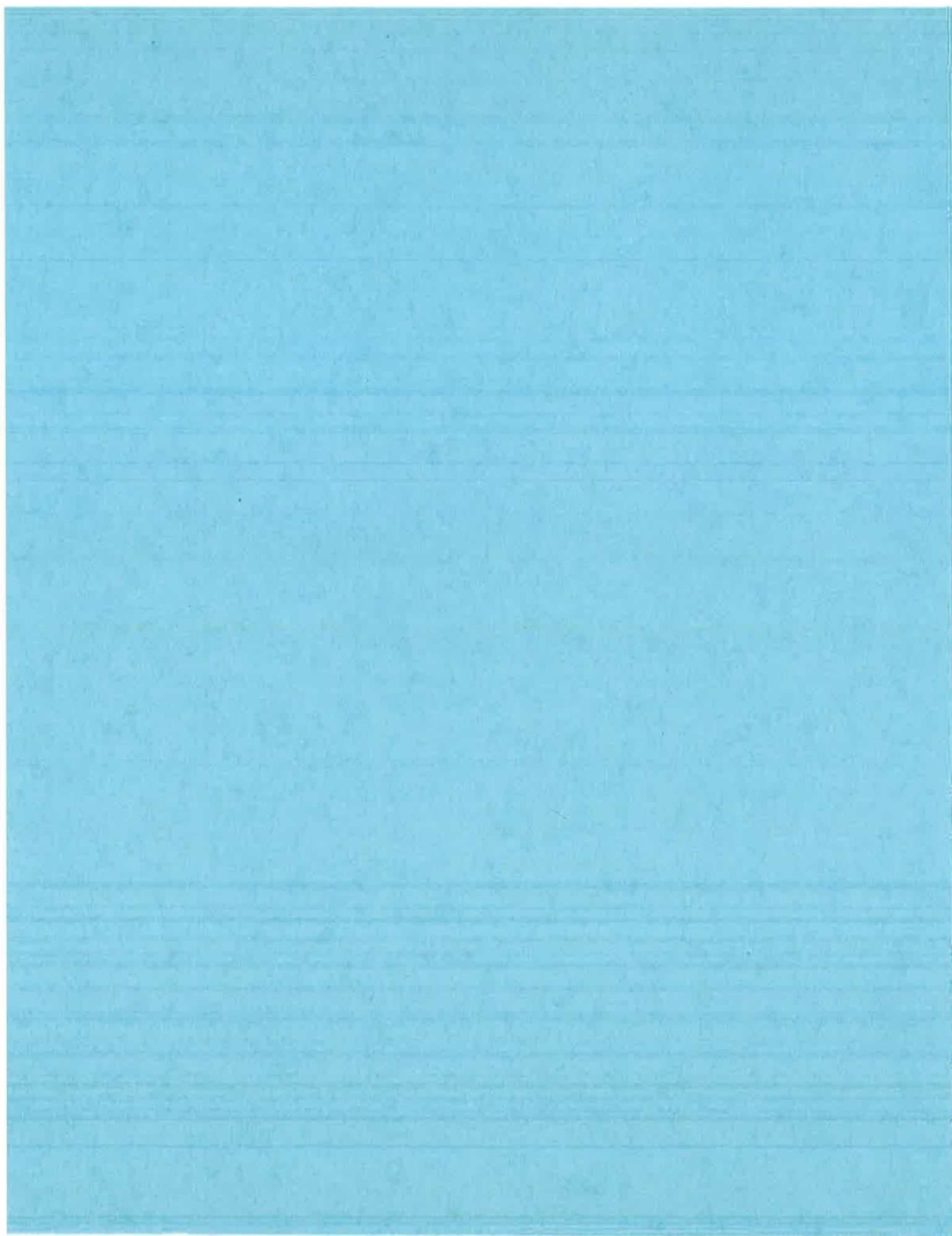
009 - 015

MAP AND LOT

March 14, 2017

DATE _____

Attorney for Verizon Wireless





Site Review

Town of Stratham, NH Site Plan Review Application

Map# 9 Lot# 015

Project Name: Wireless Monopole Installation
Location: 58 Portsmouth Avenue Stratham, NH 03885
Project Description: Applicant proposes to construct a 130 - foot wireless monopole with attached antenna array and supporting ground equipment.
Zone: G CBD CZ New Industrial / Commercial Square Footage: None
or Number of Residential Units: _____

Applicant:

Name: _____ Phone: _____
Company: Cellco Partnership d/b/a Verizon Wireless Fax: _____
Address: c/o McLane Middleton, Professional Association 900 Elm Street Manchester, NH 03101

Owner:

Name: M&E Jespersen Realty, LLC Phone: (978) 539 - 5092
Company: _____ Fax: acapone@iclaautos.com
Address: 382 Newbury Street, Danvers, MA 01923

Agent:

Contact Name: Victor Manougian, Esq. Phone: (603) 628 -1310
Company: McLane Middleton, PA Fax: _____
Address: 900 Elm Street Manchester, NH 03101
Email Address: Victor.Manougian@McLane.com

By signing this application, you are agreeing to all rules and regulations of the Town of Stratham, and are agreeing to allow agents of the Town of Stratham to conduct inspections, during normal business hours, of your property, to ensure compliance with all Stratham Zoning and Site Review regulations while your application is under consideration and during any construction and operational phases after approval is granted.

The Signor shall be the owner or the signor shall provide a letter signed by all the property owners giving the signor permission to represent the owner in presentation of this application.

Signed: See enclosed Memorandum of Lease Date: March 14, 2017

Fees:

Notification Fee: \$150.00 plus Abutters Fee: 10 Abutters X \$8.00 = \$ 80.00
Site Review Fee*: \$ 100.00 One-Hundred (\$100) dollars for each 1,000 square feet of building construction - with a minimum of one-hundred (\$100) dollars.

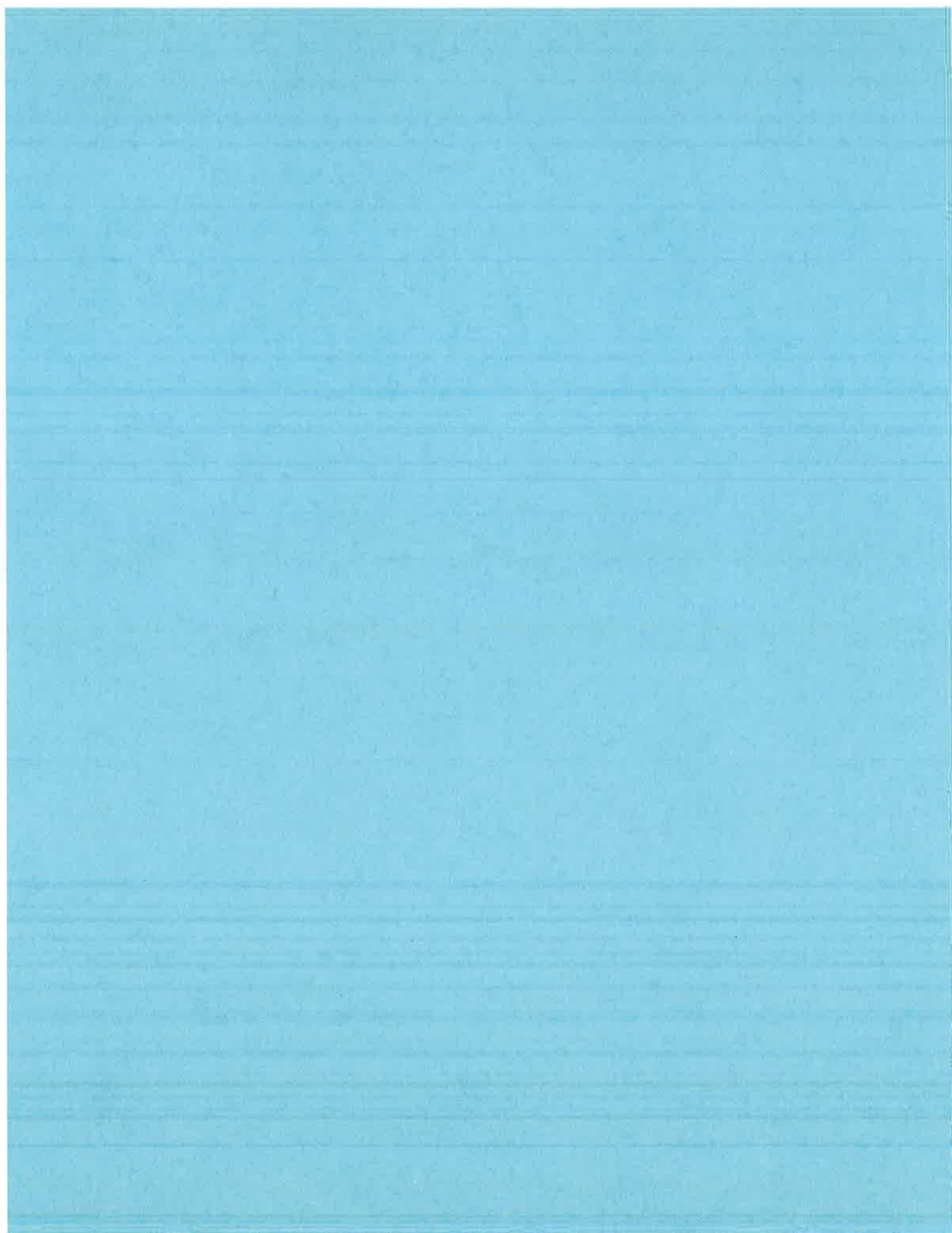
Preliminary Consultation as provided for under Section 4.1, a filing fee of \$75.00.
(not conducted, per Town Planner)

Total Fees: \$ 330.00

See Section 4.2.7 of the Site Review Regulations for fee schedule.
*Additional fees may be charged to cover inspection and review cost.

For Office Use Only

Date Application Received: _____ Total Fees Collected with Application: \$ _____00
Abutters List Received: _____ Check List Received: _____
PB Hearing Date: _____ Notice Date: _____ PB Jurisdiction Acceptance Date: _____



**Town of Stratham
Site Plan Review Checklist**



Project Name: Proposed monopole at 58 Portsmouth Avenue by Cellco Partnership d/b/a Verizon Wireless

Map # 9 Lot # 015

Date: March 14, 2017

Site Plan Review - Information Checklist

A site plan review application shall contain the following information, where applicable, to be considered complete. However, this checklist is intended only as a guide; the Planning Board may require additional information as deemed necessary. All plans shall conform to the applicable requirements of the Zoning Ordinance, Building Ordinance, Subdivision and Site Plan Review Regulations, and other state, local, and federal requirements. (All data/information sources should be referenced.)

X – Information Provided

O – Information Not Provided

W – Waiver Requested

I. Preliminary Consultation

- X A. Base map drawn to scale
- X 1. General description of existing conditions on the site.
- X 2. Any facilities and utilities.
- X 3. Dimensions and sizes of the proposed structure(s).
- X 4. Topographic map showing the proposed layout of the site: parking, driveways(s), sidewalks.

II. Formal Application

- X A. Completed "Application for Site Plan Review".
- X B. Names and addresses of all abutters.
- X C. Administrative fees (payable to the Town of Stratham).
- O D. High intensity soils information with sewage disposal and lot size calculations.
- O E. Data on test pits and percolation tests:
- _____ Location of test pits.
- _____ Percolation test date and rate.
- _____ Certification of test witness.
- _____ Outline of the area reserved for leach fields.
- X F. Six complete sets of prints drawn to scale with the following:
- X Sheet size of 22" x 34".
- X Appropriate scale.
- X Space for Planning Board signature and date.
- X G. Additional submission requirements:
- X Nine 11 X 17 copies of proposed plan.
- O One copy of the plan in a digital format referenced to NH State Plane feet, NAD 83, in a format compatible with the town's ESRI ArcView GIS system.
- X Three copies of any engineering or impact reports.

Town of Stratham Site Plan Review Checklist

- X Three sets of printed labels for abutter mailing.
- X 1. Existing data required.
- X a. Site location, current names and addresses of developer, owners of record, abutting landowners.
- X b. Names and addresses of person/firm preparing the map with other information:
- X Stamp by registered architect and/or professional engineer.
- X Map scale.
- X North arrow.
- X Date.
- X Tax map and parcel number.
- X Size of parcel.
- X c. Topographic contours.
- X d. Boundary lines.
- X e. Natural features.
- X f. Drainage systems and roads.
- X g. Structures within 200 feet
- X h. Easements and rights-of-way.
- X i. Location of utilities.
- X j. Vicinity sketch showing surrounding streets, zoning districts, site boundaries, and 100 year flood plain.
- O k. Soils map.
- X 2. Proposed Plans.
- X a. Grades, topographic contours.
- X b. Plan view of proposed structures and/or alterations; rendering of exterior design.
- X c. Data for streets, driveways, etc.: location, size, direction of travel, curbing, paving and curve radii.
- X d. Parking and loading facilities.
- X e. Location of utilities.
- W f. Storm drainage plan with supporting calculations.
- X g. Landscaping and screening.
- N/A h. Sign location, size, and design.
- N/A i. Outdoor lighting.
- O j. Surveyed property lines with monument locations.
- X k. Construction details (e.g. walks, curbing, drainage structures, etc.).
- N/A l. Snow storage area.
- N/A m. Solid waste disposal receptacles and screening.
- N/A n. Fire protection (e.g. fire lanes, alarms, etc.).
- X o. Erosion and sedimentation control methods.

**Town of Stratham
Site Plan Review Checklist**

- X p. **Site Review Agreement.**
- O q. **Other exhibits, if applicable:**
- _____ Performance Bond.
- _____ Maintenance Bond.
- _____ Information on pollutants discharge and/or noise generation.
- _____ Traffic Impact analysis.
- _____ Natural/Environmental Resources Inventory
- _____ Environmental/Forestry Impact Report

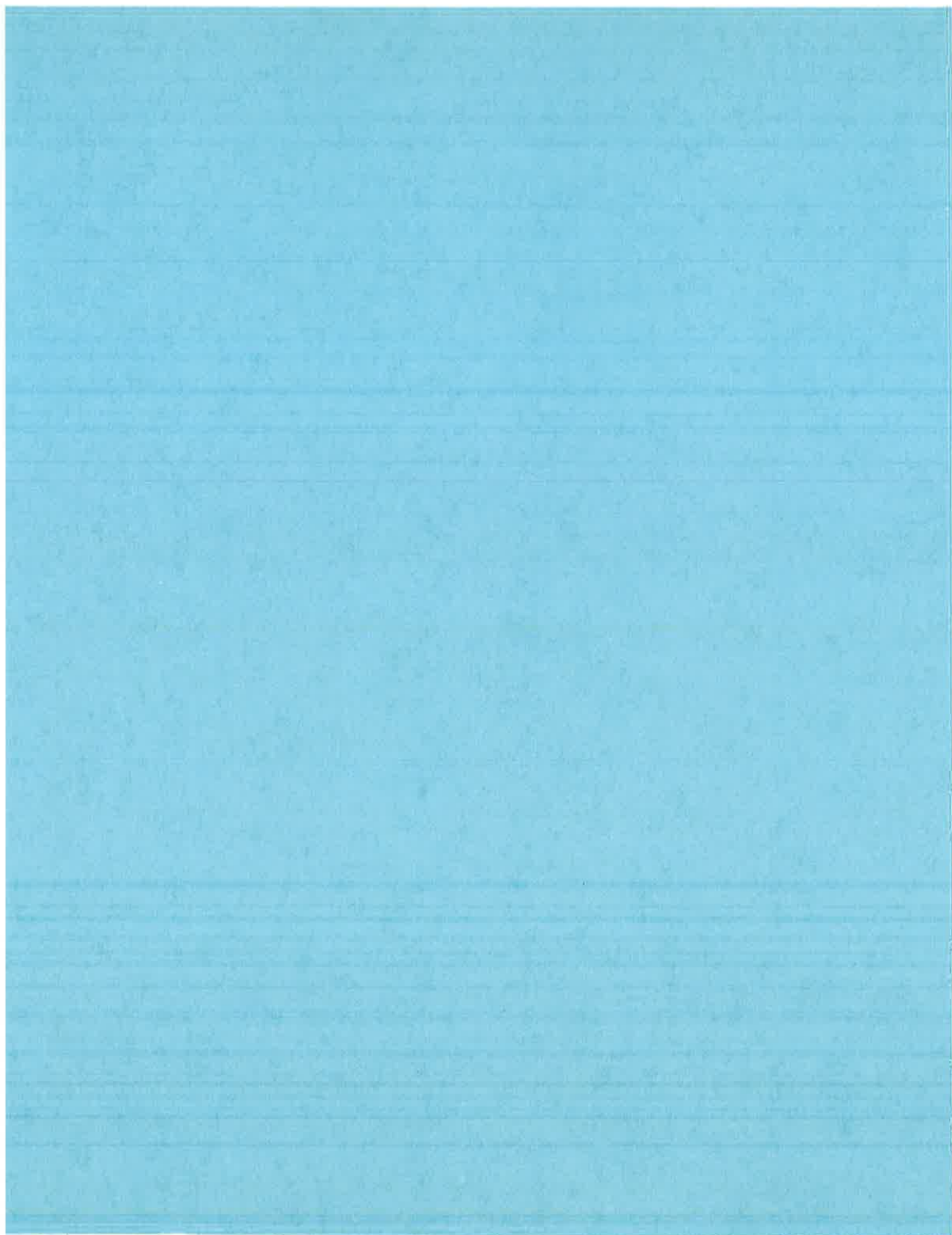
 O **State and local permits (e.g. state septic system [RSA 149-E:3], site specific [RSA 149:8-a], driveway access [RSA 236:13], dredge and fill [RSA 483-A], etc.).**

Note: For more complete information, it is strongly recommended that the applicant read Stratham's "Subdivision and Site Plan Review Regulations" (2004), as well as the Town's Zoning Ordinance (2004) and Building Ordinance. (2002).

I certify that the information provided is complete and correct to the best of my knowledge.

Signed: Verizon Wireless (R&B)
Attorney for Verizon Wireless

Date: March 14, 2017



**56 Stratham Health Center
56 Portsmouth Avenue
Stratham, NH 03885**

**Town of Stratham
10 Bunker Hill Avenue
Stratham, NH 03885**

**Bedford, Jr. Clay P Trustee
Clay P Bedford Jr Revoc Trust
497 Washington Street
Barrington, NH 03825**

**Guilfoyle, Wilma K Revoc
Guilfoyle, Dennis T. Trust
9 Aspen Hill
South Hampton, NH 03827**

**M & E Jespersen Realty LLC
58 Portsmouth Avenue
Stratham, NH 03885**

**Makris Real Estate Develo
11 Wentworth Terrace
Dover, NH 03820**

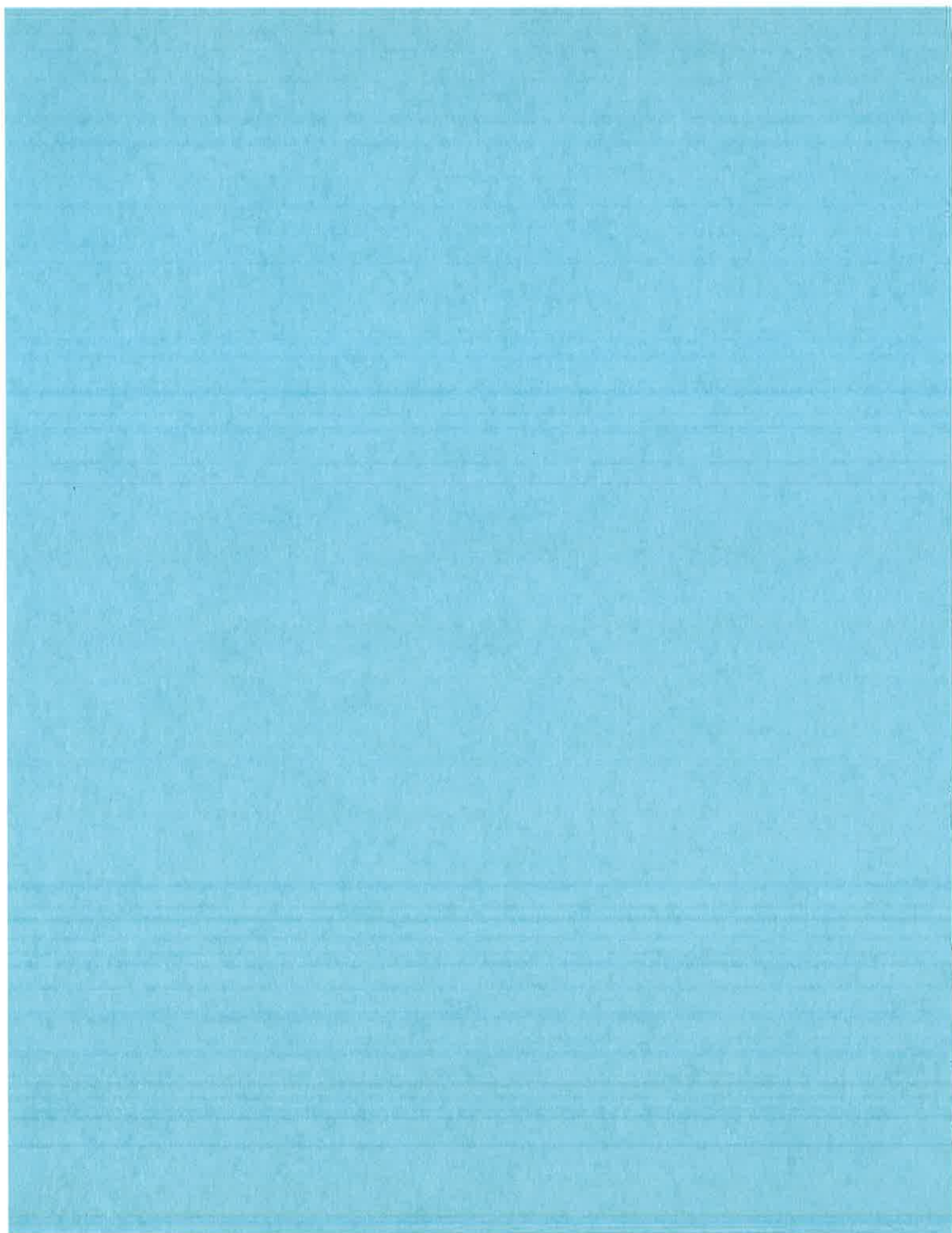
**Scamman Karl & Sheila Rev.
Scamman Karl & Sheila, Trust
8 Greta's Way
Stratham, NH 03885**

**Scamman, Jr. W. Douglas, Tr.
W. Douglas Scamman Jr.
Trustee, Revocable Trust
69 Portsmouth Avenue
Stratham, NH 03885**

**Scamman, Kirk Q.
58 Prescott Road
Brentwood, NH 03833**

**Victor Manougian, Esq.
McLane Middleton, PA
PO Box 326
Manchester, NH 03105-0326**

**Matt Tilden, Project Engineer
Dewbury Engineers, Inc.
280 Summer Street-10th Floor
Boston, MA 02210**



After recording, please return to:
RFF 80230
McLane Middleton, Professional Association
300 TradeCenter, Suite 7000
Woburn, MA 01801

MEMORANDUM OF LEASE

Notice of the following Lease is hereby given in accordance with the provisions of Massachusetts General Laws, chapter 183, Section 4, as amended:

LESSOR: **M&E JESPERSEN REALTY, LLC**, a Massachusetts limited liability company, with its principal offices located at 382 Newbury Street, Danvers, MA 01923.

LESSEE: **CELLCO PARTNERSHIP, D/B/A VERIZON WIRELESS**, with its principal office located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920

DATE OF EXECUTION: _____, 2017

DESCRIPTION: LESSOR hereby grants to LESSEE the right to install, maintain and operate communications equipment ("Use") upon the Premises (as hereinafter defined), which are a part of that real property owned, leased or controlled by LESSOR at **58 Portsmouth Avenue, Stratham, NH 03885** (the "Property") together with the non-exclusive right of ingress and egress from a public right-of-way, 7 days a week, 24 hours a day, over the Property to and from the Premises for the purpose of installation, operation and maintenance of LESSEE's communications equipment over or along a right-of-way ("Easement"), as depicted on Exhibit "B". LESSEE may use the Easement for the installation, operation and maintenance of wires, cables, conduits and pipes for all necessary electrical, telephone, fiber and other similar support services.

The Property is also identified by the Town of Stratham Assessing Records as Lot 09-18-1 and is further described in in Plan D-26516, dated March 17, 1998 and recorded in the Rockingham County Registry of Deeds.

TERM: Five (5) years

DATE OF COMMENCEMENT: The Commencement Date shall be the first day of the month after LESSEE begins installation of LESSEE's communications equipment.

RIGHTS OF EXTENSION OR RENEWAL: This Agreement shall automatically be extended for 4 additional 5 year terms unless Lessee terminates it at the end of the then current term by giving LESSOR written notice of the intent to terminate at least 3 months prior to the end of the then current term. The initial term and all extensions shall be collectively referred to herein as the "Term".

[Signature Page to Follow]

[Signature Page to Notice of Lease]

Executed by the parties' duly authorized representatives as of the Effective Date.

LANDLORD:

M&E Jespersen Realty, LLC

By: [Signature]
Name: Anthony A Capone
Title: Manager
Date: 2/2/17

STATE OF NH
COUNTY OF Rockingham

On this 2 day of Feb, 2017, before me, the undersigned officer, personally appeared Anthony Capone, proved to me through evidence of identification, to wit: Known, to be the person whose name is signed on the attached document, and who acknowledged to me that they signed it voluntarily for its stated purpose as the Manager of M&E Jespersen Realty, LLC, on behalf of the Company.

[Signature]
Notary Public
Print Name: Carol A Turner
My Commission expires: 5/1/22
(SEAL)



[Signature Page to Notice of Lease]

Executed by the parties' duly authorized representatives as of the Effective Date.

TENANT:

CELLCO PARTNERSHIP D/B/A

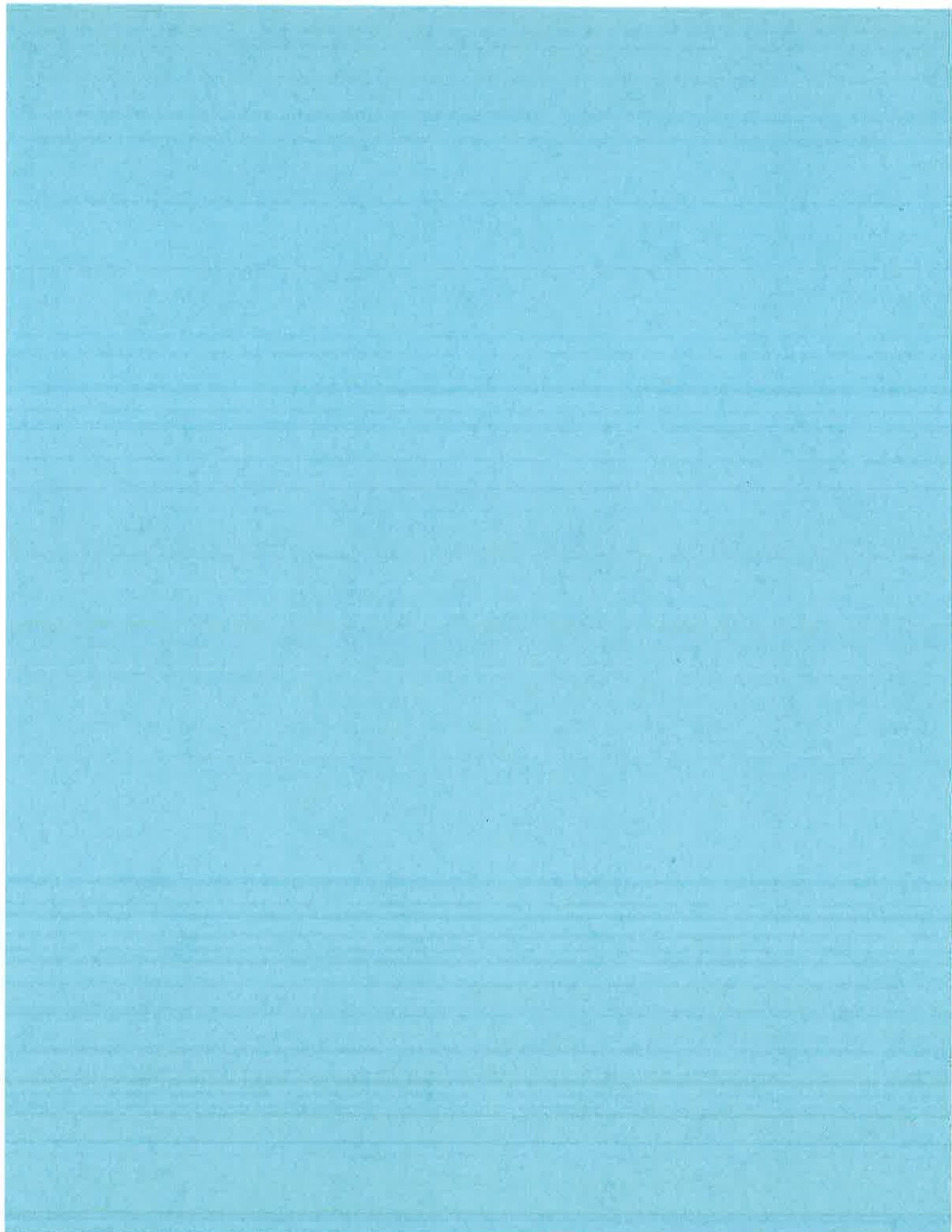
VERIZON WIRELESS

By: _____
Name: _____
Title: _____
Date: _____

STATE OF _____
COUNTY OF _____

On this _____ day of _____, 2017, before me, the undersigned notary public, personally appeared _____, as _____, of Cellco Partnership d/b/a Verizon Wireless, proved to me through satisfactory evidence of identification, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Notary Public/Justice of the Peace
My Commission Expires:



RF Report

Proposed Wireless Facility
58 Portsmouth Avenue
Stratham, NH 03885



March 3, 2017

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ATTACHMENTS

- Attachment A: Stratham 2 – Existing 700 MHz LTE Coverage
- Attachment B: Stratham 2 – 700 MHz LTE Coverage with Proposed Site
- Attachment C: Stratham 2 – Existing 700 MHz LTE Sector Footprints
- Attachment D: Stratham 2 – 700 MHz LTE Sector Footprints with Proposed Site
- Attachment E: Stratham 2 – Area Terrain Map

1. Overview

This RF Report has been prepared on behalf of Verizon Wireless in support of its application to the Town of Stratham for the installation and operation of a wireless facility located at 58 Portsmouth Avenue in Stratham, NH. The proposed facility consists of ground based telecommunication cabinets and equipment mounted on the proposed 130' monopole tower.

This report concludes that the proposed site is needed to fill in coverage gaps and provide additional capacity to sections of Stratham in order to improve deficient service areas along Portsmouth Avenue (Route 108/Route 33), Route 101, Bunker Hill Avenue, Frying Pan Lane, and the surrounding roads, neighborhoods, business/retail and community areas within the proximity of the proposed site.

Included in this report is: a brief summary of the site's objectives, maps showing Verizon Wireless' current network plan, and predicted Radio Frequency coverage of the subject site and the surrounding sites in Verizon Wireless' network.

2. Introduction

Verizon Wireless provides digital voice and data communications services using 3rd Generation (3G) CDMA/EVDO technology in the Cellular (800 MHz) and PCS (1900 MHz) frequency bands, and is in the midst of deploying advanced 4th Generation (4G) voice and data services over LTE technology in the 700 MHz, PCS, and AWS (2100 MHz) frequency bands as allocated by the FCC. These networks are used by mobile devices for fast web browsing, media streaming, and other applications that require broadband connections. The mobile devices that benefit from these advanced networks are not limited to basic handheld phones, but also include devices such as smartphones, PDA's, tablets, and laptop air-cards. With the evolving rollout of 4G LTE services and devices, Verizon Wireless customers will have even faster connections to people, information, and entertainment.

As explained within this report, Verizon Wireless has identified the need to add a new facility to its existing network of sites in the Stratham area to improve coverage and capacity to a significant gap in service that now exists in western and central Stratham, in order to support reliable communications and meet the growing demand in the area.

To maintain a reliable and robust communications system for the individuals, businesses, public safety workers and others who use its network, Verizon Wireless deploys a network of cell sites (also called wireless communications facilities) throughout the areas in which it is licensed to provide service. These cell sites consist of antennas mounted on structures, such as buildings and towers, supported by radio and power equipment. The receivers and transmitters at each of these sites process signals within a limited geographic area known as a "cell."

Mobile subscriber handsets and wireless devices operate by transmitting and receiving low power radio frequency signals to and from these cell sites. Handset signals that reach the cell site are transferred through land lines (or other means of backhaul transport) and routed to their destinations by sophisticated electronic equipment. In order for Verizon Wireless' network to function effectively, there must be adequate overlapping coverage between the "serving cell" and adjoining cells. This not only allows a user to access the network initially, but also allows for the

transfer or “hand-off” of calls and data transmissions from one cell to another, and prevents unintended disconnections or “dropped calls.”

Verizon Wireless’ antennas also must be located high enough above ground level to allow transmission (a.k.a. propagation) of the radio frequency signals above trees, buildings and other natural or man-made structures that may obstruct or diminish the signals. Areas without adequate radio frequency coverage have substandard service, characterized by dropped and blocked calls, slow data connections, or no wireless service at all, and are commonly referred to as coverage gaps.

The size of the area potentially served by each cell site depends on several factors including the number of antennas used, the height at which the antennas are deployed, the topography of the surrounding land, vegetative cover, and natural or man-made obstructions in the area. The actual service area at any given time also depends on the number of customers who are on the network in range of that cell site. As customers move throughout the service area, the transmission from the phone or other device is automatically transferred to the Verizon Wireless facility with the best reception, without interruption in service, provided that there is overlapping coverage between the cells.

Each cell site must be primarily designed to strike a balance between the overall geographic coverage area it will serve, and the site’s capacity to support the usage within the coverage footprint. In rural areas, cell sites are generally designed to have broader coverage footprints because the potential traffic is sparser and distributed over a larger area. In more densely populated suburban and urban environments, the capacity to handle calls and data transmissions is of increasing concern, and cell sites must limit their coverage footprint to an area where the offered network traffic can be supported by the radio equipment and resources. Due to the aggressive historical and projected growth of mobile usage, particularly for mobile data (42% in 2016-2017, 35% CAGR 2016-2021 in North America)¹, instances arise where the usage demand can no longer be supported by the site(s) serving an area, and new facilities must be integrated to provide capacity relief to the overloaded sites.

We have concluded that by installing the proposed wireless communication facility at 58 Portsmouth Avenue at an antenna center line height of 126’ AGL (above ground level), Verizon Wireless will be able to fill the substantial coverage gap that it now experiences, and provide improved coverage and capacity to residents, businesses, and traffic corridors within sections of Stratham that are currently located within deficient service areas of Verizon Wireless’ network.

¹ “Cisco Visual Networking Index: Global Mobile Data Traffic Forecast Update, 2016-2021”, February 7, 2017, Cisco Systems, Inc. <http://www.cisco.com/c/en/us/solutions/collateral/service-provider/visual-networking-index-vni/mobile-white-paper-cl-1-520862.html>

3. The Proposed Facility

As shown on the plans submitted with the application, Verizon Wireless' proposal consists principally of the following elements:

- 1) A 130' monopole tower within the proposed 50' x 50' fenced compound;
- 2) A concrete pad with telecommunication equipment cabinets, a propane fueled back-up power generator, and power/telco/fiber utility connections, all located within the fenced compound;
- 3) Twelve (12) panel antennas (four per sector) mounted on the proposed 130' monopole tower, at a centerline elevation of 126' above ground level;
- 4) Remote Radio Heads (RRH) with accessory junction boxes and surge suppressors mounted alongside the antennas;
- 5) An ice bridge from the proposed equipment pad to the proposed tower to protect cabling between Verizon Wireless' equipment and the cable entry port located near the base of the tower;
- 6) Underground power/fiber/telco utilities from an existing utility pole located on the subject property to the proposed equipment compound;
- 7) A 500 gallon propane tank within the fenced compound;

4. Coverage and Capacity Objectives

As mentioned above, Verizon Wireless is in the process of rolling out its 4G LTE high-speed wireless broadband system in the 700 MHz, PCS, and AWS frequency bands, in accordance with its licenses from the FCC. In order to expand and enhance their wireless services throughout New England, Verizon Wireless must fill in existing coverage gaps and address capacity, interference, and high-speed broadband issues. As part of this effort, Verizon Wireless has determined that insufficient network capacity and significant coverage gaps exist in and around sections of the Town of Stratham, NH, as described further below.

Verizon Wireless currently operates wireless facilities, similar to the proposed facility, within Stratham and the surrounding cities/towns in the vicinity. Due in large part to the distances between the existing sites, the intervening topography, and volume of user traffic in the area, these existing facilities do not provide sufficient coverage and capacity to portions of Stratham. Specifically, Verizon Wireless determined that much of western and central Stratham is without reliable service in the following areas and town roads², including but not limited to:

- Portsmouth Avenue (Route 108/Route 33);
 - Serves ~ 21,000 vehicles/day, as measured south of Raeder Drive (2014);
- Route 101, between Exit 9 (Route 27) and Exit 11 (Route 108);
 - Serves ~ 48,000 vehicles per day, as measured between Exit 10 and Exit 11 (2015);
- Bunker Hill Avenue;
- Frying Pan Lane;
- The surrounding roads, neighborhoods, business/retail and community areas within the proximity of the proposed site.

The proposed site located at 58 Portsmouth Avenue ("Stratham 2") is needed to fill in these targeted capacity and coverage gaps, in order to improve network quality and reliability for Verizon Wireless subscribers traveling along these roads, as well as to the numerous residences, businesses, and visitors in this area.

² Traffic counts are sourced from the State of New Hampshire Department of Transportation, Bureau of Traffic.

5. Site Search and Selection Process

To find a site that provides acceptable service, fills the gaps in coverage, and provides adequate capacity relief, computer modeling software is used to define a search area. The search ring identifies the area within which a site could be located (assuming that sufficient height is used) that would have a high probability of addressing the significant coverage gap and meeting the capacity objectives established by the Verizon Wireless RF (Radio Frequency) engineers.

Once a search ring is determined, Verizon Wireless' real estate specialists search within the proximity of the defined area for existing buildings, towers, and other structures of sufficient height that would meet the defined objectives. If none are found, then the focus shifts to "raw land" sites. A suitable site must satisfy the technical requirements identified by the RF engineers, must be available for lease, and must have access to a road and be otherwise suitable for constructing a cell site of the required size and height. Every effort is made to use existing structures before pursuing a "raw land" build to minimize the number of towers throughout the towns being serviced.

After the search of the area had been completed, Verizon Wireless determined that there are no existing structures suitable for collocation with respect to its network requirements, and that constructing a wireless communications facility at 58 Portsmouth Avenue is the best solution to address the targeted coverage and capacity objectives.

6. Pertinent Site Data

Table 1 below details the site-specific information for the existing and proposed Verizon Wireless sites used to perform the coverage analysis and generate the coverage plots provided herein.

Site Name	Address	City, State	Location		Structure Type	Antenna Height (ft AGL)	Status
			Latitude	Longitude			
Brentwood N	Route 27 & Route 101	Brentwood, NH	43.0191	-71.0352	Lattice	100	On-Air
Exeter	102 Watson Avenue	Exeter, NH	43.0151	-70.9746	Lattice	177	On-Air
Exeter Dt	24 Front Street	Exeter, NH	42.9802	-70.9473	Rooftop	57.9	On-Air
Exeter E	36 Guinea Road	Exeter, NH	42.9793	-70.9092	Lattice	160	On-Air
Exeter W	7 Continental Drive	Exeter, NH	42.9941	-70.9769	Monopole	170	On-Air
Greenland	Maple Drive	Greenland, NH	43.0272	-70.8233	Guyed	135	On-Air
Hampton Falls E	East Road	Hampton Falls, NH	42.9217	-70.8675	Monopole	80	On-Air
Hampton	120 Timberswamp Road	Hampton, NH	42.9463	-70.8744	Lattice	148	On-Air
Hampton N	5R Falcone Circle	Hampton, NH	42.9570	-70.8515	Water Tank	80	On-Air
Newfields	24 Baker Street	Newfields, NH	43.0389	-70.9387	Stealth Pole	127	On-Air
Newmarket	426 Wadleigh Falls Road	Newmarket, NH	43.0669	-70.9396	Lattice	66	On-Air
Newmarket 2	Folsom Drive	Newmarket, NH	43.0824	-70.9759	Water Tank	160	On-Air
N Hampton	24 Walnut Avenue	North Hampton, NH	42.9823	-70.8511	Monopole	118	On-Air
Pease Airport	International Drive	Portsmouth, NH	43.0786	-70.7992	Monopole	137	On-Air
Rye	Grove Road	Rye, NH	42.9946	-70.7829	Monopole	157	On-Air
Stratham	313 Portsmouth Avenue	Stratham, NH	43.0402	-70.8812	Monopole	170	On-Air
Stratham 2	58 Portsmouth Avenue	Stratham, NH	43.0056	-70.9177	Monopole	126	Proposed

Table 1: Verizon Wireless Site Information Used in Coverage Analysis³

³ Some sites listed in this table are outside the plot view but are included for completeness of information.

7. Coverage Analysis and Propagation Plots

The signal propagation plots provided in this report show coverage for the 700 MHz frequency range and were produced using deciBel Planner™, a Windows-based RF propagation computer modeling program and network planning tool. The software takes into account the geographical features of an area, land cover, antenna models, antenna heights, RF transmitting power and receiver thresholds to predict coverage and other related RF parameters used in site design and network expansion.

The plots included as attachments show coverage based on RSRP signal strengths of -90 dBm and -95 dBm. All other areas (depicted in white) fall within coverage areas characterized by poor service quality, low data throughput, and the substantial likelihood of unreliable service.

Attachments A - E are discussed below:

Attachment A titled “Stratham 2 – Existing 700 MHz LTE Coverage” shows the coverage provided to areas of Stratham from the “On-Air” sites listed in Table 1. The green areas represent the minimum desired level of coverage for this area, whereas the orange areas represent a slightly lower signal strength. The deficient areas of coverage are defined by the unshaded or “white” areas. As shown in this plot and described in the Coverage and Capacity Objectives section of this report, much of western and central Stratham is in an area of deficient coverage. These coverage gaps include, but are not limited to, Portsmouth Avenue (Route 108/Route 33), Route 101, Bunker Hill Avenue, Frying Pan Lane, and the surrounding roads, neighborhoods, business/retail and community areas within the proximity of the proposed site.

Attachment B titled “Stratham 2 - 700 MHz LTE Coverage with Proposed Site” shows the composite coverage with the proposed “Stratham 2” facility. As shown by the additional areas of coverage, the proposed facility will provide coverage to:

- ~ 1.9 mi along Portsmouth Avenue (Route 108/Route 33);
- ~ 0.8 mi along Bunker Hill Avenue;
- ~ 0.7 mi along Frying Pan Lane;
- ~ 0.6 mi along Route 101;
- ~ 0.6 mi along Stratham Heights Road;
- ~ 0.5 mi along Country Farm Road;
- ~ 0.3 mi along River Road;
- ~ 960 (-90 dBm) to 1,180 (-95 dBm) new residents⁴ within the proximity of the proposed facility;
- ~ 1,200 (-90 & -95 dBm) additional employees⁵ within the proximity of the proposed facility;
- The numerous businesses and retail areas along Portsmouth Avenue and throughout the surrounding area;
- The surrounding roads, neighborhoods, and community areas within the proximity of the proposed site and the above mentioned roads.

⁴ Residential population counts are based upon the 2010 U.S. Census data.

⁵ Employee population counts are based upon the 2011 U.S. Census Bureau LEHD database.

Attachment C titled “Stratham 2 – Existing 700 MHz LTE Sector Footprints” depicts the areas primarily served by the sectors (a.k.a. signal “footprints”) of the “On-Air” Verizon Wireless sites in the area, which are shown by the unique color for each particular sector of interest. For clarity, all other sectors of less interest with respect to the proposed site are shown in grey. As demand for wireless voice and data services continues to grow, Verizon Wireless manages the footprint of each sector so that it can support the demand within the area it is primarily serving. In addition to improving coverage to the area, the proposed site is also needed to serve existing and anticipated demand in the vicinity and thereby offload some of the burden experienced by the surrounding sites. In that way, those sites will be able to more adequately serve the demand for service in the areas nearer to those surrounding sites. Please note that the outer parts of each sector footprint include areas that presently have signal strength below the targeted value required for reliable service to Verizon Wireless’ customers. The fact that low-level signal is capable of reaching these areas does not mean that these areas experience adequate coverage. These unreliable areas of low signal level impose a significant capacity burden on the sites primarily serving the area.

Attachment D titled “Stratham 2 - 700 MHz LTE Sector Footprints with Proposed Site” shows the composite coverage with the overall footprint of the proposed facility in dark green. As shown in this map, the proposed “Stratham 2” facility is an effective solution to provide the necessary capacity relief to the area, particularly to the overloaded “Exeter E” gamma (red), “Exeter W” beta (blue), “Newfields” beta (orange) and “Exeter” beta (yellow) sectors. The proposed facility is centrally located in the area of deficient coverage making it particularly suited to distribute the traffic load across multiple sectors, and provide a dominant server to this pocket of heavy usage. Table 2 below details the capacity relief based on the sector footprints shown in Attachments C and D.

Sector	Current			With "Stratham 2"			Offload Summary		
	Employee Pops	Residential Pops	Area (mi ²)	Employee Pops	Residential Pops	Area (mi ²)	Total Employee Pops Offloaded	Total Residential Pops Offloaded	Area Offloaded (mi ² /%)
Exeter E Gamma	1243	927	2.83	613	392	1.29	630 (50.7%)	535 (57.7%)	1.54 (54.4%)
Exeter W Beta	2619	3578	2.84	1790	3257	2.21	829 (31.7%)	321 (9%)	0.63 (22.2%)
Newfields Beta	1125	1815	5.06	678	1295	3.64	447 (39.7%)	520 (28.7%)	1.42 (28.1%)
Exeter Beta	261	283	1.12	50	198	0.78	211 (80.8%)	85 (30%)	0.31 (30.4%)

Table 2: Capacity Offload Summary⁶

Attachment E titled “Stratham 2 – Area Terrain Map” details the terrain features around the proposed “Stratham 2” site. These terrain features play a key role in dictating both the unique coverage areas served from a given location, and the coverage gaps within the network. This map is included to provide a visual representation of the terrain variations that must be considered when determining the appropriate location and design of a proposed wireless facility. The darker blue and green shades correspond to lower elevations, whereas the yellow, red, and grey shades indicate higher elevations.

⁶ Residential population counts are based upon the 2010 U.S. Census data. Employee population counts are based upon the 2011 U.S. Census Bureau LEHD database. Please note that neither includes visitor, or vehicular counts in the area.

8. Certification of Non-Interference

Verizon Wireless certifies that the proposed facility will not cause interference to any lawfully operating emergency communication system, television, telephone or radio, in the surrounding area. The FCC has licensed Verizon Wireless to transmit and receive in the Upper C-Block of the 700 MHz band, B Block of the Cellular (850 MHz) band, the F, C3, and C4 Blocks of the PCS (1900 MHz) band, and the A and B Blocks of the AWS (2100 MHz) band of the RF spectrum. As a condition of the FCC licenses, Verizon Wireless is prohibited from interfering with other licensed devices that are being operated in a lawful manner. Furthermore, no emergency communication system, television, telephone, or radio is licensed to operate on these frequencies, and therefore interference is highly unlikely.

9. Summary

In undertaking its build-out of 4G LTE service in Rockingham County, Verizon Wireless has determined that an additional facility is needed to provide reliable service and adequate capacity throughout areas of the Town of Stratham, NH. Verizon Wireless determined that constructing a wireless communications facility at 58 Portsmouth Avenue in Stratham at an antenna centerline of 126 feet (AGL) will provide additional coverage and capacity needed in the targeted coverage areas including key roadways such as Portsmouth Avenue (Route 108/Route 33), Route 101, Bunker Hill Avenue, Frying Pan Lane, and the surrounding roads, neighborhoods, business/retail and community areas within the proximity of the proposed site. Without the installation of the proposed site, Verizon Wireless will be unable to improve and expand their existing 4G LTE wireless communication services in this area; therefore, Verizon Wireless respectfully requests that the Town of Stratham act favorably upon the proposed facility.

10. Statement of Certification

I certify to the best of my knowledge that the statements in this report are true and accurate.

Keith Vellante

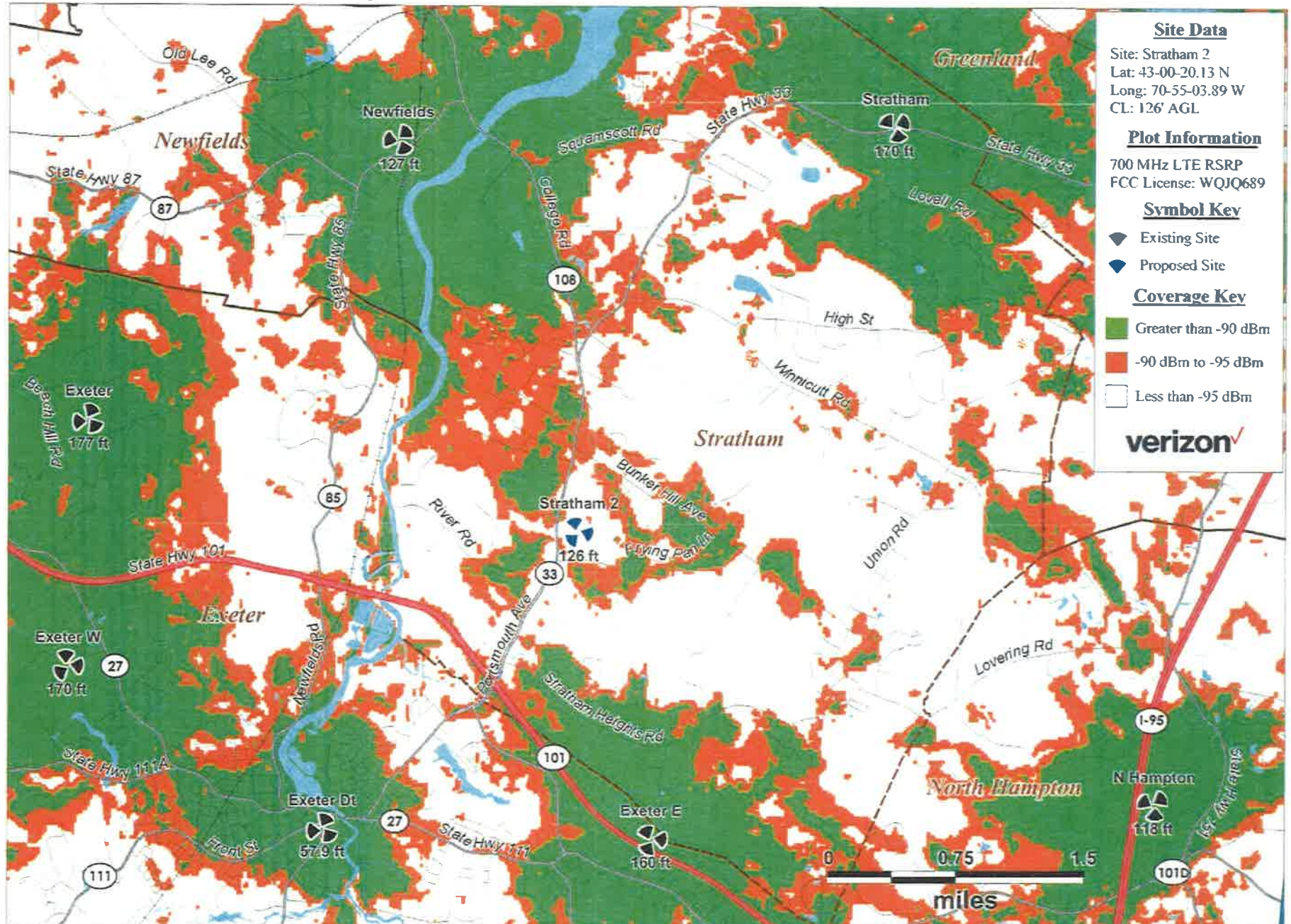
Keith Vellante
RF Engineer
C Squared Systems, LLC

March 3, 2017

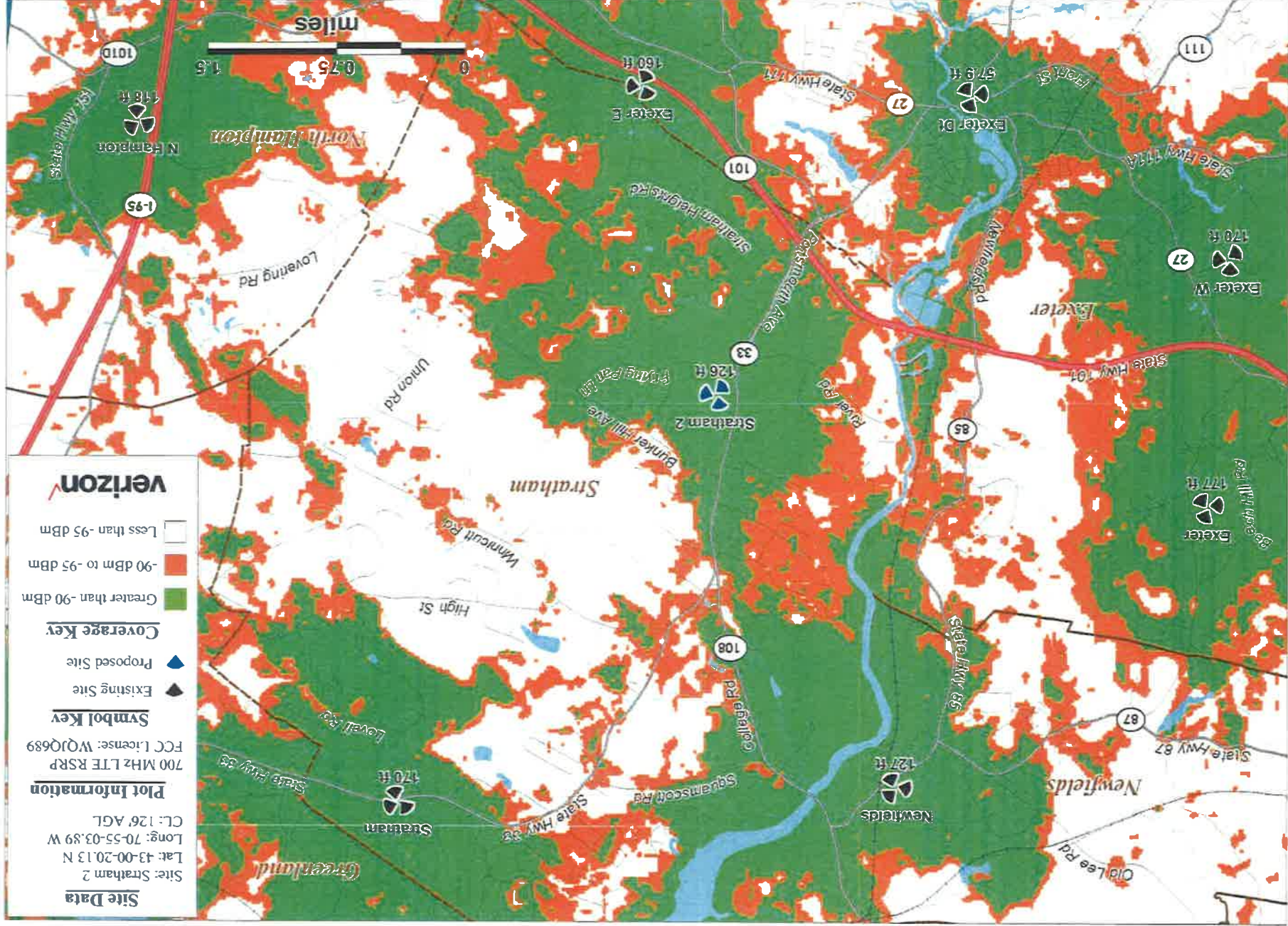
Date

II. Attachments

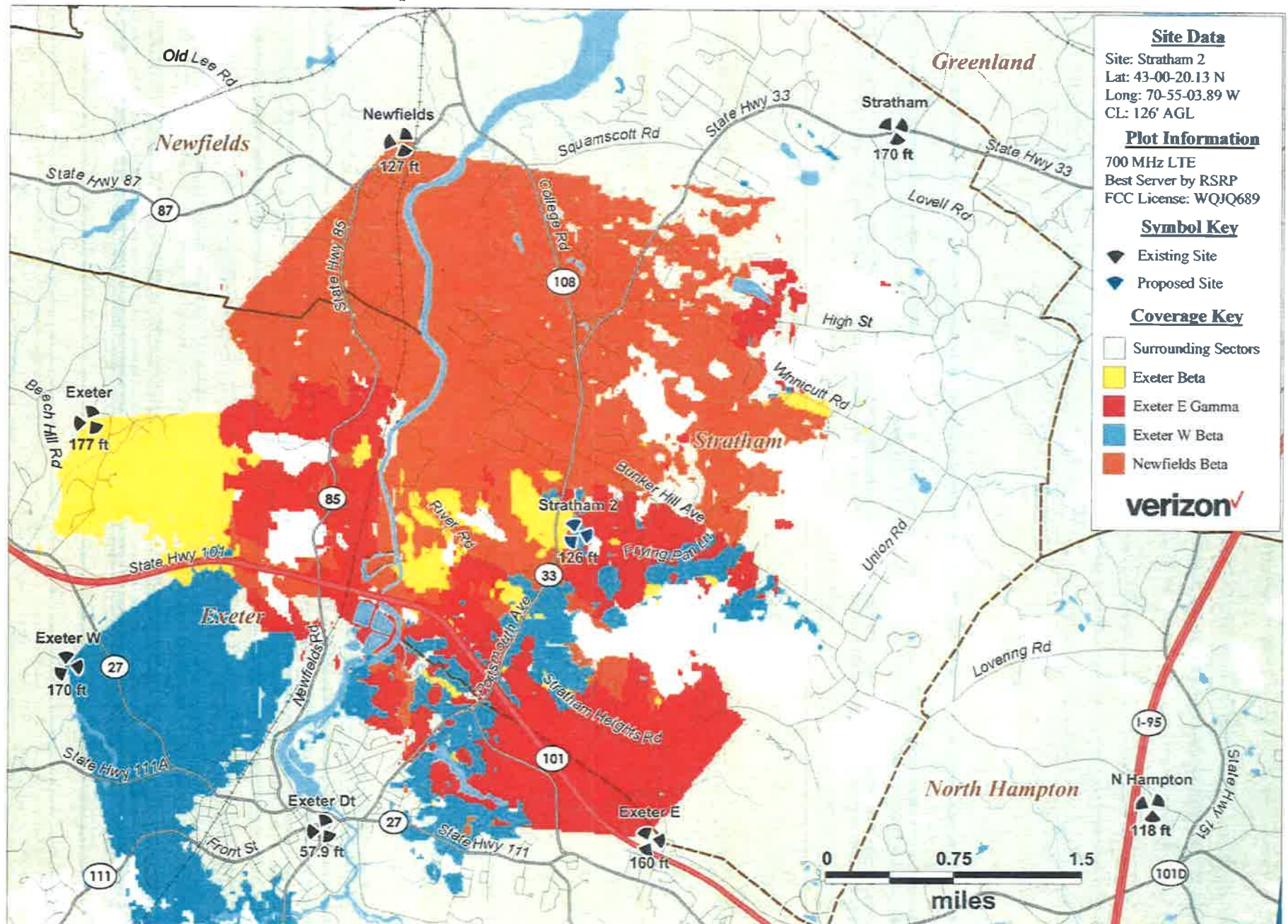
Attachment A:
Stratham 2 - Existing 700 MHz LTE Coverage



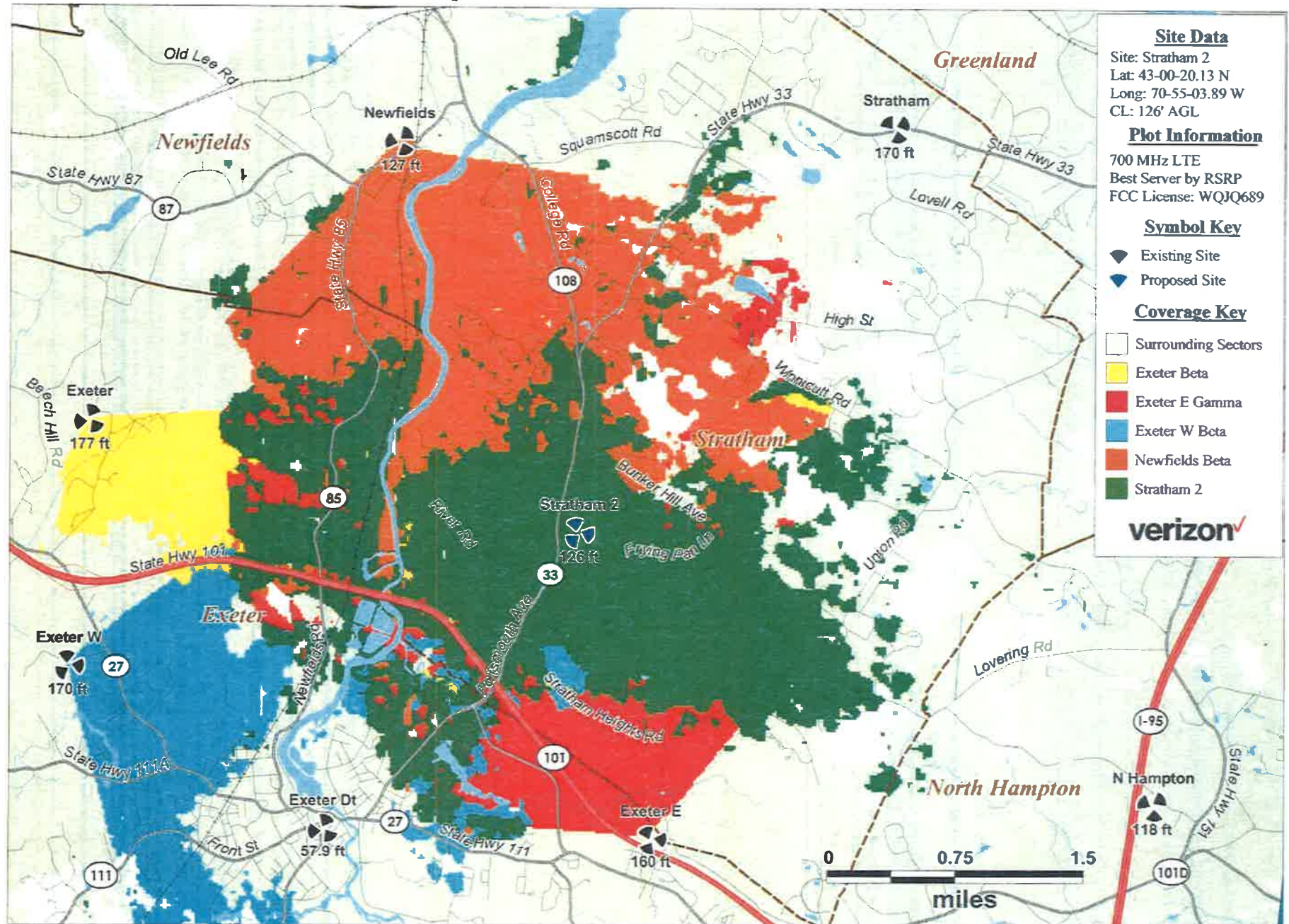
Attachment B:
Stratham 2 - 700 MHz LTE Coverage with Proposed Site



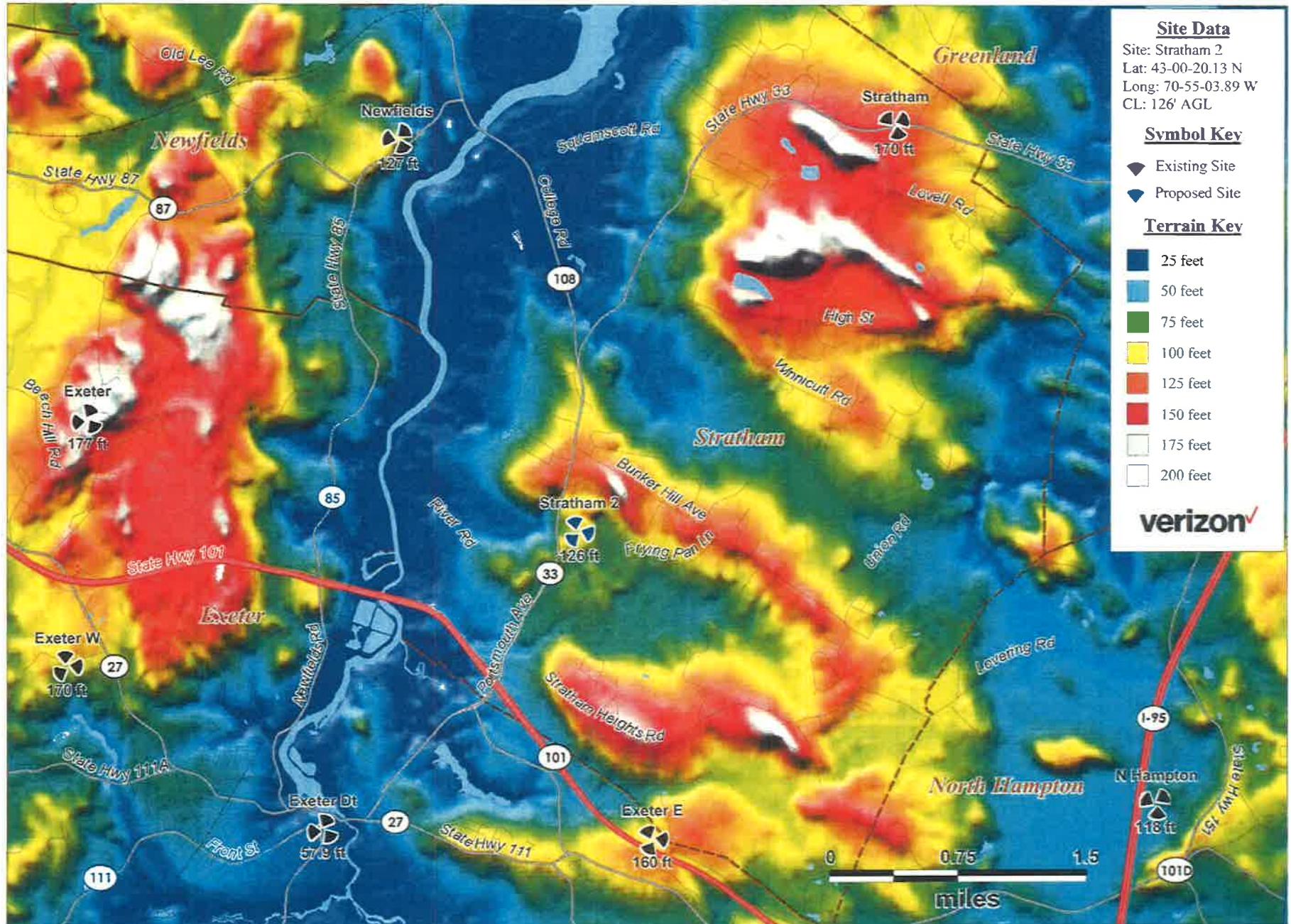
Attachment C:
Stratham 2 - Existing 700 MHz LTE Sector Footprints

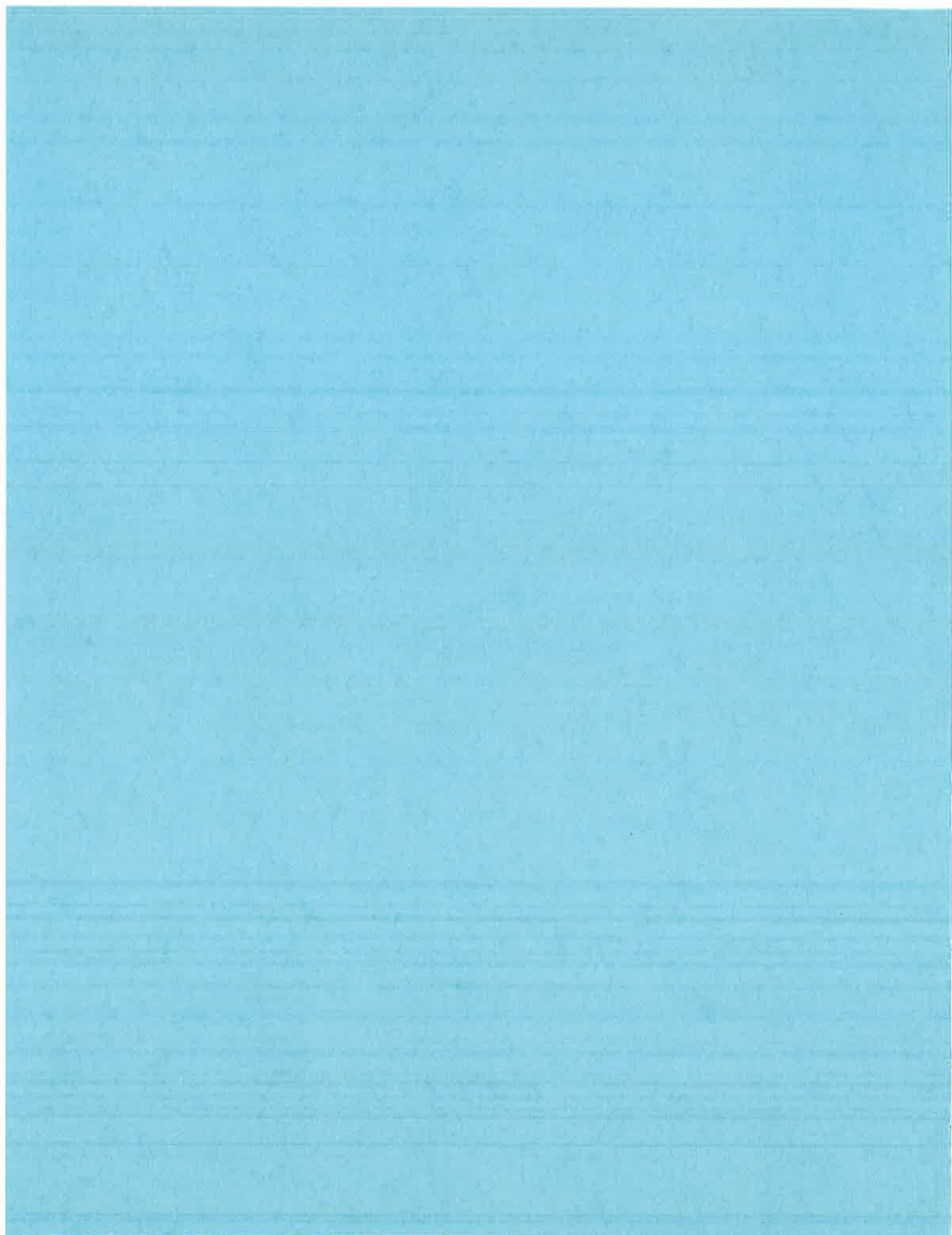


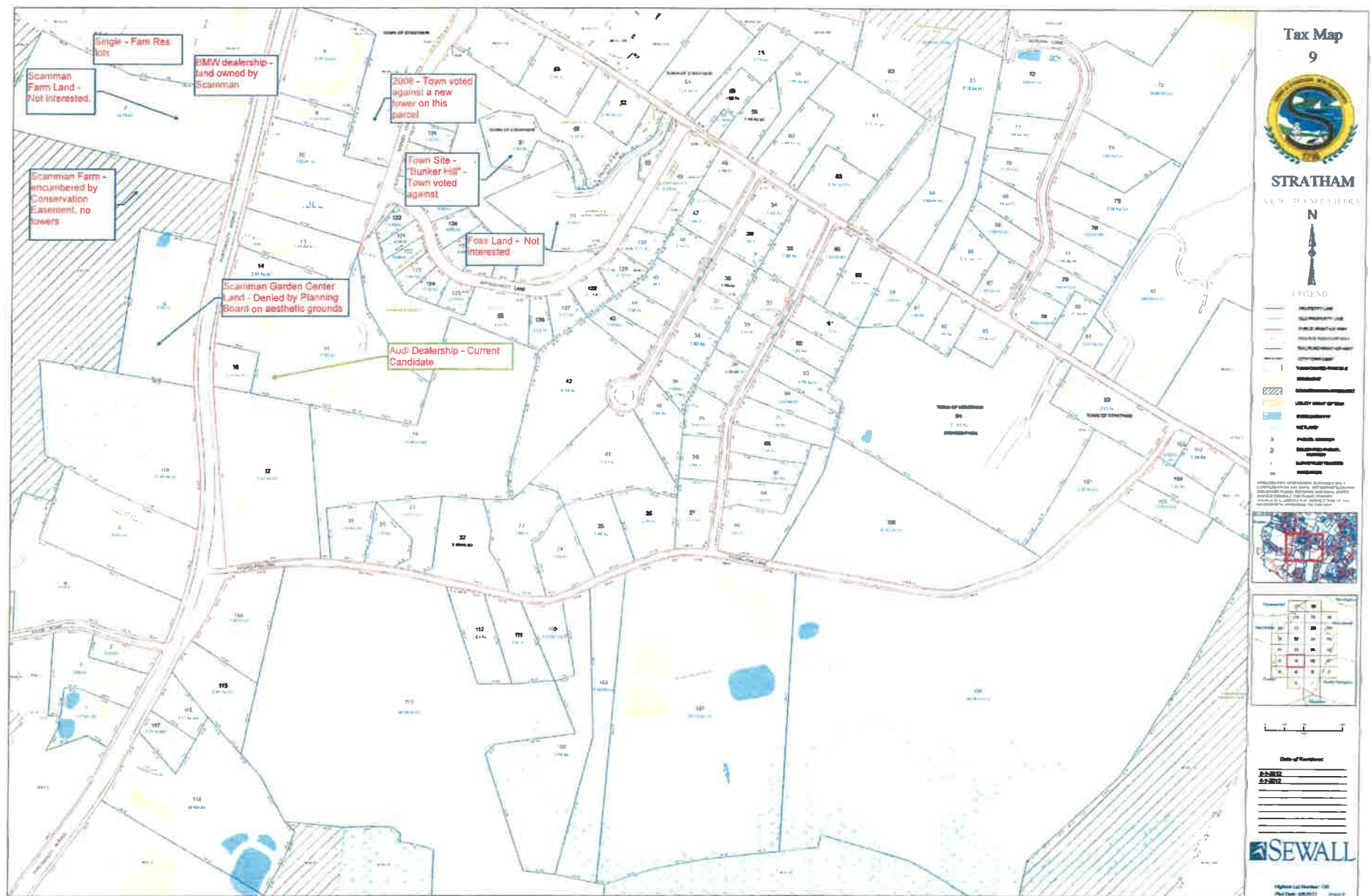
Attachment D:
Stratham 2 - 700 MHz LTE Sector Footprints with Proposed Site

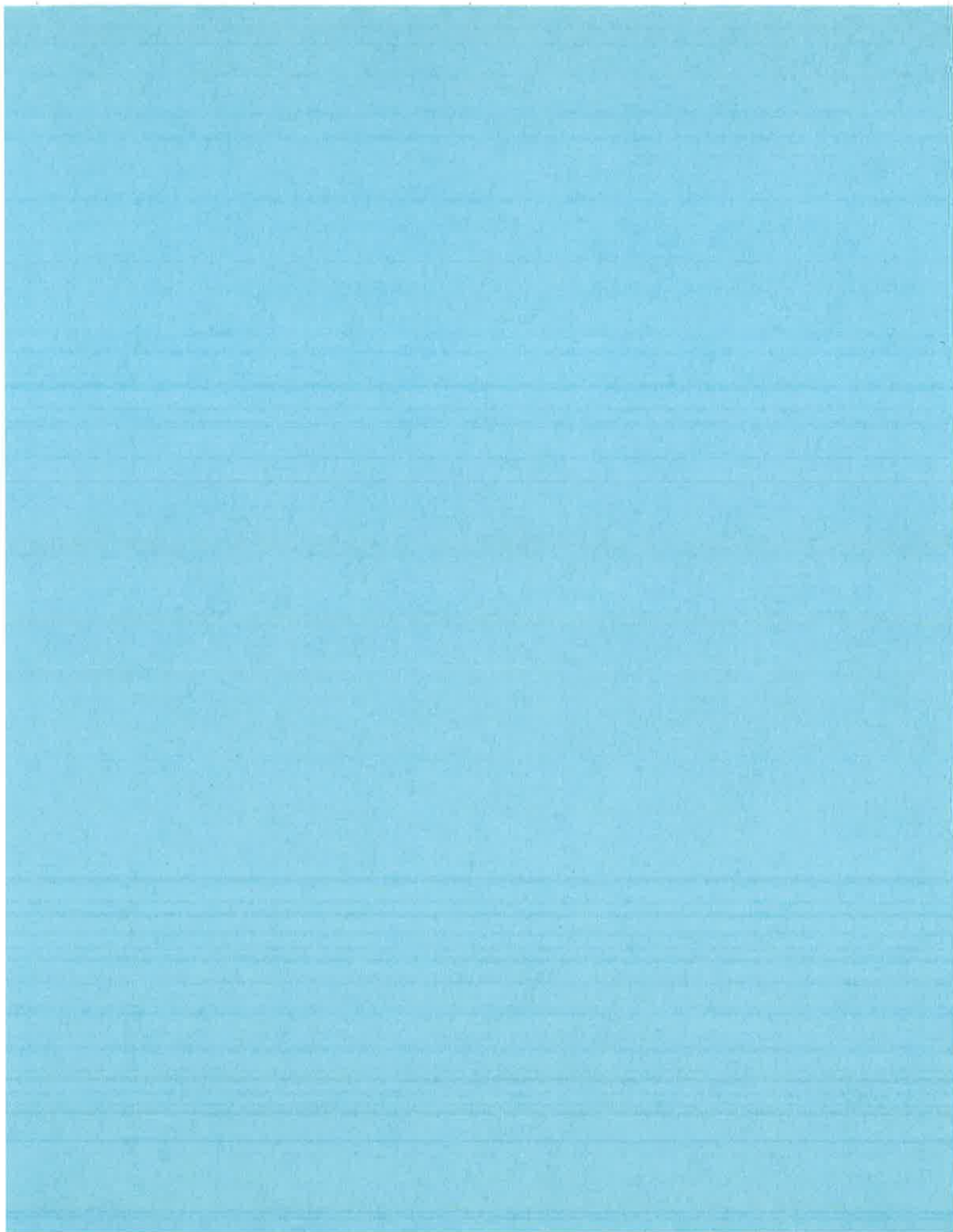


Attachment E:
Stratham 2 - Area Terrain Map









ULS License

PCS Broadband License - KNLH242 - Cellco Partnership

Call Sign	KNLH242	Radio Service	CW - PCS Broadband
Status	Active	Auth Type	Regular
Market			
Market	BTA051 - Boston, MA	Channel Block	F
Submarket	0	Associated Frequencies (MHz)	001890.00000000-001895.00000000 001970.00000000-001975.00000000

Dates

Grant	07/23/2007	Expiration	06/27/2017
Effective	12/16/2010	Cancellation	

Bulldout Deadlines

1st	06/27/2002	2nd	
-----	------------	-----	--

Notification Dates

1st	05/17/2002	2nd	
-----	------------	-----	--

Licensee

FRN	0003290673	Type	Joint Venture
-----	------------	------	---------------

Licensee

Cellco Partnership 1120 Sanctuary Pkwy, #150 GASA5REG Alpharetta, GA 30009-7630 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com
--	---

Contact

Verizon Wireless Licensing - Manager LicensingCompliance@VerizonWireless.com Alpharetta, GA 30009-7630 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com
--	---

Ownership and Qualifications

Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes

Alien Ownership

Is the applicant a foreign government or the representative of any foreign government?	No
Is the applicant an alien or the representative of an alien?	No
Is the applicant a corporation organized under the laws of any foreign government?	No
Is the applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their representatives or by a foreign government or representative thereof or by any corporation organized under the laws of a foreign country?	No

Is the applicant directly or indirectly controlled by any other corporation of which more than one-fourth of the capital stock is owned of record or voted by aliens, their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country?

Yes

If the answer to the above question is 'Yes', has the applicant received a ruling(s) under Section 310(b)(4) of the Communications Act with respect to the same radio service involved in this application?

Basic Qualifications

The Applicant answered "No" to each of the Basic Qualification questions.

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race

Ethnicity

Gender

ULS License

700 MHz Upper Band (Block C) License - WQJQ689 - Cellco Partnership

 This license has pending applications: 0005826903

Call Sign	WQJQ689	Radio Service	WU - 700 MHz Upper Band (Block C)
Status	Active	Auth Type	Regular
Market			
Market	REA001 - Northeast	Channel Block	C
Submarket	0	Associated Frequencies (MHz)	000746.00000000-000757.00000000 000776.00000000-000787.00000000
Dates			
Grant	11/26/2008	Expiration	06/13/2019
Effective	09/16/2013	Cancellation	
Bulldout Deadlines			
1st	06/13/2013	2nd	06/13/2019
Notification Dates			
1st		2nd	

Licensee

FRN	0003290673	Type	General Partnership
------------	------------	-------------	---------------------

Licensee

Cellco Partnership 1120 Sanctuary Pkwy, #150 GASA5REG Alpharetta, GA 30009-7630 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com
--	---

Contact

Verizon Wireless Licensing Manager LicensingCompliance@VerizonWireless.com Alpharetta, GA 30009-7630 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com
--	---

Ownership and Qualifications

Radio Service Type	Mobile
Regulatory Status	Common Carrier Interconnected Yes

Alien Ownership

The Applicant answered "No" to each of the Alien Ownership questions.

Basic Qualifications

The Applicant answered "No" to each of the Basic Qualification questions.

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race

Ethnicity

Gender

ULS License

AWS, 1710-1755/2110-2155 MHz bands License - WQGB266 - Cellco Partnership

Call Sign	WQGB266	Radio Service	AW - AWS, 1710-1755/2110-2155 MHz bands
Status	Active	Auth Type	Regular
Market			
Market	CMA006 - Boston-Lowell-Brockton-Lawrence-Haverhill, MA-NH	Channel Block	A
Submarket	0	Associated Frequencies (MHz)	001710.00000000-001720.00000000 002110.00000000-002120.00000000
Dates			
Grant	11/29/2006	Expiration	11/29/2021
Effective	08/23/2012	Cancellation	
Bulldout Deadlines			
1st		2nd	
Notification Dates			
1st		2nd	

Licensee

FRN 0003290673

Type General Partnership

Licensee

Cellco Partnership
1300 I Street, NW - Suite 400 West
Washington, DC 20005
ATTN Michael Samssock

P:(202)589-3768
F:(202)589-3750
E:michael.samssock@verizon.com

Contact

Wiley Rein LLP

P:(202)719-7344
F:(202)719-7049
E:nvictory@wileyrein.com

1776 K Street, NW
Washington, DC 20006
ATTN Nancy J. Victory

Ownership and Qualifications

Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes

Alien Ownership

Is the applicant a foreign government or the representative of any foreign government?	No
Is the applicant an alien or the representative of an alien?	No

Is the applicant a corporation organized under the laws of any foreign government? **No**

Is the applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their representatives or by a foreign government or representative thereof or by any corporation organized under the laws of a foreign country? **No**

Is the applicant directly or indirectly controlled by any other corporation of which more than one-fourth of the capital stock is owned of record or voted by aliens, their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country? **Yes**

If the answer to the above question is 'Yes', has the applicant received a ruling(s) under Section 310(b)(4) of the Communications Act with respect to the same radio service involved in this application? **Yes**

Basic Qualifications

The Applicant answered "No" to each of the Basic Qualification questions.

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race

Ethnicity

Gender

ULS License

AWS, 1710-1755/2110-2155 MHz bands License - WQGA900 - Cellco Partnership

Call Sign	WQGA900	Radio Service	AW - AWS, 1710-1755/2110-2155 MHz bands
Status	Active	Auth Type	Regular
Market			
Market	BEA003 - Boston-Worcester-Lawrence-Lowell-Brockton, MA-NH-RI-VT	Channel Block	B
Submarket	1	Associated Frequencies (MHz)	001720.00000000-001730.00000000 002120.00000000-002130.00000000
Dates			
Grant	11/29/2006	Expiration	11/29/2021
Effective	09/13/2012	Cancellation	
Bulldout Deadlines			
1st		2nd	
Notification Dates			
1st		2nd	

Licensee

FRN	0003290673	Type	General Partnership
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Licensee

Cellco Partnership 1120 Sanctuary Pkwy, Ste 150 GASASREG Alpharetta, GA 30009 ATTN Licensing Manager	P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com
---	---

Contact

Verizon Wireless 1120 Sanctuary Pkwy, Ste 150 GASASREG Alpharetta, GA 30009 ATTN Licensing Manager	P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com
---	---

Ownership and Qualifications

Radio Service Type	Fixed, Mobile		
Regulatory Status	Non-Common Carrier	Interconnected	No

Alien Ownership

Is the applicant a foreign government or the representative of any foreign government?	No
Is the applicant an alien or the representative of an alien?	No

Is the applicant a corporation organized under the laws of any foreign government? No

Is the applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their representatives or by a foreign government or representative thereof or by any corporation organized under the laws of a foreign country? No

Is the applicant directly or indirectly controlled by any other corporation of which more than one-fourth of the capital stock is owned of record or voted by aliens, their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country? Yes

If the answer to the above question is 'Yes', has the applicant received a ruling(s) under Section 310(b)(4) of the Communications Act with respect to the same radio service involved in this application? Yes

Basic Qualifications

The Applicant answered "No" to each of the Basic Qualification questions.

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race

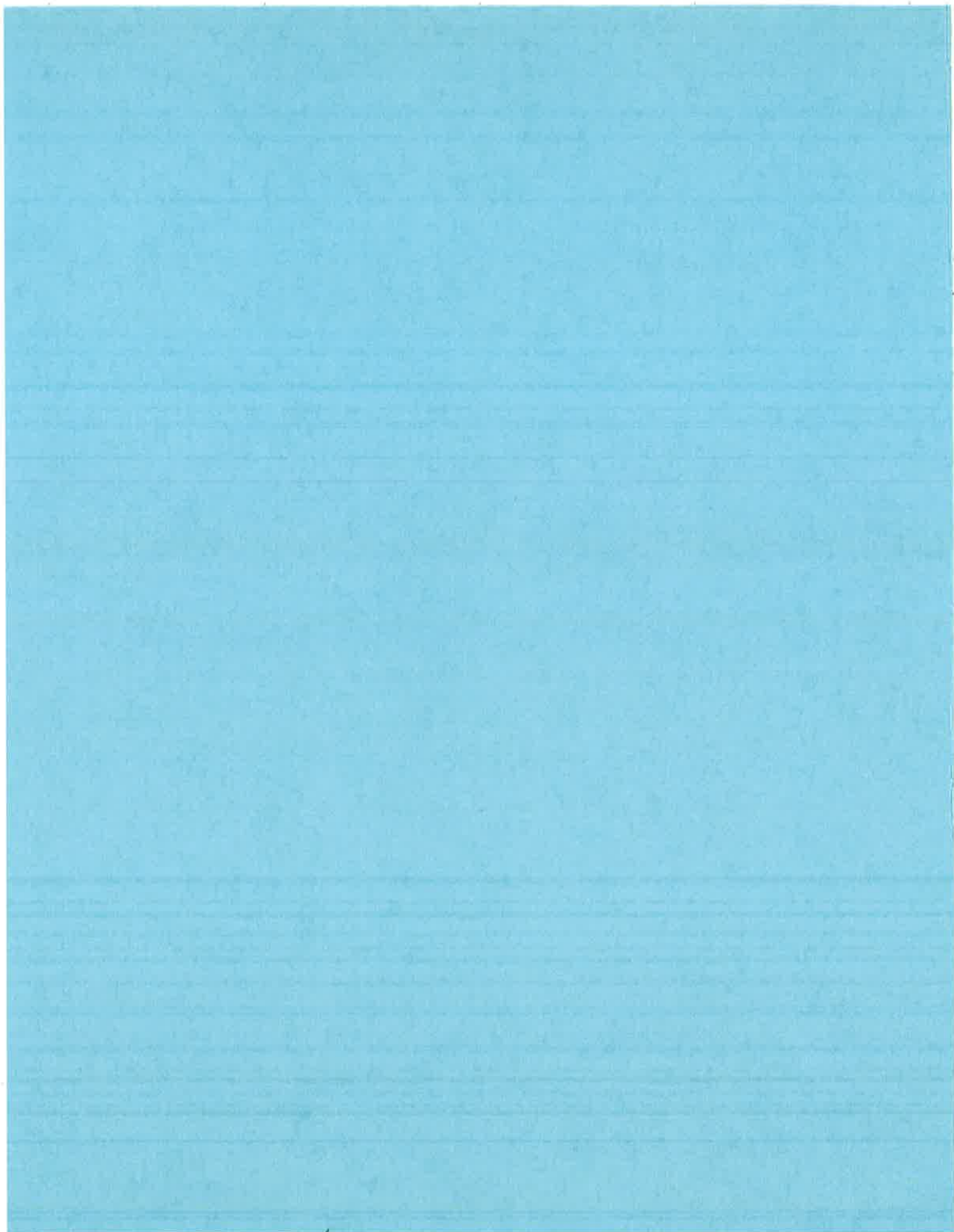
Ethnicity

Gender

ULS License

Cellular License - KNKA201 - Cellco Partnership

Call Sign	KNKA201	Radio Service	CL - Cellular
Status	Active	Auth Type	Regular
Market			
Market	CMA006 - Boston-Lowell-Brockton-Lawrence-Haverhill, MA-NH	Channel Block	B
Submarket	0	Phase	2
Dates			
Grant	08/26/2014	Expiration	10/01/2024
Effective	08/26/2014	Cancellation	
Five Year Buildout Date			
08/27/1989			
Control Points			
3	500 W. Dove Rd., TARRANT, Southlake, TX P: (800)264-6620		
Licensee			
FRN	0003290673	Type	General Partnership
Licensee			
Cellco Partnership 1120 Sanctuary Pkwy, #150 GASASREG Alpharetta, GA 30009-7630 ATTN Regulatory		P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com	
Contact			
Verizon Wireless Licensing Manager 1120 Sanctuary Pkwy, #150 GASASREG Alpharetta, GA 30009-7630 ATTN Regulatory		P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com	
Ownership and Qualifications			
Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	'Yes
Alien Ownership			
The Applicant answered "No" to each of the Alien Ownership questions.			
Basic Qualifications			
The Applicant answered "No" to each of the Basic Qualification questions.			
Demographics			
Race			
Ethnicity	Gender		



STRATHAM 2 NH

**58 PORTSMOUTH AVE.
STRATHAM, NH 03885**

— ZONING —
NOT FOR CONSTRUCTION



STRATHAM 2 NH

ZONING DRAWINGS

0 02/22/17 FOR SUBMITTING



Dewberry Engineers Inc.
2800 OLIVER STREET
10TH FLOOR
BOSTON, MA 02116
PHONE: 617-552-3300
FAX: 617-552-3301



DRAWN BY:	5
-----------	---

REVISED BY: WJ

000000000000

PROJECT NUMBER:	SOURCE:
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JOB NUMBER:	00000101
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SEE ABOVE:

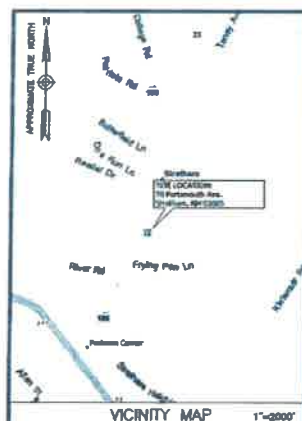
58 PORTSMOUTH AVE.
STRATHAM, NH 03885

SHEET TITLE:

TITLE SHEET

SHEET NUMBER

T-1



DIRECTOR, FROM WESTBROOK, MA:

TAKE RT-8 E. TAKE RAMP ONTO I-405 N TOWARD LOMELL. KEEP
STRAIGHT ONTO I-405 NORTH. TAKE EXIT 11 TOWARD
RT-108/STANTON/EXETER. TURN RIGHT ONTO
RT-108/PORTER/10TH AVE. THE SIGN WILL BE ON THE RIGHT.

DEMBOUY ENGINEERS INC.
280 SUMNER ST.
10TH FLOOR
BOSTON, MA 02210
PHONE (817) 531-0813
FAX (817) 688-3310
CONTACT: MATTHEW F. TILDEN

CONSTRUCTION
VERICON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3600
PHONE / (803) 505-2700
CELESTINE TAYLOR WHITE

CONSULTANT TEAM

SITE NAME:
SUMMIT 2 NH

PROPERTY OWNER:
M&E JENSEN REALTY LLC
58 FORTSMOUTH AVENUE
SEASIDE, NH 03085

APPLICANT:
VERIZON WIRELESS
118 Flanders Road
Westborough, MA 01581-3054

TELEPHONE UTILITY:
FARMPOINT (1983) 884-4001

MAP-LOT
0-015

COORDINATES:
LATITUDE: 43° 00' 20.13" N
LONGITUDE: 70° 55' 03.88" W
*CENTER OF MONOPOLE

PROJECT SUMMARY

SITE ADDRESS:
50 PORTSMOUTH AVE
STRAHAN, WA 6150

ZONING DISTRICT
CCD - CENTRAL ZONE "GATEWAY" COMMERCIAL
PLANNING DISTRICT

PROJECT DIRECTORY

A PROPOSED 130' A.G.L. MONOPOLE AND AN EQUIPMENT CHIMNEY AND PROPANE GENERATOR WILL BE INSTALLED AT OFFICE NEAR A PROPOSED 50'x50' PAVED COMPOUND. TWELVE (12) PANEL AIRWAYS (6/SECTION) & ASSOCIATED EQUIPMENT WILL BE INSTALLED ON THE PROPOSED MONOPOLE.

PROJECT DESCRIPTION

THIS DOCUMENT WAS DEVELOPED TO REFLECT A SPECIFIC SITE AND ITS SITE CONDITIONS AND IS NOT TO BE USED FOR ANOTHER SITE OR WHEN OTHER CONDITIONS PERTAIN. REUSE OF THIS DOCUMENT IS AT THE SOLE RISK OF THE USER.

FACILITY IS UNIMPROVED AND NOT FOR HUMAN HABITATION.

[illegible]

TOWN OF STRATHAM, PLANNING BOARD

CHARTERED

22

GENERAL NOTES

1. THE MAP IS A LOT 15
N & E. JEFFERSON REALTY, LLC
SHOWN IN GREEN
ON 4/23/17 DATE
2. THE BOUNDARY OF THE SUBJECT
PARCEL AND THE BOUNDARY OF THE SUBJECT
COMMERCIAL BUSINESS DISTRICT.
3. THE SUBJECT PARCELS ARE ZONED GCBD-OZ - CENTRAL ZONE
COMMERCIAL BUSINESS DISTRICT.
4. THE PLANNING BOARD HAS REVIEWED THE SUBJECT PARCELS AND
HAS DETERMINED THAT THEY ARE ELIGIBLE FOR CONSIDERATION AS
SUBJECTS FOR A SUBDIVISION IN 2017.
5. SUBDIVISION IS BASED ON PLAN D-77233 RECORDED IN THE
RECORDS OF THE COUNTY OF ROCKS, SHOWING AS LOT 15 AND 16-1.
6. CHANGE PLANNING IS NOT LOCATED WITHIN THE 15 ACRES
FOR THE SUBJECT PARCELS. THE PLANNING BOARD HAS REVIEWED
THE SUBJECT PARCELS AND HAS DETERMINED THAT THEY ARE
ELIGIBLE FOR CONSIDERATION AS SUBJECTS FOR A SUBDIVISION
IN 2017.
7. ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THE OFFICE HAS
NOT LOCATED ANY UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION ACTIVITY.
THE PLANNING BOARD HAS REVIEWED THE SUBJECT PARCELS AND HAS
DETERMINED THAT THEY ARE ELIGIBLE FOR CONSIDERATION AS
SUBJECTS FOR A SUBDIVISION IN 2017.
8. REMAINING SYSTEM IS BASED UPON THE STATE PLANNING BOARD AND VERTICAL
DATE IS BASED UPON (NAD83) (2011) USED AND GRID SOLUTION
OF STATE GPS DATA.
9. SURVEY PERFORMED BY CONSTRUCTION SURVEY PROFESSIONAL, INC.
ON 10/10/17 DATE
CHECKED BY: J. J. JEFFERSON
ON 10/10/17 DATE
10. ZONING PLAN D-77233 IS BASED ON THE MAP OF SUBDIVISION IN GREEN
SYSTEM AND IS NOT THE RESULT OF A SURVEY.

ZONING INFORMATION

- DISTRICT: GCBD - CENTRAL ZONE COMMERCIAL BUSINESS DISTRICT
- REMARKS:
- 1. N/A
 - 2. N/A
 - 3. N/A
 - 4. N/A
 - 5. N/A
 - 6. N/A
 - 7. N/A
 - 8. N/A
 - 9. N/A
 - 10. N/A

ZONING CLASSIFICATION

- RA - RESIDENTIAL/COMMERCIAL
- GCBD-OZ - CENTRAL ZONE COMMERCIAL BUSINESS DISTRICT - OFFICE ZONE
- GCBD-CZ - CENTRAL ZONE COMMERCIAL BUSINESS DISTRICT - OFFICE ZONE

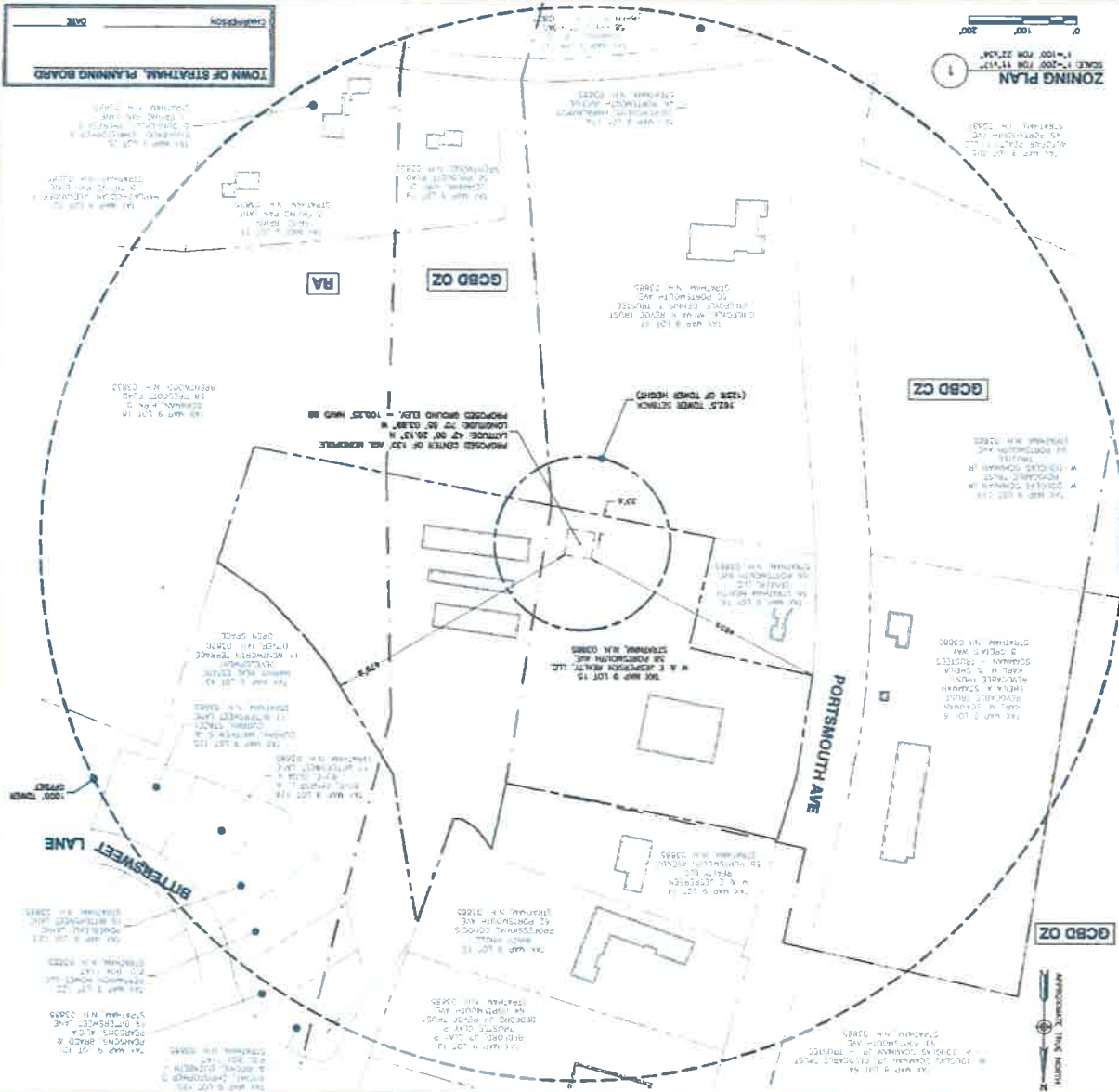
LEGEND

- EXISTING PROPERTY LINE
- EXISTING ROAD
- EXISTING COMPOUND
- EXISTING TOWER OVERHEAD
- EXISTING EASEMENT
- EXISTING BUILDING

ZONING PLAN

SCALE: 1"=100' FOR 22"X34"

1



TOWN OF STRATHAM PLANNING BOARD

DATE: _____

SHEET NUMBER: _____

ZONING PLAN

58 PORTSMOUTH AVE
STRATHAM, NH 03885

DATE: _____

PROJECT NUMBER: _____

DESIGNED BY: _____

CHECKED BY: _____

DATE: _____



Dewberry Engineering Inc.

100 Bittersweet Lane
Stratham, NH 03885

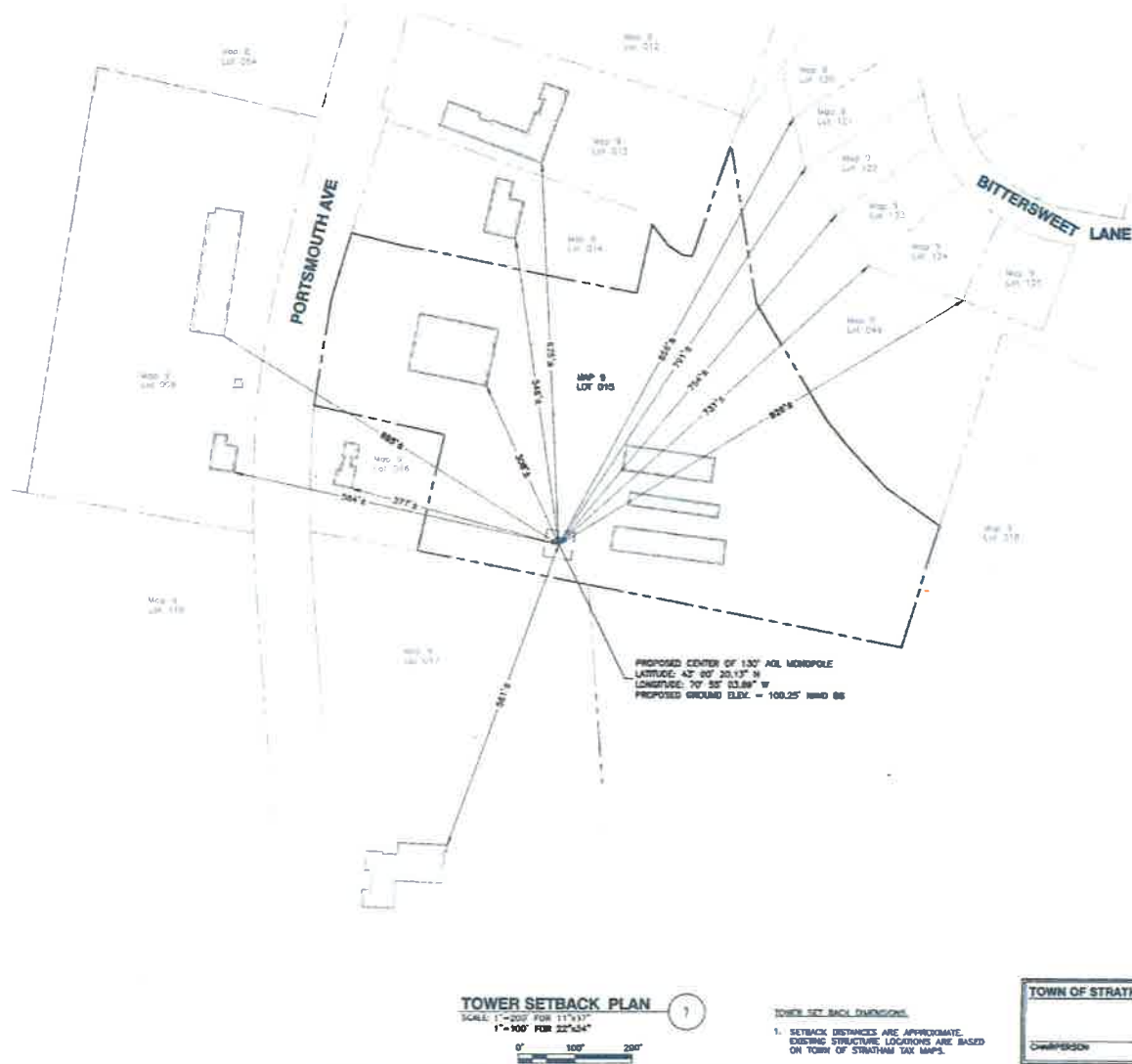
0 02/27/17 FOR SUBMITTAL

ZONING DRAWINGS

STRATHAM 2 NH

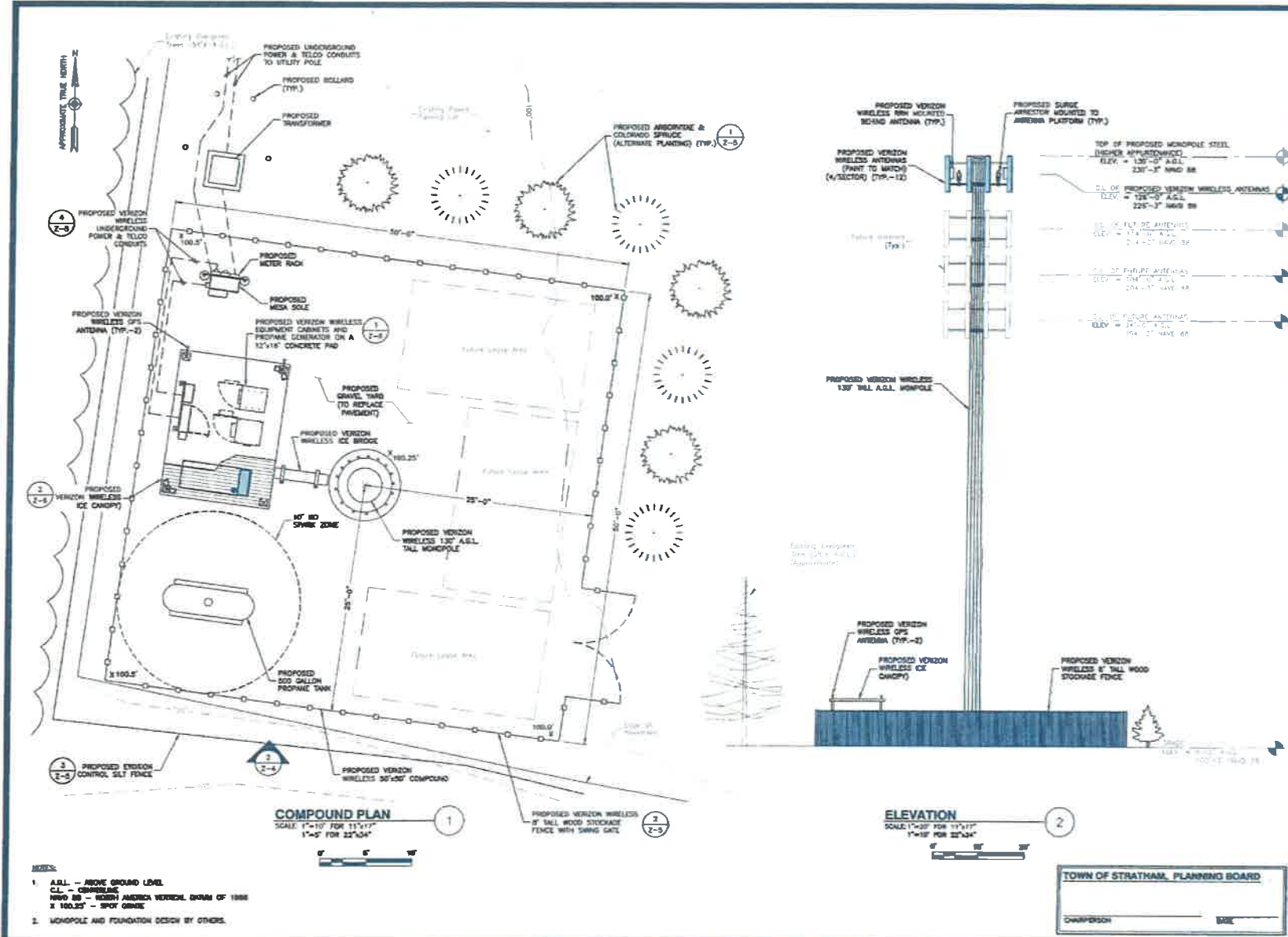
VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3534





1. SETBACK DISTANCES ARE APPROXIMATE.
EXISTING STRUCTURE LOCATIONS ARE BASED
ON TOWN OF STRATHAM TAX MAPS.





verizon
WIRELESS
VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3858

STRATHAM 2 NH

ZONING DRAWINGS

0 02/22/17 FOR SUBMITAL

Dewberry
Dewberry Engineers Inc.
285 HANOVER STREET
BOSTON, MASSACHUSETTS 02111
PHONE: 617-552-8800
FAX: 617-552-8800



DRAWN BY:	SK
REVIEWED BY:	WPT
CHECKED BY:	BBR
PROJECT NUMBER:	SC03880
JOB NUMBER:	SC03880
SITE ADDRESS:	

58 PORTSMOUTH AVE.
STRATHAM, NH 03885

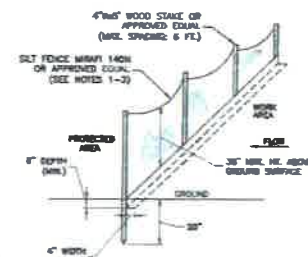
SHEET TITLE	
COMPOUND PLAN & ELEVATION	
SHEET NUMBER	



- WHEELWHEEL SLOPE (DEGREE TYPE) 45 160 3-1 (OR CHAIRS SLOPE) 160 160 (160/160)

GENERAL SLOPE (WINDUPT TYPE 44) MIN 2:1 ON GREATER SLOPES (MIN. 180 LBS./SQR. YD.)

- SILT FENCE BARRIER**
SCALE: N.T.S.



-

- JOINT SERVICE TRENCH BURIED CONDUIT
(ELECTRIC/TELEPHONE)

ZONING DRAWINGS

0	02/22/17	FOR SUBMITTAL
---	----------	---------------



Danbury Engineers Inc.
200 DANBURY STREET
YORBA LINDA
CALIFORNIA 91799
PHONE: 714/941-1111
FAX: 714/941-1111



DESIGNED BY:	SK
REMOVED BY:	MFT
CHECKED BY:	BBP
PROJECT NUMBER:	50080000
JOB NUMBER:	50080138
SITE ADDRESS:	

58 PORTSMOUTH AVE.
STRATHAM, NH 03885

SHEET TITLE

CONSTRUCTION DETAILS & NOTES

SHEET NUMBER

Z-5



CONCRETE PAD FOUNDATION

SCALE: 3/16" = 1' FOR 11" x 17"
3/8" = 1' FOR 22" x 34"



COMMITTEE FOR THE FUTURE:

1. GRADE SHALL SLOPE UP FROM THE CONCRETE PAD TO ALLOW FOR UNIFIED RUN OFF
2. BOUNDING STRIPS MEDIAN TO SOAK HOLE OR MANHOLE MATERIAL OR COMPACTED GRAVEL, FILL, EASE CONNECTION.
3. SUBGRADE AND FILL SHALL COMPRISE OF CLEAN SAND, NO OBSTRUCTIVE MATERIALS OR OBSTACLES TO BE USED.
4. FOUNDATION TO BE PLACED IN SUITABLE SOIL WITH A MINIMUM ALLOWABLE DESIGN BEARING CAPACITY OF 3000 PSF. IF SOIL CONDITIONS VARY FROM THOSE SHOWN, ADEQUATE CORRECTION TO MEET THE CONSTRUCTION REQUIREMENTS SHALL BE MADE.
5. FOUNDATION SHALL BE DETEILED, FABRICATED AND INSTALLED ACCORDING TO ACI-318.
6. COLD WEATHER/POUR WEATHER PROTECTION PLACEMENT SHALL BE IN ACCORDANCE WITH ACI 308 AND 309.
7. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
8. REINFORCING BARS SHALL CONFORM TO ASTM-A615 GRADE 60 SPECIFICATIONS AND BE DETEILED IN ACCORDANCE WITH ACI-318.
9. REMOVE ALL OBSTRUCTIVE MATERIAL PRIOR TO PLACEMENT OF SORE. IF FILLING IS REQUIRED, BACKFILL AND COMPACT WITH WELL-SOFTENED MATERIAL.
10. CONTINUE TO PROVIDE PROTECTION OF SORE PRIOR TO FILLING CONNECTION.



ISSN: 0013-790X



ICE CANOPY ISOMETRIC

1000
PAGE 813



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3856

STRATHAM 2 NH

ZONING DRAWINGS

0	02/22/17	FOR SUBMITTING
---	----------	----------------

 **Dewberry**®

Dewberry Engineers Inc.
300 SUMMIT STREET
10TH FLOOR
BOSTON, MA 02110
PH: 617.339.3400
FAX: 617.339.3400

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REVIEWED BY:	DATE:
--------------	-------

CONFIDENTIAL No.	
------------------	--

PROJECT NUMBER:	Section:
------------------------	-----------------

Abstract

SITE ADDRESS:

58 PORTSMOUTH AVE.
STRATHAM, NH 03885

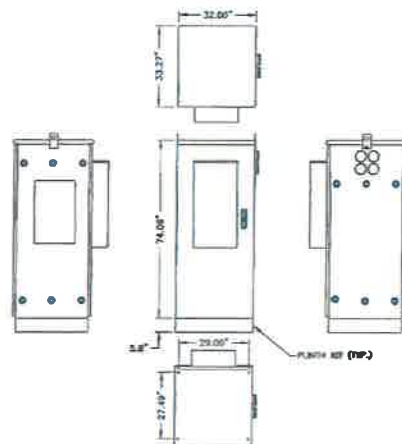
REPORT TITLE:

EQUIPMENT RATING: A

ICE CANOPY DETAILS

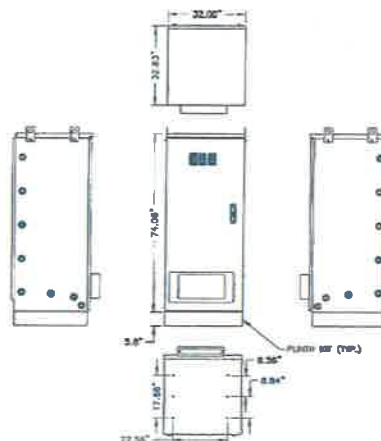
SHEET NUMBER

Z-6



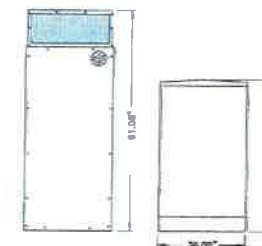
CHARLES CABINET CUBE-PM63912MC1

SCALE: 1/4"=1' FOR 31"x13"
1/2"=1' FOR 32"x34"



CHARLES CABINET CUBE-BB46E1HN1

SCALE: 1/4"=1' FOR 31"x13"
1/2"=1' FOR 32"x34"



20KW PROPANE GENERATOR

SCALE: 1/4"=1' FOR 11"x17"
1/2"=1' FOR 22"x36"



Construction Progress Schedule

58 Portsmouth Ave, Stratham NH

Sheet: _____ Site Name: Stratham 2 NH Beginning Date of: TBD

		Week 1							Week 2							Week 3							Week 4							Week 5						
YENBOB:	DESCRIPTION OF WORK	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S							
	Mobile																																			
	Site Work																																			
	Electrical Rough-in (In House)																																			
	Equipment Set																																			
	Final Electrical Connections																																			
	Towers, Antennas & Line Install																																			
	Site Clean-up																																			

NOTES:

- COVERED HANDOVER POST CONSTRUCTION WILL CONSIST OF 1-3 SITE VISITS MONITORED BY A VERIZON WIRELESS REPRESENTATIVE.
- SCHEDULE SHOWN IS CONCEPTUAL AND BASED OFF INFORMATION PROVIDED BY VERIZON WIRELESS.
- CONCRETE BREAK TEST REQUIRED TO MEET MINIMUM CONCRETE STRENGTH BEFORE STACKING MONOPOLE.

CONSTRUCTION SEQUENCE

SCALE: N.T.S.

2

NOTES:

- ALL UNITS ARE IN INCHES.
- CONTRACTOR TO VERIFY WITH C.A. FOR FINAL MANUFACTURER SPECIFICATIONS PRIOR TO CONSTRUCTION.



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

STRATHAM 2 NH

ZONING DRAWINGS

01/02/22/17 FOR SUBMITTAL



Dewberry Engineers Inc.
200 MARKET STREET
SUITE 200
BOSTON, MASSACHUSETTS 02108
PHONE: 617.552.1000
FAX: 617.552.1001



DRAWN BY: SK
 REVISION BY: WPT
 CHECKED BY: SKH
 PROJECT NUMBER: 50002803
 JOB NUMBER: 50002108
 SITE ADDRESS: _____

58 PORTSMOUTH AVE.
STRATHAM, NH 03885

SHEET TITLE: _____

EQUIPMENT DETAILS &
CONSTRUCTION SEQUENCE

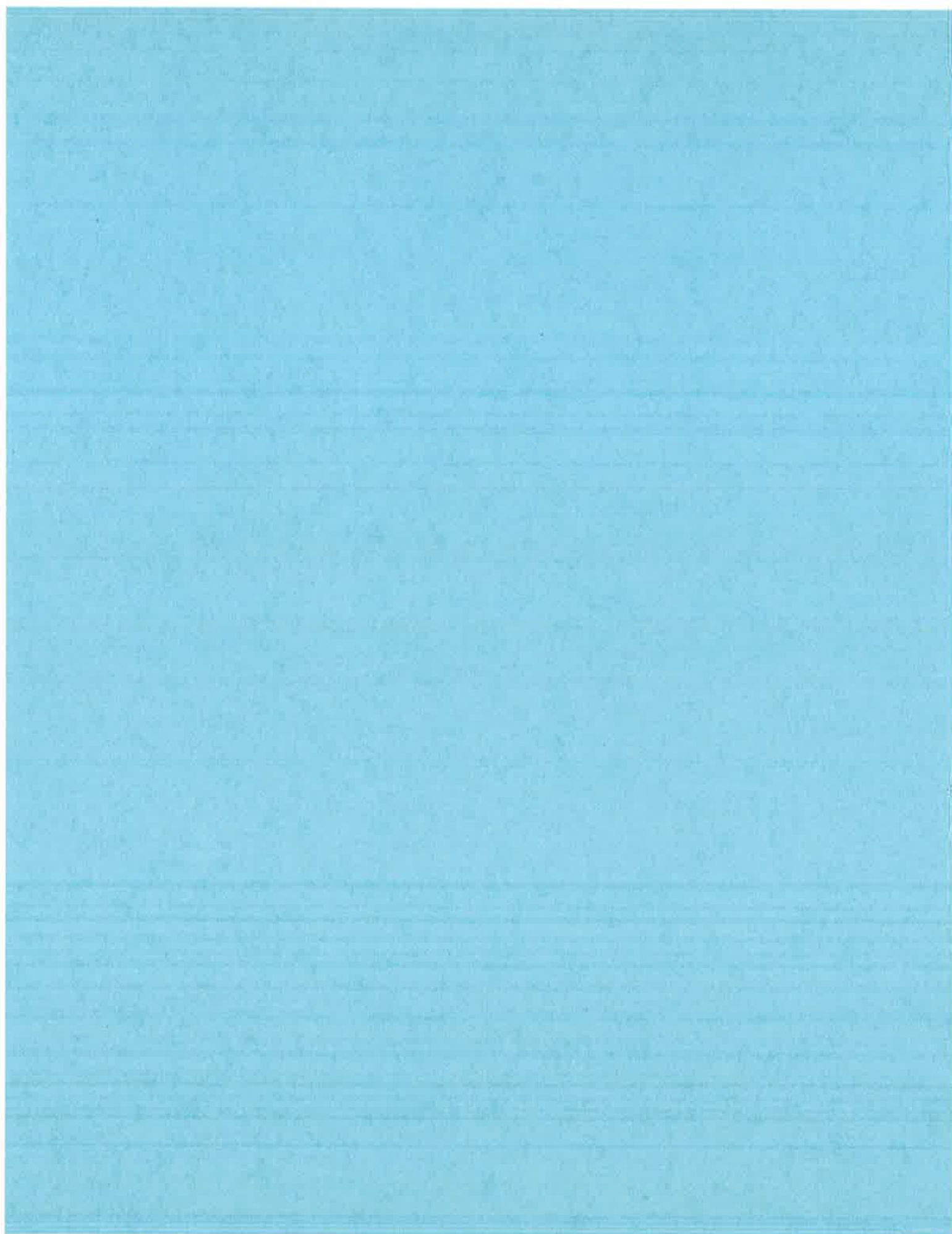
SHEET NUMBER: _____

Z-7

TOWN OF STRATHAM, PLANNING BOARD

CHAIRPERSON: _____

SECRETARY: _____



[To be printed on Town of Stratham Zoning Board or Planning Board Stationery]

To the New Hampshire municipalities shown on the attached list:

Re: Notice Pursuant to New Hampshire Revised Statutes Annotated, Section 12-K:7, of Application for Land Use Approvals Required to Construct a Personal Wireless Services Facility at 58 Portsmouth Avenue, Stratham, New Hampshire.

Dear Sir/Madam:

Cellco Partnership d/b/a Verizon Wireless ("VzW") has submitted applications to the Town of Stratham for the purpose of constructing a personal wireless services facility ("PWSF") on privately-owned property located at 58 Portsmouth Avenue in Stratham, New Hampshire. Pursuant to New Hampshire Revised Statutes Annotated, Chapter 12-K, Section 7, any municipality or state authority or agency which receives an application for the construction of a PWSF which will be visible from any other New Hampshire municipality within a 20 mile radius shall provide written notification of such application and pending action to each municipality within the 20 mile radius.

RSA 12-K:7 requires that notice be given to those municipalities where the proposed PWSF "will be visible." It is unlikely that the proposed tower will be visible from most communities within the 20 mile radius. However, rather than attempt to make that calculation, the Town of Stratham has chosen to notify all municipalities within a 20 mile radius of the proposed PWSF.

It is expected that the Stratham Planning Board will conduct a public hearing on April 5, 2017, and the Stratham Zoning Board will conduct a public hearing on April 11, 2017, to consider the application materials. Pursuant to RSA 12-K:7, municipalities within the 20 mile radius described above and their residents are allowed to comment at any public hearing related to the application.

In the meantime, if you have questions or comments about this notice, please contact this office.

Town Clerk of Barrington
333 Calef Highway, PO Box 660
Barrington, NH 03825

Town Clerk of Greenland
P.O. Box 100
Greenland, NH 03840

Town Clerk of Newton
PO Box 375, 2 Town Hall Rd.
Newton, NH 03858

Town Clerk of Brentwood
1 Dalton Road
Brentwood, NH 03833

Town Clerk of Hampton
100 Winnacunnet Road
Hampton, NH 03842

Town Clerk of North Hampton
PO Box 141, 237 Atlantic Ave.
North Hampton, NH 03862

Town Clerk of Candia
74 High Street
Candia, NH 03034

Town Clerk of Hampton Falls
1 Drinkwater Rd. Town Hall
Hampton Falls, NH 03844

Town Clerk of Northwood
818 First NH Turnpike
Northwood, NH 03261

Town Clerk of Chester
84 Chester Road
Chester, NH 03036

Town Clerk of Kingston
P.O. Box 657
Kingston, NH 03848

Town Clerk of Nottingham
PO Box 114
Nottingham, NH 03290

Town Clerk of Danville
P.O. Box 11
Danville, NH 03819

Town Clerk of Lee
7 Mast Road
Lee, NH 03824

Town Clerk of Plaistow
145 Main St., Ste. 2
Plaistow, NH 03865

City Clerk of Dover
288 Central Ave.
Dover, NH 03820

Town Clerk of Madbury
13 Town Hall Rd.
Madbury, NH 03823

City Clerk of Portsmouth
1 Junkins Ave.
Portsmouth, NH 03801

Town Administrator of Durham
15 Newmarket Rd.
Durham, NH 03824

Town Clerk of New Castle
PO Box 367, 49 Main Street
New Castle, NH 03854

Town Clerk of Raymond
4 Epping St.
Raymond, NH 03077

Town Clerk of Epping
157 Main Street
Epping, NH 03042

Town Clerk of Newfields
65 Main Street
Newfields, NH 03856

City Clerk of Rochester
31 Wakefield St.
Rochester, NH 03867

Town Clerk of Exeter
10 Front Street
Exeter, NH 03833

Town Clerk of Newington
205 Nimble Hill Rd.
Newington, NH 03801

Town Clerk of Rye
10 Central Rd.
Rye, NH 03870

Town Clerk of Fremont
P.O. Box 120
Fremont, NH 03044

Town Clerk of Newmarket
186 Main Street
Newmarket, NH 03857

Town Clerk of Salem
33 Geremonty Dr.
Salem, NH 03079

TOWN CLERK OF SANDOWN
PO BOX 583
SANDOWN, NH 03873

TOWN CLERK OF SEABROOK
PO BOX 476, 99 LAFAYETTE
ROAD
SEABROOK, NH 03874

CITY CLERK OF SOMERSWORTH
1 GOVERNMENT WAY
SOMERSWORTH, NH 03878

TOWN CLERK OF STRATHAM
10 BUNKER HILL AVE
STRATHAM, NH 03885



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Town Clerk of Barrington
333 Calef Highway, PO Box 660
Barrington, NH 03825

Town Clerk of Greenland
P.O. Box 100
Greenland, NH 03840

Town Clerk of Newton
PO Box 375, 2 Town Hall Rd.
Newton, NH 03858

Town Clerk of Brentwood
1 Dalton Road
Brentwood, NH 03833

Town Clerk of Hampton
100 Winnacunnet Road
Hampton, NH 03842

Town Clerk of North Hampton
PO Box 141, 237 Atlantic Ave.
North Hampton, NH 03862

Town Clerk of Candia
74 High Street
Candia, NH 03034

Town Clerk of Hampton Falls
1 Drinkwater Rd. Town Hall
Hampton Falls, NH 03844

Town Clerk of Northwood
818 First NH Turnpike
Northwood, NH 03261

Town Clerk of Chester
84 Chester Road
Chester, NH 03036

Town Clerk of Kingston
P.O. Box 657
Kingston, NH 03848

Town Clerk of Nottingham
PO Box 114
Nottingham, NH 03290

Town Clerk of Danville
P.O. Box 11
Danville, NH 03819

Town Clerk of Lee
7 Mast Road
Lee, NH 03824

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Exeter, NH 03833

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205 Nimble Hill Rd.
Newington, NH 03801

Town Clerk of Rye
10 Central Rd.
Rye, NH 03870

Town Clerk of Fremont
P.O. Box 120
Fremont, NH 03044

Town Clerk of Newmarket
186 Main Street
Newmarket, NH 03857

Town Clerk of Salem
33 Geremonty Dr.
Salem, NH 03079



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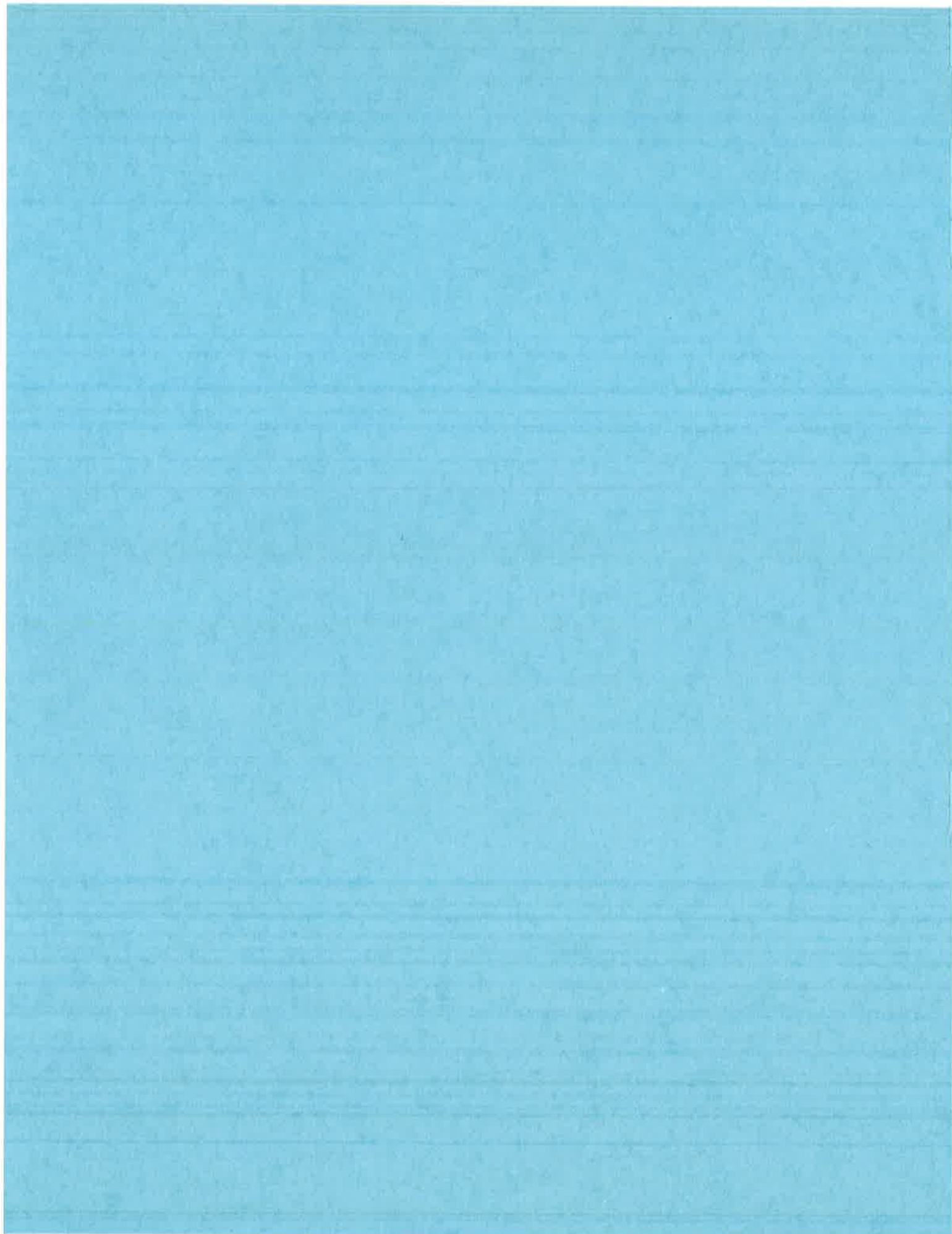
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TOWN CLERK OF SANDOWN
PO BOX 583
SANDOWN, NH 03873

TOWN CLERK OF SEABROOK
PO BOX 476, 99 LAFAYETTE
ROAD
SEABROOK, NH 03874

CITY CLERK OF SOMERSWORTH
1 GOVERNMENT WAY
SOMERSWORTH, NH 03878

TOWN CLERK OF STRATHAM
10 BUNKER HILL AVE
STRATHAM, NH 03885



COLLOCATION AGREEMENT

This Collocation Agreement is effective as of the later of the dates on which it is signed below by the parties hereto, between the Town of Stratham, New Hampshire ("STRATHAM"), with its principal offices located at 10 Bunker Hill Avenue, Stratham, New Hampshire 03885 and Cellco Partnership d/b/a Verizon Wireless ("VERIZON"), with its principal office located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404). STRATHAM and VERIZON are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

Whereas VERIZON has obtained zoning and site plan approval from the Stratham Zoning and Planning Boards to construct a 130' personal wireless services facility, in the form of a monopole, at 58 Portsmouth Avenue, Stratham, NH.

Whereas, the Stratham Zoning Ordinance ("Ordinance") at Section 19.7.4 addresses collocation, requiring as a condition of approval that the applicant make any new tower available for collocation.

Wherefore, the Parties agree to the following:

VERIZON agrees to allow for the maximum number of collocations upon the constructed monopole as follows:

- To the extent such collocations can exist while minimizing adverse impacts noted in the Ordinance;
- Subject to reasonable fees and costs to other telecommunications providers, and;
- Pursuant to eligible facilities requests by other telecommunications providers as defined in Section 6409(a), Title VI of the Spectrum Act (codified as 47 U.S.C. §

1455(a)), and rules promulgated thereunder, currently 47 C.F.R.31.40001; RSA Ch. 12-K, as they may be amended, and;

- Subject to approval by the Stratham, NH Building Inspector.

Such collocations will not be granted should they interfere with the use and/or operation of VERIZON's telecommunication facilities or those of any other telecommunications providers, or STRATHAM's public safety communications facilities, already located on the monopole.

Furthermore, VERIZON shall maintain the right to replace, repair, add or otherwise modify its utilities, fiber optic lines, equipment, antennas and/or conduits or any portion thereof and the frequencies over which its equipment operates.

IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals on the dates written below.

TOWN OF STRATHAM, NEW HAMPSHIRE

By: _____

Name: _____

Title: _____

DATE: _____

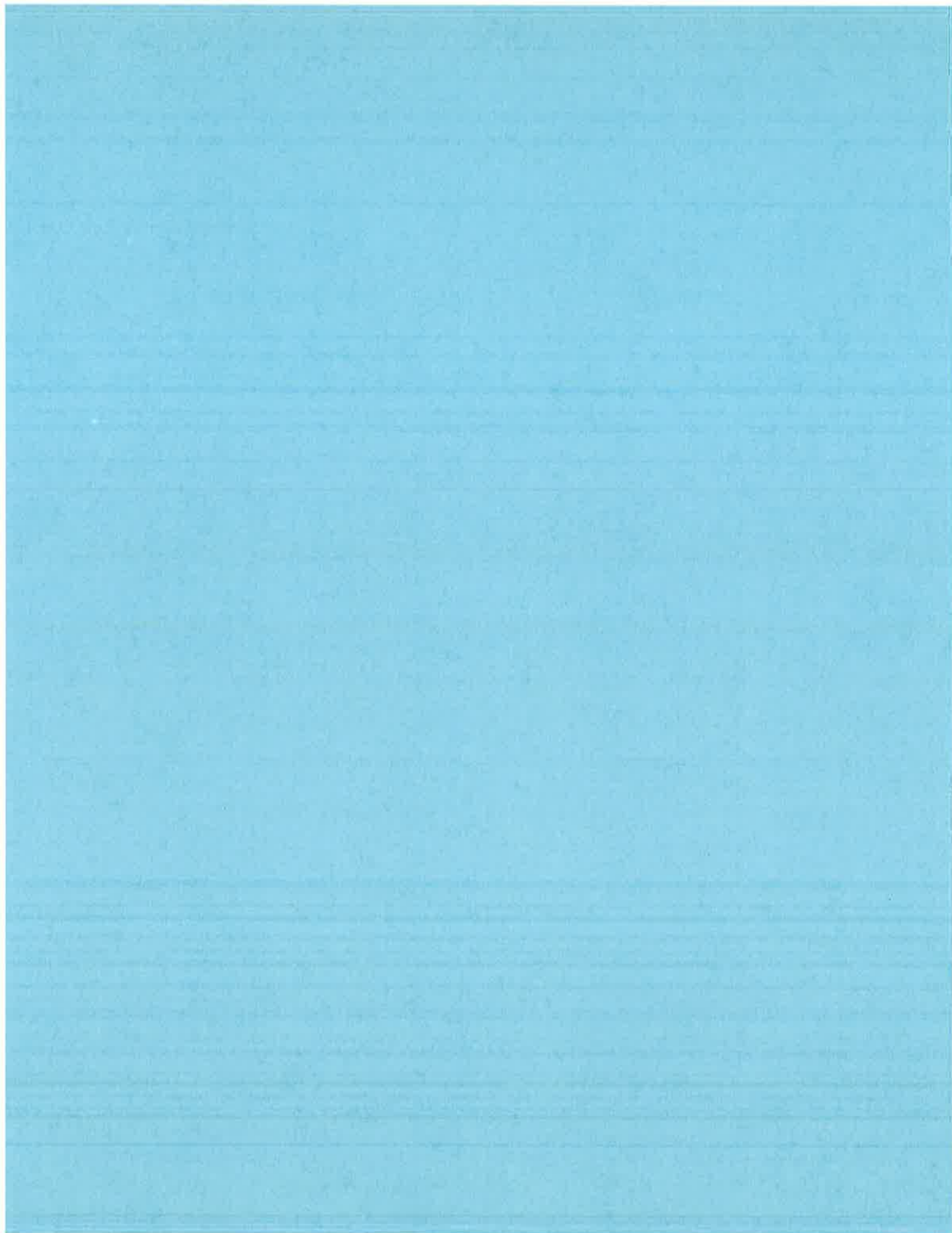
CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS

By: _____

Name: Andrew Allen

Title: Director Network Field Engineering

DATE: _____



Real Estate Consultants of New England, Inc.

Thomas W. Hildreth
McLane Law
900 Elm Street
P.O. Box 326
Manchester, NH 03105-0326

RE: Proposed Wireless Communication Facility
Site: Stratham 2 NH
28 Bunker Hill Rd, Stratham, NH

September 9, 2015

Dear Tom,

I have completed a market study investigating the potential impact that cellular towers may have on adjacent residential property values.

The intended user of this report is the Stratham, NH Land Use Permitting Boards in their deliberations relative to the applications submitted for your client.

The purpose of this study is to provide substantive data to answer the following question: *Will the granting of the application diminish the value of surrounding properties?*

This letter contains a summary of my research into this question and the rationale used to arrive at my conclusions.

The work consists of an inspection of the area around the tower site, a review of the materials relating to the proposed tower and research into sales of properties throughout the region that are located in close proximity or have visual exposure to a cellular communication tower.

Additionally I have conducted a national survey of appraisers regarding this question.

This report contains the following sections:

Property description: Containing a brief description of the site and the surrounding area.

New Hampshire & Massachusetts market research: Information developed about sales of property located in close proximity to a communication tower.

General market research: Information obtained from other appraisers known to have researched this same question.

Summary and conclusions: Developed based upon the information contained therein.

It is my opinion that the proposed tower will have no measurable impact on surrounding property values.

Sincerely



Andrew G. LeMay
SRA, SRPA, CNHA, NHC GA #8

Copyright

This report is copyrighted. ALL RIGHTS RESERVED. It is only for the use of the Stratham, New Hampshire Land Use Permitting Boards. No part of this document may be reproduced, stored or transmitted in any form, for any reason or by any means, whether re-drawn, enlarged or otherwise altered including mechanical, photocopy, digital storage & retrieval or otherwise, without the prior written permission from Real Estate Consultants of New England, Inc., the copyright owner. The text, layout and designs presented in this document, as well as the document in its entirety, are protected by the copyright laws of the United States (17 U.S.C. 101 et seq.) and similar laws in other countries.

Assumptions and Limiting Conditions

This report is written subject to the following assumptions and limiting conditions. Because a proper understanding of the analysis and conclusions contained in this report requires an awareness of these assumptions and limiting conditions, parties using this report are asked to carefully review and consider them when reading the report.

This report is written with the understanding and intention that it is to be used only in conjunction with the request before the Stratham, New Hampshire Land Use Permitting Boards.

The information contained in this report is specific to the needs of the client and for the intended use stated in the report. Parties using this report for any purpose other than that stated herein must assume full responsibility and do so at their own risk. I cannot accept any responsibility for any damages suffered by third parties as a result of the unauthorized or inappropriate use of this report.

This report is prepared for the exclusive use of the client identified in this report. The report is based upon the data available to me at the time of preparation of this document.

Distances estimated from the sales to the towers are based upon GIS technology, not physical measurements by the author.

By reason of this report, I am not required to give further consultation, testimony, depositions, or be in attendance for any legal proceeding with reference to the subject property unless prior arrangements have been previously made.

Information contained herein that has been obtained from third parties is assumed to be correct and reliable.

General comment

A commonly held opinion is that the value of a home is negatively affected if it is close to a cell tower or a cell tower can be seen from the property.

Randall Bell, MAI in his work Real Estate Damages: An Analysis of Detrimental Conditions¹, makes the following statement:

"The most significant issue in assessing the consequences of a detrimental condition on residential property values is the general predisposition of people to believe that detrimental conditions affect residential property values. ...If market value is going to be affected, then this particular attribute has to be given enough weight in the decision process of buyers and sellers to have a material effect on the price. In other words, the detrimental condition issue has to be important relative to all the other variables that influence the home purchase decision, (public safety, quality of schools, access to employment, church or synagogue, or friends and relatives, special features of the home, affordability, etc.)"

The way to determine qualitatively if an attribute affects value is to identify property sales having the attribute under study and interview the buyers asking specifically if the attribute carried enough weight to materially affect the amount they paid for the property. Positive answers indicate there was an effect; a negative response indicates there was no effect.

If it appears from the interviews that the attribute affected the price paid, the next step is to quantitatively estimate the amount of the effect through paired sales analysis.

Buyers are the *market makers*; only through their buying decisions can it be determined if and to what extent the presence or absence of a neighborhood attribute has an effect on value.

In seeking the answer to the question; "*Will the granting of the requested permits impact the value of surrounding properties?*" Numerous communities were examined throughout New Hampshire and Massachusetts; sales in residential neighborhoods located close to cell towers were identified. Each sale was verified with one or more of the parties directly related to the transaction (the buyer or the listing or buyer's broker).

¹ Bell, Randall, Real Estate Damages: An Analysis of Detrimental Conditions, Chicago: Appraisal Institute 1999, page 38.

Certification

The undersigned certifies that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, are our personal, impartial, and unbiased professional analyses, opinions, conclusions and recommendations.

I have not provided the following valuation services on the property within the preceding three years from the date of this report: Listing, selling, repairs, maintenance, appraisal, consulting, review, property inspections, and tax abatements

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.

I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.

As of the date of this report I have completed the recommended requirements under the continuing education program of the Appraisal Institute.



Andrew G. LeMay
SRA, SRPA, CNHA, NHCG #8

Property Description: 28 Bunker Hill Avenue, Stratham, NH

Proposed Monopole

The 2.09 acre site is irregular in shape and is improved with a two (2) story Gambrel style single family home with attached garage.

Except for the area surrounding the home the site is well covered with mixed hardwoods of varying sizes. Access to the site is by a shared private drive off Bunker Hill Avenue. The tract is irregular in shape and the topography is mixed ranging from rolling to hilly. The lot is identified as Tax Map 9 Lot 51 and is zoned Residential Agricultural.

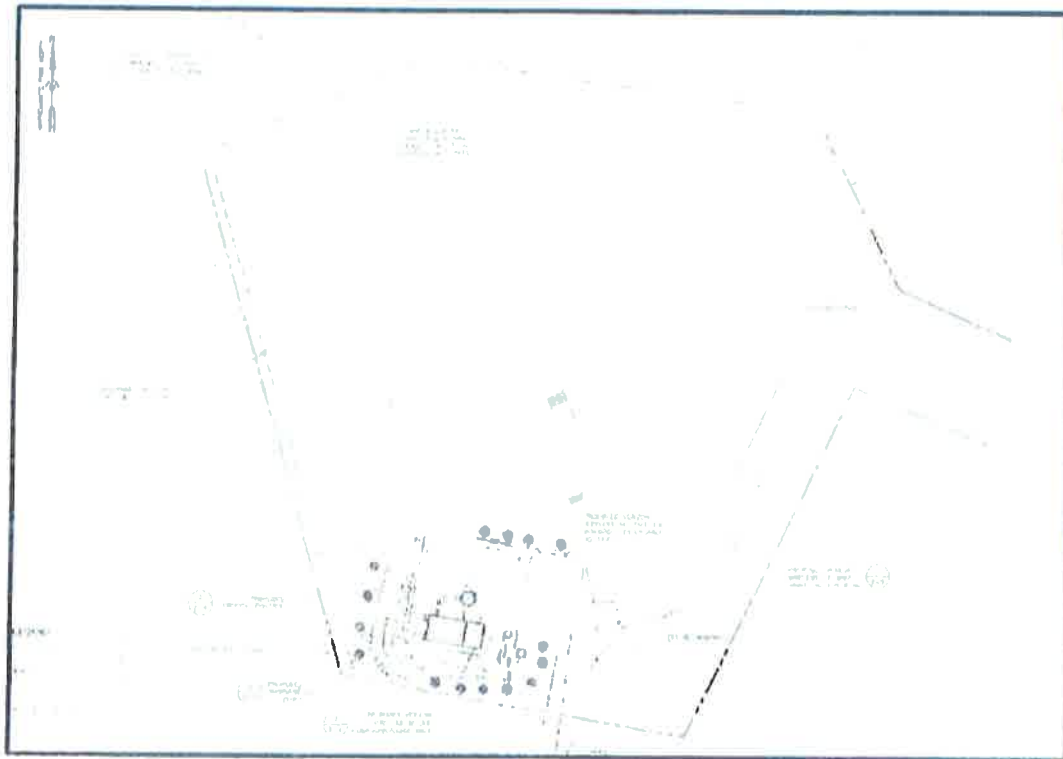
The proposed tower is to be located at Latitude: 43 degrees 00 minutes 31.78 seconds north and Longitude 70 degrees 51 minutes 49.91 seconds west as depicted on the following pages.

The proposed 90 foot tower and the equipment shelter will be located within a fenced 50 x 50 foot section of the site that is to be leased to Verizon Wireless. Access to the site will be by a 12 foot gravel drive located off the existing driveway that services the home. This part of the site is covered with mixed hardwoods. In order to be effective, communication towers require unobstructed lines of sight. The proposed location is designed to the greatest extent possible to minimize its visibility from surrounding properties.

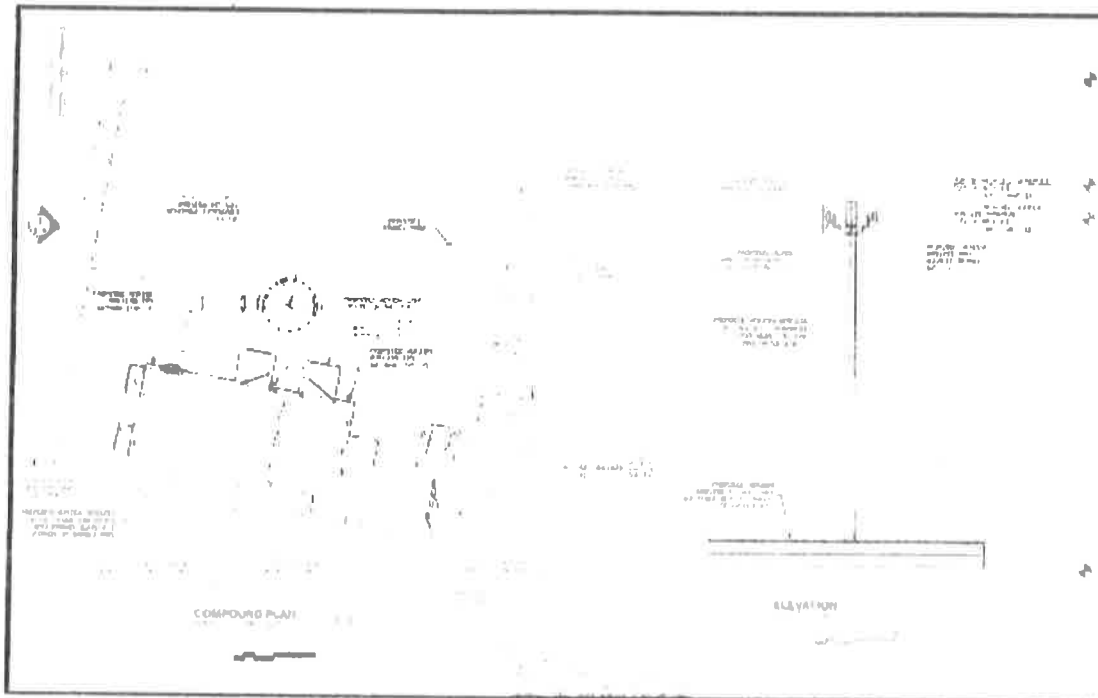
The majority of the surrounding land uses consist of single family homes and commercial / institutional land uses to the west.

Due to the topography, the existing tree growth and the proposed location of the tower, I am of the opinion that while portions of the tower may be visible from some of the surrounding properties, their values will not be measurably impacted.

Proposed access and Tower location



Tower profile showing pertinent details of physical improvements



In this instance the applicant has commissioned a “balloon simulation” in order to assist the Board in visualizing the proposed tower as it relates to surrounding properties. The simulations can be compared to the sale data contained in this report.

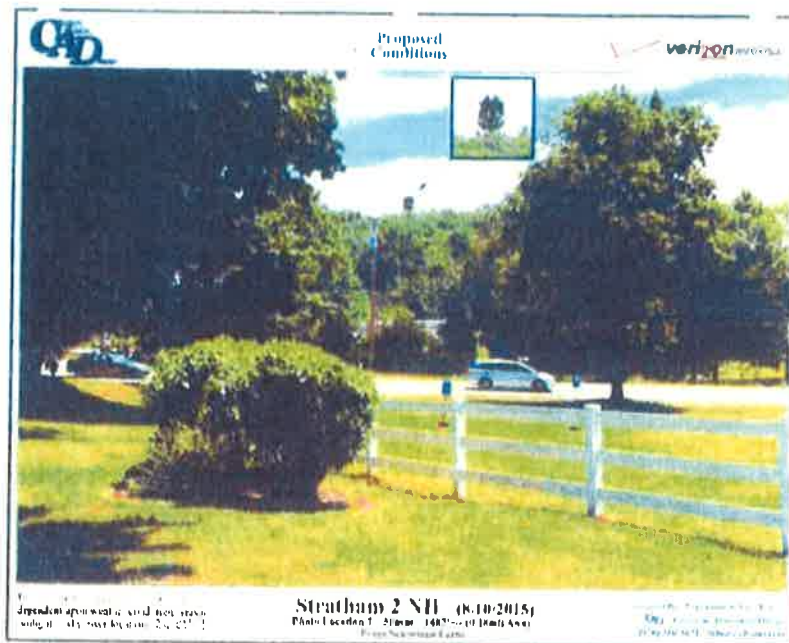
The reader must keep in mind that every property is unique just as every tower is unique; as a result the visual impact of the proposed tower to surrounding properties will not be identical to the examples contained herein. However the examples illustrate a wide range of visual exposure which can be related to the simulations presented for the proposed tower.













Stratham N.H. market research

For these studies we attempt to identify recent sales of homes having either proximity to or a view of a communication tower in the community in which a tower is proposed. Often we include surrounding communities in our search in an effort to find additional data.

In this instance we identified sales in Stratham, Newfields, North Hampton and Newmarket; information about these sales is provided on the following pages.

Stratham N.H. market research

I checked for sales in Stratham around existing tower sites and identified two sales in proximity to a tower located on Long Hill Rd.

A minimum search radius of 1,000 feet +/- was used in order to "capture" any recent residential sales. The Town has generally undulating terrain and the community has considerable mature tree growth, especially in residential areas.

For each data set I have prepared a spreadsheet that matches selected sales to the average prices paid for similar properties having sold during the years examined.

Each sale property is shown in ***bold italics***. Underneath each sale are the averages calculated for the competitive sales examined. The data (from left to right) is: the number of competitive sales, the size range examined, the average lot size in acres, the average listing price, average sale price, average percent variance between the list and sale price, average room, bedroom, bath count, average garage size and average days on market.

While some variance is normal when examining numerous sales, there is no indication that any of the above identified sales are impacted by the presence of a cell tower.

The Long Hill Rd site has a 200 foot guyed lattice tower nestled in trees at the end of Long Hill Rd. Surrounding development is primarily single family homes. Using a 1,000 foot search ring resulted in two residential sales near this site having a view of the tower.

17 Easton Hill Lane is 1,229 feet from the tower and has clear visibility of the tower from the yard and the home as well as sections of the road. This home was not marketed but was sold by a buyer agent who canvassed the area for a client; therefore it has no marketing time reported.

10 Gifford Farm Lane is 1,000 feet from the tower and has a partial view of the tower from the front yard and the street.

St. No.	Street	Dist to Tower	Lot Acres	Style	Year Built	Close Date	List Price	Close Price	% Diff	SqFt Fin	Rooms	BR	Baths	Gar. Cap.	Dom
17	overall averages		1.96	Colonial	1982		\$561,653	\$551,054	98%	3,550	10	4	3	2	54
<i>Twr Vlz 17</i>	<i>Easton Hill Lane</i>	<i>1,229</i>	<i>1.32</i>	<i>Colonial</i>	<i>1999</i>	<i>7/28/2014</i>	<i>\$0</i>	<i>\$649,000</i>	<i>0%</i>	<i>4,494</i>	<i>9</i>	<i>5</i>	<i>3</i>	<i>2</i>	<i>2</i>
5	ave>= 3,600 <=5,600 sf		1.50		1997		\$615,940	\$597,855	97%	4,265	10	4	4	2	59

St. No.	Street	Dist to Tower	Lot Acres	Style	Year Built	Close Date	List Price	Close Price	% Diff	SqFt Fin	Rooms	BR	Baths	Gar. Cap.	Dom
33	overall averages		1.92		1979		\$577,583	\$514,513	97%	3,132	9	4	3	2	98
<i>Twr Vlz 10</i>	<i>Gifford Farm Rd</i>	<i>1,000</i>	<i>5</i>	<i>Colonial</i>	<i>1989</i>	<i>6/29/2015</i>	<i>\$599,900</i>	<i>\$595,500</i>	<i>99%</i>	<i>4,352</i>	<i>11</i>	<i>4</i>	<i>4</i>	<i>3</i>	<i>25</i>
20	average>=3,000<=4,800		2.15		1978		\$605,174	\$587,173	97%	3,676	10	4	3	3	121

The selected sales have both proximity and visual exposure to portions of the tower. The total number of sales originally identified was reduced to only those sales having similar living area to the properties listed in the chart above. This was done to see if any measurable difference exists between the study properties to the sales.

The conclusion to be drawn from the above sales is that the presence of the tower did not impact the marketing time or price paid when matched to other similar sales in the community

Newfields N.H. market research

I checked for sales in Newfields around existing tower sites and identified four sales in proximity to a tower located on Baker St.

A minimum search radius of 1,000 feet +/- was used in order to "capture" any recent residential sales. This section of Newfields has mature tree growth.

The Baker Street site has a 130 foot monopole tower set in a wooded area to the north of Main St and west of Rte. 108. Surrounding development is primarily single family homes. Using a 1,000 foot search ring produced four residential sales near this site.

The sales were identified as: 44 Main St is 500 feet from the tower which cannot be seen from this home. This home took an extended period to sell. When questioned about this the Broker indicated that this home was quite small and although it was in good condition the pool of potential buyers was considerably reduced because of the size and it had 2 bedrooms on the second floor and one on the first. It was also close to the Main St overpass of Rte. 108. The agent was unaware that there was a tower 500 feet from this property.

59 Main St is 600 feet from the tower which cannot be seen from this home. 64 Main St is 765 feet from the tower which cannot be seen from this home. 54 Main St is 500 feet from the tower which cannot be seen from this home. These three sales all were screened from the tower due to tree growth.

St. No.	Street	Dist to Tower	Lot Acres	Style	Year Built	Close Date	List Price	Close Price	% Diff	SqFt Fin	Rooms	BR	Baths	Gar. Cap.	DOM
39	Overall averages		3.84	all styles	1924		\$390,997	\$376,069	95%	2,540	8	3	3	2	111
No Viz	44 Main Street	500	0.15	Antique	1860	2/26/2015	\$269,900	\$269,900	100%	1,431	6	3	2	0	249
6	ave>=1,300 <=3,100 Sf		0.79		1868		\$266,050	\$247,167	90%	2,372	9	4	2	1	98
No viz	59 Main Street	600	0.41	Cape	1986	7/1/2014	\$349,900	\$350,250	100%	2,208	8	4	3	2	81
4	ave>=1,259 <=3,400 Sf		3.08		1997		\$329,700	\$306,375	94%	2,381	7	3	3	2	118
No Viz	64 Main	765	1.02	Greek Rev	1849	2/20/2015	\$459,900	\$471,000	102%	2,768	9	4	2	0	13
6	ave>=2,600 <=3,100 Sf		1.96		2000		\$445,850	\$436,633	98%	2,865	9	4	3	2	92
No Viz	54 Main Street	500	2.10	Colonial	1850	6/27/2013	\$474,900	\$474,900	100%	3,331	12	4	3	0	13
6	ave>=2,800 <=3,500 Sf		2.89		1963		\$493,950	\$484,983	98%	3,149	10	4	4	2	200

The selected sales have proximity but no visual exposure to the tower. The total number of sales originally identified was reduced to only those sales having similar living area to the properties listed in the chart above. This was done to see if any measurable difference exists between the study properties to the sales.

The conclusion to be drawn from the above sales is that the presence of the tower did not impact the marketing time or price paid when matched to other similar sales in the community.

North Hampton N.H. market research

I checked for sales in North Hampton around existing tower sites and identified one sale in proximity to a tower located on Walnut St next to I-95 north.

A minimum search radius of 1,000 feet +/- was used in order to "capture" any recent residential sales. This section of the community has mature tree growth.

The Walnut St site has a 90 foot monopole tower set in a wooded area to the south of Walnut St and east of I-95. Surrounding development is primarily single family homes with some commercial as well. Using a 1,000 foot search ring produced one residential sale near this site.

The sale identified as 15 Walnut St is 930 feet from the tower which cannot be seen from this home but part of the tower can be seen from the street in front of the home.

St. No.	Street	Dist to tower	Lot Acres	Style	Year Built	Close Date	List Price	Close Price	% dif	SqFt Fin	Rooms	BR	Bath	Gar.	Cap.	DOM
18	overall averages		1.10	Ranch	1960		\$253,017	\$246,545	96%	1,184	6	3	1	1		43
Street via 15	Walnut	930	0.42	Ranch	1960	3/19/2015	\$274,900	\$270,000	98%	1,300	6	3	1	2		4
9	ave>=1,200 <=1460 sf		0.73		1956		\$251,722	\$245,401	97%	1,322	6	3	2	1		50

The selected sale has proximity but no direct visual exposure to the tower. The total number of sales originally identified was reduced to only those sales having similar living area to the properties listed in the chart above. This was done to see if any measurable difference exists between the study properties to the sales.

The conclusion to be drawn from the above sales is that the presence of the tower did not impact the marketing time or price paid when matched to other similar sales in the community.

Newmarket N.H. market research

I checked for sales in Newmarket around existing tower sites and identified one sale in proximity to a tower located on Wadleigh Falls Rd.

A minimum search radius of 1,000 feet +/- was used in order to "capture" any recent residential sales. This section of the community has mature tree growth.

The Wadleigh Falls Rd site has a 199 foot monopole tower located at the Newmarket DPW garage (Rte. 152). Surrounding development is primarily single family homes with some light commercial influence. Using a 1,000 foot search ring produced one residential sale near this site.

The sale identified as 1 Lungs Lane is 1,000 feet from the tower which cannot be seen from this home due to tree growth.

St. No.	Street	Dist to tower	Lot Acres	Style	Year Built	Close Date	List Price	Close Price	% Diff	SqFt Fin	Rooms	BR	Baths	Gar. Cap.	Dom	
21	overall averages		1.27	Colonial	1968		\$308,824	\$302,229	98%	2,398	8	4	3	2	47	
No viz	1	Lungs Lane	1,000	1.13	Colonial	2009	7/30/2014	\$249,900	\$245,000	98%	2,330	6	3	3	2	8
10	Ave>=1,900 <=2,600		1.29		1989		\$300,960	\$297,650	99%	2,204	8	4	3	2	55	

The selected sale has proximity but no direct visual exposure to the tower. The total number of sales originally identified was reduced to only those sales having similar living area to the properties listed in the chart above. This was done to see if any measurable difference exists between the study properties to the sales.

The conclusion to be drawn from the above sales is that the presence of the tower did not impact the marketing time or price paid when matched to other similar sales in the community.

To augment the findings presented thus far I am including data from research done in New Hampshire and Massachusetts, results of a survey of assessors and appraisers and statements and conclusions from reports prepared by other appraisers who have completed site-specific analysis or general market research in order to determine if verifiable market data exists supporting the opinion that the presence of a cell tower has a deleterious impact on surrounding property values.

New Hampshire market research

In addition to the preceding data I am including qualitative information about sales of homes throughout New Hampshire that are close to or that have a view of a communication tower. The following sales cover homes valued from \$149,000 to \$859,900.

While some of these examples are older they cover a large geographic section of New Hampshire and a broad value range. The examples also consider homes both close and far away from towers.

This provides a wide ranging perspective of the state-wide research we have completed investigating this issue.

Sandwood Crossing at Thirty Pines is a new residential development located in the Concord New Hampshire area that is currently being built and actively marketed. Located within 100 yards of this development is a 180 foot monopole cell tower. The tower is not camouflaged or disguised in any way and looms over a large section of the first phase of the development.



I visited the on-site sales office and spoke with an agent from Innovative Realty the exclusive marketing agent for the project. I asked about the general sales activity and if the presence of the cell tower had elicited any negative comments from potential buyers or otherwise impacted the prices being paid for the homes. The agent indicated that sales activity has been excellent and that there had been no reduction in prices as a result of the presence of the tower. She stated that prices had been increasing as sales progressed with no buyer resistance or increase in marketing time. In other words business is good and the homes are selling, the buyers do not perceive the presence of the tower as a negative influence.

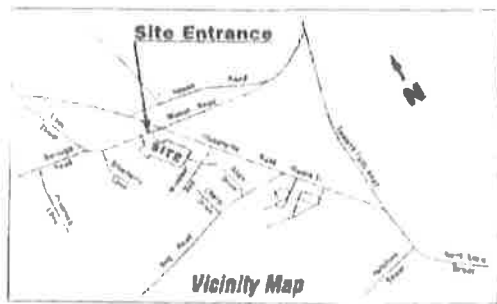
The development has Colonial, Cape and Ranch style homes in eight different design choices. The sales range in living area size from 1,406 to 2,392 square feet of living area.

After reviewing the sales information I determine that the homes with visual tower exposure located on lots 101, 102, 40, and 7 sold for \$140 to \$163 per square foot of living area. I also determined that the properties with no visual exposure to the tower due to the surrounding tree growth (lots 93, 96, and 97) sold for \$116 to \$147 per square foot of living area.

After reviewing the sale data I was unable to find any evidence that there is a measurable impact on residential values due to the proximity of or the ability to see the cell tower.

The following page contains a site plan showing the lots and their location to the cell tower

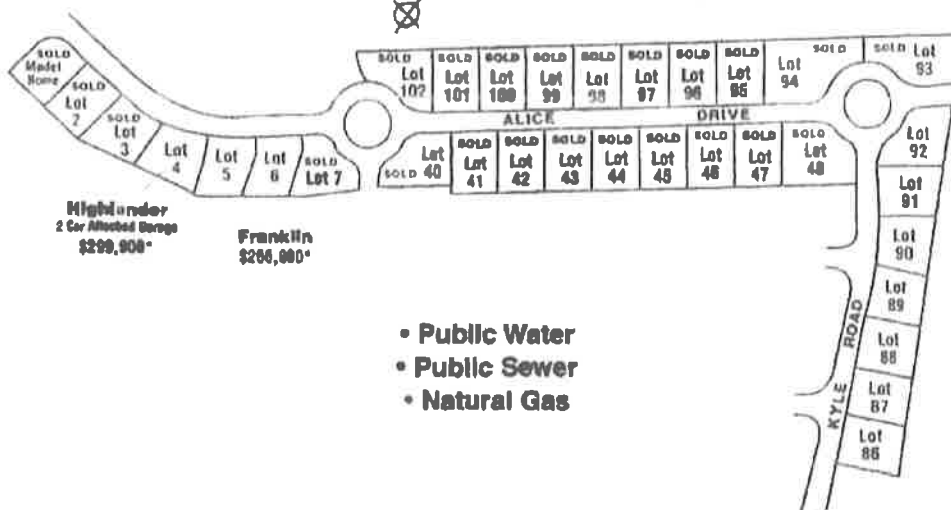
Site Plan



180' Monopole
200 sq ft fenced equipment area
200 sq ft equipment building
3 antenna arrays



Penacook, NH
Model Phone: (603) 753-9419



Built By:

STARTER
BUILDING & DEVELOPMENT

Updated August 9, 2005
*Prices Subject to Change



Marketed Exclusively By:
Innovative Realty

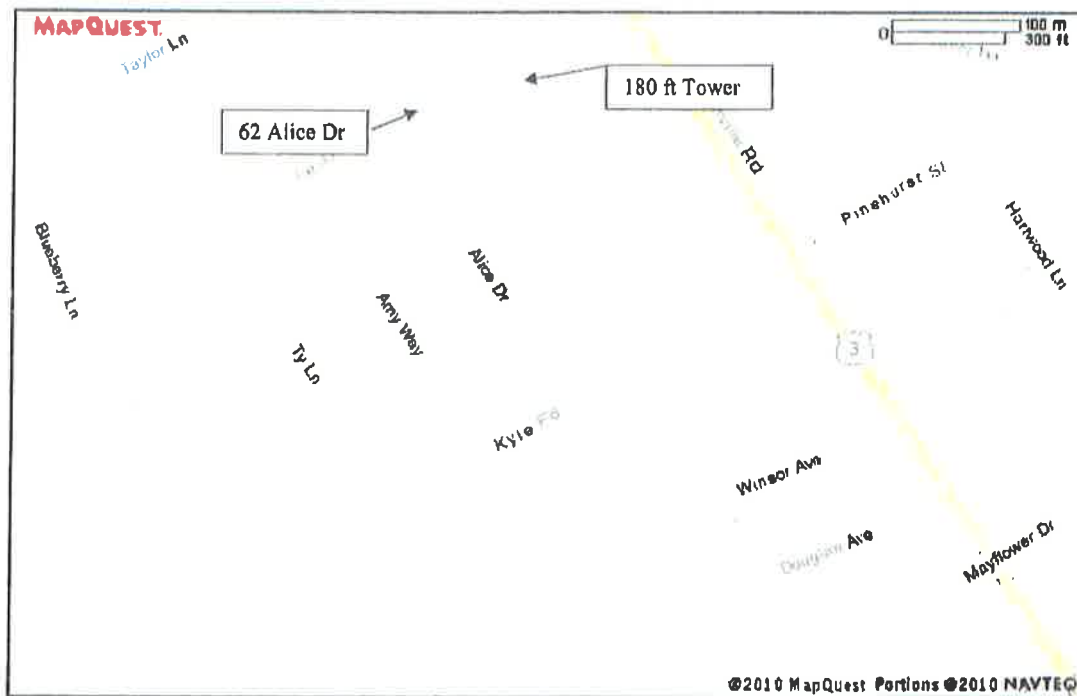
66 Gilcrest Rd. • Londonderry, NH 03053 • 800-350-4442 • 603-425-2300 • FAX: 603-425-7862

Concord, NH market research

In Sandwood Crossing the home at 62 Alice Drive (Lot 102) in Concord, NH sold in June for \$264,100. This .28 acre lot is improved with a six-room, three-bedroom home built in 2005. Located directly behind this home 320 feet through a wooded area is a 180 foot monopole cell tower.

I was unable to contact the buyer as they have an unlisted number however I did reach the broker that sold the property. I asked him if the tower elicited any comments from potential buyers or otherwise affected the sale price in any way. He replied "I discussed it with the buyers but it did not matter to them at all."

Since the presence of the cell tower or the ability to see it did not affect the asking price or the selling price of this property, the presence of the tower did not diminish the value of this property.



62 Alice Drive, Concord NH.



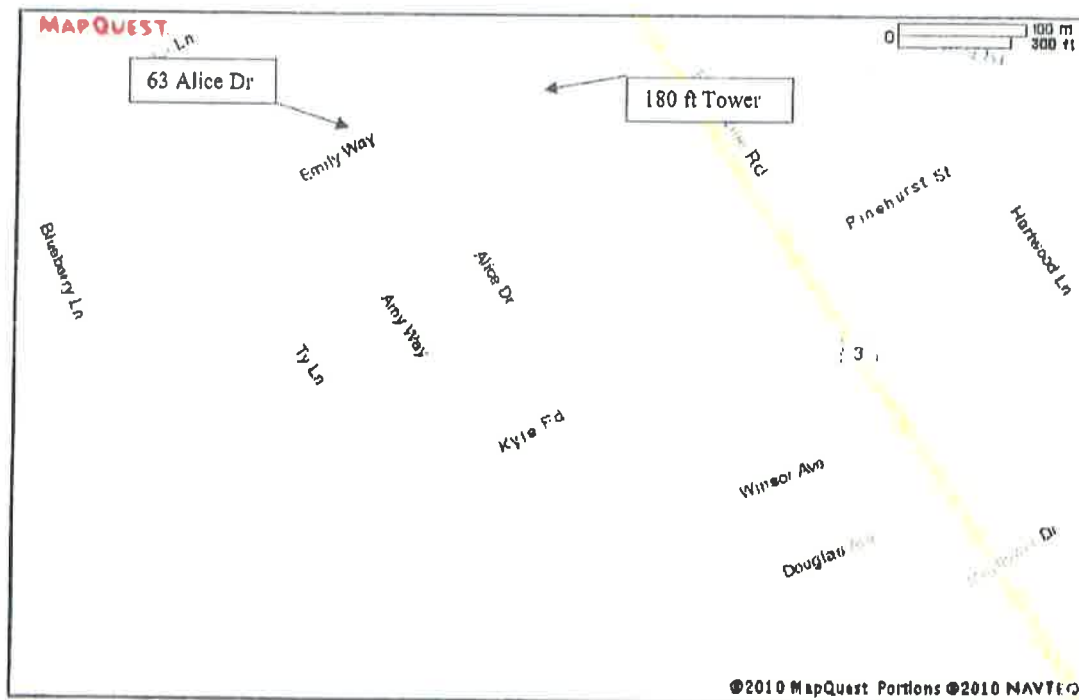
Concord NH sale with tower visible to rear of home

Concord NH market research

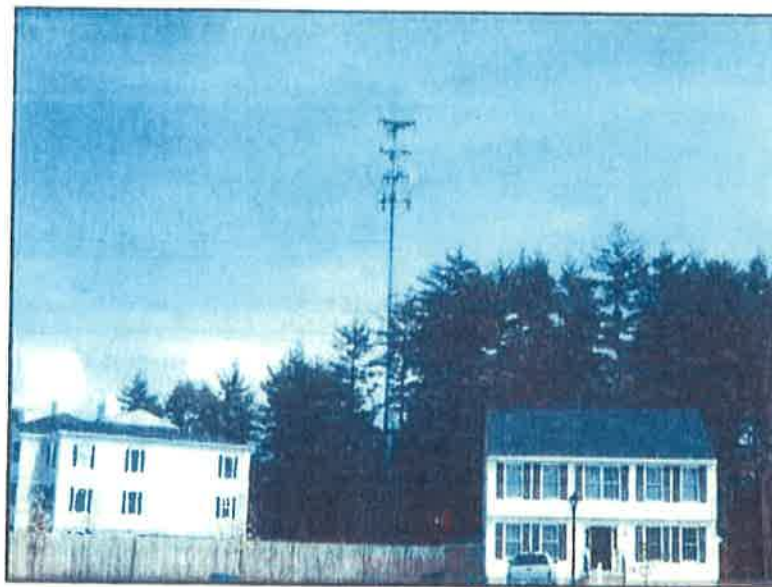
The property at 63 Alice Dr in Concord sold November 23, 2004 for \$262,100. This property is a Colonial style home with 6 rooms, 3 bedrooms and 2 baths. It has also has a fireplace and an attached two car garage. From this home the tower can be seen being 530 away.

I called the broker that sold the property. I asked if the tower elicited any comments from potential buyers or otherwise affected the sale price in any way. She replied "I do not recall the buyers saying anything about it."

Since the presence of the cell tower or the ability to see it did not affect the asking price or the selling price of this property, the presence of the tower did not diminish the value of this property.



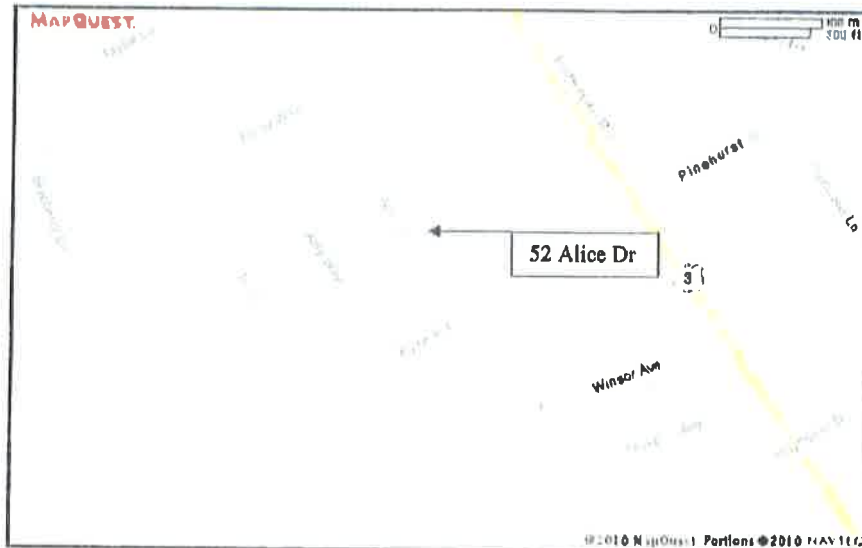
63 Alice Dr in Concord



View from front of home

Concord NH market research

The property at 52 Alice Dr in Concord sold October 27, 2004 for \$239,000. This property is a Colonial style home with 6 rooms, 3 bedrooms and 2 baths. It has no fireplace or garage. Due to the mature evergreens the tower cannot be seen from this home. This home is located just down the street from 63 Alice Drive on the east side of the road.



603-731-0887 75 So. Main St Unit 7 PMB 168 Concord, New Hampshire 03301

If the tower view from 63 Alice Drive had a measurable negative impact on value then after adjusting for size and other physical differences there should remain a substantial value difference between the value of 52 Alice Drive (the home without visual exposure) and 63 Alice Drive (the home with exposure); however there is none. This data shows that the ability to see a tower from a property does not negatively impact value.

Tower view	yes	no	adj
Address	63 Alice Dr	52 Alice Dr	
Location	Good	Similar	
Style	Colonial	Colonial	
date	11/18/2004	10/22/2004	
Sell price	\$262,100	\$239,000	
Year Built	2004	2004	
Rooms	6	6	
Bedrooms	3	3	
Living area	1,871	1,800	\$3,900
garage # cars	2	none	\$10,000
Fireplace	1	none	\$3,000
ADJUSTMENT			\$16,900
Adjusted value	\$262,100	\$255,900	

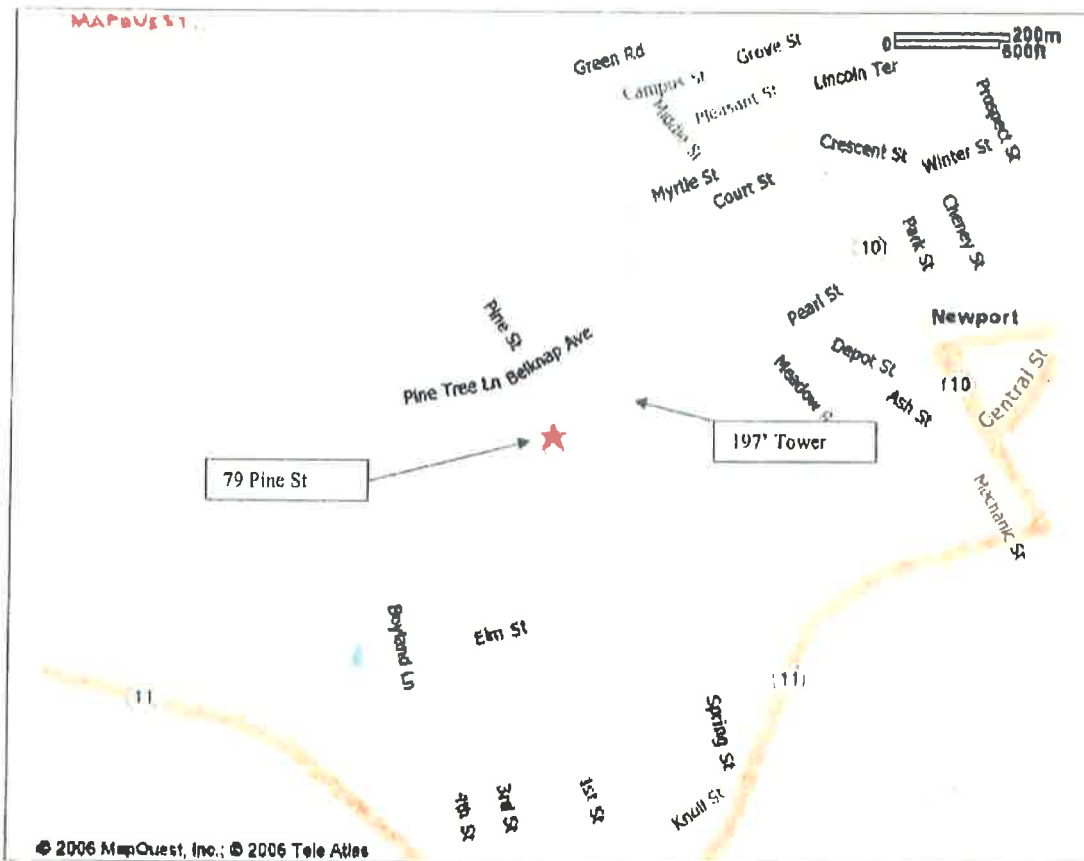
Market analysis of other sales in the neighborhood indicates
a price per square foot adjustment of \$55 for differences in Living area.
Contributory value of 2 car garages \$10,000
Contributory value of fireplace \$3,000

Newport market research

I located a sale at 79 Pine St. in Newport, NH. This .68 acre in-town lot is improved with a six-room, three-bedroom home with an attached one-car garage. The home was built in 1950 and was updated in 1997 and again in 2005. This home sold in August 2005 for \$149,000. Because of the elevation of the lot the property has a view easterly towards downtown Newport. A 197 foot lattice-type radio tower located at 112 Belknap Avenue 500 feet to the east of this home is minimally visible from the home.

On October 9, 2009 I contacted the buyer and asked if the tower in any way affected their decision to purchase. She replied the tower was not an issue in any way. I also contacted the broker that sold the property. I asked her if the tower elicited any comments from potential buyers or otherwise affected the listing or sale price in any way. She replied "It was not an issue, no one brought it up."

Since the presence of the cell tower or the ability to see it from the yard did not affect the asking price or the selling price of this property, it is obvious that the presence of the tower did not diminish the value of this property.



Arrow indicates top of tower



**Newport Sale with minimally visible tower to rear of home
Top of tower located immediately left of label**

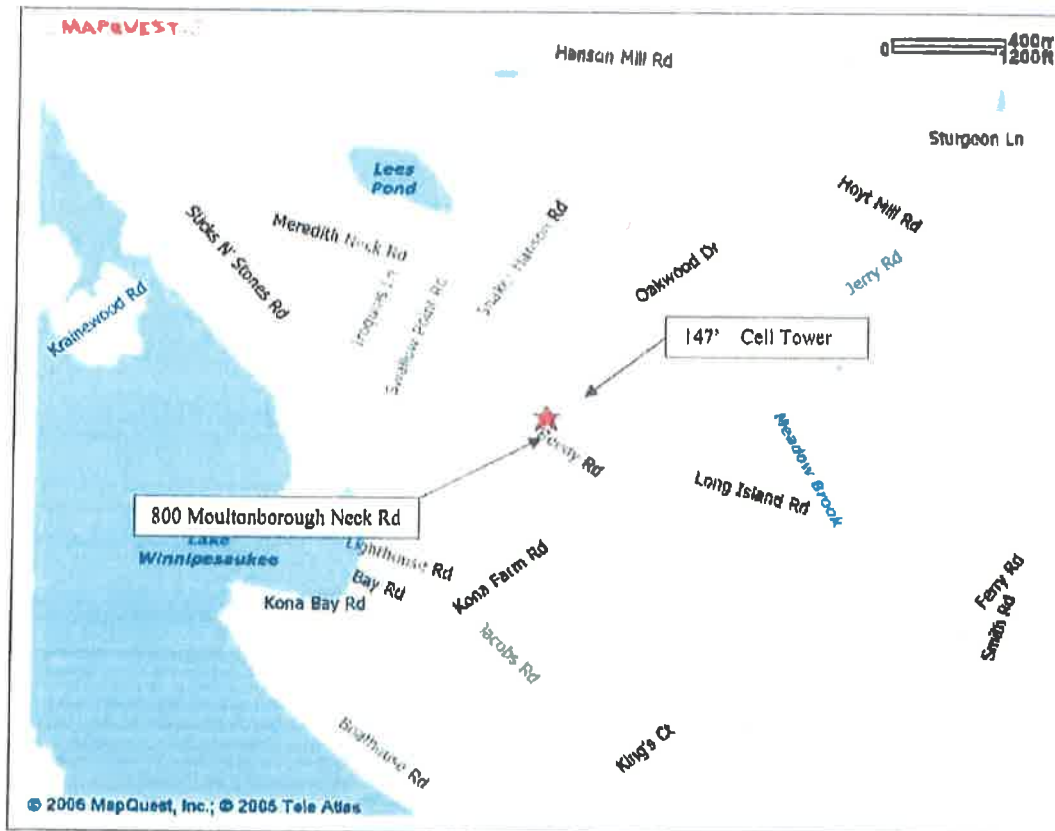
Moultonborough market research

I also located and confirmed the September 6, 2005 sale of a new residential home in the area adjacent to a cell tower. The sale was of a 7 room 4-bedroom Colonial with an attached 2-car garage located at 800 Moultonborough Neck Rd in Moultonborough, NH. The home sold for \$345,000, and it is located diagonally across the street 400 feet from a 1 acre parcel of land improved with a 140 foot lattice type cellular tower. The tower is located approximately 100 feet from the edge of the road and is well screened from the road by large mature pines.

October 9, 2009 I called the owner and asked if the tower affected the price or her interest in the property in any way, she replied "No, we thought it was cool to have service."

I also contacted the selling agent and inquired if the asking price or the sale price were reduced due to the location of the cell tower. I also asked her if anyone looking at the home prior to the sale had voiced any concerns relative to the cell tower being located across the street from the home. The agent's response to both of my inquiries was "absolutely not."

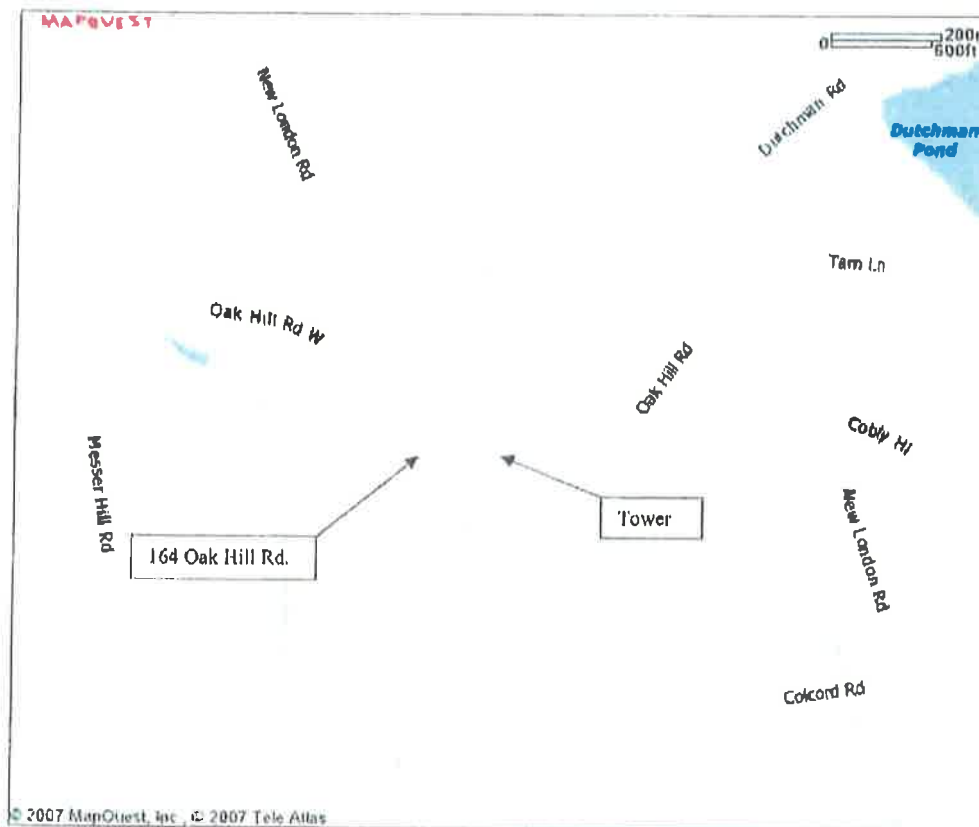
Since the presence of the cell tower did not affect the buyer's decision or the listing or selling price, the ability to see the tower did not diminish the value of this property.



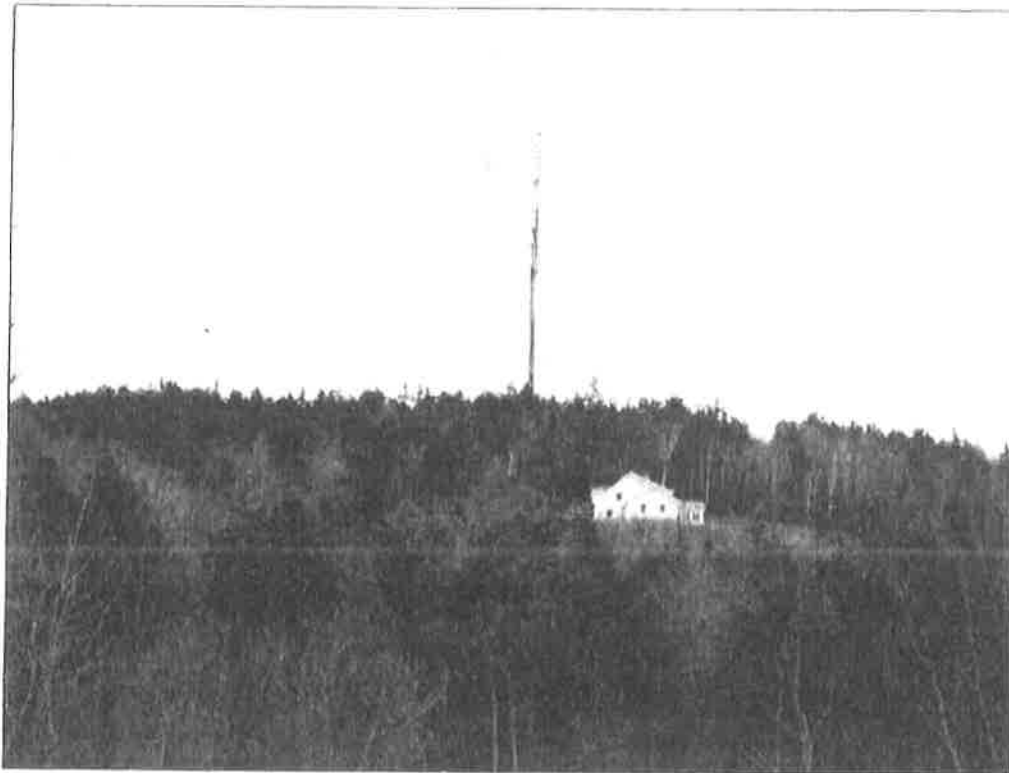
Springfield, NH market research

I examined the sale of a four-year old residential home on a lot abutting a cell tower. The sale was of an 8 room 3-bedroom Contemporary with an attached 2-car garage located at 164 Oak Hill Road in Springfield, NH. The home sold in May 2005 for \$595,000 and it is located 560 feet to the north of a parcel that is improved with a 295 foot lattice-type guyed communications tower. The tower looms over the entire Oak Hill area but is surrounded by thick evergreens. This dense tree cover makes seeing the tower from the adjacent properties almost impossible.

According to the listing broker the buyer has negotiated the sale price without discounting for the tower proximity or view. Three issues had a measurable impact on the price; the somewhat unconventional floor plan, the difficulty of drilling a well and the very long and steep driveway (about $\frac{1}{2}$ of the potential buyers declined to look at the home upon seeing the driveway). This home has a grand view to the west. The tower is located behind this home, up a steep hill to the east. It is partly visible from the front yard and the pool area. I tried to contact the buyer however the number is unlisted. Since the presence of the cell tower did not affect the buyer's decision or the listing or selling price, the ability to see the tower did not diminish the value of this property.



164 Oak Hill Road Springfield, NH



Relationship Tower to 164 Oak Hill Rd. Sale

Hooksett market research

I located a home sale on Gosselin Ave about 700 feet from a 195 foot high lattice type cell tower. 7 Gosselin Ave sold July 21, 2003 for \$239,500. This is a two-story home with 8 rooms, 4 bedrooms and 1 ½ baths with a built in two car garage. This home is located a short distance down slope from the tower which is visible from the rear of the home. The tower is screened somewhat from this property by mixed hardwoods.

October 9, 2009 I called the buyer and asked if the tower effected the decision to buy or the price paid in any way. She stated that it had no effect at all. I contacted the listing Realtor and inquired if the asking price or the sale price were reduced due to the location of the cell tower. I also asked if anyone looking at the home prior to the sale had voiced any concerns relative to the cell tower being visible from the home. The agent's response to both of my questions was "the tower was not an issue; it had no impact on the deal".

Since the presence of the cell tower did not affect the buyer's decision or the listing or selling price, the ability to see the tower did not diminish the value of this property.



7 Gosselin Ave Hooksett NH

Arrow indicates top of tower



Tower in trees to right side of roof over double windows

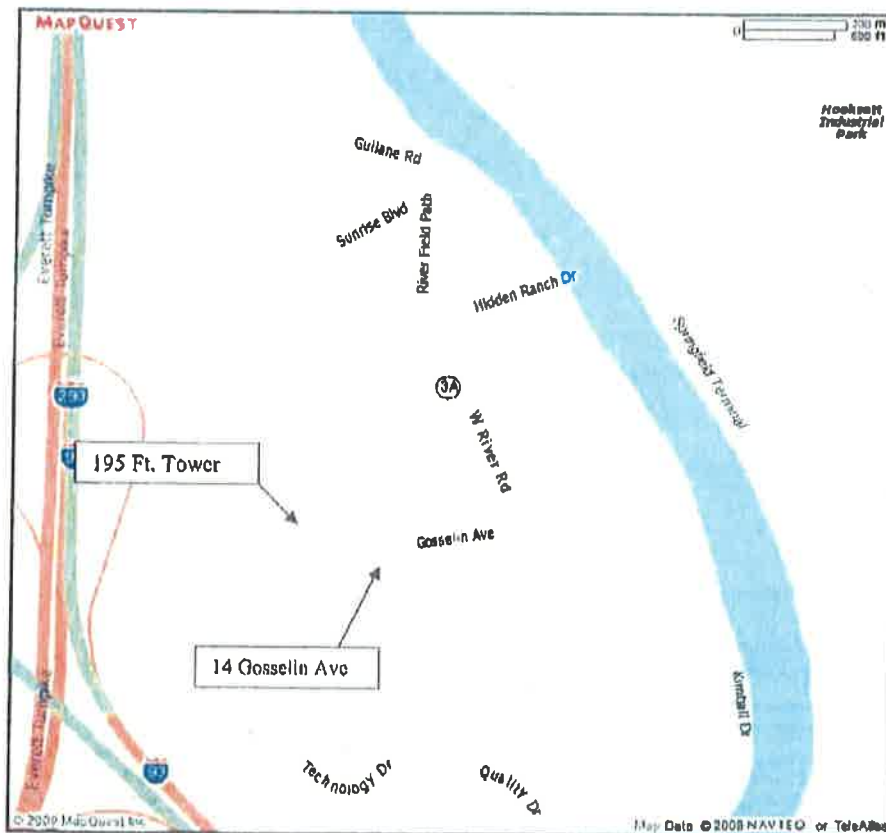
Hooksett market research

I also located a home sale at 14 Gosselin Ave that sold March 19, 2004 for \$185,000. This is a split-entry style home with 5 rooms, 2 bedrooms and 1 bath with a built in one car garage. This home is located about 350 feet down slope from the tower which is visible from the rear of the home. The tower is screened somewhat from this property by mixed hardwoods; however is it more visible from this property than from 7 Gosselin Ave.

October 9, 2009 I contacted the listing Realtor and inquired if the asking price or the sale price were reduced due to the location of the cell tower or if anyone looking at the home prior to the sale had voiced any concerns relative to the cell tower being visible from the home. The agent's response to both of my questions was "the tower had no affect on the listing or sale prices."

I have tried unsuccessfully on numerous occasions to speak with the buyer.

Since the presence of the cell tower did not affect the buyer's decision or the listing or selling price, the ability to see the tower did not diminish the value of this property.



14 Gosselin Ave Hooksett NH

Arrow indicates top of tower



Tower in trees directly over Bay window

Madbury NH market research

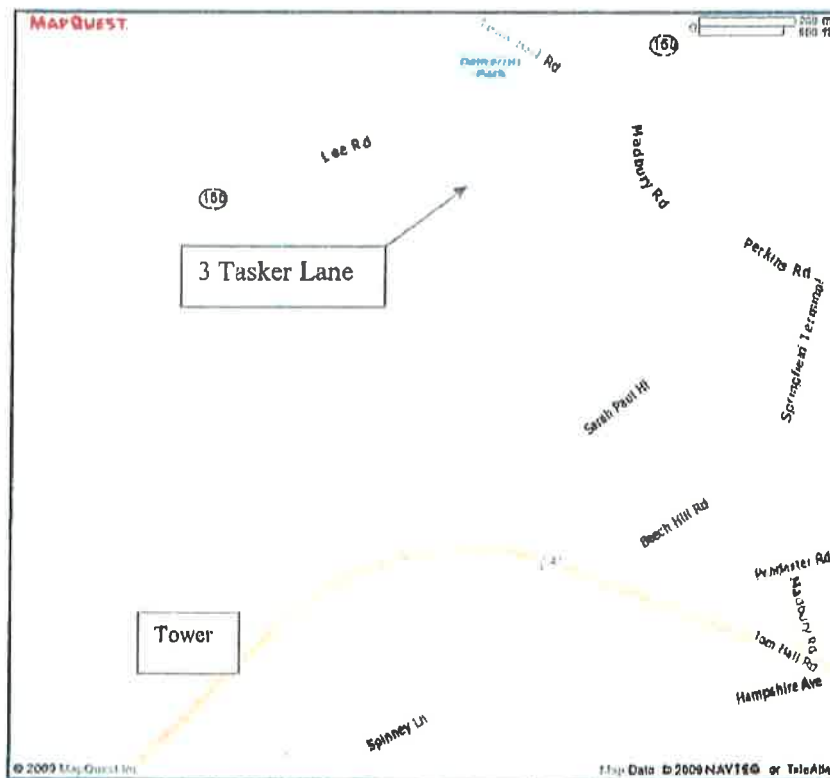
I confirmed a sale of a home on 3 Tasker Lane in Madbury that sold July 17, 2007 for \$640,000. This property is a newer two and one half story colonial home with 8 rooms, 4 bedrooms and 2 ½ baths with an attached two car garage. It is located in a small development of homes priced above \$500,000.

There is a partial view of a communication tower (2,400 ft distant) from the side and front yard of the home. Additionally the tower can be seen as approaching the property. Admittedly the tower is screened somewhat from this property by its distance and the surrounding trees however a sizable portion of the tower remains visible.

October 9, 2009 I contact the homeowner and asked if the asking price or the sale price were reduced due to the location of the cell tower. Her reply was that "The tower was not an issue, we use cell phones and we are glad that we have good coverage."

I also contacted the listing Realtor and inquired if the asking price or the sale price were reduced due to the location of the cell tower. I also asked if anyone looking at the home prior to the sale had voiced any concerns relative to the cell tower being visible from the home. The agent's response to both of my questions was "No, not at all."

Since the presence of the cell tower did not affect the buyer's decision or the listing or selling price, the ability to see the tower did not diminish the value of this property.



3 Tasker Lane in Madbury NH



Top of tower can be seen to left skyline over trees

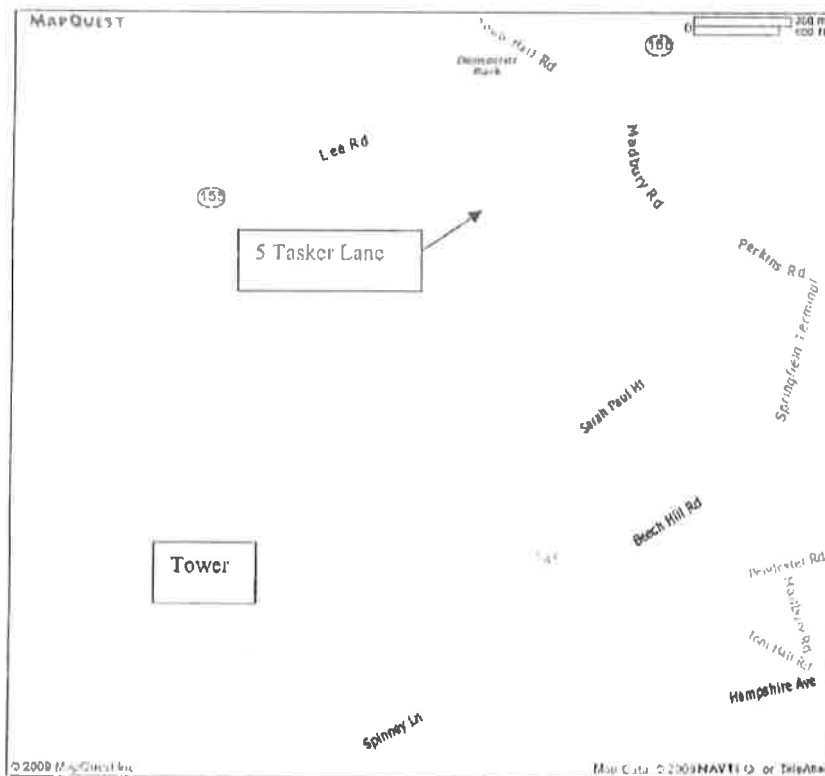
Madbury NH market research

A second property at 5 Tasker Lane in Madbury sold September 8, 2008 for \$521,000. This property is a newer two story colonial home with 8 rooms, 4 bedrooms and 3 ½ baths with an attached three car garage.

There is a partial view of a communication tower (2,200 ft distant) from the side and rear of the home. Additionally the tower can be seen when approaching the property. Admittedly the tower is screened somewhat from this property by the distance and the surrounding trees however a sizable portion of the tower remains visible.

October 9, 2009 I spoke with the homeowner and asked if the asking price or the sale price were reduced due to the location of the cell tower. Her reply was that "The tower did not influence our decision to purchase the property or the price."

I contacted the listing Realtor and inquired if the asking price or the sale price were reduced due to the location of the cell tower. I also asked if anyone looking at the home prior to the sale had voiced any concerns relative to the cell tower being visible from the home. The agent's response to both of my questions was "No, not at all". Since the presence of the cell tower did not affect the buyer's decision or the listing or selling price, the ability to see the tower did not diminish the value of this property.



5 Tasker Lane in Madbury NH
(Yellow home)



Top of tower can be seen to right skyline over trees

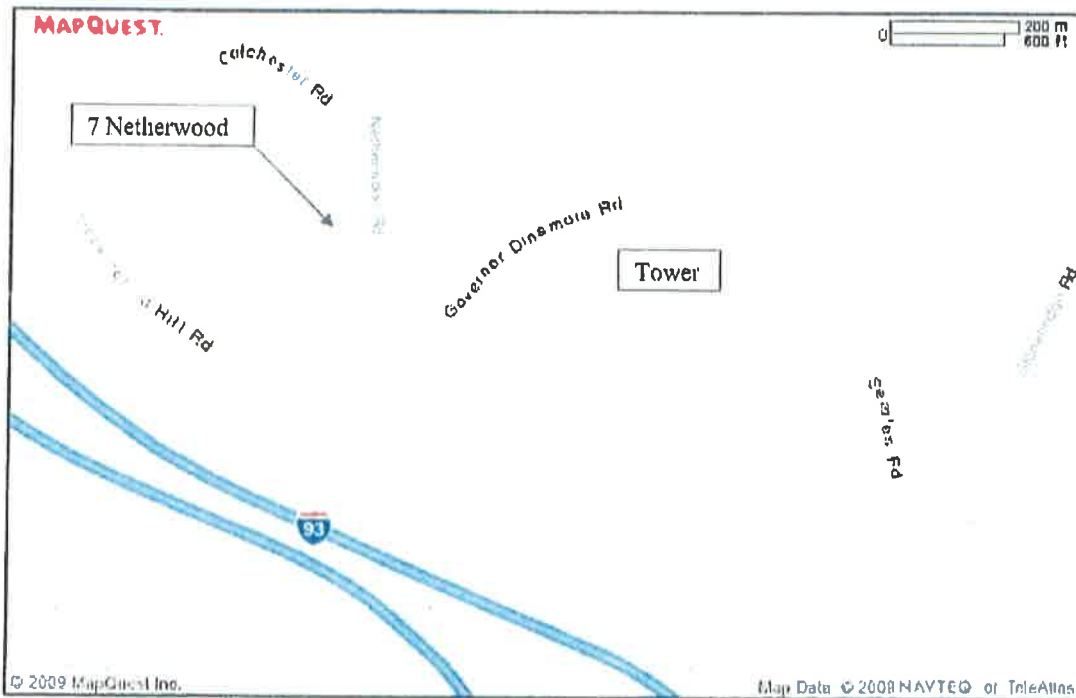
Windham NH market research

The property at 7 Netherwood Rd in Windham sold November 5, 2008 for \$407,000. This property is a Cape style home with 7 rooms, 3 bedrooms and 2 ½ baths with a built in three car garage.

There is a view of the upper portion of a 490 ft tall communication tower (1,700 ft distant) from the side yard and the driveway. Although the tower is somewhat screened from this property by the surrounding trees a sizable portion of the tower remains visible.

March 3, 2010 I spoke with the selling agent and asked if the asking price or the sale price were reduced due to the location of the cell tower. I also asked if the buyers voiced any concerns relative to the cell tower being visible from the home. The agent's response to both of my questions was "No, not at all".

Since the presence of the cell tower did not affect the buyer's decision or the listing or selling price, the ability to see the tower did not diminish the value of this property.



7 Netherwood Windham NH



View of tower from street side of property

603-731-0887

75 So. Main St Unit 7 PMB 168

Concord, New Hampshire 03301

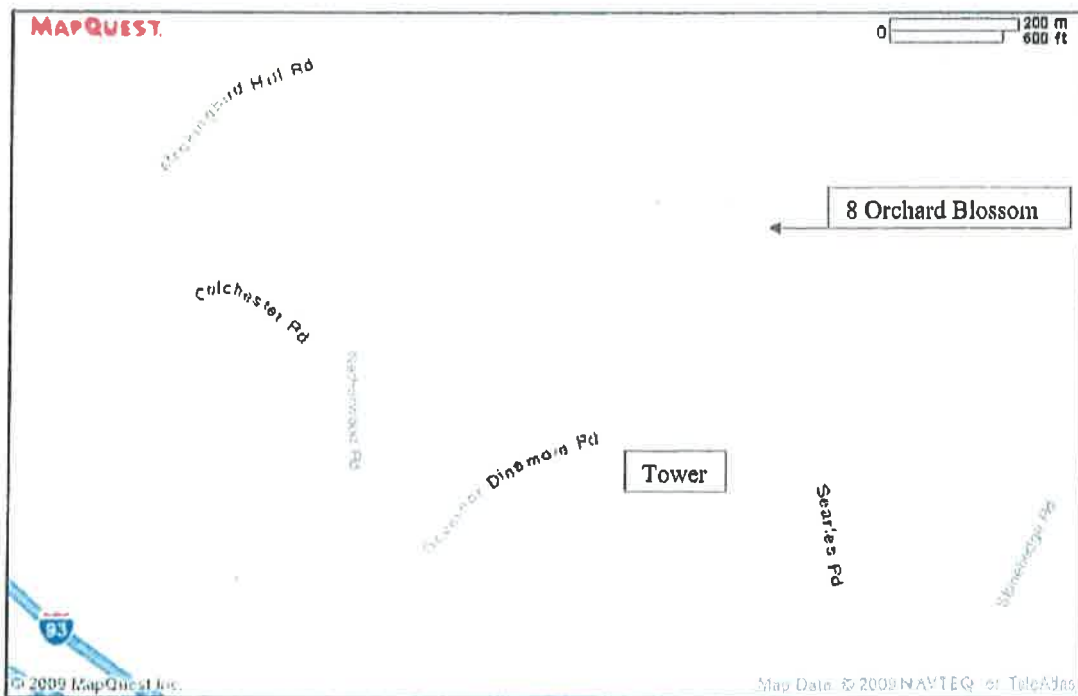
Windham NH market research

The property at 8 Orchard Blossom Rd in Windham sold April 2, 2010 for \$575,000. This property is a Colonial style home with 8 rooms, 4 bedrooms and 2 full 1 ¼ and 1 ½ bath with an attached three car garage.

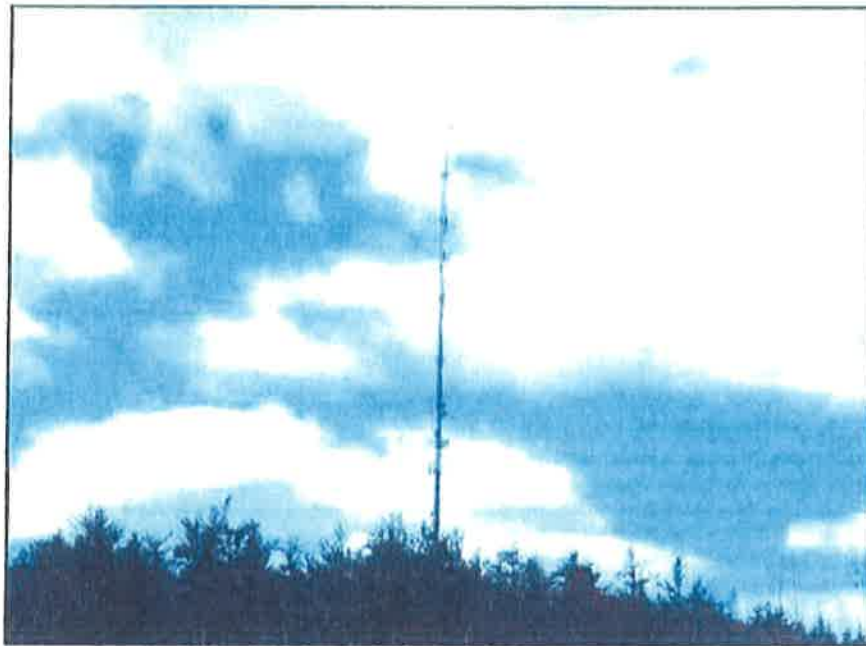
Facing left from this property in the front yard there is a view of the upper portion of a 460 ft tall communication tower (2,000 feet distant) from portions of the front yard, the driveway and the street. Although the tower is somewhat screened from this property by the surrounding trees a sizable portion of it remains visible.

March 24, 2010 I spoke with the listing agent and asked if the listing price was reduced due to the visibility of the cell tower from the property or if the buyers voiced any concerns relative to the cell tower being visible from the home. She replied "No, it wasn't even brought up. Although it took a while to sell this home as there is a jetted tub in the master bedroom which many buyers found odd."

Since the presence of the cell tower did not affect the buyer's decision or the listing or selling price, the ability to see the tower did not diminish the value of this property.



8 Orchard Blossom Rd Windham, NH



View looking to the left of the home and street

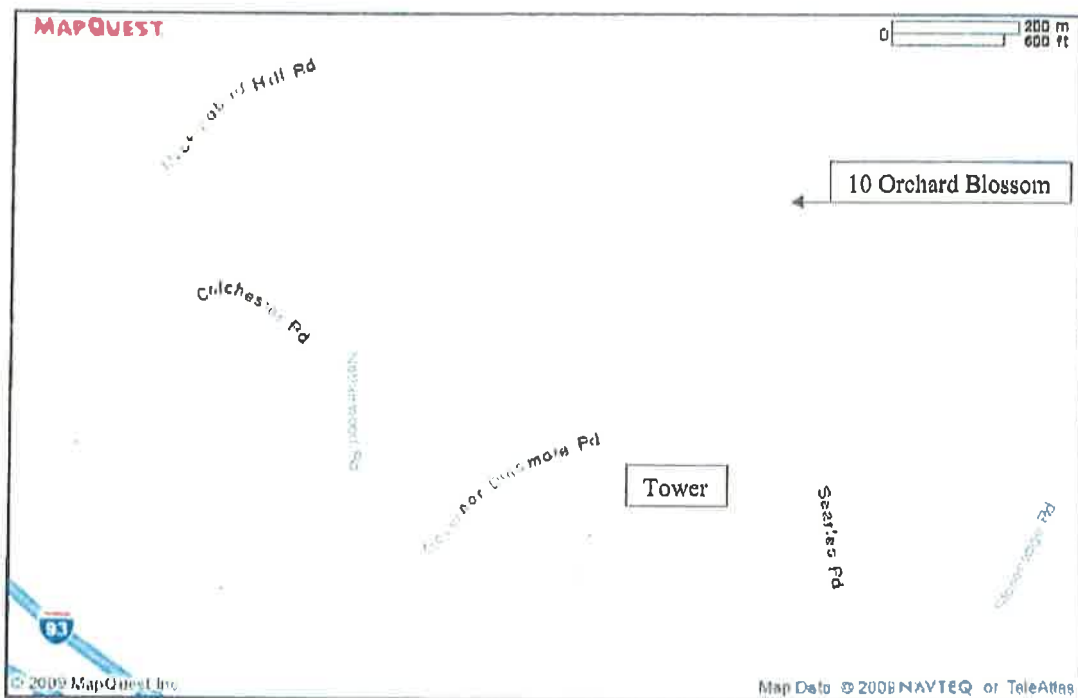
Windham NH market research

The property at 10 Orchard Blossom Rd in Windham sold June 20, 2008 for \$859,900. This property is a Colonial style home with 11 rooms, 4 bedrooms and 3 full 1 ¼ and 1 ½ bath with an attached three car garage.

Facing left from this property there is a view of the upper portion of a 490 ft tall communication tower (2,200 ft distant) from portions of the front yard, the driveway and the street. Although the tower is somewhat screened from this property by the surrounding trees a sizable portion of the tower remains visible.

March 3, 2010 I spoke with the selling agent and asked if the asking price or the sale price were reduced due to the location of the cell tower. I also asked if the buyers voiced any concerns relative to the cell tower being visible from the home. The agent's response was "It was not an issue."

Since the presence of the cell tower did not affect the buyer's decision or the listing or selling price, the ability to see the tower did not diminish the value of this property.



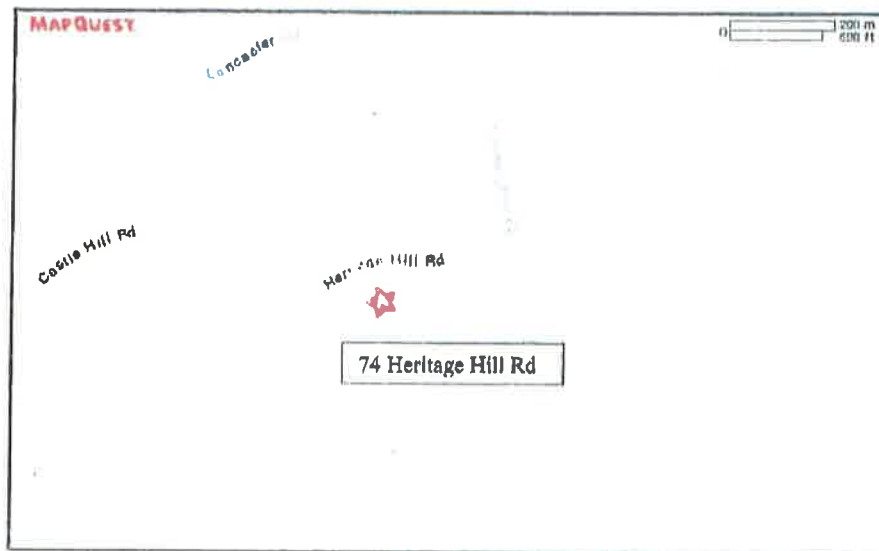
10 Orchard Blossom Rd Windham, NH



View looking to the left of the home and street

Windham NH market research

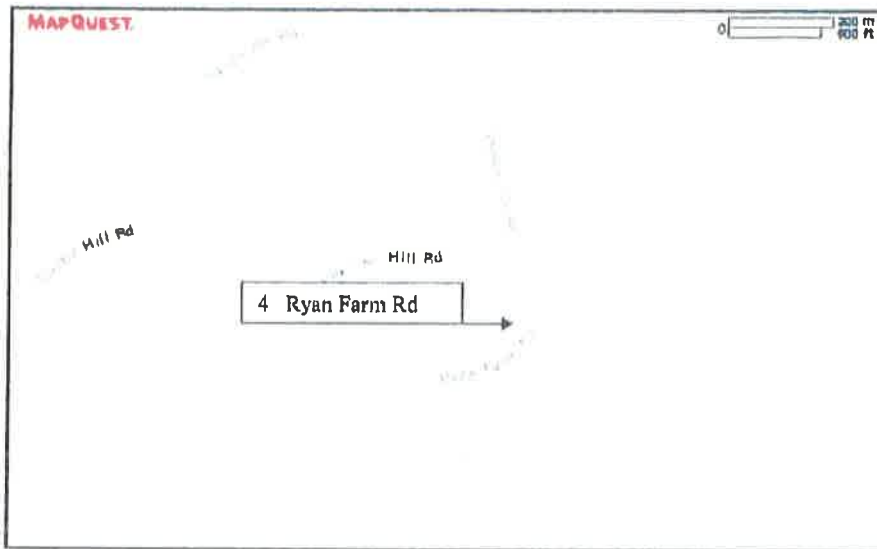
The property at 74 Heritage Hill Rd in Windham sold August 18, 2008 for \$810,000. This property is a Colonial style home with 10 rooms, 4 bedrooms and 3 full and 1 ½ baths with an attached three car garage. This home is similar to 10 Orchard Blossom however it does not have a view of a communication tower.



Windham NH market research

The property at 4 Ryan Farm Rd in Windham sold November 21, 2008 for \$796,000. This property is a Colonial style home with 10 rooms, 5 bedrooms and 3 full and 1 ½ baths with a four-car garage under.

This home is similar to 10 Orchard Blossom however it does not have a view of a communication tower.



Analysis 10 Orchard Blossom, 74 Heritage Hill Rd and 4 Ryan Farm Rd Windham NH properties

10 Orchard Blossom is described as "Exquisite 3 story home appointed with grace & elegance throughout. Premier quality construction and detail, gleaming hardwood, dramatic staircase to 3rd floor, French country inspired gourmet kitchen with double wall oven, master suite with spa bath, water softener, on a cul-de-sac. 2 bonus rooms on 3rd floor-great for media room, playroom or hobby room. The amenities include a 2nd Floor Laundry, Attic, Cable, Cable Internet, Eat In Kitchen, Fireplace-Wood, Laundry Hook-ups, Master BR with BA, Mudroom, Pantry, Patio, Underground Utilities, Sprinkler System, Central Vacuum, Cook Top-Gas, Dishwasher, Kitchen Island, Microwave, Refrigerator, Security System, Smoke Detector, Wall Oven"

74 Heritage Hill Rd is described as "Beautiful new colonial in top of the line subdivision with custom kitchen with granite countertops; Master suite with 2 walk in closets, private bath with huge jetted tub and tons of hardwood and tile throughout. The amenities include a 2nd Floor Laundry, Cable, Cathedral Ceilings, Ceiling Fans, Deck, Eat In Kitchen, Fireplace-Gas, Master BR with BA, Sunroom, Central Vacuum, Cook Top-Gas, Dishwasher, Microwave, Wall Oven."

4 Ryan Farm Rd is described as "Stunning 5 BR Colonial under construction in this prestigious area. Features open concept kitchen & family room w/wet bar, sunroom, huge master suite, guest bedroom w/ private bath, walkout basement, 4 car garage, and lots of hardwood, extensive moldings & all the touches you expect from Mullett Custom Home. The amenities include 2nd Floor Laundry, Attic, Deck, Fireplace-Gas, Pantry, Sunroom, Underground Utilities, Whirlpool Tub, and Central Vacuum."

These homes have similar physical features and quality. 10 Orchard Blossom was built in 2006 and 74 Heritage Hill was built in 2005 while 4 Ryan Farm Rd was built in 2008. All three are located in desirable residential settings.

Orchard Blossom is 22% larger than 74 Heritage Hill and 10% larger than 4 Ryan Farm.

Buyers of homes in this price range (which is considerably above the average home sale price of \$529,966) can be quite discriminating however with the exception of the difference in living area between 10 Orchard Blossom and 74 Heritage Hill they are quite similar. 4 Ryan Farm on the other hand has one additional bedroom an additional garage bay and a family room in the basement.

Between mid-2006 through mid-2009 the average sale price in Windham has declined a total of 16% with earlier indicators for 2010 showing a continued loss in values. For 2008 a 1% per month market change rate is used.

After adjusting 74 Heritage and 4 Ryan Farm for market conditions the adjusted values of \$826,200 and \$835,800 result in a value difference of \$9,600 (1% of the sale price). This amount would typically represent the contributory value of the differences in living area including the additional bedroom, garage bay and basement family room. The real estate market however is not so precise as to support a 1% difference in residential values; therefore no line adjustments are made for these items in this case.

Comparing the market condition adjusted values and living areas of both 74 Heritage Hill and 4 Ryan Farm to 10 Orchard Blossom result in an indicated living area per square foot value adjustment of \$37.65 and \$48.20. In this case a \$42 per square foot value is used as a living area adjustment factor. The final rounded values are therefore; 10 Orchard Blossom \$859,900, 74 Heritage \$863,800, 4 Ryan Farm \$856,800.

The range of value for these three properties is \$856,800 to \$863,800 or less than 1%.

If the tower view negatively affects property value then after adjusting for size differences there should be a substantial value difference between the values of the sales without visual exposure and 10 Orchard Blossom however there is none. This data shows that the ability to see a tower from a property does not negatively impact value.

Tower view	yes	adj	no	adj	no	adj
Address	10 Orchard Blossom		74 Heritage		Ryan Farm Rd	
Location	Good		Similar		Similar	
Style	Colonial		Colonial		Colonial	
date	6/20/2008		8/18/2008		11/21/2008	
Asking price	\$859,900		\$899,900		\$829,000	
Sell price	\$859,900		\$810,000		\$796,000	
Mkt adj SP	\$859,900		\$826,200	2%	\$835,800	5%
DOM	28		100		137	
Year Built	2006		2005		2008	
Rooms	11		10		10	
Bedrooms	4		4		5	
Living area above grade	4,900		4,005	\$37,590	4,400	\$21,000
Living area below grade	0		0		1,224	
garage # cars	3		3		4	
Price per room	\$78,173		\$81,000		\$79,600	
Price PSF	\$175		\$202		\$181	
ADJUSTMENT				\$37,590		\$21,000
Adjusted value	\$859,900		\$863,790		\$856,800	

3 Examples of the impact that *proposed* cell towers have on homes for sale.

Example #1:

Windham NH – In late 2009 a cell tower was proposed as simulated in picture.



On February 16 and 17, 2010 both owners of this home signed a petition in opposition to the development of this cell tower. The husband added the following statement: *"The proposed cell tower, if constructed will have a significant impact on the value of my home and that of my neighbors."*

- Public hearings for the proposed tower were held during February, March and April 2010.
- March 3, 2010- the home was listed for sale at \$259,000.
- March 23, 2010- the home went under contract for \$255,000
- April 30, 2010- the home closed for \$255,000.
- During the first half of 2010 – based upon 90 home sales in the \$240,000 - \$260,000 price range the average days on market was 123 with a list to sell ratio of 97%.
- For the above property - total days on market 20; list to sell ratio of 98%
- This home sold in less time for a higher list to sell ratio than the average.
- Despite the seller's assertions, the facts show that that this *proposed* tower had no impact on the final price or marketing time of this home.

Examples 2 & 3 General background materials:

Greenfield NH -

- May 24, 2010 ZBA application received for the construction of a cell tower at 46 Zephyr Lake Rd.
- July 26, 2010 application was discussed extensively.
- August 9, 2010 scheduled August 14, 2010 balloon test was briefly discussed.
- August 23, 2010 results of the balloon test were discussed.
- September 27, 2010 - 2 hours discussion re: specific issues surrounding the *proposed* cell tower.
- October 10, 2010 specific issues were again discussed.
- October 25, 2010 additional information provided by applicant. Considerable public input.
- November 22, 2010 public portion of the meeting was continued.
- December 13, 2010 public portion was continued.

Example #2:

Greenfield NH -98 Zephyr Lake Rd - Littlejohn to Matthias

Listing and sales data:

- July 19, 2010- the home was listed for sale at \$199,000.
- August 4, 2010- the home went under contract for \$198,000
- August 31, 2010- the home closed for \$198,000.
- During 2010 there were 3 home sales in the \$180,000 - \$200,000 price range; the average price was \$189,967, average days on market were 18 with an average list to sell ratio of 98%.
- For the above property - total days on market 16; list to sell ratio of 99%.
- This home sold in less time for a higher list to sell ratio than the average.
- November 22, 2010 at the ZBA hearing the buyer stated "*We are opposed to the construction of the cell tower.*"
- During the entire time the home was marketed and sold the proposed cell tower was being openly discussed at numerous ZBA meetings.
- The Buyers opposed construction of the proposed tower and despite the real possibility that it would be constructed they paid 99% of full price for this home. This home, having sold within the average price range and marketing time for the community demonstrates that the proposed tower did not influence this sale in any way.

Photograph of Home and view from home on next page

98 Zephyr Lake Rd Greenfield, NH



603-731-0887 75 So. Main St Unit 7 PMB 168 Concord, New Hampshire 03301

Example #3:

Greenfield NH -80 Gould Hill Rd - Andrus to Kandilakis

- April 21, 2010- the home was listed for sale at \$315,000.
- August 5, 2010- the home went under contract for \$295,000
- September 15, 2010- the home closed for \$295,000.
- During 2010 there were 5 home sales in the \$260,000 - \$350,000 price range; the weighted average price was \$297,500, average days on market were 164 with an average list to sell ratio of 93%.²
- For the above property - total days on market 106; list to sell ratio of 94%.
- This home sold in less time for a higher list to sell ratio than the average.
- The internal remarks for the Brokers stated in part "...Potential cell tower @ 600 feet away off site & downhill."
- The fiduciary relationship between agent and buyer require this information to be disclosed prior to entering into a contract. Given this information and the shorter marketing time and higher list to sell ratio it is apparent that this *proposed* tower had no impact on the final price or marketing time of this home.

Photograph of Home and view from home on next page

² Two data sets were needed to cover the list & sale price ranges 2 sales @ \$260,000-\$299,900 & 3 sales @ \$300,000 - \$350,000 calculations are $(279,500 \times 40\% + 309,667 \times 60\% = \$297,500)$ $(95\% \times 40\% + 93\% \times 60\% = 93\%)$ and $(98 \times 40\% + 67 \times 60\% = 167 \text{ days})$

80 Gould Hill Rd Greenfield, NH



Home is behind photographer to his right

General Massachusetts market research

In addition to the above, we have researched sales of homes throughout areas of Massachusetts that are close to or that have a view of a communication tower.

During sale verification the following question is asked:

"Did the cell tower have any effect on the listing or sale price of the home?"

Over the period of the research this question was asked in several different ways however the essence of the question remained the same.

The answers received provide some insight into the thinking of the purchasers and a basis from which a conclusion can be drawn.

Following are fifteen (15) examples of homes having sold between 2005 and 2015 with values from \$220,500 to \$2,050,000 with distances from cell towers ranging 100 feet to 1,774 feet. They are listed in descending chronological order.

Each example is unique because of the degree of visual exposure and physical distance to the tower in their neighborhood.

Taunton Massachusetts market research

We confirmed the March 24, 2015 sale of a 5 room 3-bedroom Split level home located at 59 Pine Ridge Circle, Taunton. The home sold for \$235,900. It is about 800 feet from a 460 foot high lattice tower located off Rte 44. Due to the distance, location, topography and height, about 400 feet of the tower can be seen from this property.

May 26 2015 the buyer's agent was asked if the price was adjusted in any way because of the existence of that tower or if the buyers voiced any concerns or adjusted their offer price because of the existence of that tower. The agent's response was "It never came up."

In this instance the presence of the tower had no influence on the selling price; therefore it did not diminish the value of this property.



59 Pine Ridge Circle, Taunton Ma



585 Winthrop St Taunton Ma - 460 Ft Lattice Tower



603-731-0887

75 So. Main St Unit 7 PMB 168

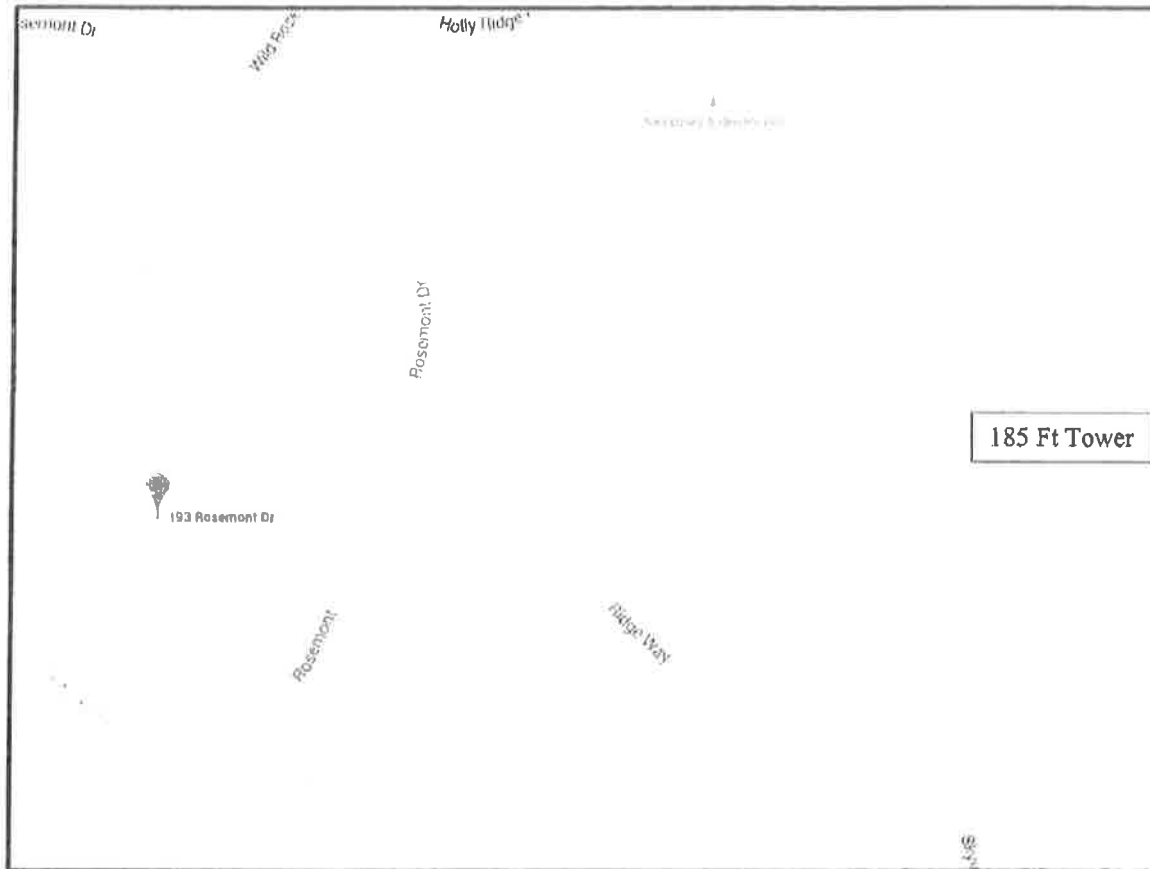
Concord, New Hampshire 03301

No Andover Massachusetts market research

We confirmed the January 1, 2015 sale of a 9 room 4-bedroom Colonial located at 193 Rosemont Ave in No Andover Massachusetts. The home sold for \$730,000. It is about 1,100 feet from a 185 foot high tower located about 400 feet east of Ridge Rd. Due to the distance, location, topography and height, the upper section of this tower can be viewed from this property.

May 26, 2015 the buyer's agent was asked if the buyers voiced any concerns or adjusted their offer price because of the existence of that tower. The agent's response was "No, it didn't even come up."

In this instance the presence of the tower had no influence on the Buyer's decision or price they paid; therefore it did not diminish the value of this property.



196 Rosemont Dr No Andover MA.,



185 foot Tower street view 196 Rosemont

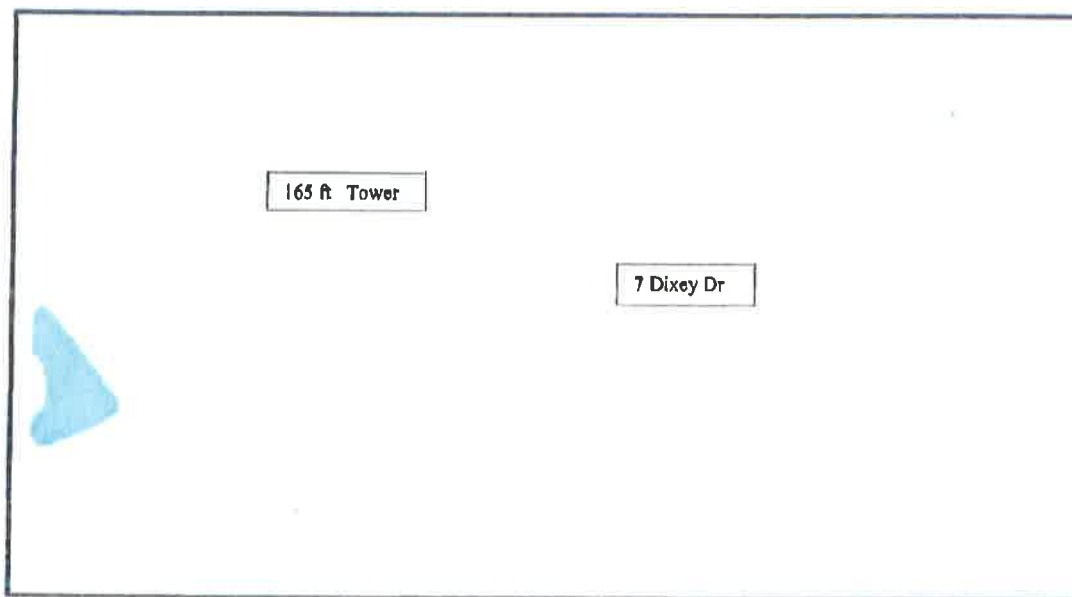


Middleton Massachusetts market research

We confirmed the September 30, 2014 sale of a 15 room 4-bedroom contemporary located at 7 Dixey Drive Middleton, Ma. The home sold for \$860,000. It is about 580 feet east of a 165 foot high monopole tower located at the Town DPW site. Due to the distance, location, topography and height the tower cannot be seen from this property. However it can be seen as one approaches the property on Dixey Dr.

January 12, 2015 the agent was asked if the list price was adjusted in any way because of the existence of that tower or did the buyers voice any concerns or adjust their offer price because of the existence of that tower. The agent's response was "No not at all"

In this instance the presence of the cell tower had no influence on the asking or selling price; therefore it did not diminish the value of this property.



7 Dixey Dr (mls photo)

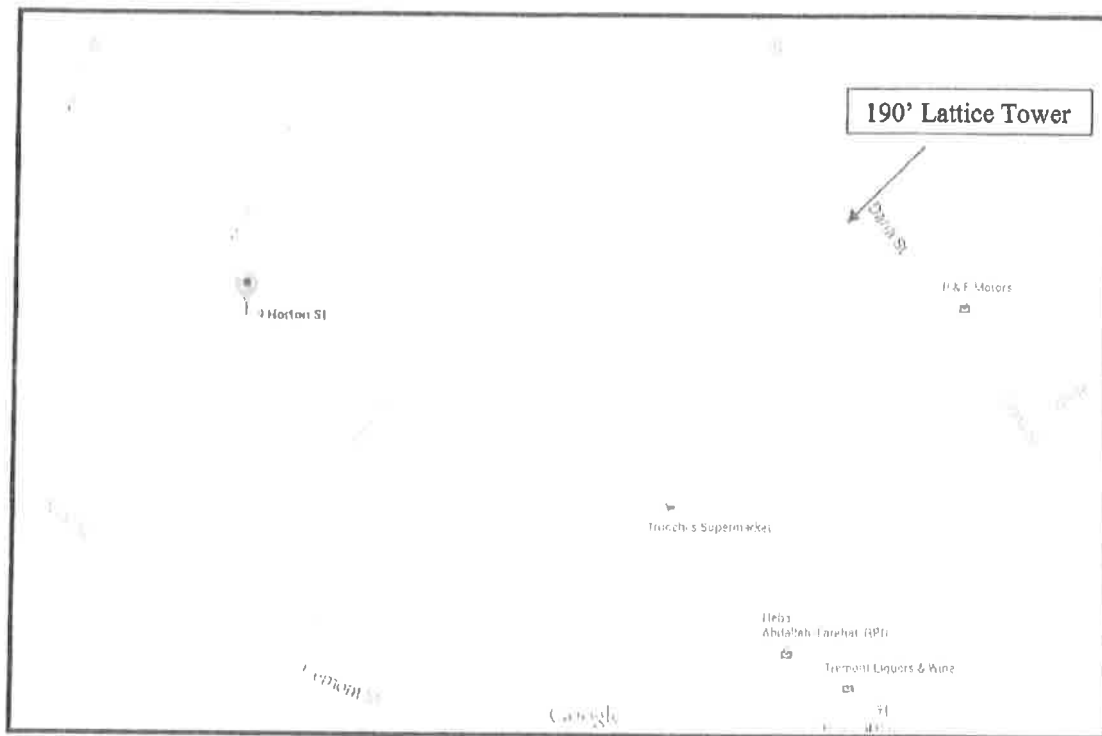


165 foot Cell Tower west of 7 Dixey



Taunton Massachusetts market research

We confirmed the August 5, 2014 sale of a 5 room 3 bedroom ranch at 9 Horton St, Taunton Ma. The home sold for \$220,500 on 8/6/2014. This was a well-kept single family home with updated flooring, new bath and partially finished basement with office and family room on .17 acres. This property is about 660 feet away from a 190 foot lattice tower and due to the tree growth and topography the top portion of the tower can be clearly see from this home. May 26, 2015 I contacted the Broker and asked if the listing or sale price was adjusted in any way because of the existence of the tower; the reply was *"It was not a positive feature but it did not affect the price paid for this home."*



9 Hutton St, Taunton Ma



Dana St Taunton Ma - 190 Ft Lattice Tower

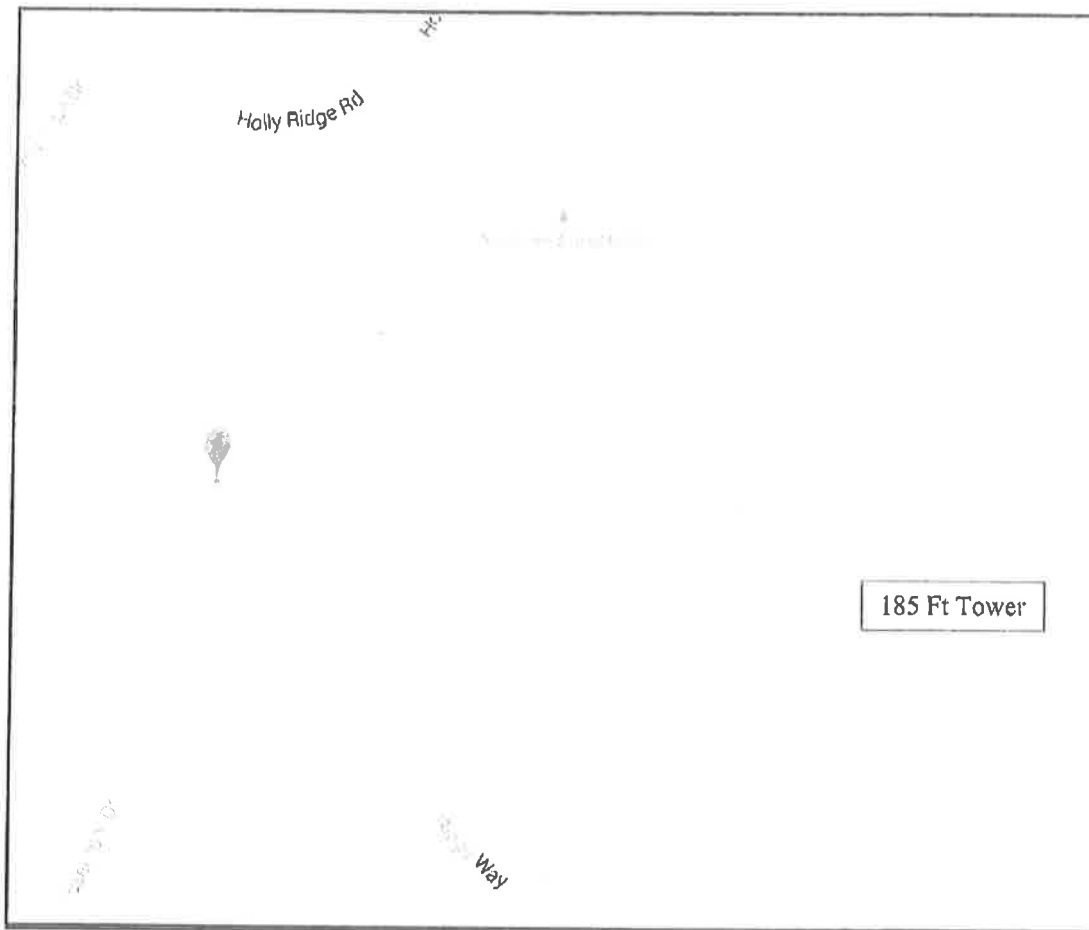


No Andover Massachusetts market research

We confirmed the August 21, 2014 sale of an 8 room 4-bedroom Colonial located at 114 Rosemont Ave in No Andover Massachusetts. The home sold for \$625,000. It is about 820 feet from a 185 foot high tower located about 400 feet east of Ridge Rd. Due to the distance, location, topography and height, the upper section of this tower can be viewed from this property.

May 26 2015 the buyer's agent was asked if the buyers voiced any concerns or adjusted their offer price because of the existence of that tower. The agent's response was "It had no effect on the sale."

In this instance the presence of the tower had no influence on the Buyer's decision or price they paid; therefore it did not diminish the value of this property.

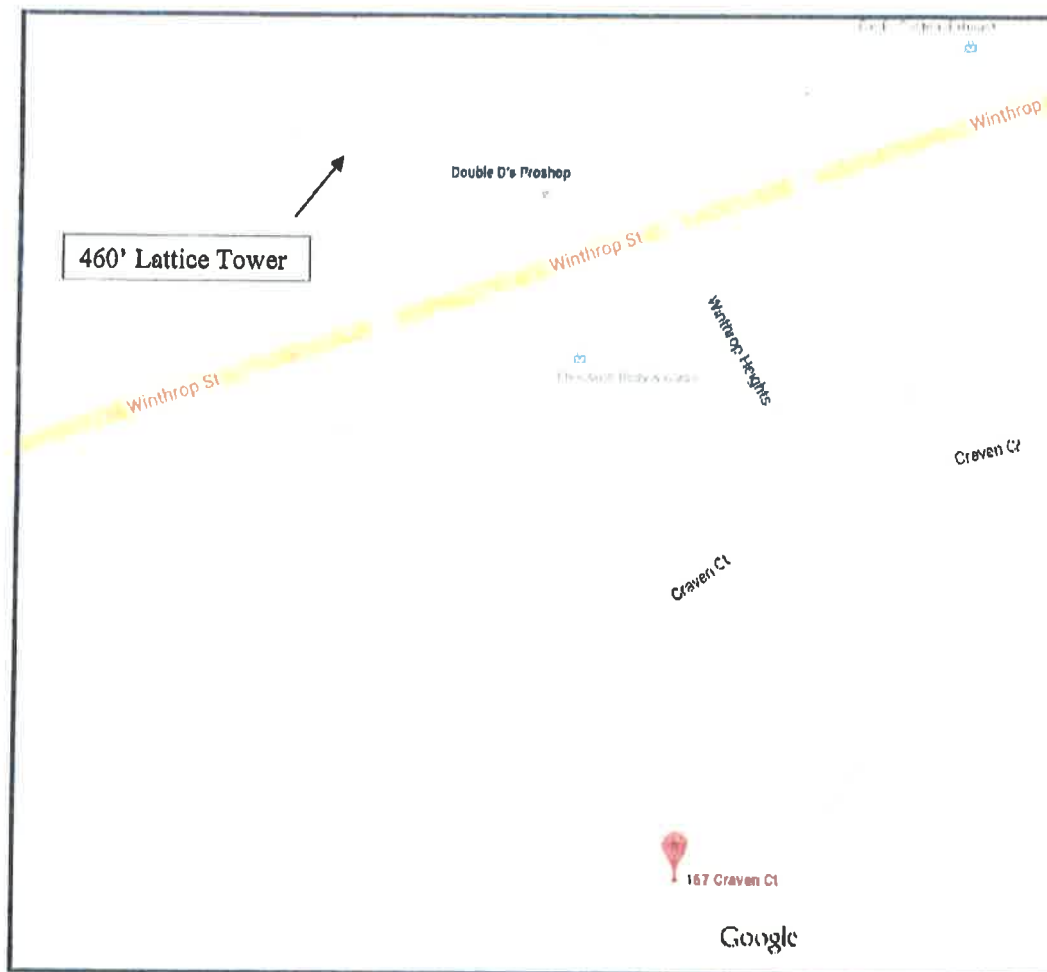


114 Rosemont No Andover MA

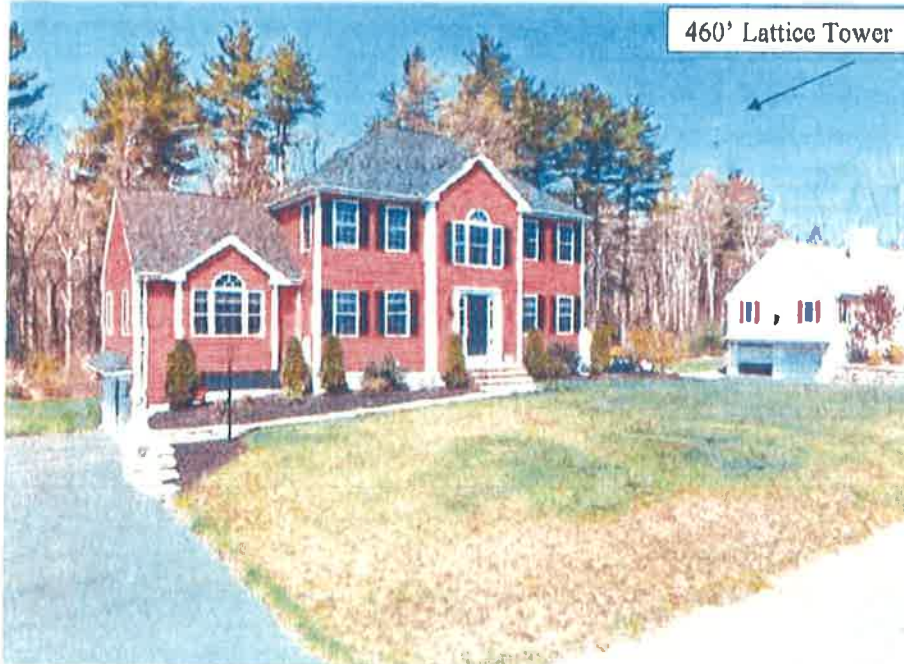


Taunton Massachusetts market research

We confirmed the May 29, 2014 sale of a 7 room 3 bedroom Colonial at 167 Craven Court, Taunton. The property sold for \$465,000. This property is about 1,774 feet away from a 460 foot guyed lattice tower. Due to the tree growth and topography the top portion of the tower can be clearly see from this home. On May 23, 2015 I asked the Realtor if the listing or sale price was adjusted in any way because of the existence of the tower; her reply was "No not at all. No one cares about the tower; it was never even brought up by anyone who looked at the house."



167 Craven Court, Taunton Ma



585 Winthrop St Taunton Ma - 460 Ft Lattice Tower



603-731-0887

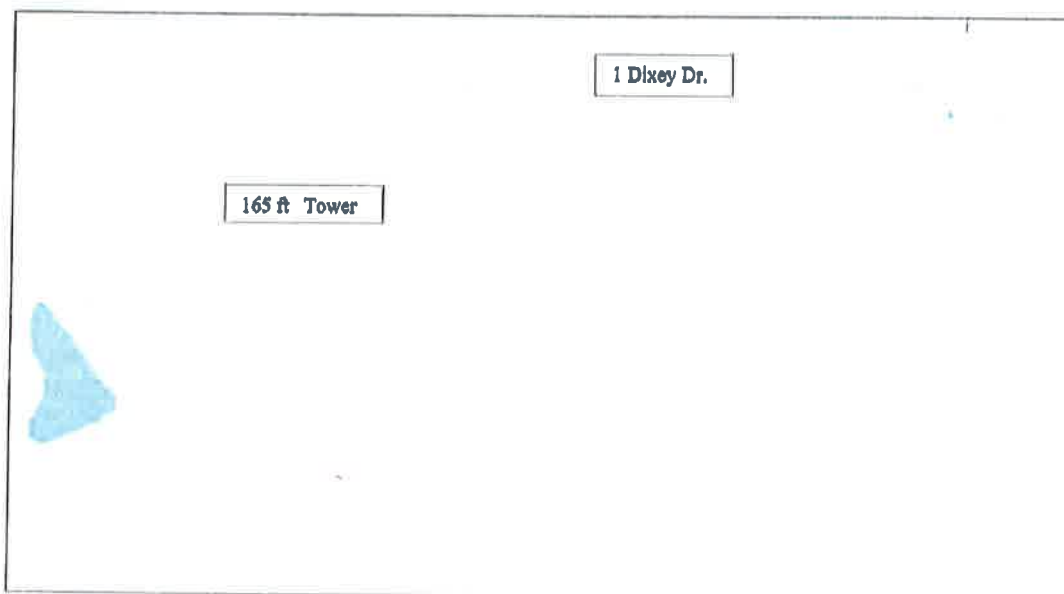
75 So. Main St Unit 7 PMB 168

Concord, New Hampshire 03301

Middleton Massachusetts market research

We confirmed the April 25, 2014 sale of an 8 room 3-bedroom colonial located at 1 Dixey Drive Middleton, Ma. The home sold for \$544,000. It is about 680 feet east of a 165 foot high monopole tower located at the Town DPW site. Due to the distance, location, topography and height, the tower cannot be seen from this property. However it can be seen from portions of Dixey Dr.

January 12, 2015 the listing agent was asked if the list price was adjusted in any way because of the existence of the tower. The agent stated that *the proximity of the cell tower had no bearing on the pricing of the property.*"



1 Dixey Dr (mls photo)



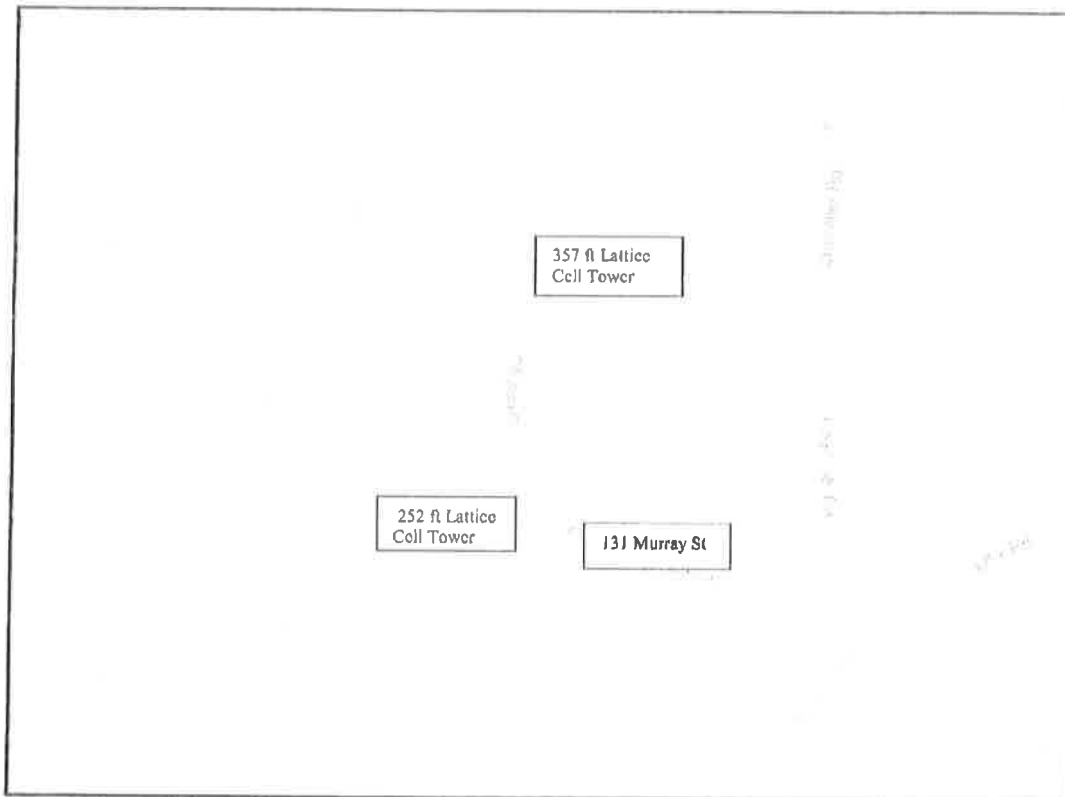
165 foot Cell Tower west of 1 Dixey



Medford Massachusetts market research

We confirmed the October 12, 2011 sale of a 9 room 3-bedroom colonial located at 131 Murray St Medford, Ma. The home sold for \$520,000. It is about 100 feet east of a 252 foot high lattice tower and about 200 feet south of a 357 foot high lattice tower. Due to the distance, location and height, most of the tower structures can be seen from this property.

October 18, 2013 the agent was asked if buyers voiced any concerns or adjusted their offer price because of the proximity and or view of these towers. The agent's response was *"At first the buyer was concerned about possible health and safety issues however he researched the issues and determined that there were none and completed the purchase."*



Note map is in error showing Murray St as Girard St

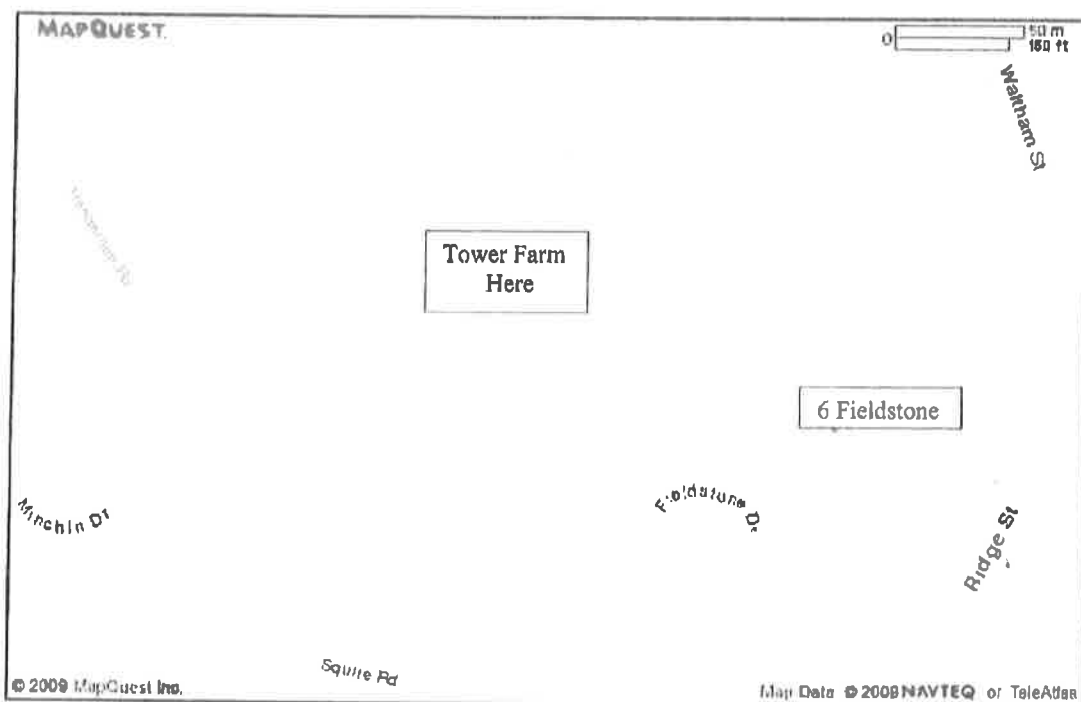
131 Murray St Medford, Ma



Winchester Massachusetts market research

I located and confirmed the June 24, 2009 sale of an 11 room 6-bedroom Contemporary with an attached 2-car garage located at 6 Fieldstone Drive Winchester, Ma. The home sold for \$1,170,000 and it is located just 680 feet to the south east of a multiple tower "farm" located off Waltham St in Woburn Ma. Due to the height of the towers, the existing tree growth only partly screens the view of the towers from this home.

February 16, 2010 I called the selling agent and asked if the sale price was reduced due to the location of the cell tower. I also asked her if anyone looking at the home prior to the sale had voiced any concerns relative to the view of the cell tower. The agent's response to both of my inquiries was "*Nobody mentioned it. The buyers wanted to know about the towers, I told them they were cell towers and it was not discussed further.*"



6 Fieldstone Drive Winchester, Ma

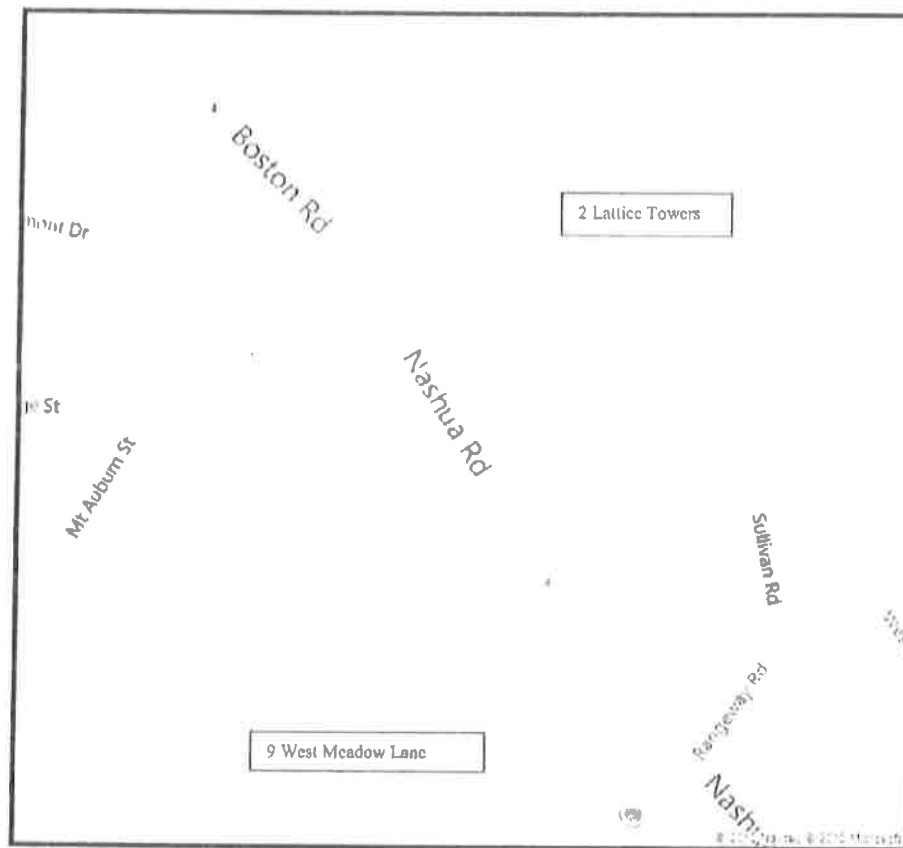


Tower as seen from front yard of 6 Fieldstone

Billerica Massachusetts market research

I confirmed both the October 1, 2003 and the August 31, 2009 sales of a 10 room 4-bedroom colonial located at 9 West Meadow Lane Billerica, Ma. The home sold for \$567,500 in 2003 and \$580,000 in 2009. It is 1,600 feet to the southwest of two large lattice cell towers located off Sullivan Rd. Due to the distance, location and height of the towers and the existing trees, these towers are partly visible from the rear of this home.

December 20, 2010 I asked the agent if buyers voiced any concerns relative to the partial view of these towers. The agent's response for both transactions was "No, I don't recall anyone noticing them."



9 West Meadow Lane, Billerica, Ma



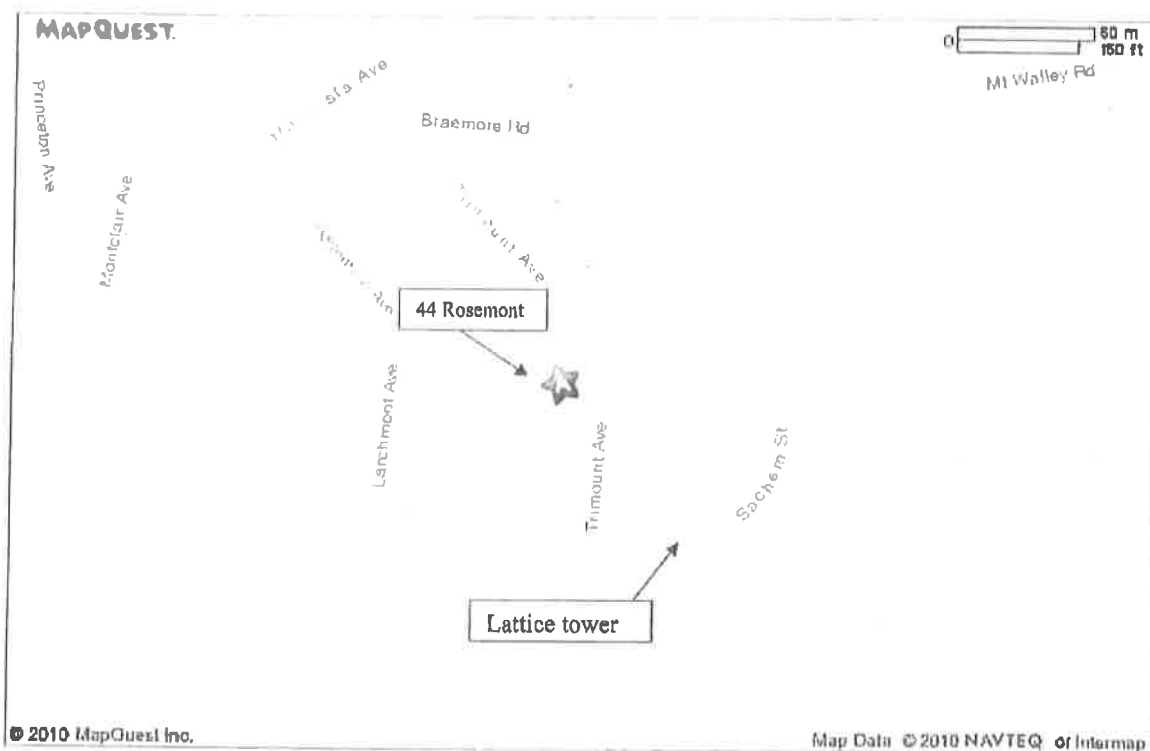
Home is to right of photo view - photo taken across neighbor's side yard

Waltham Massachusetts market research

I located and confirmed the May 30, 2008 sale of a 4 room 2-bedroom Colonial located at 44 Rosemont Ave in Waltham, Ma. The home sold for \$294,900 and it is located 330 feet north west of a large self-supporting lattice type tower. The area is densely developed with homes and there is limited tree cover. The tower is clearly visible from the front of the home as depicted on the following page.

February 16, 2010 I called the listing agent and asked if the ability to see the tower from this home affected the price in any way; she replied "No."

That same day I also called the selling agent and inquired if the buyers expressed any concerns about the ability to see the cell tower. The agent's response was "No not that I recall."



44 Rosemont



View from front of home

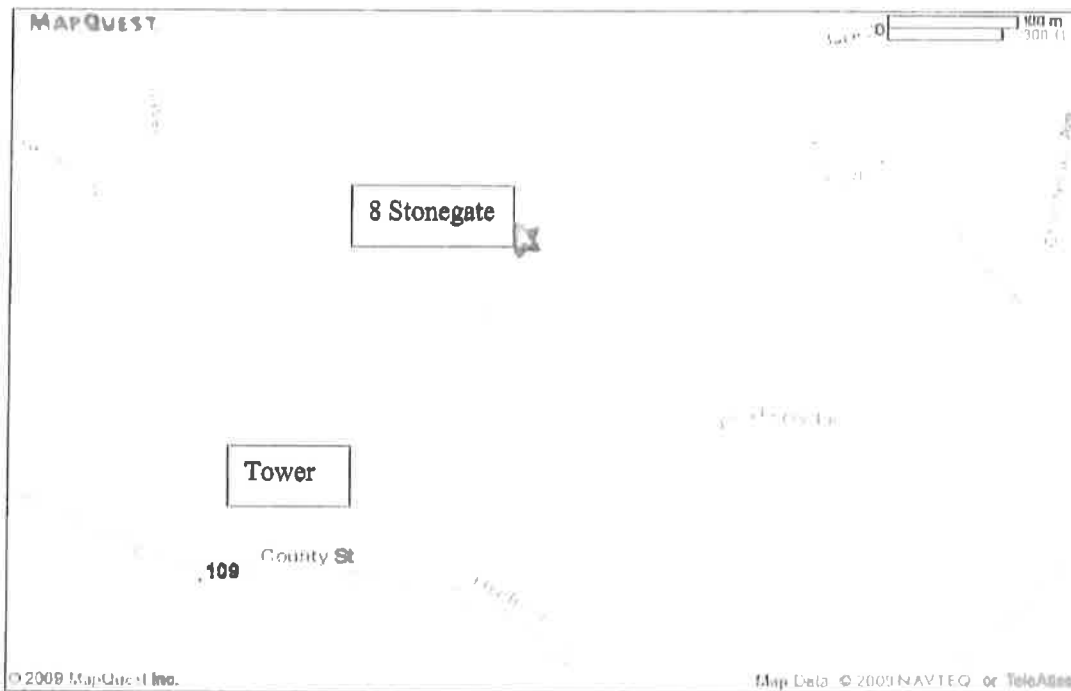


Dover Massachusetts market research

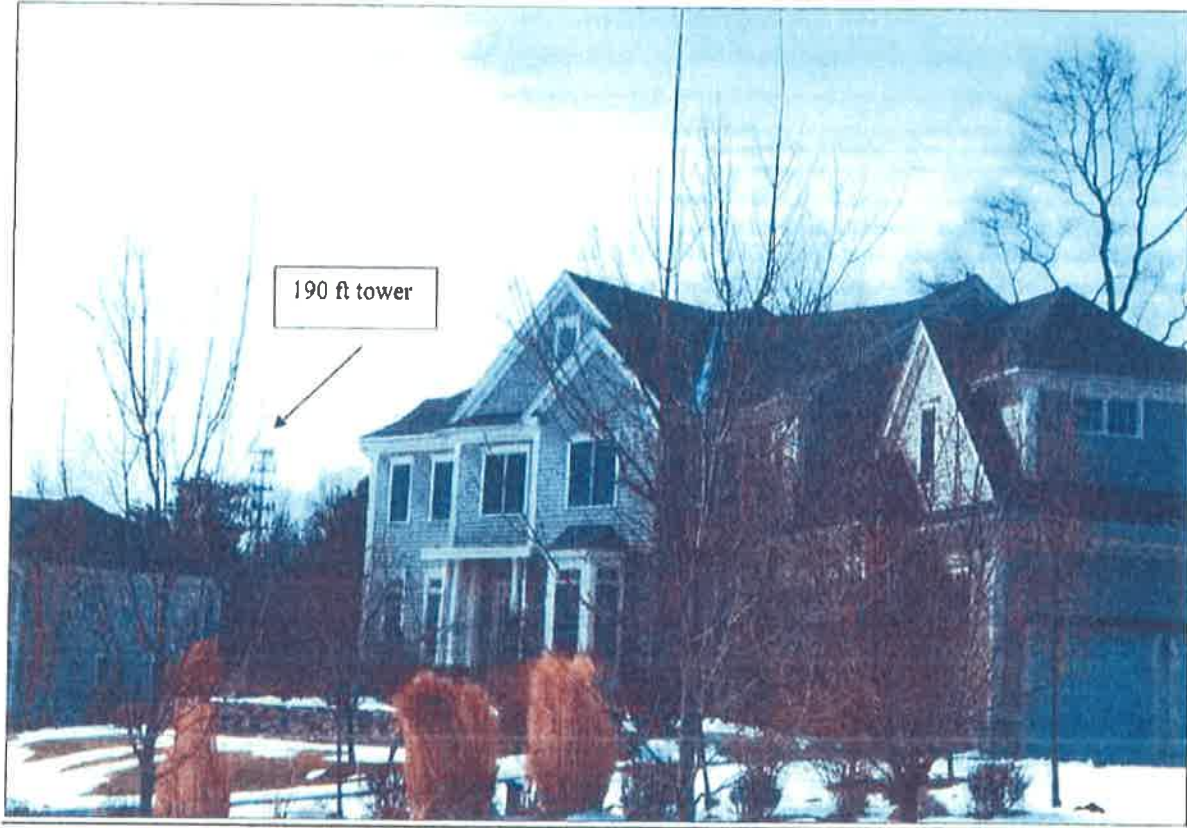
We located and confirmed the May 17, 2007 sale of a 12 room 5-bedroom Colonial with an attached 3-car garage located at 8 Stonegate Lane in Dover, Ma. The home sold for \$1,934,000 and it is located 1,000 feet to the north east of a 190 foot monopole type cellular tower. Due to existing tree growth only the upper portion of the tower can be seen from this property.

February 16, 2010 the listing agent was asked if the cell tower had any effect on the listing or sale price of the home; she replied "No."

Attempts to contact the buyers failed as they have an unlisted number.



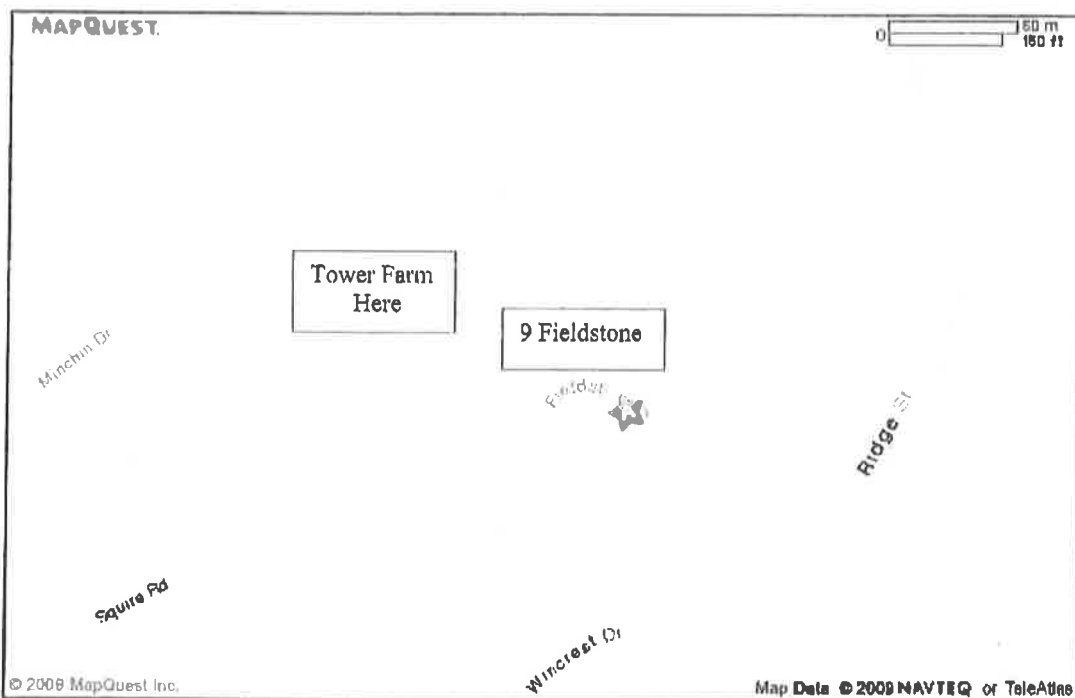
8 Stonegate Lane Dover, MA



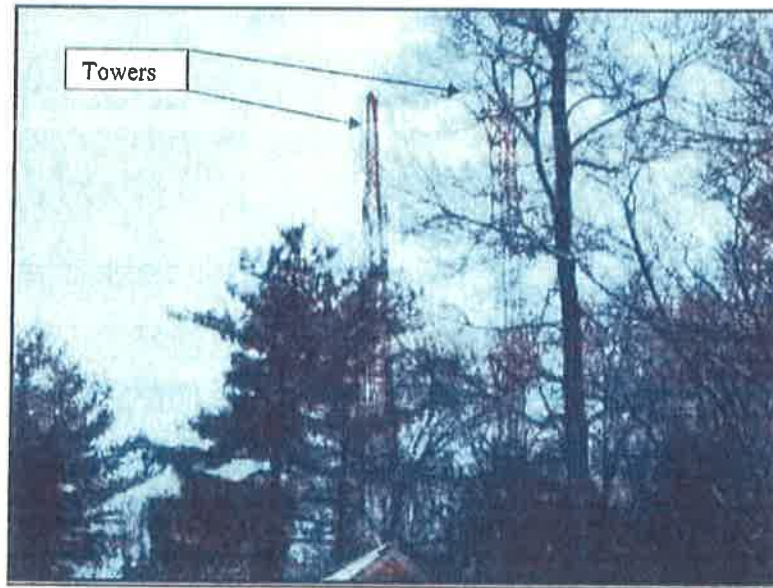
Winchester Massachusetts market research

I located and confirmed the April 24, 2007 sale of an 11 room 4-bedroom Contemporary with an attached 2-car garage located at 9 Fieldstone Drive Winchester, Ma. The home sold for \$1,250,000 and it is located just 350 feet to the south east of a multiple tower "farm" located off Waltham St in Woburn Ma. Due to the height of the towers, the existing tree growth only partly screens the view of the towers from this home. The tower farm abuts this property to the North West.

February 16, 2010 I asked the selling agent if buyers voiced any concerns relative to the cell tower being located on the abutting lot. The agent's response was *"The issue was never raised, my buyers loved the setting. The seller was an MD practicing Diagnostic Radiology and Nuclear Medicine in Boston, Massachusetts"*



9 Fieldstone Drive Winchester, Ma

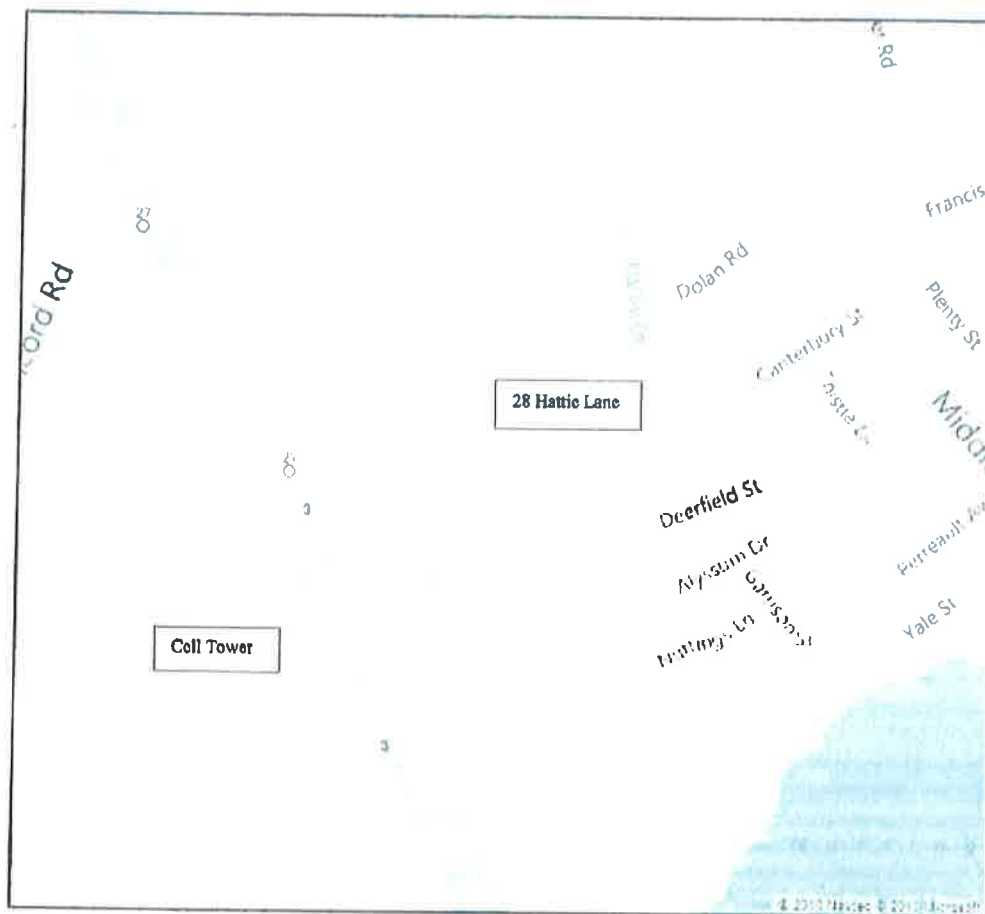


View of towers behind home on abutting land at top of hill

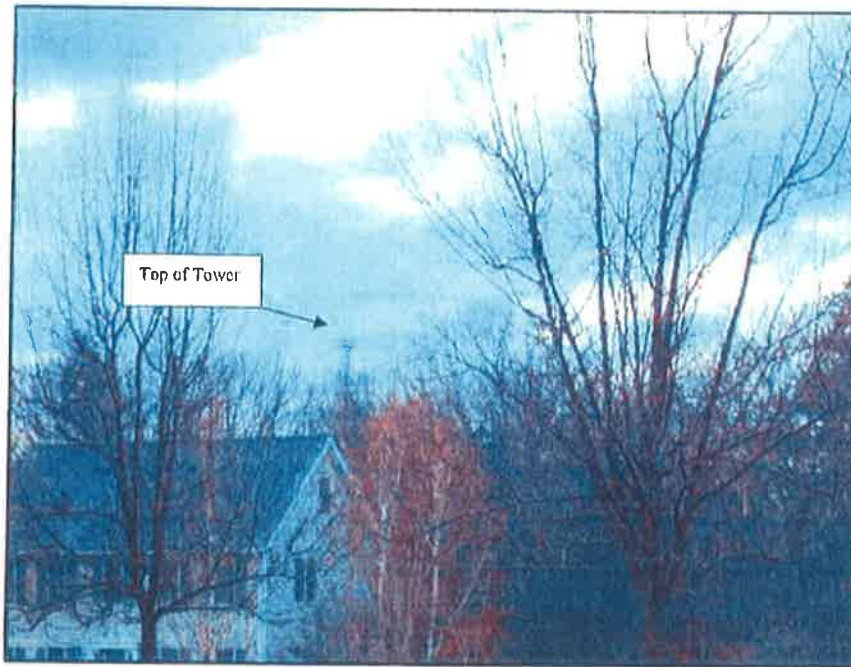
Billerica Massachusetts market research

I confirmed the July 5, 2006 sale of a 10 room 3-bedroom colonial located at 28 Hattie Lane Billerica, Ma. The home sold for \$406,900. It is 1,700 feet to the northeast of a large cell tower located off Concord Rd to the west side of Rte 3. Due to the distance, location and height, only the top of this tower is visible from the front yard of this home.

December 20, 2010 I asked the agent if buyers voiced any concerns relative to the partial view of these towers. The agent's response for both transactions was "No, I don't recall any comments."



Hattie Lane

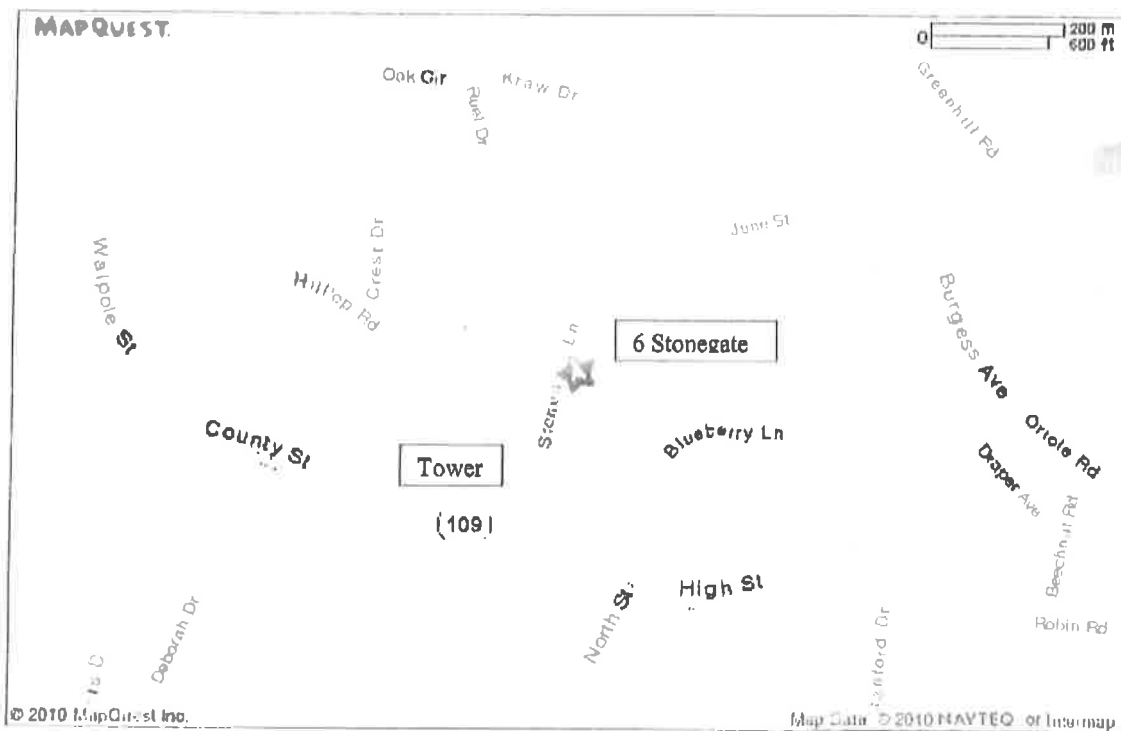


Home is behind photographer to his right

Dover Massachusetts market research

I located and confirmed the October 17, 2005 sale of an 11 room 5-bedroom Colonial with an attached 3-car garage located at 6 Stonegate Lane in Dover, Ma. The home sold for \$2,050,000 and it is located 780 feet to the north east of a 190 feet monopole type cellular tower. Due to existing tree growth much of the upper portion of the tower can be seen from this property.

February 16, 2010 I called the owner and asked if the tower affected the price or her decision to buy the property in any way; she replied "No not at all."



6 Stonegate Lane Dover, MA



Tower to left of home

Summary and Conclusion

Based upon the national e-mail survey of appraisers and assessors, research into properties located close to or having visual exposure to communication towers that have sold in New Hampshire and Massachusetts, data obtained from other appraisers researching this same issue, conversation with the buyers and brokers of the sales contained in this report, and a review of numerous reports prepared by other qualified appraisers; I was unable to find any data or proof to support the contention that there is a measurable impact on home values due to the proximity of a communication tower, or that property values are diminished due to the ability to see a tower from a property.

Therefore it is my opinion that the construction of the tower at the proposed location identified in this report will have no measurable impact on surrounding property values.

ADDENDUM

General market research

A national e-mail survey of appraisers and assessors was initiated. The purpose of this survey is to obtain input from appraisal and assessment professionals from a broader perspective to see what other professionals have observed. On the following pages is an explanation of how the survey was conducted, quotations received from some of the respondents and a tabular summary of the communities covered by the responses.

The survey information is followed by statements and conclusions from reports prepared by other appraisers who have completed site-specific analysis or general market research in order to determine if verifiable market data exists supporting the opinion that the presence of a cell tower has a deleterious impact on surrounding property values.

National Survey of Appraisers & Assessors

A national e-mail survey of appraisers and assessors was initiated. The purpose of this survey is to obtain input from appraisal and assessment professionals from a broader perspective to see what other professionals have observed.

A total of 172 replies were received from 146 communities in 15 states with a total population in excess of 13,500,000 people. The communities range in size from Waterville Valley NH population 257 to Seattle WA population 3,554,760. This is a very diverse mix of communities with differences in socio-economic and geographic influences.

The survey solicited responses to the follow three questions:

1. ***Have you observed or are you aware of any loss in residential property value due to the presence of a cell tower? YES / NO***
2. ***Have you observed or are you aware of any appeals filed in the last two years claiming property value loss due to the presence of a cell tower? YES / NO***
3. ***Have you observed or are you aware of any property value loss due to the ABILITY to see ANY part of a cell tower from a residential property, regardless of distance? YES / NO.***

All of the respondents answered "NO" to each of the above three questions.

Some of the respondents simply replied "no" without additional comment while others expanded their answers to include local information and experience. The expanded comments start on the following page. The survey data tabulated by State, Community and Population follow the comments.

National Survey -- general comments from respondents.

Janet LePage

Monday, September 07, 2009 11:42 AM

RE: Residential Appraisal Survey from Fellow AI Member

"I just completed an assignment of a manufactured home on acreage with a cell tower. The sales price did not appear to be impacted by the cell tower; in fact, the purchaser told me that it was a plus for him due to the income. It should be noted that the cell tower was VERY far from the house and could hardly be seen from the road."

Dick Harriman,
CEO/Assessor
Town of Orrington

"I have one tower and no problems or complaints"

Michelle Bolsjoly,
Assessor
Dayton, Ohio

"No to all three questions; we have 2 towers in town with several sales near 1 of them. Dayton is rural with 1.5-3 acre minimum house lots."

Marlene Tepper
Certified Residential Appraiser
Westchester, NY

"My experience results in a "no" on all three questions"

Leland T Bookhout MAI, SRA
Rhinebeck, NY

"New buyers tell me in interviews that I have conducted that they did not pay less because of cell towers. I recognize that existing property owners feel they have been invaded thus scream and yell that the world has come to an end.

The bigger issue is that the potential pool of buyers for any home today is so sophisticated that they will use the issue of a nearby cell tower to get the purchase price down but when they resell in a few years - no reduction in asking price to list their property! Those who really do not want to live near a cell tower, or any other conceivable excuse, will go elsewhere, they have choices. We lose sight of the fact that any pool of potential buyers has choices. Ask any developer the question and they will almost always say that a particular buyer backed away from the purchase but someone came along to buy at the full price.

Part of the reaction by buyers is different in a sellers market vs. a buyers market. In the latter the alternatives are greater and the buyers can be picky."

Duane P. Willenbring CGB :GMB: CGP
Willenbring Const. Inc
St. Cloud, MN

"I am a Builder, Developer and Realtor and I serve on the Rockville, Mn. City Council. The answer to all three questions is No. I have not heard of any adverse opinions regarding cell towers"

Melinda Fonda
Assessor
Stratford, CT

1. *Have you observed or are you aware of any loss in residential property value due to the presence of a cell tower? "NO"*
2. *Have you observed or are you aware of any appeals filed in the last two years claiming property value loss due to the presence of a cell tower? "NO we have not had any appeals regarding loss in value due to cell towers"*
3. *Have you observed or are you aware of any property value loss due to the ABILITY to see ANY part of a cell tower from a residential property, regardless of distance? "I have had people claim their value is affected because they have an obstructed view. I have not seen this affect value."*

Alfred D. Jablonski, MAI
Real Estate Appraiser
Washington, DC

"In this market there is no evidence that cell tower, which is not allowed in residential zoning, has a negative effect on residential properties. In Fairfax County the light poles on our high school football fields are being converted to cell monopoles and the school system is receiving money and benefiting from the new monopoles."

From: Orban Winton
Socorro, NM

"I have not had the opportunity to appraise or be associated with questions 1 and 2. The majority of our small town can see a part of a cell tower and have not noted any reduction in sale prices".

Carl Brinegar, SRA, SRPA
San Angelo, TX

"Sorry I can't help much. Answer is no. For all of the properties that can see cell towers in this area, I have never noted any reduction in price, nor had a seller or Realtor tell me that there was a reduction in price due to that situation & some towers are quite visible from new moderate priced residential property subdivisions & builders are continuing to build closer & closer to the towers, apparently without any ill pricing effects yet at least."

Linda Truitt, MAI
Springfield, MO

"Hi - I am not aware of any reduction in value to properties near a cell tower. I know a local appraiser that an assignment to appraise a rural property with a small house before and after a cell tower was installed on their 10 acres. It was his opinion that the property was actually worth more with the tower because of the land lease income. Not much help I'm afraid."

Frederick B. Jones
Abilene, TX

"Hello, a group in an affluent neighborhood on the east side of town fought unsuccessfully to prohibit a cell tower's installation, claiming it would devalue the neighborhood and their individual property. They were unable to show how the property would be devalued and lost the case. The tower was installed several years ago with no apparent value issues. I don't remember the exact dates, but the tower has had no long term devaluation. We had a similar case recently with wind turbines - our area is the wind capital of the nation - with similar results. There is simply insufficient data to extract to show the plaintiff's were damaged. Hope this helps."

Ned Farrone, MAI
Larchmont, NY

"The answer is "NO" to all three questions. We have been doing ongoing studies of neighborhoods with cell towers for more than 10 years. Never once have we found that there was a diminution in value due to being able to see a cell tower."

National Survey – responses

State	Community	Population
AR	Siloam Springs	10,843
CA	Aliso Viejo	40,166
CT	Stamford	117,083
FL	Jacksonville	735,617
ID	Coeur d'Alene	34,785
ID	Moscow	21,291
KS	Kansas City	146,866
ME	Alfred	2,497
ME	Arundel	3,571
ME	Bangor	90,864
ME	Berwick	6,535
ME	Biddeford	20,942
ME	Brewer	8,987
ME	Brunswick	35,988
ME	Buxton	7,452
ME	Cape Elizabeth	9,068
ME	Carmel	2,416
ME	Casco	3,469
ME	Cornish	1,269
ME	Cumberland	9,775
ME	Dayton	1,805
ME	Eliot	9,400
ME	Etna	1,012
ME	Falmouth	10,310
ME	Farmington	7,410
ME	Hollis	4,114
ME	Houlton	6,476
ME	Kennebunk	15,280
ME	Kennebunkport	5,905
ME	Kittery	15,482
ME	Lebanon	5,083
ME	Limerick	2,763
ME	Lyman	3,795
ME	Naples	3,274
ME	Newfield	1,328
ME	No Berwick	1,580
ME	Ogunquit	1,226
ME	Old Orchard Beach	8,856
ME	Orrington	3,526
ME	Parsonsfield	1,584
ME	Portland	243,537
ME	Raymond	4,299
ME	Saco	16,822

State	Community	Population
ME	Sanford	20,806
ME	Scarborough	16,970
ME	Shapleigh	2,326
ME	Sidney	3,514
ME	So Berwick	6,671
ME	Waterboro	6,214
ME	Waterville	15,605
ME	Wells	9,400
ME	York	12,854
MN	Farmington	12,365
MN	Minneapolis	2,868,847
MN	St Cloud	167,392
MO	Branson	6,408
MO	Camdenton	2,779
MO	Lake Ozark	1,489
MO	Springfield	325,721
MT	Helena	25,780
NH	Albany	654
NH	Allenstown	4,843
NH	Alton	4,502
NH	Andover	2,215
NH	Ashland	1,955
NH	Auburn	4,682
NH	Belmont	7,322
NH	Bow	8,020
NH	Brentwood	3,194
NH	Campton	2,719
NH	Candia	3,911
NH	Claremont	13,388
NH	Concord	42,336
NH	Conway	8,604
NH	Dover	24,486
NH	Durham	13,040
NH	Epping	5,476
NH	Gilford	6,803
NH	Gilmanton	3,537
NH	Hampton	15,450
NH	Hanover	11,156
NH	Henniker	4,867
NH	Holderness	1,930
NH	Hooksett	3,609
NH	Hopkinton	5,620

National Survey

State	Community	Population
NH	Hudson	24,568
NH	Keene	22,778
NH	Laconia	17,060
NH	Littleton	5,845
NH	Londonderry	24,837
NH	Madison	1,984
NH	Manchester	109,691
NH	Moultonborough	2,009
NH	Nashua	87,321
NH	New Boston	4,880
NH	New Durham	2,220
NH	New Hampton	1,950
NH	New London	4,463
NH	Newbury	2,042
NH	Newport	6,561
NH	Northfield	4,548
NH	Plainfield	2,460
NH	Salem	29,558
NH	Sanbornton	2,581
NH	Seabrook	8,434
NH	Stratham	7,098
NH	Sugar Hill	563
NH	Tainworth	2,510
NH	Tilton	3,477
NH	Wakefield	4,252
NH	Waterville Valley	257
NH	Windham	10,709
NM	Albuquerque	712,738
NM	Las Cruces	174,682
NM	Peralta	3,750
NM	Ruidoso	7,698
NM	Santa Fe	147,635
NM	Socorro	18,078
NY	Larchmont	6,485
NY	Pomona	2,726
NY	Rhinebeck	7,762
NY	Scarsdale	17,823
NY	Westchester	923,459
PA	Union City	3,463
PA	Wattsburg	378
TX	Abilene	126,555
TX	Big Spring	25,233
TX	Carlsbad	1,322

State	Community	Population
TX	Lubbock	242,628
VA	Clifton	4,474
WA	Clarkson	7,337
WA	Seattle	3,554,760
WA	Spokane	417,939
WA	Yakima	222,581

Survey of New Hampshire, Massachusetts and Vermont Assessors

All assessors were asked the follow three questions:

1. *Have you observed or are you aware of any loss in residential property value due to the presence of a cell tower?*
2. *Have you observed or are you aware of any appeals filed in the last two years claiming property value loss due to the presence of a cell tower?*
3. *Have you observed or are you aware of any property value loss due to the ABILITY to see ANY part of a cell tower from a residential property, regardless of distance?*

In New Hampshire twenty-six communities with populations from 2,000 to 110,000 responded. All twenty-six communities answered "NO" to each of the above three questions.

Population	Town	Population	Town	Population	Town	Population	Town
2,042	Newbury	5,820	Hopkinton	13,040	Durham	28,486	Dover
2,215	Andover	6,561	Newport	13,388	Claremont	29,558	Salem
2,460	Plainfield	7,098	Stratham	15,450	Hampton	42,336	Concord
3,537	Gilmanton	7,322	Belmont	17,060	Laconia	87,321	Nashua
4,463	New London	8,020	Bow	22,778	Keene	109,691	Manchester
4,867	Henniker	8,434	Seabrook	24,568	Hudson		
4,880	New Boston	11,156	Hanover	24,837	Londonderry		

Massachusetts assessor results

Andover	<i>Never seen an abatement for that</i>	Chelmsford	<i>Nothing</i>
Bedford	<i>No</i>	Lexington	<i>None to my knowledge</i>
Belmont	<i>Haven't seen any</i>	Lowell	<i>There were none</i>
Billerica	<i>No haven't seen anything yet</i>	Reading	<i>No</i>
Carlisle	<i>Not in this town</i>	Waltham	<i>Have not had any</i>
		Woburn	<i>No</i>

Vermont assessors / lister results

Bethel	<i>No; Our tower is 2 yrs old, no immediate neighbors; can be seen form Rte 107 & 12.</i>		
Cabot	<i>No; We have 2 towers</i>	Poultney	<i>No</i>
Charoltte	<i>No; not aware of any grievances re cell towers</i>		
So Burlington	<i>No; never had anyone broach the subject</i>	Dover	<i>No</i>
Weathersfield	<i>No to all 3 questions</i>	Mount Tabor	<i>No</i>
Royalton	<i>No; We have 2 towers in remote locations</i>		

The following statements and the conclusions are from reports by other appraisers who have completed site-specific analysis or general market research in order to determine if verifiable market data exists supporting the opinion that the presence of a cell tower has a deleterious impact on surrounding property values.

Edward J. Ferrarone, MAI - September 2008 - Danbury, CT

As you see from the data, the sales prices and price per square foot (a recognized unit of comparison) for those residences situated near a communication facility site are consistent with, and in some cases higher than, the prices achieved in the neighborhood further away from the communication facility site.

I have been conducting surveys of sales prices such as these for the last decade. The areas covered include Westchester, Rockland, Putnam, Dutchess, Orange, and Ulster Counties. In no instance have I ever found that values have been reduced by the presence of communications facilities such as those which are proposed for this site.

As a result of the foregoing analysis, it is our conclusion the installation, presence and/or operation of the proposed Facility on the subject Property, will not result in the diminution of real estate values of nearby properties or reduce the marketability of properties in the immediate area.

U.S. District Court Judge Charles L. Brieant, in a decision dated January 25, 2001, agreed with the conclusion "that the actual experience with similar wireless facilities within ... other communities has not supported a conclusion that these antennae have reduced the value of nearby property." Judge Brieant further states that "generalized concerns about a potential decrease in property values stemming from the construction of the proposed communications antenna, especially in light of the expert reports contained in this record before the Court, are not adequate to support the conclusion that a special use permit should be denied."

See U.S. District Court Southern District of New York (White Plains)
Civil Docket for case #: 7:00-CV-04828-CLB Sprint Spectrum, LP v Cestone et al.

Bill Pastuszek, Jr. SRA, MAI, MRA – December 2007 – Pepperell, Massachusetts

Summary: The preceding analysis demonstrates that cellular telecommunications facilities in competitive residential locations do not affect real estate prices adversely. Research and analysis in other areas supports this conclusion: there is no measurable impact on residential sales prices due to the presence of such facilities.

Conclusion: Based upon my inspection of the subject site and neighborhood, of comparable sites, my detailed review of the proposed project, and my review of pertinent empirical studies, it is my professional opinion that the construction and operation of the project will not have any adverse effect upon the property values of any real estate located near the site.

Vern J. Gardner Jr., SRA, MAI – February 2007 – Londonderry, New Hampshire

Based on the material presented, I hereby submit the appraisal opinion as follows: The property is located in a residential area and is not a commercial property. The property is not a public use property. The property is not a public use property. The property is not a public use property.

Patricia Amadon, MAI - October 2006 – Falmouth ME

In terms of marketing time, I researched sales in the general area to investigate the number of days on the market for residential properties. The marketing time ranged from 0 days to 371 days. When the maximum and minimum values were eliminated, this range narrowed from 11 days to 134 days. The sales of the two properties in proximity to towers took 66 and 72 days to sell, selling times well within the range of residential properties within the area. Therefore, marketing time does not appear to be affected.

Based on my investigation summarized above, I have concluded the following:

The nearest property has sufficient natural coverage and distance from the proposed tower to significantly diminish visibility.

The addition of the proposed tower and associated equipment will have no measurable adverse impact on the value of surrounding property.

From a valuation perspective, the proposed tower is the most appropriate location for a telecommunications facility in the area.

Robert G. Bramley, MAI - May 2006 - Cornish NH

In summary, while the existing tower, if constructed, may be visible at a distance, I know of no instance where local property values in rural locations such as the subject will diminish with the construction of said facilities nor will the region be impacted, except in a positive way, from said facilities because of improved communication facilities.

J. Nathan Godfrey Appraiser October 2002 - West Tisbury, Ma

"The surrounding neighborhood area will be unchanged by the introduction of the proposed wireless communications facility. The equipment shelter and base of the pole will not be visible from Old Courthouse Road and there will be no change to the overall character of the site. My research and investigations have concluded that there would be no diminution of value or difficulty in marketing a residence in the immediate area around the proposed installation."

Donald E. Watson, Certified General Appraiser - June 1998 - 5 communities in Southern NH

The study of sales in Bedford, Nashua, Merrimack, Candia, and Manchester did not indicate any discernible trends or variations in the sale prices of properties in the vicinity of telecommunications towers or similar structures in relation to the overall sales ratios found in each community. The lack of any trend would indicate that in fact there is no diminution of value of properties near these structures. Given federally mandated guidelines, I am of the opinion that as more telecommunications towers are constructed, their presence will become more common, similar to the existing telephone poles. If any diminution of value were to occur, it would be evident during the early stages of placement of telecommunications towers.

Michael P. Wicker, MAI - April 1994 - Sullivan, New York

At your request, we have performed a detailed analysis of the effects of radio communication towers on surrounding property values. It is the conclusion of this analysis that the subject's proposed cell site to contain a 180-foot guyed tower and a 293 square foot prefabricated concrete shelter will have no effect upon surrounding property values. The location, nature, and height of buildings, walls, and fences will not discourage the appropriate development and use of adjacent land and buildings or impair their value.

Enclosed please find the results of this analysis which support the above conclusion.

Robert G. Bramley, MAI - August 1990 - Candia NH

demand. In short, diminution in value of surrounding property was not found in nearby areas of Chester or Candia and, as a matter of fact, in areas surrounding tower sites in more densely populated areas of Hudson and Merrimack, New Hampshire. Conversation with residents in periphery areas suggests that the sites are not objectionable from an aesthetic viewpoint and may in fact contribute somewhat to retaining the undeveloped or sparsely developed character of the area, unless of course development pressures are greater, in which case housing development appears to take place without any real measurable detriment to price or value. Safety is also not a detriment since towers are constructed to withstand hurricane force winds.

Robert H. McKennon, CRE, MAI - Wilmington, Delaware

Robert has researched the impact of telecommunications towers on residential property values in his area. The following summarizes the results of his research.

To all who took the time to respond to my AI forum request for info on the impact of telecommunications towers on residential property values: -Thanks very much for your input.

I looked this time at a potential tower site in a heavily developed and desirable residential area that was slated for a monopole installation behind a supermarket at a major commercial intersection.

• **After reviewing 8 tower sites in residential locations with varying price ranges, I was unable to find any evidence that there is a measurable impact on value due to the proximity of a tower.**

For example: A Toll Brothers development currently underway has three contiguous towers that loom over the residential lots currently being sold. These are being developed with \$700,000 homes that are selling at a similar absorption pace to other similar Toll communities in the area. The site manager indicated that the towers were not a factor in pricing or marketing. The developer did not provide extra buffers, larger lots, or open space nearby to alleviate any potential impact the towers might have.

Another area development has an unsightly latticework tower nearby that can be seen from various points in the development. **There is absolutely no difference in pricing of similar model homes that can see the tower as opposed to those that cannot.** The sales agent who sold the project noted that the tower had no impact on sales. Another agent who has sold several homes in the neighborhood indicated that her daughter lives in the neighborhood, that she has been in the neighborhood many times over the years and had never noticed it during her walks with her granddaughter, and that it was not a factor with buyers.

In another neighborhood, there was some anecdotal evidence from agents that sold houses that were contiguous to a 1960's vintage latticework tower that there was some buyer resistance expressed by some prospects for those particular houses. However, a close analysis of these properties did not produce any evidence of a value diminution. The houses were listed at similar prices to those away from the tower and sold for similar prices, in similar time frames. When this data was discussed with the agents they indicated that although there were some prospective buyers who may have "walked" from the sites next to a tower, they were in fact able to obtain a satisfactory price. I could not reasonably justify any value diminution even in these extreme cases and believe me I looked. These cases are akin to a Rubik's Cube in some ways. 99.9% of the evidence can point one way, but if any stone is left unturned, the Board may disregard the entire study.

Qualifications

Andrew G. LeMay SRA, SRPA, CNHA, CGA-NH # 8

EDUCATION

New England College, Henniker, NH - BA - Business Administration
Society of Real Estate Appraisers /Appraisal Institute - Course 101, 102, 201, VIII, 1B-A, 202
International Right of Way Association - Course 402
Federal Highway Administration - "Appraisals under Eminent Domain for Federal Highways and Related Programs"
International Association of Assessing Officials - Course 300, 400
General Seminars: Narrative Report, Professional Practice, Report Writing, Valuation of Easements, Intro. to Income Property Appraising, Appraiser's Legal Liabilities, Litigation Valuation, Standards of Professional Practice, Parts A & B. Solar Workshops.

APPRAISAL & REAL ESTATE EXPERIENCE

2011 - Deputy Assessor, City of Nashua, NH
2007 - President - Real Estate Consultants of New England Inc.
2003 - 2006 Assessor - Hopkinton, NH
1997 - 2003 Commercial Assessor, City of Nashua NH
1985 - 1997 Partner, Capital Appraisal Associates
1980 - 1985 R.O.W. Appraiser for NH Department of Transportation
1976 - 1979 Appraiser for New Hampshire Savings Bank
1972 - 1975 Real Estate Broker the Village House, Inc.

PROFESSIONAL DESIGNATIONS & LICENSES

New Hampshire Certified General Appraiser #8, Licensed NH Real Estate Broker. SRA, SRPA, - Appraisal Institute, Certified New Hampshire Assessing Supervisor - NHAAO, Member - International Association of Assessing Officers

COURT EXPERIENCE

Qualified as an expert witness before the NH Board of Tax and Land Appeals and the Superior Court in Merrimack, Hillsborough, and Rockingham Counties

PUBLISHED ARTICLES & MONOGRAPHS

"Valuation of Communication Towers using sale data - another approach" NHAAO newsletter August 2002
"Communication Tower Market Data Report - 2003" - Lynxfield Publishing

PROFESSIONAL ACTIVITIES

2010 - President - NH Chapter of the Appraisal Institute
2010 - Treasurer Concord Board of Realtors
New Hampshire Real Estate Appraiser Board - Past Member - Education Chair

AWARDS

2002 Manuscript Award - New Hampshire Association of Assessing Officers
2002 President's Award - Concord Board of Realtors
2002 President's Award - New Hampshire Association of Assessing Officers
2005 Distinguished Service Award - New Hampshire Chapter of the Appraisal Institute