

CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Avenue, Dover NH 03820
Meeting Date: **Thursday, July 20, 2023**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. APPROVAL OF MEETING MINUTES OF JUNE 15, 2023

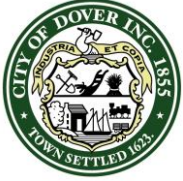
3. HEARINGS

- A. ~~*ZONE-2023-0030~~ Owners: Edgar R. & Anne S. Crothers, Applicants: Justine Fallon and Karl Kumli, Cote Drive and Dover Point Road. (Tax Map L, Lot 55-B), located in the Low-Density Residential (R-20) Zoning District requests Variances from ~~Section 170-12.B of the Zoning Ordinance~~, to allow for a rear setback of 20' whereas 30' is required and a front build-to-line of 10' whereas 20' to 35' is required. **CONTINUED FROM JUNE 15, 2023 MEETING- WITHDRAWN**
- B. ~~*ZONE-2023-0035~~ Owners: Lionel R. Paradis Jr. & Kristina L. Paradis, Applicant: Jared Lusk, 180 Tolend Road. (Tax Map F, Lot 2), located in the Innovative Technology (IT) and Rural Residential (R-40) Zoning Districts request a Variance from **Section 170-22.C.(1).**, to permit the construction of a new, 100' telecommunications tower on the above referenced property, where the construction of new telecommunications towers is only permitted on 15 parcels specified by the Zoning Ordinance.
- C. ~~*ZONE-2023-0037~~ Owners: Dover Development, LLC, 52 Old Rochester Road (Tax Map 40, Lot 25), located in the Commercial (C) Zoning District requests a Variance from ~~Section 170-11. of the Zoning Ordinance~~, to allow for the removal of all existing structures and to construct sixty four (64) residential units, with two (2), four-story buildings, and to exceed the residential ratio required under Footnote 3 where 2/3rd is the maximum and 13%/87% is proposed. **WITHDRAWN**
- D. ~~*ZONE-2023-0038~~ Owners: Jewett Commercial Park, LLC Applicant: Jeremiah Comeford, 30 Crosby Road Unit 9 (Tax Map G, Lot 31-3), located in the Commercial Manufacturing (CM) Zoning District requests a Special Exception from **Sections 170-12.A. and 170-52.C.(3).** of the Zoning Ordinance, to install an auto service.

4. OTHER BUSINESS

5. ADJOURN

*Indicates that if the application is accepted for discussion, the public hearing will be held the same evening. Note that some hearings will be continued from one meeting to another and some may be postponed. Since this is only a partial description of the proposal and may change, persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm and Friday 8:30 am to 4:00 pm or email Dover-Planning@doover.nh.gov. You may also view materials at www.doover.nh.gov. Follow us on Twitter @DoverNHPlanning and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>. The public is encouraged to leave comments in advance by emailing Dover-Planning@doover.nh.gov, or mailing written comments to the Zoning Board of Adjustment, Dover City Hall, 288 Central Ave., Dover, NH 03820. Messages must be received no later than 4 p.m. the day of the meeting and should identify the name and Dover address of the person leaving the message or providing the comment.



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall – 288 Central Ave., Dover, NH 03820
Meeting Date: Thursday, June 15, 2023
Meeting Time: 7:00 pm

1. ATTENDANCE

Members Present: Chris Prior (Chair), Otis Perry (Vice Char), Rich Onufry, Anthony Sillitta, Sarah Tatarczuk (Alternate)

Members Absent (Excused): Nick Couturier, George Reagan (Alternate)

Members Absent (Unexcused): None

Staff Present: Natasha Kypfer (Zoning Administrator/Assistant City Planner)

The Chair called the meeting to order at 7 PM.

2. APPROVAL OF MEETING MINUTES OF MAY 18, 2023

Motion: Perry moved to approve the minutes of May 18, 2023. Seconded by Sillitta. Vote: Four in favor with Tatarczuk abstaining.

The Chair explained the hearing process.

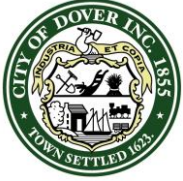
3. HEARINGS

- A. *ZONE-2023-0018 Owner: Ian Joseph Campbell, LLC, 887 Central Avenue (Tax Map 38, Lot 9-A), located in the Commercial (C) Zoning District requests a Variance from **Section 170-21.D.(b.)(iii.) of the Zoning Ordinance**, to allow for the installation of ground mounted solar arrays up to a height maximum of 40', whereas 20' is allowed.

Packy Campbell, owner of Bright Spot Solar and the Lilac Car Wash, which is the subject property, presented the case and reviewed their need for the Variance request. He gave background on other projects he has done and explained the difference between the technology he is presenting versus standard roof-mounted or ground-mounted solar. Meaning that the array includes a single pole, a light sensor, and the ability to pivot and face all directions. The height of the tracker is necessary in order for the array to work properly. Both sides of the panel capture the solar rays which is another reason the height is necessary. At Lilac, there are currently solar panels on the roof, but it does not cover the power that is utilized daily by the car wash.

Mr. Campbell addressed the criteria as follows: This is not a use change request, so there is no impact due to use, it is an area variance request only, i.e. the height restriction is the relief requested. The Commercial zoning district has a 40' height limit so the solar structure(s) would meet that criterion, however, there is an additional solar height restriction of 20' that he is asking relief from. Having solar is in the public interest. This will not be taller than any other structure in the zone, so it is in the spirit of the ordinance. This will do substantial justice because it will treat his property like all others with regards to the structure's maximum height allowance. The value of other properties will not be affected. This area is surrounded by intense commercial-use, and this will fit right in. He has added this solar technology to other car washes he owns in the region with no negative effect.

Mr. Campbell continues and states that this property is unique as there are two businesses on it. The unnecessary restriction of the height limitation (on the solar arrays) is creating the hardship here. The strict interpretation of the ordinance to protect surrounding properties is unneeded. In addition, the request is upholding the City's master plan and goals. He concludes by describing for the Board the physical size of the poles, their placement, and the quantity in the proposal (6 trackers). Parking would not be affected, as you can drive under them.



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall – 288 Central Ave., Dover, NH 03820
Meeting Date: Thursday, June 15, 2023
Meeting Time: 7:00 pm

Public Hearing opened.

Public Comment: None

Planning Department recommendation: Zoning Administrator Kypfer noted staff does not support or oppose the granting of the Variance request. Explaining, the solar arrays are approximately 30-35 feet in height, as documented on the provided model illustration, a height which (per the applicant) allows for the capture of optimal solar emissions, as well as to permit travel and/or parking under the units. The request of 40 feet is to provide parity with the existing building height maximum. While site review is not in the purview of this Board, but the jurisdiction of the Planning Board, the applicant has provided a proposed site plan, which includes the locations and quantity of trackers (6), as well as their setbacks, in order to assist in making a decision. Kypfer continues by explaining that zoning amendments relevant to Chapter 170-21., Alternative Energy System, have been drafted and disseminated, and are presently under consideration for the 2023 amendment cycle. The proposed language related to §170-21.D.(b).(iii.), would allow for relief via a Conditional Use Permit (CUP), subject to site conditions, and to be approved by the Planning Board.

Public Hearing was closed.

Motion: Perry moved to GRANT the Variance noting the five criteria have been satisfied. Onufry seconded. Vote: U/A

- B. ~~*ZONE-2023-0030 Owners: Edgar R. & Anne S. Crothers, Applicants: Justine Fallon and Karl Kumli, Cote Drive and Dover Point Road. (Tax Map I, Lot 55-B), located in the Low-Density Residential (R-20) Zoning District requests Variances from Section 170-12.B of the Zoning Ordinance, to allow for a rear setback of 20' whereas 30' is required and a front build to line of 10' whereas 20' to 35' is required.~~ **CONTINUED TO JULY 20, 2023 ZONING BOARD OF ADJUSTMENT MEETING****

Motion: Perry moved to continue the item to the July 20, 2023 meeting. Tatarczuk seconded. Vote: U/A

4. OTHER BUSINESS

None

5. ADJOURN

Motion: Perry moved to adjourn at 7:28 pm. Sillitta seconded. Vote: U/A

From: Anthony Fallon <tony@tonyfallon.com>
Sent: Wednesday, July 12, 2023 8:57 AM
To: Kypfer, Natasha; Benton, Donna; Blonigen, Rachel; Glidden, Jean; Wyatt, Joshua; Maxfield, Jim
Cc: Justine Marie Fallon; Karl Kumli
Subject: L-55-B-0 Zoning Variance Proposal Withdrawn

Security Notice: External sender. Use caution with hyperlinks or attachments.

Dear Natasha,

Following up on this mornings earlier email, I thought it would be helpful to formally request that the application for a zoning relief by variance I put in for my daughter and son in law, Justine and Karl, for the above subject property be withdrawn given that we have come up with a design that does not require any setback or build to variances.

We look forward to working with staff to work towards a building permit with the additional topics and thank all for their good work and help.

Please let me know if there are any staff with whom I may sit with circa 3:30 this afternoon by chance.

Thanks!

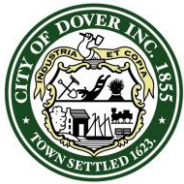
Tony

Anthony Dreux Fallon
Tony Fallon Architecture
PO Box 404
49 Center Street
Wofeboro Falls, New Hampshire 03896
603 269 3206
<http://tonyfallon.com>
tony@tonyfallon.com

Licensed Architect by New Hampshire & Maine

As your word unfolds, it gives light,
and the simple understand.
Psalm 119:130

<http://bestlove.us>



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall, 288 Central Ave., Dover, NH 03820
Meeting Date:	July 20, 2023
Meeting Time:	7:00 pm

INTENT: The Owners request a Variance from Section 170-22.C.(1)., to permit the construction of a new, 100' telecommunications tower on the above referenced property, where the construction of new telecommunications towers is only permitted on 15 parcels specified by the Zoning Ordinance (not including this subject property lot).

UNITS PROPOSED: 1
Telecommunications Tower

AGENDA ITEM #: 3-B

ZONING DISTRICT: IT, R-40

FILE: ZONE-2023-0035

APPLICANTS: Jared Lusk of Nixon Peabody LLP representing Cellco Partnership d/b/a Verizon Wireless

OWNER: Lionel R. Paradis Jr. & Kristina L. Paradis

LOCATION: 180 Tolend Road (Tax Map F, Lot 2)

ACREAGE: 55.96± ac

EXISTING LAND USE: Residential, Farmland

PROPOSED LAND USE: Addition of a single (1) Telecommunications Tower

SURROUNDING LAND USE: Residential

PREVIOUS ZBA ACTION:
None

PLANNING BOARD APPROVAL REQUIRED: Yes, for site review.

ATTACHMENTS: Application, Cover Letter, Exhibits A - J, including Narrative and Site Plan

STAFF RECOMMENDATION:
Staff does not support or oppose the Variance request.

BACKGROUND INFORMATION

The property subject to this Variance request is located along the south side of Tolend Road, is an approximately 55.96± acre parcel horse/cattle farm, and presently contains a single-family residence and multiple barn structures. Assessing records indicate the home dates to 1788. A sliver of the northern portion of the property is within the Rural Residential Zoning District, while the remainder is within the Innovation Technology Zoning District.

The Telecommunication Facilities section of the Zoning Ordinance (§170-22), permits the construction of new telecommunications towers on fifteen specific lots around the City. This section also permits co-location, or the placement of facilities on existing towers or alternative tower structures, much more broadly, throughout the City. "Towers" includes not only dedicated telecommunications towers, but also alternative structures such as steeples and smokestacks. This lot is not among the 15 specific lots and not a co-location request.

Therefore, the Applicants requests a Variance to permit construction of a new, 100-foot tall tower on a lot where the use is not permitted. In addition to §170-22 of the Zoning Ordinance, the City of Dover, in its permitting processes, must also adhere to the requirements of the federal *Telecommunications Act of 1996 (TCA)*, as well as NH RSA 12-K, *Deployment of Personal Wireless Facilities*, if the Applicant/Co-Applicant is a wireless service provider.

REASON FOR RECOMMENDATION

For past similar applications, the Board indicated a desire to schedule a site walk and balloon test and to obtain a third-party review of the submitted radiofrequency analysis; the Board may want to consider these options again. Of note: If the Variance to permit this use is granted, Planning Board review and approval will also be required per §170-22.

STAFF RECOMMENDATION

Staff recommends that the Board open the public hearing, accept testimony, and make findings on each of the five Variance criteria. Staff does not support or oppose the Variance request.

If the Board grants the Variance, staff recommends the following subsequent condition:

- 1) The applicant shall go before the Planning Board for Site Plan review.



PERMIT SNAPSHOT REPORT ZONE-2023-0035 FOR CITY OF DOVER, N.H.

Permit Type Zoning	Project:	App Date: 06/14/2023
Work Class: Variance	District: None	Exp Date: NOT AVAILABLE
Status: Submitted - Online	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Glidden, Jean	Approval
Description: Variance for construction of wireless telecommunications tower.		Expire Date:

Parcel:	Address: 180 Tolend Rd Dover, NH	Main	Zone:
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Applicant
Jared Lusk
1300 Clinton Square
Rochester, NY 14604
Business: (585) 263-1140
Mobile: (585) 730-2562

Permit Custom Fields

Number of Variances Requested: 1	ZoneVariPlanDirections See attached documentation.	ZoneVariPlanSummary See attached documentation.
ZoneVariAppealSect See attached documentation.	ZoneVariAppealSectDe See attached tail documentation.	What is the parcel zoned? IT
ZoneVariAppeal1Public Interest See attached documentation.	ZoneVariAppeal2OrdinanceSpirit See attached documentation.	ZoneVariAppeal3SubstantialJustice See attached documentation.
ZoneVariAppeal4ProportionalityValue See attached documentation.	ZoneVariAppeal5A1UnreasonableHardship See attached documentation.	ZoneVariAppeal5A2No FairRelate See attached documentation.
ZoneVariAppeal5A3ReasonableUse See attached documentation.	ZoneVariAppeal5BNoReasonableUse See attached documentation.	

Attachment File Name	Added On	Added By	Attachment Group	Notes
VZW - Dover West Site - Application to City of Dover ZBA 4856-9530-9162 v.1.pdf	06/14/2023 16:40	Lusk, Jared		Uploaded via Civic Access

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	Planning Zoning Variance Application Fee	\$200.00	\$0.00
Total for Invoice NOT INVOICED		\$200.00	\$0.00
Grand Total for Permit		\$200.00	\$0.00

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			
Confirm application complete v.1	Generic Action		
Planning Permit Application Review v.1	Receive Submittal		
Zoning Board v.1			
Zoning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
Zoning Administrator Creates Staff Recommendations v.1	Task		
Distribute Zoning Board Materials v.1	Task		
Zoning Board Hearing v.1	Hold Hearing		
Zoning Board Decision v.1	Permit Activity		
NOD Sent to Applicant v.1	Create Report		
Final Plan v.1			
Plans uploaded to Treneo v.1	Generic Action		

PERMIT SNAPSHOT REPORT (ZONE-2023-0035)

Property Info Group v.1

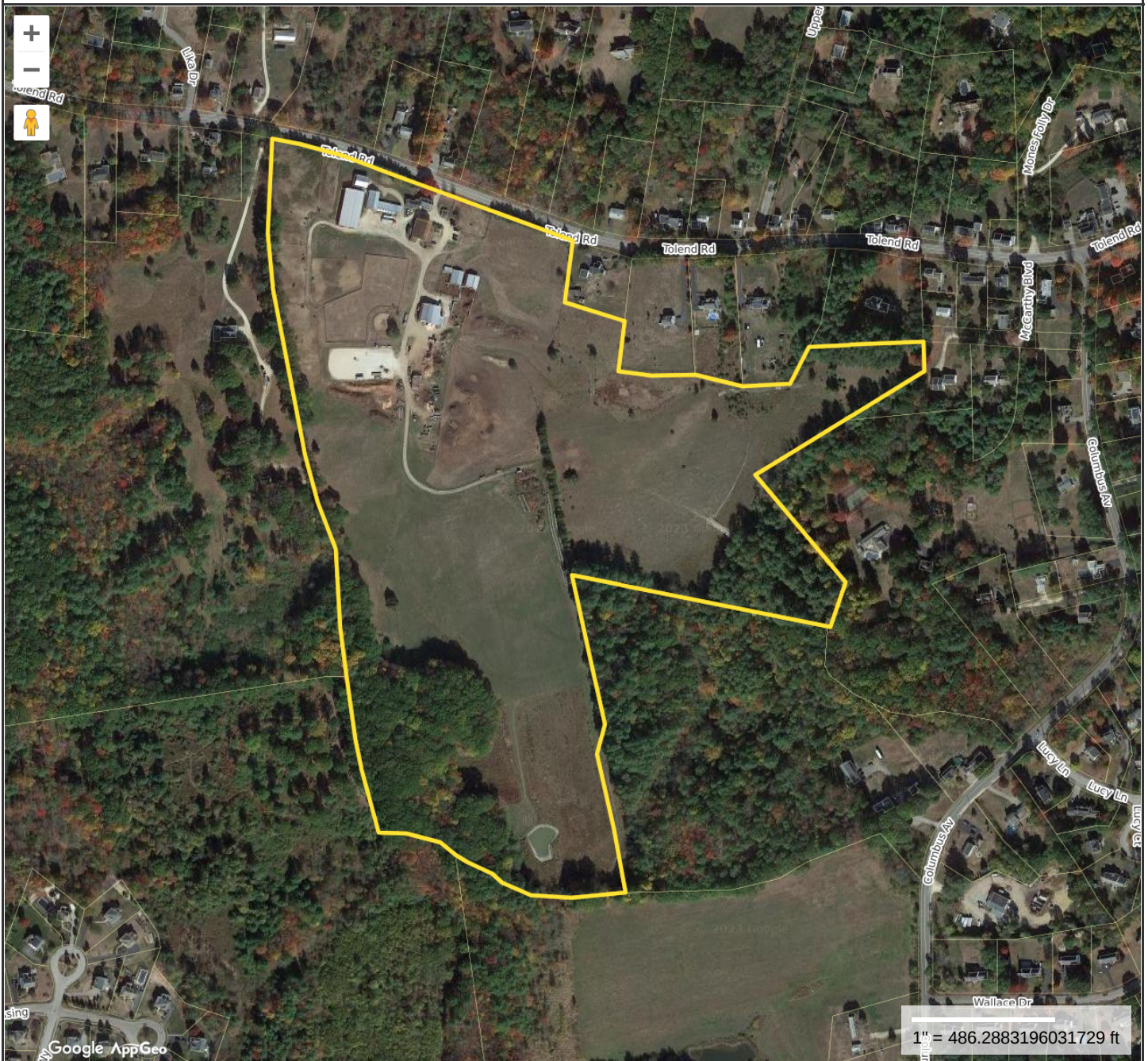
Generic Action

Create/Link to Records v.1

Create / Link to Permit - Building Complex v.1

Create Sub Permit

ZONE-2023-0035 180 Tolend Road

**Property Information**

Property ID F0002-000000
Location 180 TOLEND RD
Owner PARADIS LIONEL R JR &
Land Use 101
Zoning Code IT*

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 12/16/2022
Data updated Daily

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.



Nixon Peabody LLP
900 Elm Street
Manchester, NH 03101-2031

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Partner

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F / 844.688.1657
mbeaudoin@nixonpeabody.com

June 14, 2023

VIA ELECTRONIC MAIL

Zoning Board of Adjustment
City of Dover
288 Central Avenue
Dover, NH 03820

RE: Cellco Partnership d/b/a Verizon Wireless' application (the "Application") to the City of Dover for the necessary use variance and site plan approval to construct and operate a 100' wireless telecommunications facility at 180 Tolend Road (Tax Map # F-2-0-0) in the City of Dover, Strafford County, New Hampshire (Verizon Wireless' "Dover West" cell)

Dear Members of the Zoning Board of Adjustment:

Cellco Partnership d/b/a Verizon Wireless ("Verizon Wireless") is a public utility and wireless telecommunications licensee of the Federal Communications Commission ("FCC"). To remedy service inadequacies in and around the City of Dover (the "City"), Verizon Wireless proposes to construct and operate a 100' wireless telecommunications facility located at 180 Tolend Road (Tax Map # F-2-0-0) in the City of Dover, Strafford County, New Hampshire (the "Project Site").

The Project Site consists of a 60' x 60' fenced compound within which a 100' monopole will be constructed, together with antennas and associated equipment, all as shown on the enclosed site plan prepared by Proterra Design Group LLC attached hereto as Exhibit K (the "Site Plan").

The Project Site is located within the City's IT zoning district. Pursuant to §170-22(C) of the City's Zoning Ordinance (the "Ordinance"), new wireless telecommunications towers, are not permitted within the IT zone. Therefore, a use variance from the Zoning Board of Adjustment will be required. Site plan approval from the Planning Board will also be required.

Accordingly, please accept this letter and the following exhibits and enclosures as Verizon Wireless' application for a variance.

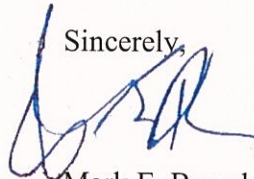
- Exhibit A: Completed City-supplied ZBA application forms;
- Exhibit B: Project description;
- Exhibit C: Proof of compliance with applicable legal standards;
- Exhibit D: Proof of compliance with the City's requirements for Telecommunications Facilities as set forth in § 170-22 of the Ordinance;

- Exhibit E: Copy of recorded Memorandum of Lease evidencing Verizon Wireless' Rights to the Project Site.
- Exhibit F: Radio frequency ("RF") Report, with propagation studies, demonstrating the need for the Project at the requested location ("RF Report");
- Exhibit G: Site Plan;
- Exhibit H: Copy of Verizon Wireless' FCC licenses;
- Exhibit I: Proof of compliance with federal regulations;
- Exhibit J: Verizon Wireless' co-location policy;

The required \$200 variance application was fee was paid via credit card through the zoning application portal.

We respectfully request that this Application be placed on the agenda for the July 20, 2023 Zoning Board of Adjustment hearing. Please confirm the date that we will be on the agenda as soon as that information becomes available. In the meantime, should you have any questions or require additional information, please do not hesitate to contact me.

Thank you.

Sincerely,

Mark E. Beaudoin

JCL/mkv
Enclosures
cc: Chip Fredette

EXHIBIT A



CITY OF DOVER, NEW HAMPSHIRE PLANNING APPLICATION OWNER AUTHORIZATION (ZONING)

IMPORTANT

Property identification sign must be posted on the property for five (5) days prior to the hearing. Failure to post may result in application not being accepted.

OWNER AUTHORIZATION

I/We hereby submit this application to the City of Dover / City of Dover Zoning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Property Owner Name:

Lionel R. Paradis, Jr. and Kristina L. Paradis

Signature(s) of Property Owner(s):

Lionel R. Paradis, Jr. *Kristina L. Paradis*

Date:

6/7/2023

Signature of Applicant:

if different from owner

Mark E. Beaudoin, Esq., Nixon Peabody
LLP, Attorneys for Verizon Wireless

Date:

06/14/2023

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I/We hereby submit this application to the City of Dover Zoning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity..

Property Owner Name:

Lionel R. Paradis, Jr. and Kristina L. Paradis

Signature(s) of Property Owner(s):

Lionel R. Paradis, Jr. *Kristina L. Paradis*

Date:

6/7/2023

Signature of Applicant:

if different from owner

Mark E. Beaudoin, Esq., Nixon Peabody
LLP, Attorneys for Verizon Wireless

Date:

06/14/2023



288 Central Avenue
Dover, New Hampshire 03820-4169
Tel: (603) 516-6008
Fax: (603) 516-6049

Zoning Board of Adjustment City of Dover, New Hampshire

HOURS: Monday through Thursday 8:30 AM - 5:30 PM & Friday 8:30 AM to 4:00 PM

INSTRUCTIONS TO APPLICANTS APPEALING TO THE DOVER ZONING BOARD OF ADJUSTMENT

PLEASE READ ALL INSTRUCTIONS CAREFULLY BEFORE FILLING OUT ATTACHED

Dear Applicant:

This will serve to briefly inform you as to what you must do to bring a petition before the Dover Zoning Board of Adjustment (ZBA). Please refer to the NH Statutes on Land Use and Regulation and the Dover Zoning Ordinance for more specific information. You must complete the application(s) applicable to you. There are four (4) purposes to petition the ZBA; they are:

1. Variances - where special conditions exist in the property warranting the use of that property in a manner which literally or technically is in violation of the ordinance. Variances can be sought to dimensional or use requirements.

There is a special type of variance allowed for persons having a recognized physical disability; which may be granted for as long as the particular person has a need to use the premises (see RSA 674:33-V). Any medical information submitted to substantiate a disability will remain confidential.

2. Special Exceptions - where the ordinance specifically permits a particular use provided the applicant can prove that whatever conditions attached to such use by the ordinance have or will be complied with.
3. Appeal from Administrative Decisions - where the applicant feels that the Administrative Official made an error in applying or interpreting the zoning ordinance in a particular case.
4. Equitable Waiver of Dimensional Requirements - where a lot or other division of land, or structure thereupon, is discovered to be in violation of a physical layout or dimensional requirement imposed by a zoning ordinance enacted pursuant to RSA:674:16.

The ZBA cannot and will not grant the relief sought unless the applicant proves the elements of his or her case. For example, variances may not be granted solely because the applicant is suffering from financial hardships or other personal hardships or whimsically would like to put his or her property to a non-conforming use.

YOU, THE APPLICANT, ARE RESPONSIBLE FOR PRESENTING SUFFICIENT INFORMATION TO SUPPORT AND PROVE YOUR CASE. WHEN FILLING OUT THE APPLICATION, PLEASE PRINT OR TYPE.

Familiarity with the particular provision of the Zoning Ordinance that affects your property is important, and any specific questions you may have relative to your particular case can be answered either by obtaining a copy of the Zoning Ordinance at the City Clerk's Office, or by inquiring at the Planning Office, Municipal Building, 288 Central Avenue, Dover, NH 03820. The Zoning Ordinance can also be viewed on the City web-site at www.dover.nh.gov.

You may represent yourself or authorize, in writing, someone else to represent you. Deliver or mail ten (10) copies of the completed application, with applicable attachments to the Planning Department at least twenty-one (21) days prior to the ZBA meeting date. The ZBA meets on the third Thursday of the month.

The attached application form must be properly completed. An application fee is charged to cover the cost of preparing and mailing the legally required certified letters to the abutters and to place a legal notice in the newspaper. We will notify you of the cost once your application has been submitted.

The ZBA will hold a public hearing on your application at its regularly scheduled monthly meeting. Public notice of the hearing will be posted at the City Clerk's office and the Planning Department office and printed in the newspaper. Certified letters will be mailed to you and to all abutters at least five days before the date of the hearing. You and all other parties will be invited to appear in person or by agent or counsel to state the reasons why the appeal should or should not be granted. Please be advised that a decision may not be made the same night of the hearing. You will be sent a notice of the decision.



City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Revised June 7, 2022]

Office Use Only Case #: _____ Date Received: _____
Amount Paid: \$ _____ Time Received: _____

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: Cellco Partnership d/b/a Verizon Wireless Phone # (585) 263-1140 (Jared Lusk, Esq.)

Address of Applicant: 900 Chelmsford Street, Tower 2, Floor 5, Lowell, MA 01851

E-Mail Address: jlusk@nixonpeabody.com

PROPERTY OWNER (if different from applicant): Lionel R. Paradis, Jr. and Kristina L. Paradis

Address: 180 Tolend Road, Dover, NH 03820 Phone # _____

E-Mail Address: _____

PROPERTY/PARCEL INFORMATION

Address: 180 Tolend Road, Dover, NH 03820

Brief Directions: See Exhibit G for vicinity map

Zoning District: IT Assessor's Map # F-2-0-0 Lot(s) # _____

TYPE OF APPEAL: (Please check one)

☒ Variance	from Section <u>170-22(C)</u> of the Zoning Ordinance
☐ Physical Disability Variance (RSA 674:33-V)	from Section _____ of the Zoning Ordinance
☐ Special Exception	per Section _____ of the Zoning Ordinance
☐ Appeal of Administrative Decision	regarding Section _____ of the Zoning Ordinance
☐ Equitable Waiver	per Section _____ of the Zoning Ordinance

DESCRIBE BRIEFLY YOUR PLANS FOR THE PROPERTY:

Construction and operation of a 100' wireless telecommunications facility in the IT zoning district.

APPLICATION CHECKLIST (Please check off)

- A. **Application signed** by Applicant and Property Owner (if different from Applicant)
Note: In order for the application to be accepted by Planning Department staff and placed on the ZBA agenda YOU MUST COMPLETE (1) ALL SECTIONS ON PAGE 1 as well as (2) ALL QUESTIONS FOR THE SPECIFIC APPEAL YOU ARE SEEKING. See Exhibit A
- B. **10 Copies of Completed Zoning Board of Adjustment Application**
Note: Only include those pages of the application that are relevant to your request. Please do not include the abutters list with the 10 copies (include only as part of original signed application (Part A above)). See Exhibit A
- C. **10 copies of a plot plan** drawn in accordance with a boundary line to scale not less than 1" = 40'. They need to include the lot dimensions including area in square feet, and also the size and location of existing and proposed buildings if applicable, including setbacks. See Exhibit G
- D. Submit at least one (1) copy of the plot plan at a size of **8 1/2 x 11** (this is in addition to the 10 copies required in 'C' above). See Exhibit G
- E. **10 copies of photos** (suggested but optional) and any **other materials** applicant would like to submit in support of the application. See enclosed application materials.
- F. **Abutter Notification/Mailing Labels** - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will need to provide to this office the engineer, architect, land surveyor or soil scientist whose professional seal appears on the plan with names and addresses for notices. You will be notified with the amount due, once this has been completed.
1. Applicant & Owner, engineer, architect, land surveyor or soil scientist
Certified letters fee # 4 of x \$8.00 = \$16.00
 2. Certified letters fee: # of abutters _____ X \$8.00 = \$ 32.00
 3. First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X \$1.00 = \$ 0
 4. Creating/Printing Abutter Labels in triplicate per sheet _____ x \$10.00 = \$ _____
- G. **TOTAL FEE** paid by cash or check made payable to "City of Dover"
1. Application fee of:
 - \$200.00 VARIANCE (per Section requested) \$ 200.00
 - \$200.00 SPECIAL EXCEPTION \$ _____
 - \$200.00 APPEAL FROM ADMINISTRATIVE DECISION \$ _____
 - \$200.00 EQUITABLE WAIVER \$ _____
 2. Foster's newspaper public notice \$ 100.00
- TOTAL FEE** \$ _____

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

A. Variance Requested

A variance is requested from Section(s) 170-22(C) of the Zoning Ordinance to permit:
Construction of a new wireless telecommunications facility in the City's IT zone.

B. The Five Variance Criteria (as set forth in NH RSA 674:33, I(b))

Please demonstrate compliance with the following:

1. Waiving the terms of the Ordinance will not be contrary to the public interest because:

See Exhibit F, the Project needs to be located in the IT zone to provide reliable wireless telecommunications service to the Dover West cell.

2. Deviation from the strict requirements of the Ordinance is consistent with the spirit of the Ordinance because:

Wireless telecommunications service is an essential service that is relied upon by the residents, businesses and emergency service providers in the City. Verizon Wireless needs to construct the Project in the IT zone to serve the Dover West cell.

3. Granting the variance would do substantial justice because:

Wireless telecommunications service is an essential service that is relied upon by the residents, businesses and emergency service providers in the City. Verizon Wireless needs to construct the Project in the IT zone to serve the Dover West cell.

4. The value of surrounding property will not be diminished because:

Wireless telecommunications service is an essential service that is relied upon by the residents, businesses and emergency service providers in the City. Verizon Wireless needs to construct the Project in the IT zone to serve the Dover West cell.

NOTE: please complete EITHER paragraph 5A OR paragraph 5B. Staff recommends that you complete paragraph 5B only if you feel you cannot meet the requirements set forth in paragraph 5A.

5A. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

(i) The following special conditions of the property distinguish it from other properties in the area:

As set forth in Exhibit F, the Project is located in the area necessary in the City to deliver reliable wireless telecommunications service. Strict enforcement of the Code will deny reliable service to the area.

and

(ii) No fair and substantial relationship exists between the general purposes of the ordinance provision and the specific application of that provision to the property because:

Enforcement of the provisions will prohibit Verizon Wireless from delivering reliable wireless telecommunications service to the area. As outlined in the application materials, the project will not have a materially adverse impact on the IT district or the surrounding neighborhood.

and

(iii) The proposed use is a reasonable one because:

The Project is necessary to deliver reliable wireless telecommunications service to the Dover West cell in the City. The tower needs to be placed in the IT zone to provide the service. See Exhibit F.

OR

5B. If the criteria in subparagraph 5A above are not established, explain how, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it:

EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS

THIS SECTION TO BE COMPLETED BY EQUITABLE WAIVER APPLICANTS ONLY

An Equitable Waiver of Dimensional Requirements is requested from Article _____ Section _____ of the Zoning ordinance to permit _____

1. Does the request involve a dimension requirement, not a use restriction? yes no

2. a) Explain how the violation has existed for 10 years or more with no enforcement action, including written notice, being commenced by the city **OR** b) explain how the nonconformity was discovered after the structure was substantially completed or after a vacant lot in violation had been transferred to a bona fide purchaser **AND** how the violation was not an outcome of ignorance of the law or bad faith but resulted from a legitimate mistake.

3. Explain how the nonconformity does not constitute a nuisance nor diminish the value or interfere with future uses of other property in the area.

4. Explain how the cost of correction far outweighs any public benefit to be gained.

NOTE: The Board must find in the affirmative on all four questions or the request must be denied

APPEAL OF ADMINISTRATIVE DECISION

THIS SECTION TO BE COMPLETED BY APPLICANTS APPEALING AN ADMINISTRATIVE DECISION ONLY

Explain why you feel that the Administrative Official made an error in applying or interpreting the zoning ordinance in a particular case.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

SPECIAL EXCEPTION REQUIREMENTS

THIS SECTION TO BE COMPLETED BY SPECIAL EXCEPTION APPLICANTS ONLY

A. General Special Exception Requirements (as set forth in §170-52.C.3 of the Zoning Ordinance)

1. Explain how the requested use would be essential or desirable to the public convenience or welfare.

2. Detail how the requested use would not create undue traffic congestion or unduly impair pedestrian safety.

3. Describe how the requested use would not overload any public water, drainage or sewerage system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the City will be unduly subjected to hazards affecting health, safety or the general welfare.

B. Specific Special Exception Requirements (as may be set forth in the applicable Table of Use)

Explain how the proposal meets the specific special exception requirements as may be set forth in the Table of Use for the zoning district in which the subject property is located:

A.

B.

C.

D.

E.

F.

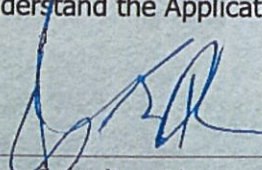
SIGNATURE PAGE

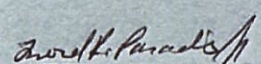
THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

I, the undersigned Applicant, hereby certify that the information contained within this Application is complete and accurate, and I acknowledge that I have read and understand the Application Instructions, which are set forth on the first two pages of this Application form.

IMPORTANT

PROPERTY IDENTIFICATION SIGN
MUST BE POSTED ON THE PROPERTY
FOR THE 5 DAYS PRIOR TO HEARING.
FAILURE TO POST MAY RESULT IN
APPLICATION NOT BEING ACCEPTED.


Signature of Applicant*

 
Signature of Owner*

*Both Signatures Required

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Zoning Board, Planning Department and other pertinent City 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.

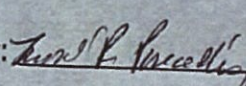
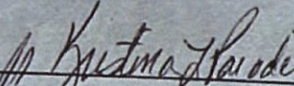
Signature of Property Owner:   Date: 6/7/2023

EXHIBIT B

EXHIBIT B

Project Description

Verizon Wireless ("**Verizon Wireless**") is a public utility, and federally licensed wireless telecommunications provider. It currently has service inadequacies in the City of Dover (the "**City**"). To remedy this service inadequacy, Verizon Wireless is proposing to construct and operate a 100' wireless telecommunications facility (the "**Project**") at 180 Tolend Road (Tax Map #F-2-0-0) in the City of Dover, Strafford County, New Hampshire (the "**Project Site**"). This application includes, on behalf of Verizon Wireless, a request for a Special Exception from the Zoning Board of Adjustment and Site Plan Approval from the Planning Board, to permit the Project to provide adequate and reliable wireless telecommunications service to emergency services, businesses and individuals in and around the Town.

The Project would consist of the construction and operation of a 100' monopole wireless telecommunications facility with equipment and other improvements, all as shown on the enclosed Site Plan attached hereto as Exhibit H.

Essentially, wireless telecommunication devices operate by transmitting a very low power radio signal between the wireless telecommunication devices and an antenna mounted on a tower, pole, building or other structure. The antenna feeds the signal to electronic apparatus located near the antenna (the "**Base Station**"), where it is connected to traditional telephone systems, and is then routed anywhere in the world. The antennas and base station are known as a "**Cell Site**."

Because of the low power, a Cell Site is capable of transmitting to and from wireless telecommunication devices only within a limited geographic area. This limited geographic area is called a "**Cell**." A Cell site must be located within a prescribed area in order to provide coverage for the entire Cell.

Wireless telecommunications technology requires that Cells overlap somewhat in order to provide uninterrupted service. When the wireless telephone user moves into a new Cell, the transmission is automatically transferred to the Cell site in the new Cell. If there is no Cell site in the new Cell, there is no wireless telecommunications service.

Because each Cell site must be placed in such a manner as to provide service within a particular Cell, and so as to provide overlapping (but not duplicate) coverage with the existing or planned Cells around it, there is limited flexibility as to where a Cell Site can be placed. Wireless telecommunications providers conduct a thorough engineering study, including using an elaborate computer program known as a "**Propagation Study**." A Propagation Study shows, based on Cell boundaries, topography and other factors, where a Cell Site needs to be located in order to provide wireless telecommunications coverage in a particular Cell. The wireless telecommunication companies and RF engineers identify technologically feasible locations for the Cell Site.

In this case, the proposed Project Site was identified by Verizon Wireless as being an appropriate site to remedy the service deficiencies. The Project Site was located within that area and was available to Verizon Wireless to meet the technological requirements.

As set forth in this application, Verizon Wireless meets the legal standards necessary for the requested zoning approvals. Moreover, the Project will not pollute, will not create noise or vibration, will not create any significant increase in traffic, will not create any environmental problems, will not increase population density, and will not create any demand on governmental facilities. Thus, the Project will not create any detriment to adjoining properties or change the character of the neighborhood. Instead, the Project will enhance governmental facilities and promote the public welfare by providing a modern, more efficient system of communications for police, fire and other emergency services, as well as provide modern wireless telecommunication service to business, industry and individuals in and around the Dover W cell.

Exhibit C

EXHIBIT C

Applicable Legal Standards

Verizon Wireless is applying for zoning approval for the installation of equipment that provides wireless services; accordingly, this application is subject to §704 of the federal Telecommunications Act of 1996 (“TCA”), codified at 47 U.S.C. §332(c)(7)(B). The TCA is a federal law enacted in 1996 with the purpose of “promot[ing] competition and reduc[ing] regulation in order to secure lower prices and higher quality services for American telecommunications consumers and encourage the rapid deployment of new telecommunications technologies.” *City of Rancho Palos Verdes v. Abrams*, 544 U.S. 113, 115 (2005) (quoting Telecommunications Act of 1996, Pub. L. No. 104-104, purpose statement, 110 Stat. 56, 56 (1996)).

In furtherance of this public purpose, the TCA establishes national standards that apply to zoning applications for wireless facilities and place limitations on local zoning authority. These standards preempt, or override, inconsistent state and local laws, so they must be considered by zoning boards or commissions in making decisions on applications for wireless facilities.

Without the relief requested, Verizon Wireless would be unable to build its network and provide adequate coverage by filling existing significant gap in coverage and capacity, thereby creating a hardship recognized by federal and state courts interpreting the TCA. The property is located within the limited geographic area whereby Verizon Wireless’ radio frequency engineers determined that a wireless facility is required.

Also, as clarified by a Declaratory Ruling of the Federal Communications Commission (“FCC”), “it is a violation of Section 332(c)(7)(B)(i)(II) of the Communications Act for a State or local government to deny a personal wireless service facility siting application because service is available from another provider.” *In the Matter of Petition for Declaratory Ruling to Clarify Provisions of Section 332(C)(7)(B)*, 24 FCC Rcd. 13994, 13995-96 (F.C.C. Nov. 18, 2009). This interpretation is necessary to further federal policies that promote competition and “the Telecommunications Act’s pro-competitive purpose.” *Id.* at 14016, 14018

Federal courts interpreting the TCA have held that where an applicant for the installation of wireless communications facilities to provide communications services seeks zoning relief as required by the municipal zoning ordinance, federal law imposes substantial restrictions affecting the standard for granting the requested relief. The TCA provides that:

The regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government. . . shall not prohibit or have the effect of prohibiting the provision of personal wireless services.

47 U.S.C. §332(c)(7)(B)(i). 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 v. Abrams*, 544 U.S. 113, 115 (2005); *Omnipoint Holdings v. City of Cranston*, 586 F.3d 38, 47 (1st Cir. 2009).

Additionally,

- local government or planning or zoning boards may not unreasonably discriminate among providers of functionally equivalent services, see 47 U.S.C. §332(c)(7)(B)(i);
- health concerns may not be considered so long as the emissions comply with the applicable standards of the FCC, see 47 U.S.C. §332(c)(7)(B)(iv); and
- decisions must be rendered within a reasonable period of time, see 47 U.S.C. §332(c)(7)(B)(ii) and the FCC's Declaratory Ruling commonly referred to as the "shot clock".

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).

In the FCC's September 26, 2018 Declaration Ruling and Third Report, it clarified that under Section 253(a) or 332(c)(7)(B)(i)(II), "an effective prohibition [of service] occurs where a state or local legal requirement materially inhibits a provider's ability to engage in any of a variety of activities related to its provision of a covered service." By this ruling, the FCC makes it clear that a state or local legal requirement effectively prohibits the provision of wireless services if it inhibits or limits a provider "not only when filling a coverage gap but also when densifying a wireless network, introducing new services or otherwise improving service capabilities." FCC 18-133, ¶37. The FCC also makes clear that an effective prohibition includes inhibiting a provider from deploying the "performance characteristics" of its choosing.

Through the evidence submitted, Verizon Wireless has demonstrated that significant gaps exist in its network in the City of Dover and the Project is the only feasible means reasonably available to Verizon Wireless to fill its significant gaps in coverage.

EXHIBIT D

EXHIBIT D

PROOF OF COMPLIANCE WITH THE CITY'S REQUIREMENTS FOR TELECOMMUNICATIONS FACILITIES AS SET FORTH IN § 170-22 OF THE ORDINANCE;

Section 170-22 the Ordinance (the City's "Telecommunications Code") contains the requirements for the City's requirements for telecommunications facilities in the City. The requirements of the Telecommunications Code are reproduced below in bold italicized type, followed by Verizon Wireless' response in regular type.

- A. Authority. By the authority granted under RSA 674:16 and 674:21 and procedurally under the guidance of 675:1, II, this section creates an ordinance establishing a telecommunications program and amending the zoning code to add regulations pertaining to wireless communications facilities.**

No response necessary.

- B. Purpose and Intent. This ordinance is enacted in order to establish general guidelines for the siting of telecommunication TOWERS and ANTENNAS and to enhance and fulfill the following goals:**

- (1) Preserve the authority of the City to regulate and to provide for reasonable opportunities for the siting of TELECOMMUNICATIONS FACILITIES while ensuring that telecommunications providers service remains effective and efficient.**

No response necessary.

- (2) Reduce or eliminate adverse impacts such facilities may create. Adverse impacts may include, but are not limited to, impacts on aesthetics, impacts on environmentally sensitive areas, impacts to historically significant locations, impacts on flight corridors, reduction in property values, and health and safety concerns.**

As shown in Exhibit G, the Project has been strategically located to avoid adverse impacts to the maximum extent practicable.

- (3) Provide for co-location and minimal impact siting options through an assessment of technology, current locational options, future location availability, innovative siting techniques, and siting possibilities beyond the geographic boundaries of the City.**

The Project is a new 100' tower. As described in Exhibit F, there were no opportunities for co-location in the area necessary to deliver reliable service to Verizon Wireless' Dover West cell.

- (4) *Permit the construction of new TOWERS only where all other reasonable alternatives have been exhausted, and to encourage the owners and users of TOWERS and ANTENNAS to configure them in a manner that minimizes visual impacts of said STRUCTURES.*

See Exhibit F; the Project so complies.

- (5) *Require ANTENNA co-location on existing TOWER STRUCTURES through cooperation and agreements between providers.*

See Exhibit F; no opportunities for co-location exist.

- (6) *Provide for documentation of scheduling of recurring maintenance and safety inspections for all TELECOMMUNICATIONS FACILITIES and appurtenances.*

Verizon Wireless will comply with required maintenance and safety inspection requirements.

- (7) *Provide for the demolition and removal of abandoned facilities. Provide a procedure for the City to remove abandoned TOWERS to provide for the health and safety of citizens.*

No response necessary.

- (8) *Provide for the removal or upgrade of technologically outmoded facilities.*

No response necessary.

C. *Location. TELECOMMUNICATIONS FACILITIES shall be allowed in accordance with the following:*

- (1) *On parcels situated in the City of Dover known as:*

<u>General Location</u>	<u>Map-LOT Number</u>
<i>Finch Lane</i>	<i>K-35A</i>
<i>Middle Road</i>	<i>M-57</i>
<i>Blackwater Road</i>	<i>A-29</i>
	<i>A-1</i>
<i>Parsons Lane</i>	<i>A-36</i>
<i>Venture Drive</i>	<i>D-7</i>
	<i>D-5A</i>
<i>Glen Hill Road</i>	<i>C-2012</i>
	<i>C-7</i>
	<i>C-8</i>
	<i>C-20</i>
	<i>C-19</i>
	<i>C-22</i>

*Tolend Road
French Cross Road*

*C-27
F-14*

- (2) *In other areas within the City of Dover only as a co-location on existing TOWERS, ANTENNAS, and ALTERNATIVE TOWER STRUCTURES.*

Since the Project is neither located in the areas outlined in subsection (1) above, nor a co-location, a use variance will be required.

D. TELECOMMUNICATIONS FACILITIES Procedural Requirements.

- (1) *Location or replacement of TELECOMMUNICATIONS FACILITIES on existing TOWERS, ANTENNAS or ALTERNATIVE TOWER STRUCTURES.*

(a) *The location or replacement of TELECOMMUNICATIONS FACILITIES on existing TOWERS, ANTENNAS or ALTERNATIVE TOWER STRUCTURES may be approved by the Planning and Community Development Department provided the following information is submitted in an application:*

- (1) *A scaled plan detailing exact size and location of the telecommunication device including a scaled elevation view.*

Not applicable; the Project is a new tower.

- (2) *Submission of proof that the telecommunication device is needed to service City of Dover residents.*

Not applicable; the Project is a new tower.

- (3) *Proof that the device meets all other technical requirements of this ordinance.*

Not applicable; the Project is a new tower.

- (b) *Any application denied by the Planning and Community Development Department may be appealed to the PLANNING BOARD.*

Not applicable; the Project is a new tower.

- (2) *Proposed construction of New TELECOMMUNICATIONS FACILITIES. An application for construction of any new TELECOMMUNICATIONS FACILITIES shall be approved by the PLANNING BOARD. Public hearing requirements as outlined in the Site Review Regulations shall apply. The following application requirements shall be provided:*

- (a) *A scaled plan in accordance with Site Review Regulations shall be submitted including the following additional information; a scaled*

elevation view, topography, radio frequency coverage, TOWER HEIGHT requirements, SETBACKS, drives, parking, fencing, landscaping, adjacent land uses (up to two hundred (200) feet away), and any other information deemed necessary by the Director of Planning and Community Development.

See Exhibit G.

- (b) *Written proof that the proposed use/facility complies with FCC regulations on radio frequency (RFD) exposure guidelines, and FAA regulations on TOWER lighting requirements.*

See Exhibit H and Exhibit I. Verizon Wireless will notify the FAA once the City approves a location and tower height.

- (c) *The APPLICANT shall submit written proof that an evaluation has taken place, as well as the results of such evaluation, satisfying the requirements of the National Environmental Policy Act (NEAP) further referenced in applicable FCC rules. If an Environmental Assessment (EA) or an Environmental Impact Statement (IS) is required under the FCC rules and NEAP, submission of the EA or IS to the PLANNING BOARD prior to the beginning of the federal thirty (30) day comment period, and the City's site review process, shall become part of the application requirements.*

Verizon Wireless will commence the NEPA process following review and approval by the City. The approved location and tower height are key to the NEPA process.

- (d) *Each APPLICANT for an ANTENNA and/or TOWER shall provide to the PLANNING BOARD an inventory of its existing TOWERS that are within the jurisdiction of the City and those within two (2) miles of the border thereof, including specific information about the location, HEIGHT, design of each TOWER, as well as economic and technological feasibility for co-location on the inventoried TOWERS. The PLANNING BOARD may share such information with other APPLICANTS applying for approvals or special exception permits under this ordinance or other organizations seeking to locate ANTENNAS within the jurisdiction of the governing authority, provided, however that the PLANNING BOARD is not, by sharing such information, in any way representing or warranting that such sites are available or suitable.*

See Exhibit F.

The APPLICANT shall submit written evidence demonstrating that no existing STRUCTURE can accommodate the APPLICANT's proposed ANTENNA. This evidence shall consist of one or more of the following:

- (i) *Adequate evidence that no existing TOWERS or STRUCTURES are located within the geographic area required to meet the APPLICANT's engineering requirements, provided that a description of the geographic area required is also submitted.*

See Exhibit F.

- (ii) *Adequate evidence that existing TOWERS are not of sufficient HEIGHT to meet the APPLICANT's engineering requirements, and why.*

See Exhibit F; there were no existing towers suitable for co-location in the area.

- (iii) *Adequate evidence that the existing TOWERS or STRUCTURES do not have sufficient structural strength to support APPLICANT's proposed ANTENNA and related equipment.*

See Exhibit F; there were no existing towers suitable for co-location in the area.

- (iv) *Adequate evidence that APPLICANT's proposed ANTENNA would cause electromagnetic interference with the ANTENNA on the existing TOWERS or STRUCTURES, or the ANTENNA on the existing TOWERS or STRUCTURES would cause interference with the APPLICANT's proposed ANTENNA.*

See Exhibit F; there were no existing towers suitable for co-location in the area.

- (v) *Adequate evidence that fees, costs, or contractual provisions required by the owner in order to share the existing TOWER or STRUCTURE are unreasonable. Costs exceeding new TOWER development are presumed to be unreasonable.*

See Exhibit F; there were no existing towers suitable for co-location in the area.

- (vi) *Adequate evidence that the APPLICANT can demonstrate other limiting factors that render existing TOWERS and STRUCTURES unsuitable.*

See Exhibit F; there were no existing towers suitable for co-location in the area.

- (e) *The APPLICANT proposing to build a new TOWER shall submit an agreement with the City that allows for the maximum allowance of co-location upon the new STRUCTURE. Such statement shall become a*

Condition to any Approval. This statement shall, at a minimum, require the APPLICANT to supply available co-location for reasonable fees and costs to other telecommunication providers. All agreements shall outline a procedure requiring all disputes on terms and conditions of co-location be submitted to a recognized commercial arbitration board for their review. The arbitration board's decision shall become final and binding. Failure to provide such an agreement is evidence of the APPLICANT's unwillingness to cooperate with the orderly and well-planned development of the (City), and grounds for a Denial.

See Exhibit J.

- (f) *The APPLICANT shall submit the engineering information detailing the size and coverage required for the facility location. The PLANNING BOARD may have this information reviewed by a consultant for verification of any claims made by the APPLICANT regarding technological limitations and feasibility for Alternative locations. Cost for this review shall be borne by the APPLICANT in accordance with RSA 676:4(g).*

See Exhibit F.

- (g) *Each APPLICANT for a TOWER, monopole, or Alternative STRUCTURE shall submit a design certified by a competent engineer that the STRUCTURE has been engineered to accommodate the maximum number and type of all compatible telecommunication media ANTENNAE, but in no event shall the APPLICANT provide fewer than three additional co-locations from three additional providers. This provision may be modified based on visual or aesthetic impacts.*

Verizon Wireless will provide this following consultation with the City and therefore respectfully requests this be a condition of approval.

E. Performance Standards.

The uses listed in this section are deemed to be permitted uses, and at the discretion of the PLANNING BOARD, may require further review under this Chapter in accordance with Chapter 149, Site Review Regulations, and all other applicable ordinances and regulations of the City of Dover.

(1) Principal or Secondary Use.

- (a) *Subject to this ordinance, an APPLICANT who obtains site review approval to site under this ordinance as a secondary and permitted use, may construct TELECOMMUNICATIONS FACILITIES in addition to the existing principal use. ANTENNAS and TOWERS may be considered either principal or secondary uses. A different existing use*

or an existing STRUCTURE shall not preclude the installation of an ANTENNA or TOWER on such LOT.

No response necessary.

- (b) *For purposes of determining whether siting of an ANTENNA or TOWER complies with zoning district development regulations, including, but not limited to area, SETBACK, LOT COVERAGE, FRONTAGE, and other dimensional requirements, the dimensions of the entire LOT shall control, even though the ANTENNAS or TOWERS may be located on leased parcels within such LOTs. TOWERS that are constructed, and ANTENNAS that are installed in accordance with the provisions of this ordinance, shall not be deemed the expansion of a nonconforming use or STRUCTURE. Further, said facilities shall not be considered an ACCESSORY USE.*

No response necessary.

(2) **HEIGHT Requirements.**

- (a) *New TOWER Construction – one hundred eighty (180) feet maximum.*

See Exhibit G (Sheet A-2), the Project so complies.

- (b) *Co-location on Existing TOWER and ANTENNAS – current HEIGHT plus fifteen percent (15%) (not to exceed two hundred (200) feet)*

Not applicable.

- (c) *Co-location on ALTERNATIVE TOWER STRUCTURES – current HEIGHT plus twelve (12) feet*

Not applicable.

- (d) *The HEIGHT requirements and limitations outlined above shall preempt all other HEIGHT regulations as required by the City of Dover Zoning Ordinance, and shall apply only to TELECOMMUNICATIONS FACILITIES. A Conditional Use Permit may be granted by the PLANNING BOARD to waive the HEIGHT limitations only if the intent of this Chapter is preserved (e.g. when it can be shown that there would be no increase in adverse impact) and the increased HEIGHT would provide a greater opportunity for co-location provided that:*

- (1) *The granting of the permit will not be detrimental to the public safety, health or welfare or injurious to other property, and will promote the public interest.*

Not applicable; the proposed tower complies with the City's height limit.

- (2) *A written narrative identifying a particular hardship or special circumstance that warrants granting the permit. Factors to be considered, but not limited to, in determining a hardship or special circumstance shall include:*

- (a) *topography and other site features*

Not applicable; the proposed tower complies with the City's height limit.

- (b) *availability of Alternative site locations*

Not applicable; the proposed tower complies with the City's height limit.

- (c) *property location as relates to required coverage area*

Not applicable; the proposed tower complies with the City's height limit.

- (d) *size/magnitude of project and availability of co-location*

Not applicable; the proposed tower complies with the City's height limit.

- (3) *Necessary federal approvals and/or recommendations have been received.*

Not applicable; the proposed tower complies with the City's height limit.

- (3) *SETBACKS and Separation. The following SETBACKS and separation requirements shall apply only to TELECOMMUNICATIONS FACILITIES, and shall supersede all other such standards found elsewhere in this Chapter or other applicable City Ordinances and Regulations.*

- (a) *TOWERS shall be set back a distance equal to one hundred percent (100%) of the HEIGHT of the TOWER from any boundary line, or other principal use STRUCTURE located on the property the TOWER is sited upon. This provision may be waived by the PLANNING BOARD provided the intent of this Chapter remains intact.*

See Exhibit G (Sheet A-2); the Project so complies.

- (b) *TOWER guys, and all other accessory facilities shall conform with the minimum SETBACK requirement of the zoning district in which said facilities and appurtenances are located.*

See Exhibit G; the proposed tower is a monopole. No guys are required.

- (4) *Security Fencing. TOWERS shall be enclosed by appropriate security fencing not less than six (6) feet in HEIGHT, and shall be equipped with an appropriate anti-climbing device.*

See Exhibit G (Sheet D-1); the Project so complies.

- (5) *Landscaping.*

- (a) *TOWERS shall be landscaped with a buffer of suitable vegetation that effectively screens the view of the TOWER compound from abutting residential property. The minimum standard buffer shall consist of a landscaped strip ten (10) feet wide outside the perimeter of the TOWER compound. Existing (natural) vegetation is preferred.*

See Exhibit G (Sheet A-2); the Project so complies.

- (b) *The requirement for landscaped screening may be reduced or waived entirely by the PLANNING BOARD in locations where the visual impact of the TOWER compound to abutting residential uses is deemed to be minimal.*

No response necessary.

- (c) *Existing mature tree growth and natural land forms present on the site shall be preserved to the maximum extent possible. Natural growth on the site may be deemed a sufficient buffer on large, remote, wooded LOTS.*

The Project site is a working farm; no trees are slated for removal.

- (6) *Aesthetics and Lighting. The guidelines in this subsection shall govern the location of all TOWERS, and the installation of all ANTENNAS. However, the PLANNING BOARD may waive those requirements, via Conditional Use Permit, only if it determines that the goals of this Chapter are served thereby.*

- (a) *TOWERS shall either maintain a galvanized steel finisher, subject to any applicable standards of the FAA, or be painted a neutral color, so as to reduce visual obtrusiveness.*

See Exhibit G; the Project so complies.

- (b) *At a TOWER site, the design of BUILDINGS and related STRUCTURES shall, to the maximum extent possible, use materials, colors, textures, screening, and landscaping that will blend the TOWER facilities with the natural setting and previously developed environment. These BUILDINGS and facilities shall also be subject to all other Chapter 149 Site Review Regulations requirements.*

See Exhibit G; there are no structures other than the proposed tower (galvanized steel) and related equipment cabinets all painted an off-white gray color.

- (c) *If an ANTENNA is installed on a STRUCTURE other than a TOWER, the ANTENNA and supporting electrical and mechanical equipment must be of neutral color that is identical to, or closely compatible with, the color of the supporting STRUCTURE so as to make the ANTENNA and related equipment as visually unobtrusive as possible.*

Not applicable.

- (d) *TOWERS shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the governing authority may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views.*

See Exhibit G (Sheet A-2); no FAA lighting is proposed.

- (e) *TOWERS shall not contain any permanent or temporary SIGNS, writing, symbols, or any graphic representation of any kind.*

Not applicable.

- (7) *Federal Requirements. All TOWERS must meet or exceed current standards and regulations of the FAA, FCC, and any other agency of the federal government with the authority to regulate TOWERS and ANTENNAS. If such standards and regulations are changed, then the owners of the TOWERS and ANTENNAS governed by this Chapter shall bring such TOWERS and ANTENNAS into compliance with such revised standards and regulations within six (6) months of the effective date of such standards and regulations, unless a more stringent compliance schedule is mandated by the controlling federal agency. Failure to bring TOWERS and ANTENNAS into compliance with such revised standards and regulations shall constitute grounds for the removal, in accordance with this Chapter 170-22.I of the TOWER or ANTENNA, as abandoned, at the owner's expense through the execution of the posted security.*

The Tower will be designed in accordance with applicable structural standards and proof of same will be submitted once zoning approvals are received and a location approved.

- (8) ***BUILDING Codes – Safety Standards.*** To ensure the structural integrity of TOWERS and ANTENNAS, the owner of a TOWER shall ensure that it is maintained in compliance with standards contained in applicable local BUILDING codes and the applicable standards for TOWERS that are published by the Electronic Industries Association, as amended from time to time. If, upon inspection, the City concludes that a TOWER fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the TOWER, the owner shall have thirty (30) days to bring such TOWER into compliance with such standards. If the owner fails to bring such TOWER into compliance within thirty (30) days, such action shall constitute an abandonment and grounds for the removal, in accordance with this Chapter 170-22.I of the TOWER or ANTENNA, as abandoned, at the owners expense through execution of the posted security.

Verizon Wireless will maintain the tower as required.

- (9) ***Certification of safety standards and continued need.*** The owner of a TOWER or ANTENNA shall provide an annual certification to the Planning and Community Development Department verifying compliance with BUILDING codes and safety standards. The certification shall also verify that the STRUCTURE is still needed for the operation of the owners' network. Said certification shall be submitted to the Planning and Community Development Department prior to December 31st of each year. Any owner who has failed to submit an annual certification shall be notified of the violation. A thirty (30) day extension for submission of a certification may be approved at the discretion of the Planning and Community Development Department. After notification of a violation by the Planning and Community Development Department subsequent failure to submit an annual certification shall constitute abandonment and be grounds for removal in accordance with 170-22.I).

Verizon Wireless will so comply to the extent this requirement is not pre-empted by federal law.

F. Exemptions.

- (1) ***City Use.*** ANTENNAS or TOWERS owned, performing City functions, or otherwise controlled by the City shall be exempt from the requirements of this TELECOMMUNICATIONS FACILITY Ordinance. This exemption shall only be available if a license or lease authorizing such ANTENNA or TOWER has been approved by the City Council, and the City Council elects, subject to RSA's, to seek said exemption.

Not applicable.

- (2) ***Amateur Radio.*** This section shall not govern any TOWER, or the installation of any ANTENNA that is owned and operated by a federally-licensed amateur

radio station operator and the TOWER or ANTENNA is used for the exclusive purpose of amateur radio operations. This application adopts the provisions and limitations as referenced in RSA 674:16,IV.

Not applicable.

- (3) *Citizen Band Radios. This section shall not govern the installation of any ANTENNA that is used for the exclusive purpose of facilitating the use of a Citizen Band Radio, except any TOWERS in this section shall be limited to seventy (70) feet in HEIGHT.*

Not applicable.

- (4) *Receive-Only ANTENNAS. This section shall not govern any TOWER, or the installation of any ANTENNA that is used exclusively for receive-only ANTENNAS, except any TOWERS in this section shall be limited to seventy (70) feet in HEIGHT.*

Not applicable.

- (5) *Essential Services and Public Utilities. Henceforth, from the date of adoption of this ordinance, TELECOMMUNICATIONS FACILITIES shall not be considered as infrastructure, essential services, or public utilities, as defined or used elsewhere in the City's ordinances and regulations.*

Siting for TELECOMMUNICATIONS FACILITIES shall be considered a use of land, and is addressed by this ordinance.

No response necessary.

G. *Restrictions for Siting on Garrison Hill*

Notwithstanding the provisions outlined in Subsection C, the siting of additional TOWERS, monopoles, or use of Alternative STRUCTURES shall be prohibited on Garrison Hill in the City of Dover. Placement of new ANTENNAE media on the existing TOWERS on Garrison Hill shall be allowed only after obtaining a Conditional Use Permit from the PLANNING BOARD. However, the replacement and/or repair of existing ANTENNAE media on TOWERS on Garrison Hill is allowed by the Building Inspector, provided that there is no increase in the size or visual impact of the ANTENNAE. Performance standards to ensure that vistas, view sheds and view corridors are protected shall include the following elements:

- (1) *The APPLICANT has demonstrated that the appearance, form or shape, color, and size of any ANTENNA media to be attached to preexisting TOWERS or monopole STRUCTURES is concealed or camouflaged or otherwise is harmonious with the immediately surrounding environment at Garrison Hill;*

Not applicable; the Project is not proposed at Garrison Hill.

- (2) *Any equipment shelters supporting such additional ANTENNA shall be designed consistent with one of the following design standards:*

- (a) *Equipment shelter shall be located in underground vaults; or*

Not applicable; the Project is not proposed at Garrison Hill.

- (b) *Equipment shelter shall be designed consistent with Northern New England architectural styles and materials, with a roof pitch of at least ten and a half (10 1/2) and wood clapboard, red brick or shingle siding; or*

Not applicable; the Project is not proposed at Garrison Hill.

- (c) *Equipment shelters shall be camouflaged behind an effective year round landscaped buffer, equal to the HEIGHT of the proposed BUILDING and/or wooden FENCE. PLANNING BOARD shall determine the style of fencing and/or landscaped buffer that is compatible with the NEIGHBORHOOD.*

Not applicable; the Project is not proposed at Garrison Hill.

- (3) *Any ANTENNA located on an existing STRUCTURE shall be concealed, to the extent technologically and commercially practicable, behind existing architectural features to limit the visibility of the ANTENNA from public ways.*

Not applicable; the Project is not proposed at Garrison Hill.

H. Bonding and Security and Insurance.

- (1) *Recognizing the extremely hazardous situation presented by abandoned and unmonitored TOWERS, the PLANNING BOARD shall set the form and amount of security that represents the cost for removal and disposal of abandoned towers in the event that the TOWER is abandoned and the TOWER owner is incapable and unwilling to remove the TOWER in accordance with Subsection I) below.*

Verizon Wireless will so comply.

- (2) *Bonding and surety shall be consistent with the provisions in the Chapter 155, Subdivision of Land. Furthermore, the PLANNING BOARD shall require the submission of proof of adequate insurance covering accident or damage.*

Verizon Wireless will so comply.

I. Removal of Abandoned ANTENNAS and Towers.

Any ANTENNA or TOWER that is not operated for a continuous period of twelve (12) months, or is no longer needed for the operation of the network, shall be considered abandoned and hazardous to the public health and safety. The owner shall remove the abandoned STRUCTURE within ninety (90) days of receipt of a declaration of abandonment from Zoning Administrator notifying the owner of such abandonment. A declaration of abandonment shall only be issued following a public hearing notice per City regulations, with notice to ABUTTERS and the last known owner/operator of the TOWER. If the abandoned TOWER is not removed within ninety (90) days, the City may execute the security and have the TOWER removed. If there are two or more users of a single TOWER, this provision shall not become effective until all users cease using the TOWER.

Verizon Wireless will so comply.

EXHIBIT E

Site Name: Dover West NH

Location Code: 721391

Doc # 230003353 03/27/2023 12:08:09 PM
Book 5101 Page 84 Page 1 of 5

Catherine A. Berube
Register of Deeds, Strafford County

MEMORANDUM OF LEASE

3166465 BY AND BETWEEN

LIONEL R. PARADIS, JR. and KRISTINA L. PARADIS
having an address at
180 Tolend Road
Dover, New Hampshire 03820
(jointly and severally, "Lessor"),

AND

CELLCO PARTNERSHIP
d/b/a Verizon Wireless
having an address at
c/o Verizon Wireless
One Verizon Way, Mail Stop 4AW100
Basking Ridge, New Jersey 07920
("Lessee")

WITH RESPECT TO THE PROPERTY LOCATED AT:

STREET ADDRESS: 180 Tolend Road, Dover, New Hampshire
COUNTY: Strafford
MAP/LOT: F-2-0-0

THIS INSTRUMENT SHOULD BE RECORDED AND RETURNED TO:

SNYDER & SNYDER, LLP
94 White Plains Road
Tarrytown, NY 10591
ATTN: LESLIE J. SNYDER

Return to: Rae Bodonyi/ LRS
5455 Detroit Rd, STE 8
Sheffield Village, Ohio 44054
440-716-1820

MEMORANDUM OF LEASE

²⁰²³
~~2022~~ This MEMORANDUM OF LEASE made as of this 2 day of February,
(the "Memorandum") by and between LIONEL R. PARADIS, JR. and KRISTINA L. PARADIS, husband and wife, individuals whose mailing address is 180 Tolend Road, Dover, New Hampshire 03820, hereinafter jointly and severally designated as "LESSOR", and CELLCO PARTNERSHIP d/b/a Verizon Wireless, a Delaware general partnership with its principal offices at c/o Verizon Wireless, One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920-1097, hereinafter designated as "LESSEE".

WITNESSETH:

1. Lessor is the owner of the property known as 180 Tolend Road, Dover, Strafford County, New Hampshire and referred to as Map/Lot F-2-0-0 on the tax map of the Town of Dover, County of Strafford (hereinafter the term "Property" shall refer to the property together with all improvements thereon). Except as otherwise specified in this Memorandum, all capitalized terms used herein shall have the meanings as defined in the Lease.

2. By Lease dated as of January 12, ²⁰²³~~2022~~ (the "Lease"), Lessor has leased to Lessee the Premises, together with the Easement, which are generally shown on Exhibit "B" of the Lease.

3. The Initial Term of the Lease is for five (5) years, expiring five (5) years after the Commencement Date. The Initial Term is estimated on the date hereof to expire on September 30, 2028. The Lease also has four (4) extension terms of five (5) years each unless the Lessee terminates it at the end of the then current term by giving Lessor written notice of the intent to terminate at least three (3) months prior to the end of the then current term. In addition, Lessee has a right of first refusal under the Lease.

4. The terms, covenants and provisions of the Lease, the terms of which are hereby incorporated by reference into this Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Lessor and Lessee.

5. The rights, obligations and remedies of Lessor and Lessee, respectively, with reference to each other and the Premises shall be fixed, determined and governed solely by the terms of the Lease, this being a Memorandum of Lease executed by the parties hereto solely for the purpose of providing an instrument for recording in lieu of recording the Lease. The parties hereto have executed and delivered this Memorandum of Lease for the purpose of giving notice of the Lease to whomsoever it may concern. For a statement of the rights, privileges and obligations created under and by the Lease and of the terms, covenants and conditions therein, reference should be made to the Lease and in the event the terms of this Memorandum conflict with the terms of the Lease, the terms of the Lease shall be controlling.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals as of the date set forth above.

LESSOR:


LIONEL R. PARADIS, JR.
Date: 11/10/22


Witness


KRISTINA L. PARADIS
Date: 11/10/22


Witness

LESSEE:

CELLCO PARTNERSHIP
d/b/a Verizon Wireless

BY: 
Name: Keith Murray
Title: Director Network Field Engineering
Dated: 2-2-23

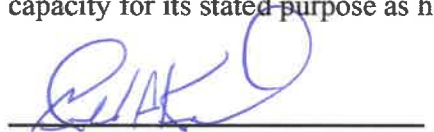

Witness

STATE OF NEW HAMPSHIRE)

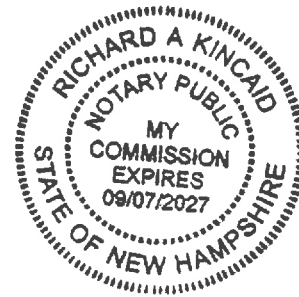
: SS. :

COUNTY OF STRAFFORD)

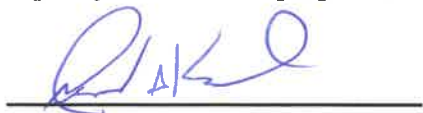
On this 10 day of November, 2022, before me, the undersigned personally appeared LIONEL R. PARADIS, JR., proved to me through satisfactory evidence of identification, which were New Hampshire Licence NH 1495867, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily in his capacity for its stated purpose as his own free act and deed.



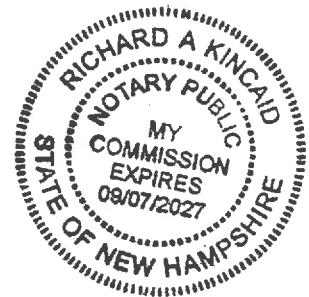
Signature and Office of Individual
Taking Acknowledgment



On this 10 day of November, 2022, before me, the undersigned personally appeared KRISTINA L. PARADIS, proved to me through satisfactory evidence of identification, which were New Hampshire Licence NH 14228771, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily in her capacity for its stated purpose as her own free act and deed.



Signature and Office of Individual
Taking Acknowledgment



State of Connecticut

COMMONWEALTH OF MASSACHUSETTS)

: ss.: Wallingford

COUNTY OF New Haven

On this 2nd day of Feb, 202~~2~~³, before me, the undersigned personally appeared

_____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, that by his signature on the instrument, the individual, or the entity, **CELLCO PARTNERSHIP d/b/a Verizon Wireless**, upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the City/Town of Wallingford, County of New Haven, ~~Commonwealth of Massachusetts~~ State of Connecticut

A. Tyurin

Signature and Office of Individual

Taking Acknowledgment

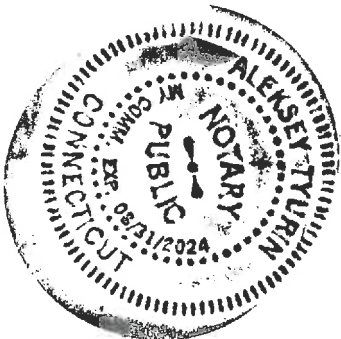
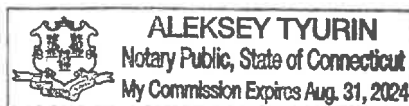


EXHIBIT F



C Squared Systems, LLC
65 Dartmouth Drive
Auburn, NH 03032
Phone: (603) 644 2800
support@csquaredsystems.com

RF Report

Proposed Wireless Facility
180 Tolend Road
Dover, NH 03820

verizon✓

June 13, 2023

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ATTACHMENTS

- Attachment A: Dover W NH – Existing 700 MHz LTE Coverage
- Attachment B: Dover W NH – 700 MHz LTE Coverage with Proposed Site
- Attachment C: Dover W NH – Existing 700 MHz LTE Sector Footprints
- Attachment D: Dover W NH – 700 MHz LTE Sector Footprints with Proposed Site
- Attachment E: Dover W NH – Area Topography Map

1. Overview

This RF Report has been prepared on behalf of Verizon Wireless in support of its application to the City of Dover for the installation and operation of a wireless facility located 180 Tolend Road. The proposed facility would consist of a 104' ± monopole tower within a fenced compound along with ground-based equipment cabinets and associated equipment mounted on the proposed tower.

This report concludes that the proposed site will fill in coverage gaps and provide additional capacity to western Dover in order to improve deficient service areas primarily along Route 9 (Franklin Pierce Highway), 6th Street, Tolend Road, and the surrounding roads and neighborhoods in 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 modeled 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 4th Generation (4G) voice and data services over LTE technology in the 700 MHz, Cellular (800 MHz), PCS (1900 MHz), and AWS (2100 MHz) frequency bands as allocated by the FCC, along with the CBRS band (3.5-3.7 GHz). It is also in the midst of deploying advanced 5th generation (5G) NR services in its cellular, C-band (3.7-3.98 GHz) and 28 GHz licensed frequency bands. These 4G and 5G networks are used to provide high-speed wireless connections used by mobile devices for fast web browsing, media streaming, video conferencing, and other applications that require broadband connections. The mobile devices that benefit from these advanced networks include typical smartphones, tablets, laptops, and Wi-Fi hotspots. With the continual advancement of its networks, Verizon Wireless customers will enjoy even faster connections to people, information, and entertainment in a day and age when reliable wireless connectivity is an indispensable part of daily personal and business life.

As explained within this report, Verizon Wireless has identified the need to add a new facility to its existing network of sites in the Dover area to improve coverage and capacity to a significant gap in service that now exists in the city, 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 (more than tripled from 2016-2021 for mobile wireless data traffic in the U.S.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 180 Tolend Road at an antenna centerline height of 100' AGL (above ground level), Verizon Wireless will be able to provide improved coverage and additional capacity to residents, businesses, and traffic corridors within western Dover that are currently located within a gap in service of Verizon Wireless' network.

¹ "2022 Annual Survey Highlights", September 13, 2022, CTIA.
<https://www.ctia.org/news/2022-annual-survey-highlights>

3. The Proposed Facility

Verizon Wireless' plan for this proposed facility consists principally of the following elements:

- 1) A 104' $\pm$ monopole inside the 60' x 60' fenced compound within Verizon's 75' x 75' lease area.
- 2) Telecommunications equipment cabinets with utility connections, installed on a concrete pad with ice canopy within the fenced compound;
- 3) Up to twelve (12) panel antennas (4 sectors, 3 per sector) mounted on the proposed monopole at a centerline elevation of 100' AGL;
- 4) Remote Radio Heads (RRHs) with accessory junction boxes and surge suppressors, mounted alongside the antennas;
- 5) A 30kW diesel generator mounted on a concrete pad within the proposed compound;
- 6) Underground utilities and telco/fiber to the proposed equipment compound;
- 7) An ice bridge from the proposed equipment cabinets to the proposed monopole to protect cabling between Verizon Wireless' equipment and the proposed monopole.

4. Coverage and Capacity Objectives

As mentioned above, Verizon Wireless is in the process of advancing its 4G LTE high-speed wireless broadband system in the 700 MHz, Cellular, PCS, AWS and CBRS frequency bands, in accordance with its applicable licenses from the FCC. Verizon is also deploying a 5G NR system in its licensed cellular, C-Band, and 28 GHz frequency bands. 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 significant gaps in service exist in and around sections of Dover, as described further below.

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

- Route 9 (Franklin Pierce Highway);
 - Serves ~ 11,800 vehicles per day, as measured east of Industrial Park Drive (2022);
- Tolend Road;
 - Serves ~ 4,300 vehicles per day, as measured east of Dean Drive (2022);
- 6th Street;
 - Serves ~ 8,950 vehicles per day, as measured west of Glenwood Ave. (2022);
- The surrounding businesses, roads and neighborhoods in the proximity of the proposed site and the above-mentioned roads.

The proposed site at 180 Tolend Road (“Dover W”) is needed to fill in these targeted gaps in service, in order to improve network quality and reliability for Verizon Wireless subscribers traveling along these roads, as well as to the residents, businesses, and visitors in this area.

² Traffic counts are sourced from the New Hampshire Department of Transportation, Transportation Data Management System. <https://nhdot.public.ms2soft.com/tcds/tsearch.asp?loc=nhdot>

5. Site Search and Selection Process

To find a site that provides acceptable coverage, adequate capacity, and fills the gaps in service, computer modeling software is used to define a search area. The search ring identifies the area within which a site could be located (assuming sufficient height is considered) that would have a high probability of addressing the significant coverage gap and/or 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 new towers throughout the cities and towns being served.

Since no suitable existing structures in the area have been identified, Verizon Wireless concluded that the proposed monopole at 180 Tolend Road is necessary to address its targeted coverage and capacity objectives.

6. Pertinent Site Data

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

Site Name	Address	City/Town	Location		Structure Type	Antenna Height (ft AGL)	Status
			Latitude	Longitude			
Dover NW	304 Long Hill Road	Dover	43.2287	-70.9252	Self-Support	163	On-Air
Rochester 3	133 Black Water Road	Rochester	43.2601	-70.9515	Monopole	145	On-Air
Barrington E	264 Route 125	Barrington	43.2275	-70.9923	Self-Support	137	On-Air
Barrington N Riv	2 Jacobs Way	Barrington	43.2089	-71.0903	Monopole	110	On-Air
Dover 2	271 Mast Road	Dover	43.1697	-70.8978	Monopole	146	On-Air
Dover DT	100 Main Street	Dover	43.1959	-70.8724	Smokestack	115	On-Air
Dover Point	2 Spur Rd Extension	Dover	43.1668	-70.8585	Monopole	140	On-Air
Durham	33 Beech Hill Road	Durham	43.1566	-70.9396	Monopole	295	On-Air
Durham UNH 2	15 Strafford Avenue	Durham	43.1390	-70.9303	Rooftop	119.5	On-Air
Eliot	66 Dow Highway (Route 236)	Eliot	43.1367	-70.7769	Monopole	138	On-Air
Lee 5 Corners	Rt. 4 / 11 Concord road	Lee	43.1515	-71.0138	Monopole	170	On-Air
Madbury E	3 Jenkins Road	Madbury	43.1433	-70.8778	Monopole	125	On-Air
Nottingham E	19 Tumpike Road	Barrington	43.1560	-71.0595	Monopole	150	On-Air
Nottingham N	185 Old Turnpike Rd.	Nottingham	43.1830	-71.1067	Self-Support	180.05	On-Air
Rollinsford E	40 Jessie Doe Road	Rollinsford	43.2356	-70.8295	Monopole	140	On-Air
Rollinsford W	17 Highland Ave	Rollinsford	43.2097	-70.8692	Monopole	88	On-Air
S Berwick ME	78 York Woods Road	South Berwick, ME	43.2030	-70.7853	Self-Support	170	On-Air
Somersworth 2	157 Route 108	Somersworth	43.2364	-70.8931	Guyed	115	On-Air
Dover W	180 Tolend Road	Dover	43.1993	-70.9144	Monopole	100	Proposed

Table 1: Verizon Wireless Site Information Used in Coverage Analysis ³

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 were produced using deciBel Planner™, a Windows-based RF propagation computer modeling program and network planning tool. The software considers the topographical features of an area, land cover, antenna models, antenna heights, RF transmitting power and receiver thresholds to model coverage and other related RF parameters used in site design and network expansion.

The coverage plots included as attachments show coverage based on RSRP signal strengths of -95 dBm and above. 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 "Dover W NH – Existing 700 MHz LTE Coverage" shows the coverage provided to areas of Dover from the "On-Air" sites listed in Table 1. The green areas represent the minimum desired level of coverage for this area. 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 Dover is in an area of deficient coverage.

Attachment B titled "Dover W NH - 700 MHz LTE Coverage with Proposed Site" shows the composite coverage with the proposed "Dover W" facility. As shown by the additional areas of coverage, the proposed facility will provide coverage to:

- ~ 0.7 mi along Route 9;
- ~ 1.3 mi along 6th Street;
- ~ 1.4 mi along Tolend Road;
- ~ 1.3 mi along 6th Street;
- ~ 0.4 mi along Route 16 (Spaulding Turnpike);
- ~ 2,000 additional residents⁴;
- ~ 3,100 additional employees⁵;
- The surrounding roads and neighborhoods in the proximity of the proposed site.

⁴ Residential population counts referenced here and elsewhere within this report are based upon the 2020 U.S. Census data.

⁵ Employee population counts referenced here and elsewhere within this report are based upon the 2019 U.S. Census Bureau LEHD database.

Attachment C titled *“Dover W NH – Existing 700 MHz LTE Sector Footprints”* depicts the areas primarily served by the sectors (a.k.a. signal “footprints”) of the surrounding Verizon Wireless macro 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 will also 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 may 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 may reach these areas does not mean that these areas experience adequate coverage. These unreliable areas of low signal level can impose a significant capacity burden on the sites primarily serving the area.

Attachment D titled *“Dover W NH - 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 “Dover W” facility is an effective solution to provide capacity relief to the area, particularly to the “Durham” alpha sector (red) and the “Dover DT” gamma sector (orange). The proposed facility is located near the targeted area of deficient coverage making it particularly suited to provide a dominant server to this gap in service. Table 2 below details the capacity relief based on the sector footprints shown in Attachments C and D.

Sector	Current			With "Dover W"			Offload Summary		
	Area (mi ²)	Employee Pops	Residential Pops	Area (mi ²)	Employee Pops	Residential Pops	Total Area Offloaded (mi ²)	Total Employee Pops Offloaded	Total Residential Pops Offloaded
Durham Alpha	5.1	1799	1055	3.92	217	589	1.18 (23.1%)	1582 (87.9%)	466 (44.2%)
Dover DT Gamma	1.6	3679	5755	1.1	2113	5177	0.5 (31.3%)	1566 (42.6%)	578 (10%)

Table 2: Capacity Offload Summary

Attachment E titled *“Dover W NH – Area Topography Map”* details the topographical features around the proposed “Dover W” 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 blue and green shades correspond to lower elevations, whereas the orange, red, and grey shades indicate higher elevations.

8. Certification of Non-Interference

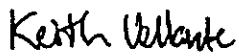
Verizon Wireless certifies that the proposed facility will not cause interference to any lawfully operating emergency communication system, television, telephone or radio, in the surrounding area. The FCC has licensed Verizon Wireless to transmit and receive in specific frequency blocks of the 700 MHz band, the Cellular band, the PCS band, the AWS band, the CBRS band, the C-band, and 28 GHz 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 and 5G NR service in Strafford County, Verizon Wireless has determined that an additional facility is needed to provide reliable service and additional capacity throughout areas of western Dover, NH. Verizon Wireless determined that the proposed monopole at 180 Tolend Road in Dover at an antenna centerline height of 100 feet (AGL) will provide additional coverage and capacity needed in the targeted coverage areas including key roadways such as Route 9 (Franklin Pierce Highway), 6th Street, Tolend Road, and the surrounding roads and neighborhoods in the proximity of the proposed site. Without the installation of the proposed site, Verizon Wireless will be unable to improve and expand its wireless communication services in this area of Dover; therefore, Verizon Wireless respectfully requests that the City of Dover 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.



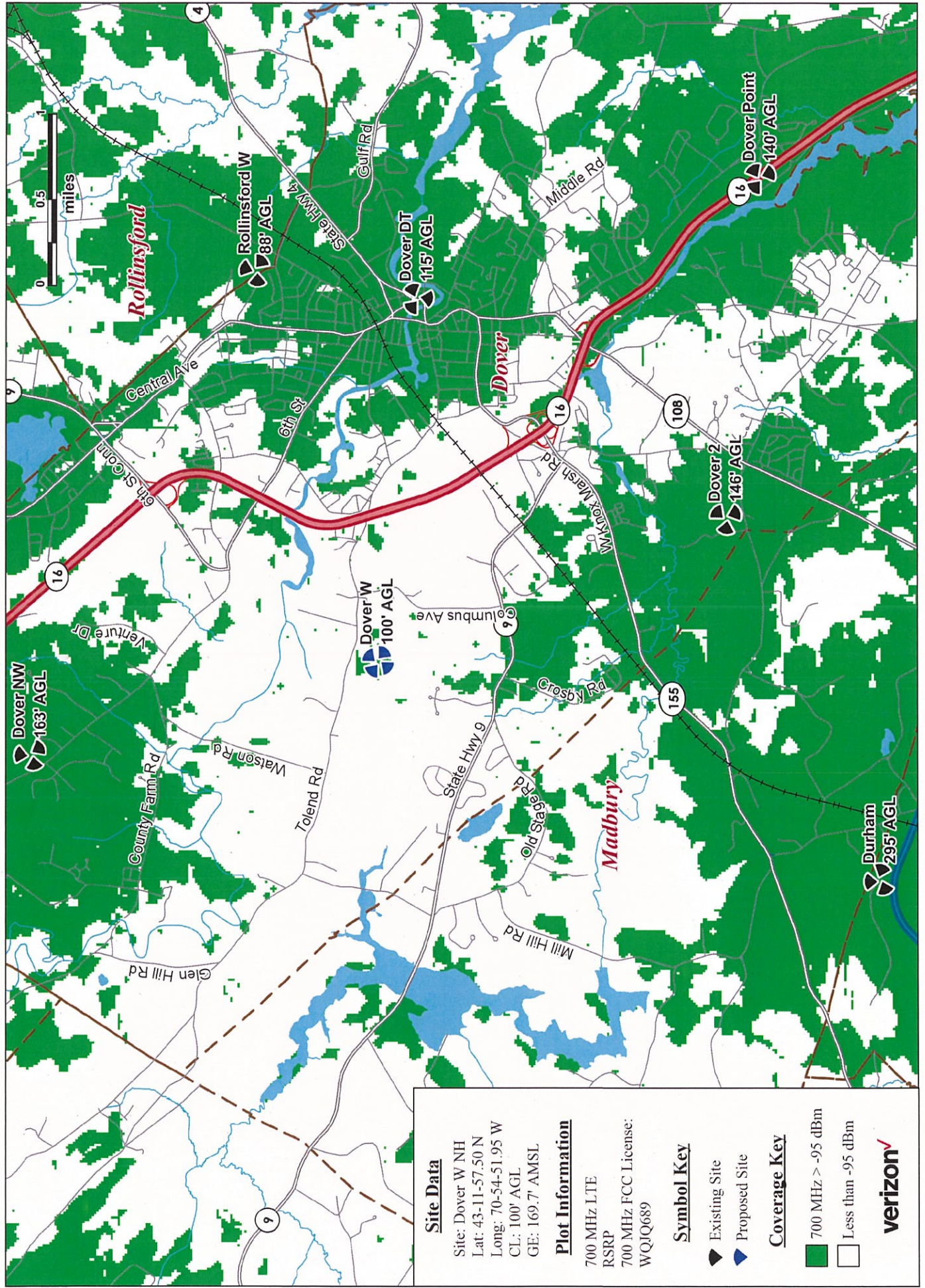
Keith Vellante
RF Engineer
C Squared Systems, LLC

June 13, 2023

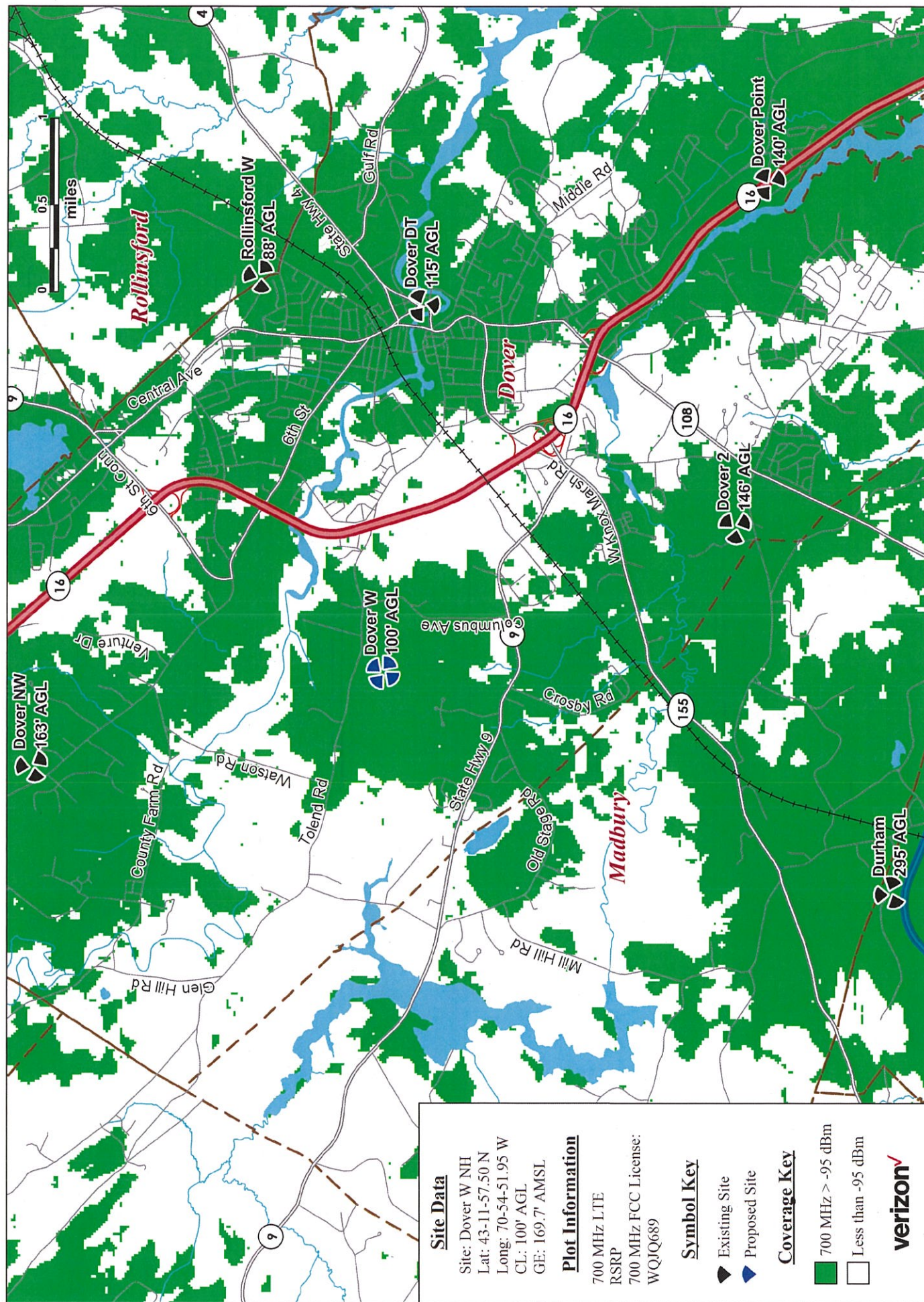
Date

11. Attachments

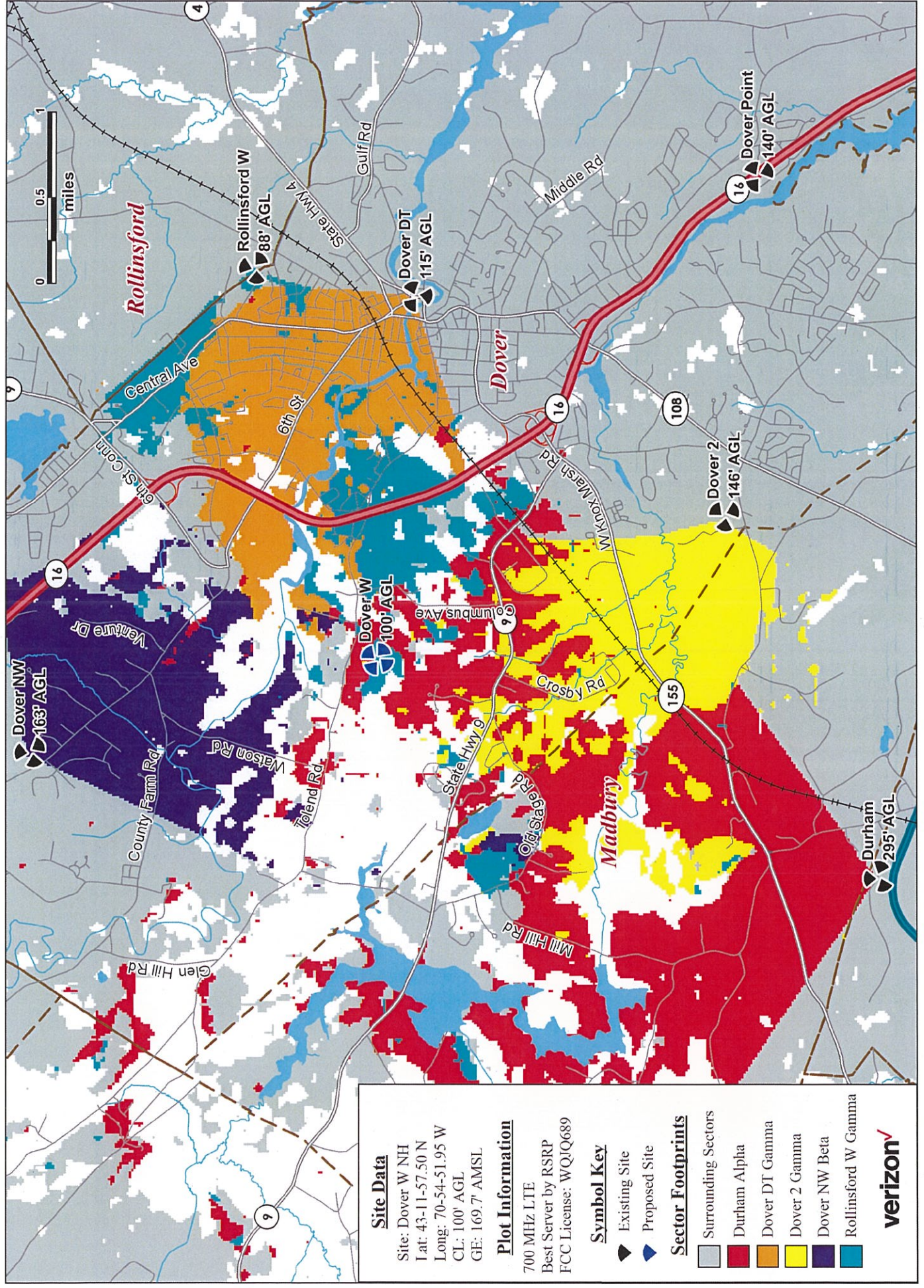
Attachment A:
Dover W NH - Existing 700 MHz LTE Coverage



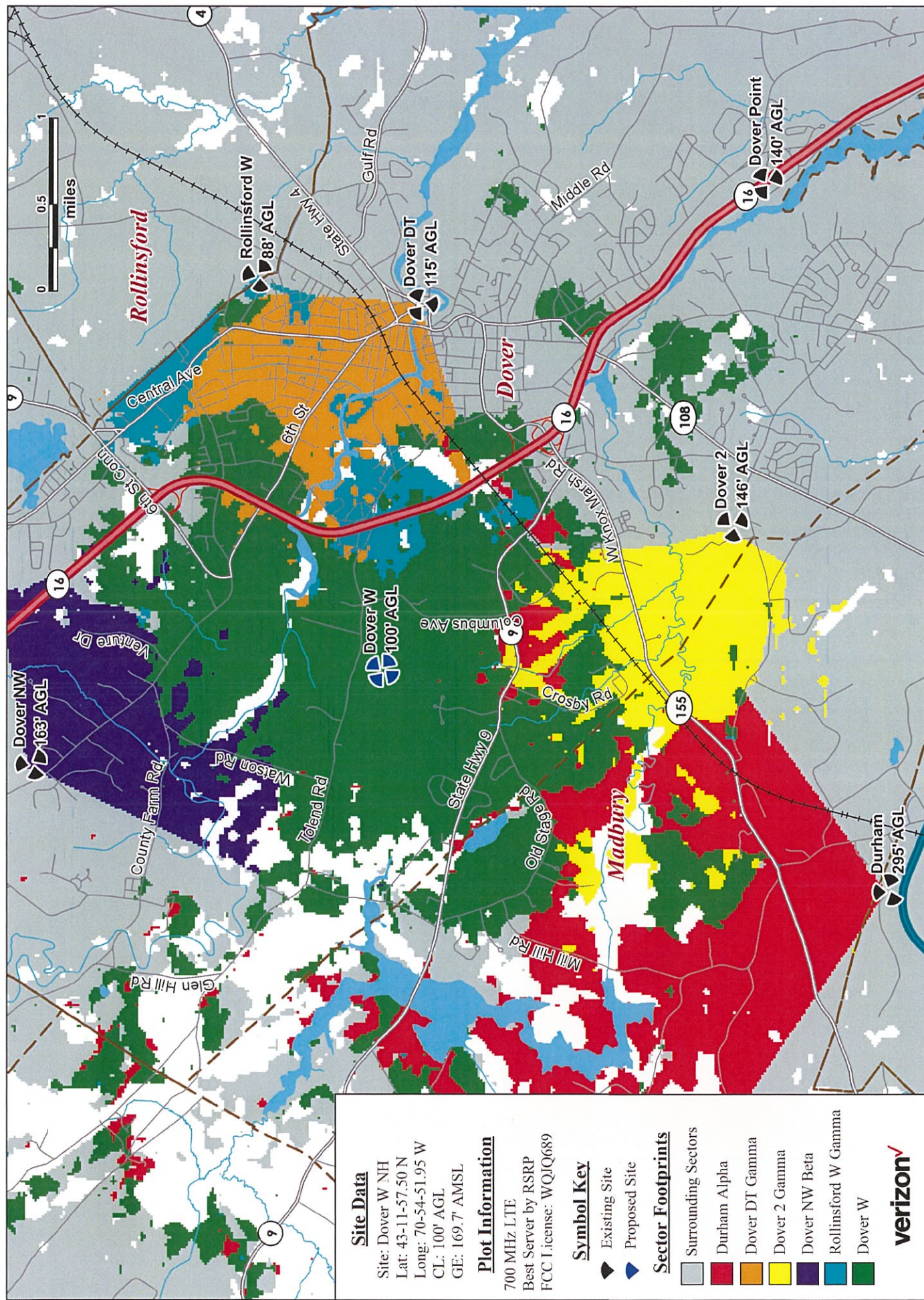
Attachment B:
Dover W NH - 700 MHz LTE Coverage with Proposed Site



Attachment C:
Dover W NH - Existing 700 MHz LTE Sector Footprints



Attachment D:
Dover W NH - 700 MHz LTE Sector Footprints with Proposed Site



Attachment E:
Dover W NH - Area Topography Map

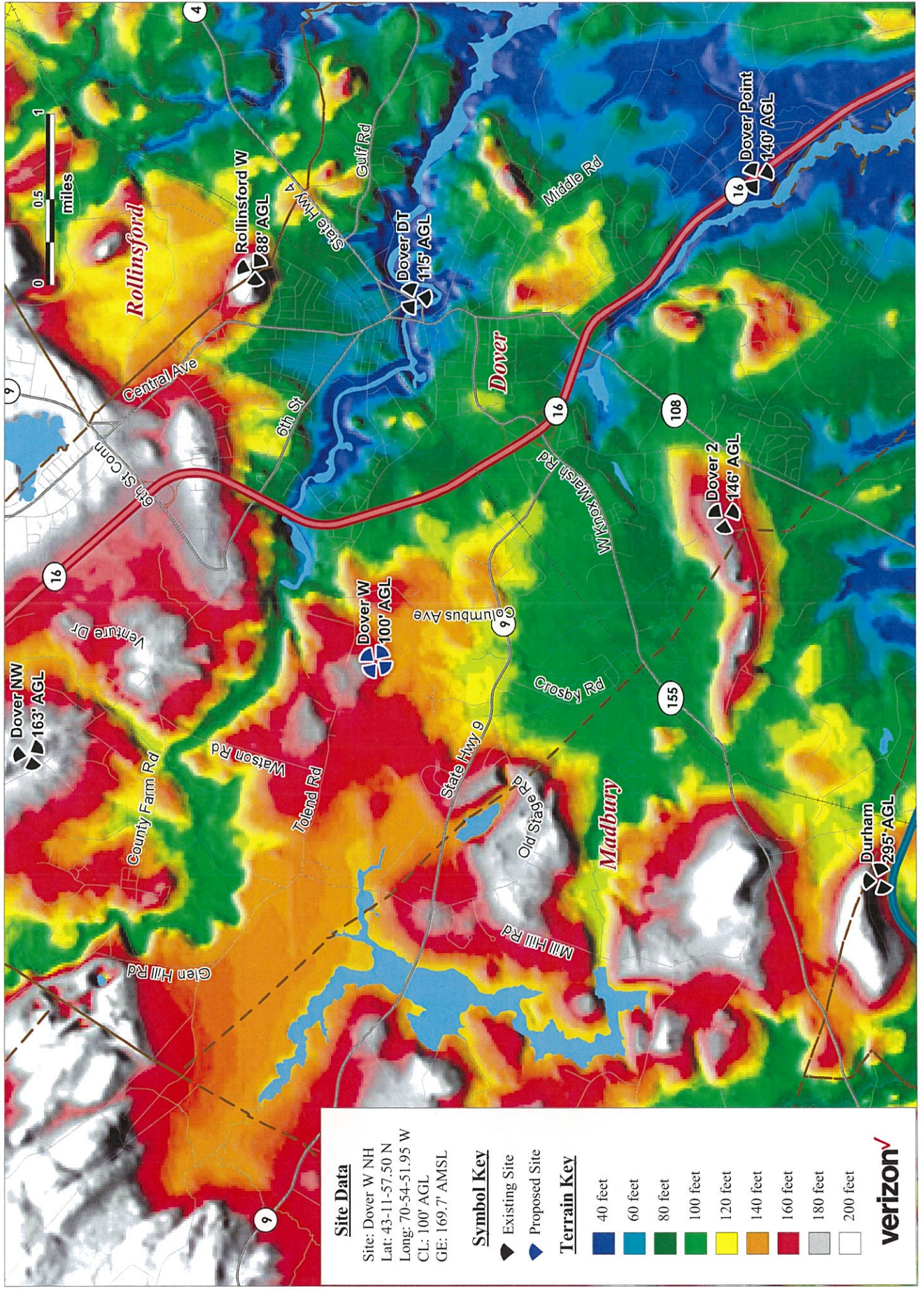


EXHIBIT G



SITE NAME: DOVER_W_NH
SITE LOCATION CODE (PSLC): 721391
FUZE ID: 16917794

ADDRESS: 180 TOLEND ROAD
DOVER, NH 03820
RAW LAND MONOPOLE

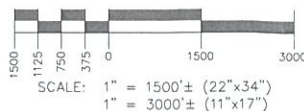
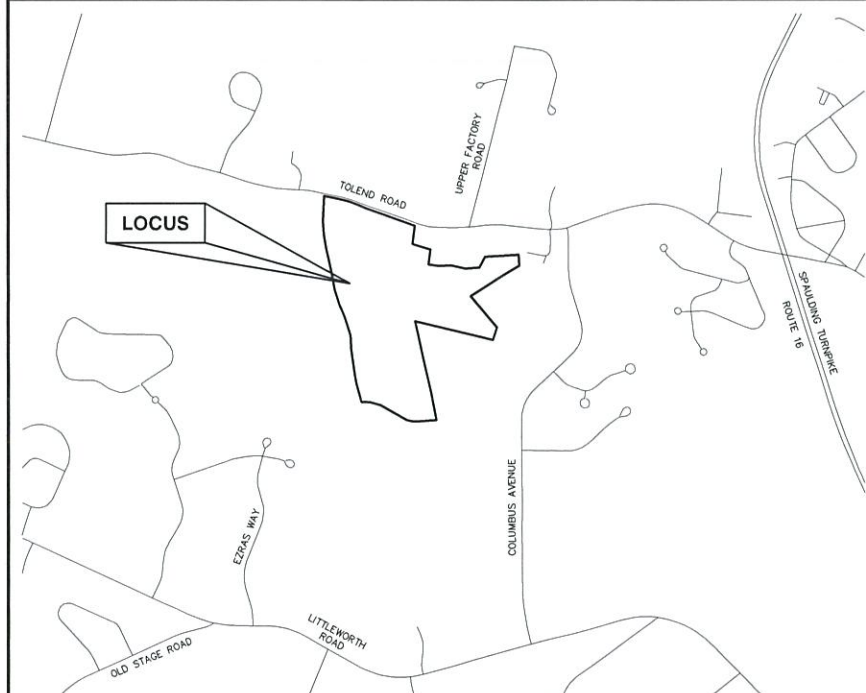
DRAWING INDEX

SHEET	DESCRIPTION	REVISION
T-1	TITLE SHEET	A
C-1	ABUTTERS PLAN	A
C-2	EXISTING CONDITIONS	A
A-1	SITE PLAN	A
A-2	COMPOUND PLAN & ELEVATION	A
P-1	DRIVEWAY PLAN & PROFILE	A
D-1 TO D-3	DETAILS	A
EC-1 TO EC-2	EROSION CONTROL PLAN & DETAILS	A

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER & VERIZON WIRELESS REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
- PLANS FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.
- THIS PLAN SET WAS ORIGINALLY PRINTED TO ANSI D (22"x34") WITH 1" MARGINS. PRINTING TO ANSI B (11"x17") WILL RESULT IN A HALF-SCALE (1:2) SHEET SET WITH 1/2" MARGINS. CONFIRM ALL SCALED DISTANCES WITH GRAPHICAL SCALES SHOWN HEREIN.
- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH VERIZON WIRELESS CONSTRUCTION GUIDELINES.
- ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL DIG-SAFE (888) 344-7233 72-HOURS PRIOR TO ANY EXCAVATION.
- NEW CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
BUILDING CODE: NEW HAMPSHIRE STATE BUILDING CODE (2018 IBC) WITH AMENDMENTS
ELECTRICAL CODE: NEC 2020 WITH NEW HAMPSHIRE AMENDMENTS
THE WORK SHOWN HEREIN IS SUBJECT TO SUBMITTAL TO AND REVIEW BY NHDOT FOR A DRIVEWAY PERMIT.
-

VICINITY MAP



SCOPE OF WORK

PROPOSED 104' TALL MONOPOLE (110' HIGHEST APPURTENANCE) TO BE INSTALLED WITHIN A PROPOSED 75'x75' LEASE AREA AND 60'x60' FENCED COMPOUND. ASSOCIATED GRADING, DRAINAGE, AND PLANTINGS TO BE INSTALLED AROUND THE COMPOUND AND ALONG THE PROPOSED ACCESS ROAD FROM THE EXISTING DRIVEWAY AS SHOWN IN THESE PLANS. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

VERIZON GROUND LEVEL EQUIPMENT TO INCLUDE EQUIPMENT CABINETS, WEATHER CANOPY AND GENERATOR WITH ON A CONCRETE PAD TO BE INSTALLED WITHIN THE PROPOSED FENCED COMPOUND. CABLING TO BE RUN FROM THE VERIZON EQUIPMENT AREA ALONG AN ICE BRIDGE AND WITHIN THE PROPOSED MONOPOLE TO THE ANTENNA LEVEL.

- PROPOSED VERIZON TOWER TOP RF EQUIPMENT TO BE INSTALLED ON THE ON PROPOSED MONOPOLE TO INCLUDE:
- (1) 12'-6" 4-SECTOR EQUIPMENT PLATFORM WITH HANDRAIL KIT AND 2.5" PIPE NOMINAL DIA. ANTENNA PIPES
 - (8) 6' TALL PANEL ANTENNAS MOUNTED ON DUAL MOUNTING BRACKETS
 - (4) C-BAND PANEL ANTENNAS
 - (8) RRH's MOUNTED BEHIND THE ANTENNA MOUNTING PIPES
 - (1) 12-OVP LARGE JUNCTION BOX WITH SURGE
 - (2) 6x12 HYBRID CABLES
 - INSTALL RF SIGNAGE PER VERIZON GUIDELINES
 - MAINTAIN CLEARANCES TO FALL ARREST CABLE. ADD BRACKETS AS REQUIRED.

PROJECT INFORMATION

SITE TYPE: RAW LAND MONOPOLE

SCOPE OF WORK: PROPOSED FENCED COMPOUND AND 104 TALL STEEL MONOPOLE WITH RF EQUIPMENT WITHIN 75'x75' LEASE AREA.

SITE NAME: DOVER_W_NH

SITE LOCATION CODE: 721391

SITE ADDRESS: 180 TOLEND ROAD
DOVER, NH 03820

ASSESSOR'S TAX ID#: F-2-0-0

ZONING DISTRICT(S): INNOVATIVE TECHNOLOGY (IT)

LATITUDE: 43° 11' 57.50"± N (43.1993064± N)
(SURVEY 1A)

LONGITUDE: 70° 54' 51.95"± W (70.9144305± W)
(SURVEY 1A)

(P) ELEVATION: 169.7'±

DATUM: NAD83/NAVD88

PROPERTY OWNER: N/F LIONEL R. JR. & KRISTINA L. PARADIS
180 TOLEND ROAD
DOVER, NH 03820

APPLICANT: CELCO PARTNERSHIP
dba VERIZON WIRELESS
900 CHELMSFORD STREET
TOWER 2 FLOOR 5
LOWELL, MA 01851

SITE ENGINEER: PROTERRA DESIGN GROUP, LLC
4 BAY ROAD
BUILDING A; SUITE 200
HADLEY, MA 01035
(413) 320-4918

SURVEYOR: NORTHEAST SURVEY CONSULTANTS
3 FERRY STREET
STUDIO 1
EASTHAMPTON, MA 01027

PERMITTING REVIEW

ProTerra
DESIGN GROUP, LLC

4 Bay Road
Building A; Suite 200
Hadley, MA 01035
(413) 320-4918

CLIENT:

NO. DATE REVISIONS
A 06/13/23 ISSUED FOR REVIEW

SITE NAME: DOVER_W_NH
ADDRESS: 180 TOLEND ROAD
DOVER, NH 03820

APPLICANT:
CELCO PARTNERSHIP
dba VERIZON WIRELESS
900 CHELMSFORD STREET
TOWER 2 FLOOR 5
LOWELL, MA 01851

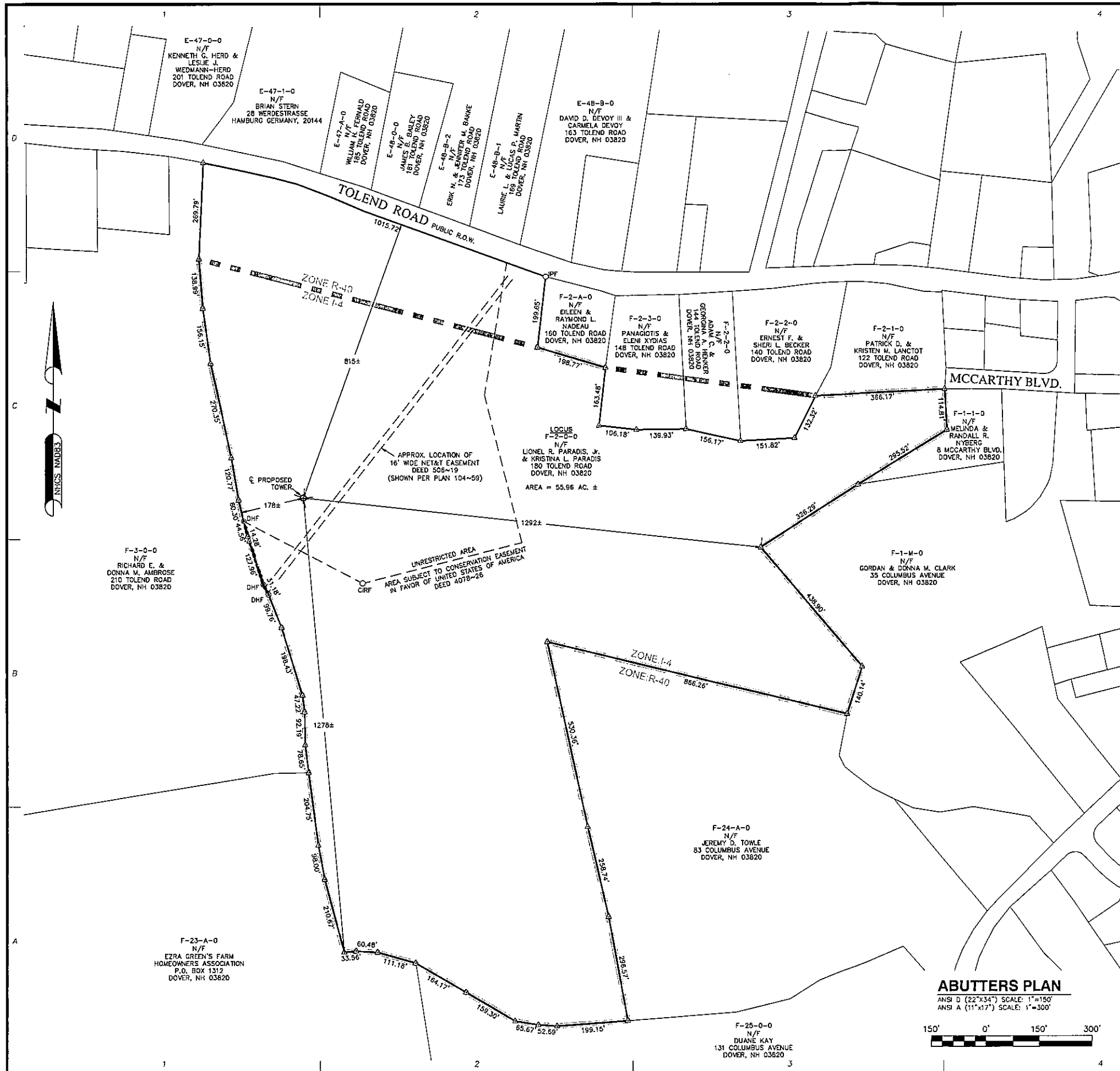
verizon

STAMP:

DATE: 06/13/23
DRAWN: STZ/JEB
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 13-030
SHEET TITLE:

TITLE SHEET

T-1



FAA 1-A CERTIFICATION

I HEREBY CERTIFY THAT THE LATITUDE, LONGITUDE, AND ELEVATION PRESENTED HEREON MEET THE REQUIREMENTS OF THE FAA WITH THE FOLLOWING ACCURACIES:

THREE (3) FEET VERTICALLY
TWENTY (20) FEET HORIZONTALLY

James M. Lavelle
JAMES M. LAVELLE NH LLS # 489

11/28/2022
DATE

SURVEY NOTES

- SITE DETAIL SHOWN ON THIS SURVEY IS BASED ON FIELD DATA COLLECTED ON AUGUST 21, 2018. BOUNDARY INFORMATION IS COMPILED FROM RECORD DOCUMENTS AND IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD BOUNDARY SURVEY, AND IS SUBJECT TO CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
- THE PURPOSE OF THIS SURVEY IS TO SUPPORT THE DESIGN AND CONSTRUCTION OF A TELECOMMUNICATION FACILITY. USE OF THIS SURVEY BY ANYONE OTHER THAN VMI TOWERS, LLC, AND USE OF THIS SURVEY FOR ANY PURPOSE NOT RELATED TO THE DESIGN OF THE INTENDED FACILITY IS STRICTLY PROHIBITED.
- PROPERTY LINES AND BOUNDARY DIMENSIONS SHOWN ON THIS SURVEY ARE BASED ON A COMPILATION OF RECORDED DEEDS AND ARE NOT INTENDED TO REPRESENT DEFINITIVE BOUNDARY LINES OR BE USED FOR THE PURPOSES OF CONVEYANCE. PROPERTY RELATED INFORMATION HAS NOT BEEN CONFIRMED BY FIELD SURVEY OBSERVATIONS AND NO ASSESSMENT OF LAND OCCUPATION HAS BEEN CONDUCTED IN THE PREPARATION OF THIS SURVEY. A PROPERTY LINE RETRACEMENT SURVEY HAS NOT BEEN CONDUCTED.
- THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP'S, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
- PRIMARY GEODETIC SURVEY CONTROL WAS ESTABLISHED FROM AN ON THE GROUND SURVEY USING THE GLOBAL POSITIONING SYSTEM (GPS) ON AUGUST 21, 2018. THE HORIZONTAL REFERENCED DATUM IS THE NAD 83 BASED ON THE CRS 80 REFERENCE ELLIPSOID. THE GRID COORDINATES ARE BASED ON THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM OF 1983 COR596. ELEVATIONS SHOWN ARE ASSUMED AND ARE APPROXIMATED TO THE NAVD 88 VERTICAL DATUM. VERTICAL AND HORIZONTAL INFORMATION SHOWN MEETS THE STANDARD CRITERIA FOR AN FAA 1A CERTIFICATION (20± HORIZONTAL AND 3± VERTICAL).
- IN THE EVENT THAT BENCHMARKS (TBM'S), ESTABLISHED FOR THIS PROJECT AND PUBLISHED ON THIS SURVEY, ARE DESTROYED, NOT RECOVERABLE OR A DISCREPANCY IS FOUND, THE USER SHOULD NOTIFY THIS FIRM IN WRITING PRIOR TO COMMENCING OR CONTINUING ANY WORK.
- THE LOCUS PARCEL IS IDENTIFIED AS MAP F LOT 2-0-0 IN THE TOWN OF DOVER'S TAX ASSESSOR'S DATABASE.
- THE PROJECT AREA IS LOCATED IN FLOOD ZONE "X" (NO SHADING) (AREAS OF MINIMAL FLOOD HAZARD) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 33017 C0310E, DATED SEPTEMBER 30, 2015.
- ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL THE FOLLOWING FOR ALL PRE-CONSTRUCTION NOTIFICATION 72-HOURS PRIOR TO ANY EXCAVATION ACTIVITY: DIG SAFE SYSTEM (MA, ME, NH, RI, VT): 1-888-344-7233
- THE SUBJECT PROPERTY IS LOCATED IN THE TOWN OF DOVER COMMERCIAL 1-4 & R-40 ZONING DISTRICT.
- NO WETLAND DELINEATIONS WERE OBSERVED.

PROPERTY OWNER: LIONEL R. PARADIS, Jr. & KRISTINA L. PARADIS
180 TOLEND ROAD
DOVER, NH 03820

LOCUS DEED REFERENCE: BOOK 1866 PAGE 382

PLAN REFERENCES: PLAN 104~59

LEGEND

N/F	- NOW OR FORMERLY
Δ	- CALCULATED POINT
○	- CAPPED IRON ROD FOUND
⊕	- PK NAIL FOUND
—	- LOCUS PROPERTY LINE
---	- ABUTTERS PROPERTY LINE
- - -	- EXISTING EASEMENT LINE
- - -	- ZONING LINE
~~~~~	- STONE WALL

### ABUTTERS PLAN

ANSI D (22"x34") SCALE: 1"=150'  
ANSI A (11"x17") SCALE: 1"=300'

150' 0' 150' 300'

## ProTerra

DESIGN GROUP, LLC

4 Bay Road, Bldg. A,  
Suite 200  
Hadley, MA 01035  
Ph: (413)320-4918

CONSULTANTS:

### NORTHEAST SURVEY CONSULTANTS

3 Ferry Street  
Studio 1 East  
Easthampton, MA 01027  
(413) 203-5144  
northeastsurvey.com

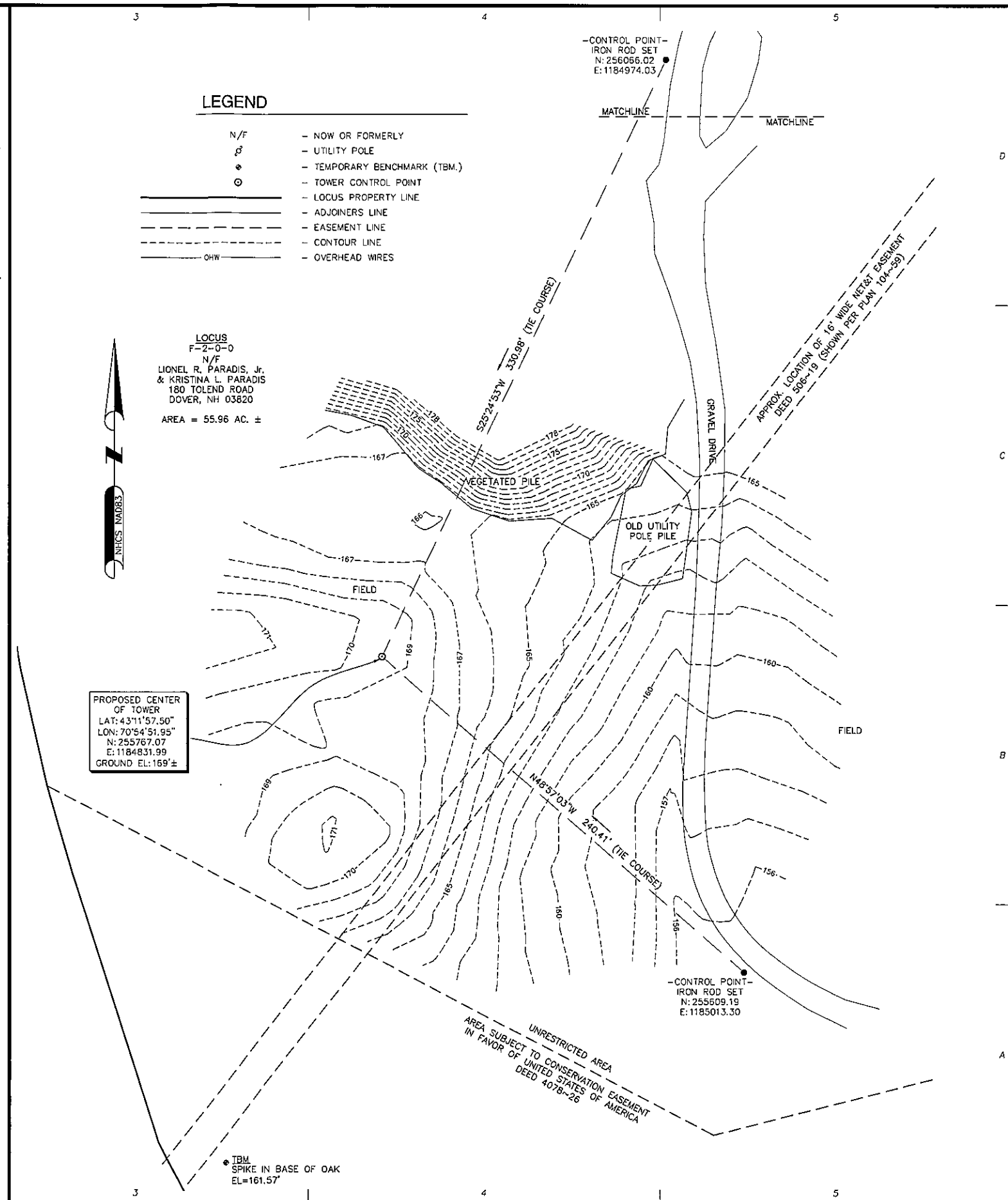
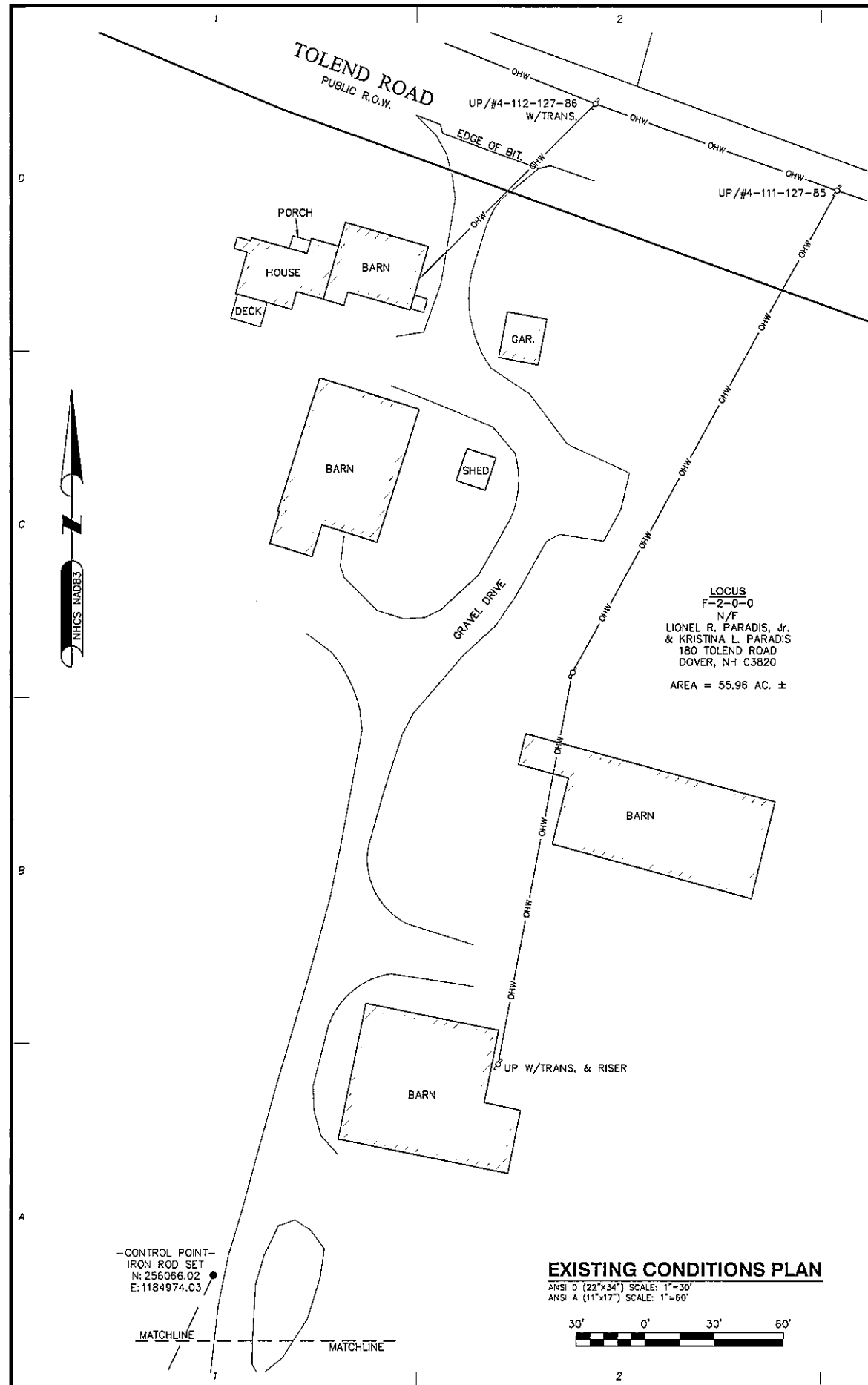
NO.	DATE	REVISIONS
A	11/28/22	ISSUED FOR REVIEW

SITE NAME: DOVER WEST NH  
SITE NUMBER: 72391  
ADDRESS: 180 TOLEND ROAD  
DOVER, NH 03820

verizon  
118 FLANDERS ROAD  
THIRD FLOOR  
WESTBOROUGH, MA 01581

DATE: 11/28/22  
DRAWN: JDG  
CHECK: BCF  
SCALE: 1"=150'  
JOB NO.: 18-225.1

SHEET TITLE:  
**ABUTTERS PLAN**  
**C-1**



**ProTerra**  
DESIGN GROUP, LLC

4 Bay Road, Bldg. A,  
Suite 200  
Hodley, MA 01035  
Ph: (413) 320-4918

CONSULTANTS:  
**NORTHEAST SURVEY CONSULTANTS**

3 Ferry Street  
Studio 1 East  
Easthampton, MA 01027  
(413) 203-5144  
northeastsurvey.com

NO.	DATE	REVISIONS
1	11/28/22	ISSUED FOR REVIEW

**SITE NAME: DOVER WEST NH**  
**SITE NUMBER: 721391**  
**ADDRESS: 180 TOLEND ROAD**  
**DOVER, NH 03820**

**verizon**  
118 FLANDERS ROAD  
THIRD FLOOR  
WESTBOROUGH, MA 01581

**EXISTING CONDITIONS PLAN**

**C-2**

DATE: 11/28/2022  
DRAWN: JDC  
CHECK: BCF  
SCALE: 1"=30'  
JOB NO.: 18-225.1  
SHEET TITLE:





## REFERENCES

- PROPERTY LINE, TOPOGRAPHY, AND EXISTING FEATURES - SEE SHEETS C-1 TO C-2  
PREPARED BY NORTHEAST SURVEY CONSULTANTS.
- ZONING MAP - AVAILABLE THROUGH DOVER.NH.GOV WEBSITE. MAP ENTITLED "CITY OF DOVER, NEW HAMPSHIRE ZONING MAP" ADOPTED SEPTEMBER 11, 2019. AND CITY OF DOVER NH ONLINE GIS "HTTPS://DOVERNH.MAPGEO.IO/" ZONING THEME, LAST VIEWED 01/20/2023.
- THE FOLLOWING DATALAYERS PREPARED BY NH GRANIT AT GRANIT.UNH.EDU GIS PORTAL.  
- STATEWIDE AERIAL PHOTOGRAPHY (2010/2011)  
- NATIONAL WETLANDS INVENTORY (LAST UPDATED SEPTEMBER 30, 2022)
- FEMA NATIONAL FLOOD HAZARD LAYER  
PROJECT AREA IS WITHIN ZONE X: "AREA OF MINIMAL FLOOD HAZARD, (NO SHADING)"  
VERIFIED BY FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF DOVER, NEW HAMPSHIRE, STRAFFORD COUNTY, COMMUNITY PANEL NUMBER 33017C0310E DATED SEPTEMBER 30, 2015.

## GENERAL NOTES

1. THE TYPE, DIMENSIONS, MOUNTING HARDWARE, AND POSITIONS OF ALL PROJECT OWNER'S EQUIPMENT ARE SHOWN IN ILLUSTRATIVE FASHION. ACTUAL HARDWARE DETAILS AND FINAL LOCATIONS MAY DIFFER SLIGHTLY FROM WHAT IS SHOWN.
2. THE PROJECT OWNER'S PCS FACILITY IS AN UNMANNED PRIVATE AND SECURED EQUIPMENT INSTALLATION. IT IS ONLY ACCESSED BY TRAINED TECHNICIANS FOR PERIODIC ROUTINE MAINTENANCE AND THEREFORE DOES NOT REQUIRE ANY WATER OR SANITARY SEWER SERVICE. THE FACILITY IS NOT GOVERNED BY REGULATIONS REQUIRING PUBLIC ACCESS PER ADA REQUIREMENTS.
3. THE DESIGN OF THE TOWER, FOUNDATION AND ANTENNA MOUNTING HARDWARE WILL MEET THE ANSI/EIA/TIA-222-H STANDARDS FOR STRUCTURAL STEEL ANTENNA SUPPORTING STRUCTURES AND STATE BUILDING CODE REQUIREMENTS. DETAILED CONSTRUCTION DRAWINGS AND STRUCTURAL CALCULATIONS WILL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER AND SUBMITTED WITH A BUILDING PERMIT APPLICATION FOR REVIEW AND APPROVAL BY THE LOCAL BUILDING CODE ENFORCEMENT OFFICIAL.
4. ONCE THE FACILITY BECOMES FULLY OPERATIONAL, NORMAL AND ROUTINE MAINTENANCE BY TOWER OWNER'S AND CARRIER'S TECHNICIANS WILL BE PERFORMED. THE ESTIMATED VEHICULAR TRAFFIC GENERATED BY THESE VISITS IS PREDICTED TO BE LESS THAN THE TYPICAL TRAFFIC GENERATED BY A SINGLE-FAMILY DWELLING.

## ZONING SUMMARY

ZONING DISTRICT(S): INNOVATIVE TECHNOLOGY (IT) DISTRICT

ASSESSORS ID(S): F-2-0-0

(P) USE: WIRELESS COMMUNICATIONS FACILITY¹

DIMENSION	PROVIDED	CONSTRAINT
LOT - AREA	55.96± ACRES	80,000 SF MIN.
LOT - FRONTAGE	1,015'±	200' MIN.
LOT - COVERAGE	<2%	33% MAX.
(P) COMPOUND - FRONT YARD	777'±	50' MIN.
(P) COMPOUND - REAR YARD	1,235'±	50' MIN. (PRINCIPAL USE) 10' MIN. (ACCESSORY USE)
(P) COMPOUND - SIDE YARD	135'±	50' MIN. (PRINCIPAL USE) 10' MIN. (ACCESSORY USE)
(P) TOWER - HEIGHT (HIGHEST APPURTENANCE)	104'± (110'±)	180' MAX.
(P) TOWER (PROPERTY LINE/BUILDING SETBACK)	175'± (EDGE OF TOWER)	100% HEIGHT =110' MIN.

SPECIAL CONSIDERATIONS MAY BE REQUIRED FOR THE FOLLOWING:

1 - CITY OF DOVER, NH ZONING BYLAW § 170-22.C(1) LOCATION: THE LOCUS PARCEL IS NOT LISTED AS A PERMITTED SITE FOR TELECOMMUNICATIONS FACILITY.

## SITE PLAN

SCALE: 1"=150' (22x34)  
1"=300' (11x17)



CLIENT:

NO. DATE REVISIONS  
A 06/13/23 ISSUED FOR REVIEW

SITE NAME: DOVER_V_NH  
ADDRESS: 180 TOLEND ROAD  
DOVER, NH 03820

CELLCO PARTNERSHIP  
d/b/a VERIZON WIRELESS  
900 CHERLORD STREET  
TOWER 2 FLOOR 5  
LOWELL, MA 01801

APPLICANT:

**verizon**

STAMP:

DATE: 06/13/23

DRAWN: STZ/JEB

CHECK: JMM/TEJ

SCALE: SEE PLAN

JOB NO.: 13-030

SHEET TITLE:

**SITE PLAN**

**A-1**





CLIENT:

NO. DATE REVISIONS  
A 06/13/23 ISSUED FOR REVIEW

SITE NAME: DOVER, N. NH  
ADDRESS: 180 TOLEND ROAD  
DOVER, NH 03820

CELLCO PARTNERSHIP  
866 VERIZON WIRELESS  
900 CHELSEA STREET  
TOWER 2 FLOOR 5  
LOWELL, MA 01851

APPLICANT:

**verizon**

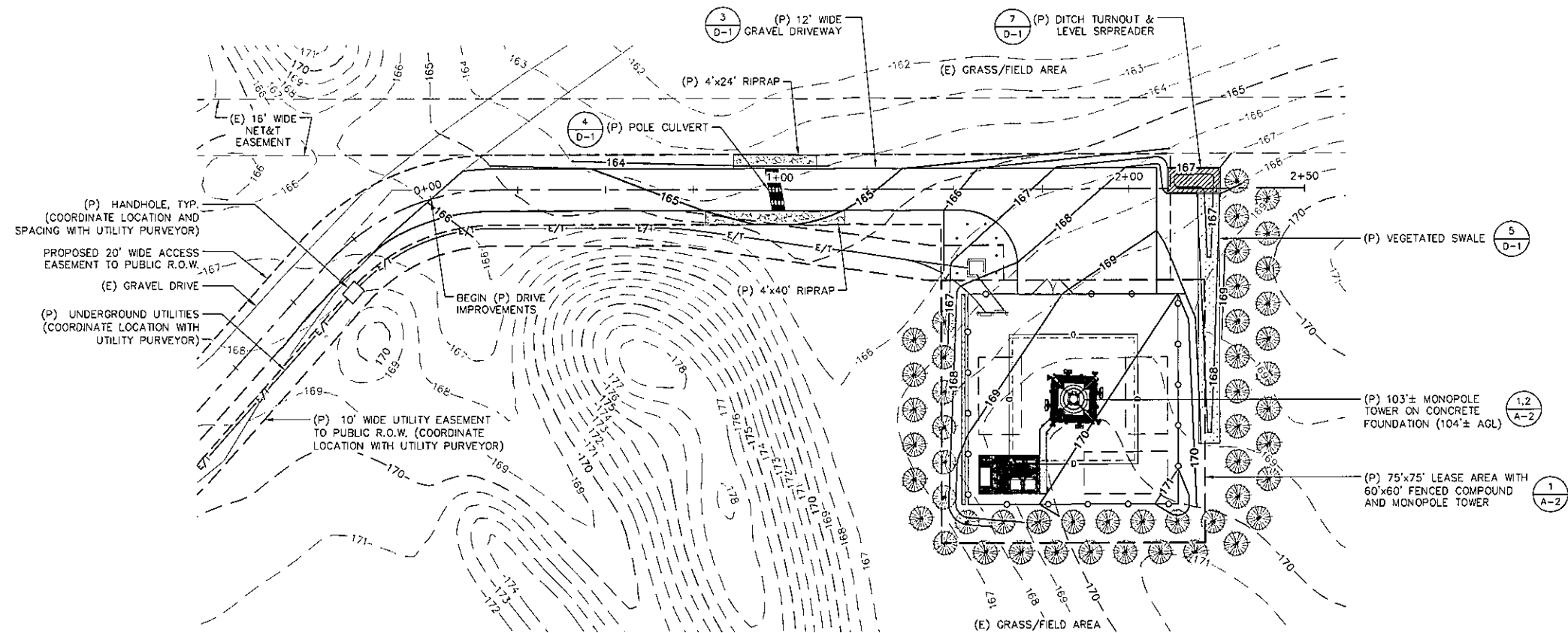
STAMP:

DATE: 06/13/23  
DRAWN: STZ/JEB  
CHECK: JMM/TEJ  
SCALE: SEE PLAN  
JOB NO.: 13-030

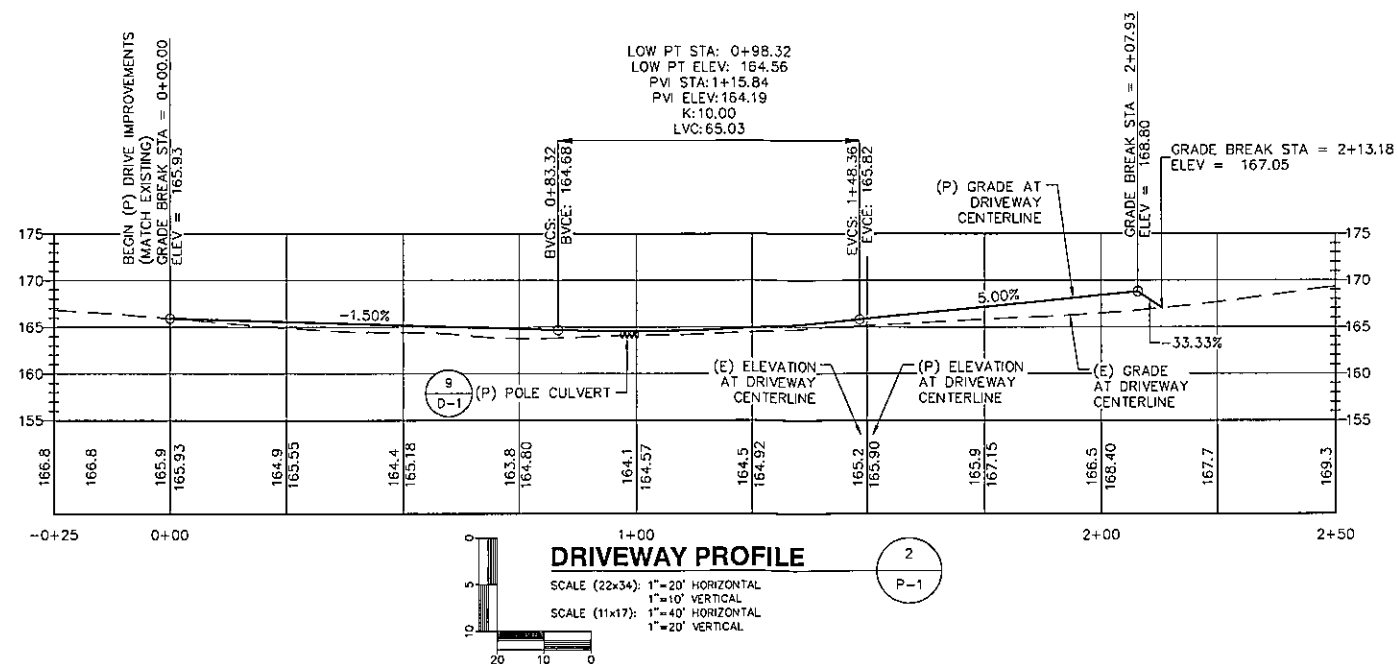
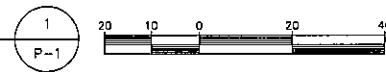
SHEET TITLE:

**DRIVEWAY PLAN  
& PROFILE**

**P-1**

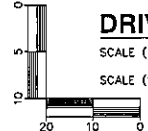


**DRIVEWAY PLAN**  
SCALE: 1"=20' (22x34)  
1"=40' (11x17)

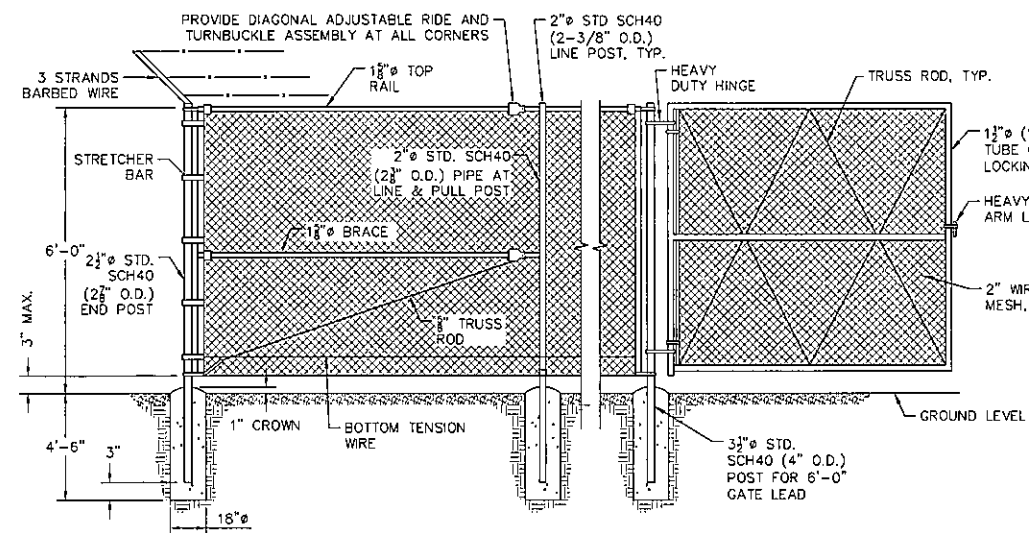


**DRIVEWAY PROFILE**

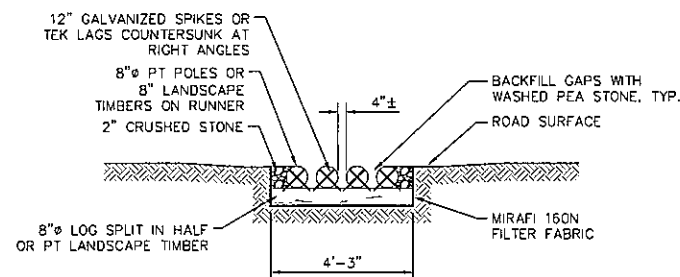
SCALE (22x34): 1"=20' HORIZONTAL  
1"=10' VERTICAL  
SCALE (11x17): 1"=40' HORIZONTAL  
1"=20' VERTICAL



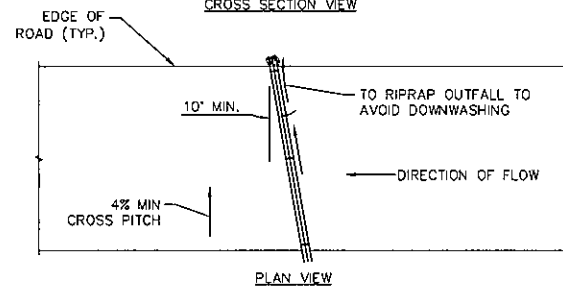




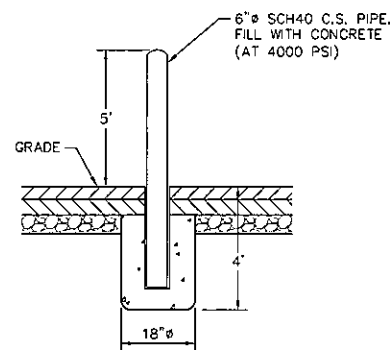
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SCALE: NONE



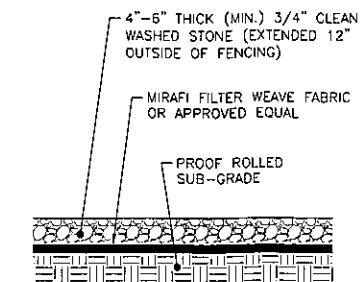
**CROSS SECTION VIEW**



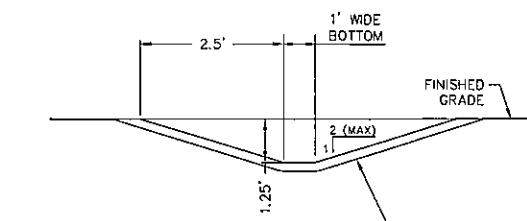
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**BOLLARD**  
SCALE: NONE



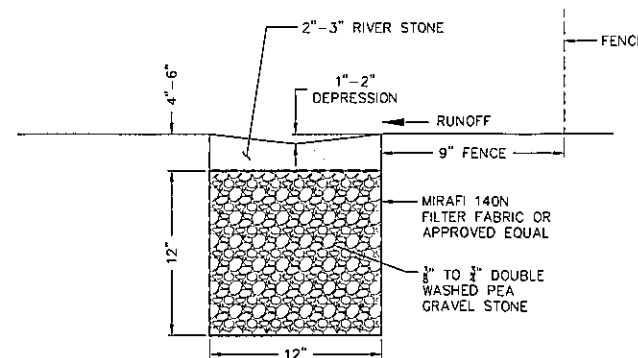
**COMPOUND SURFACE**  
SCALE: NONE



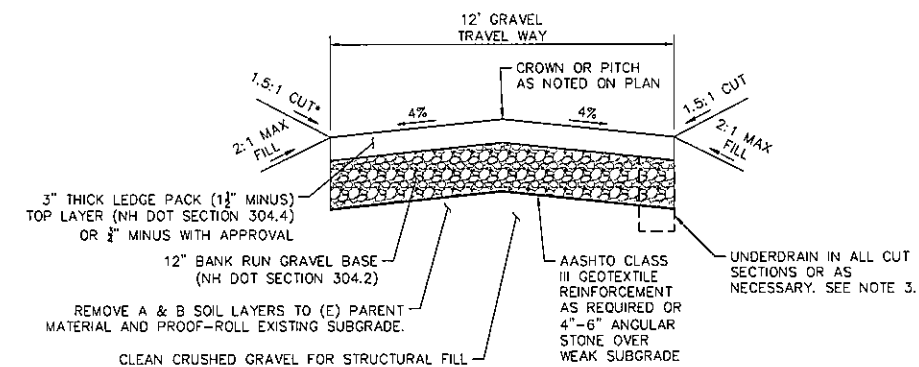
4" (MIN.) TOPSOIL WITH AT LEAST 3% ORGANICS, FERTILIZE AND SEED SIDE SLOPES AND BOTTOM WITH NEW ENGLAND ROADSIDE MATRIX MIX UPLAND SEED APPLIED AT 35 LBS/ACRE BY NEW ENGLAND WETLAND PLANTS, INC. OR APPROVED EQUAL. PROVIDE EROSION CONTROL BLANKET.

EROSION CONTROL BLANKET TO BE USED ON 2:1 SLOPES IN VEGETATED SWALES.

**VEGETATED SWALE**  
SCALE: NONE

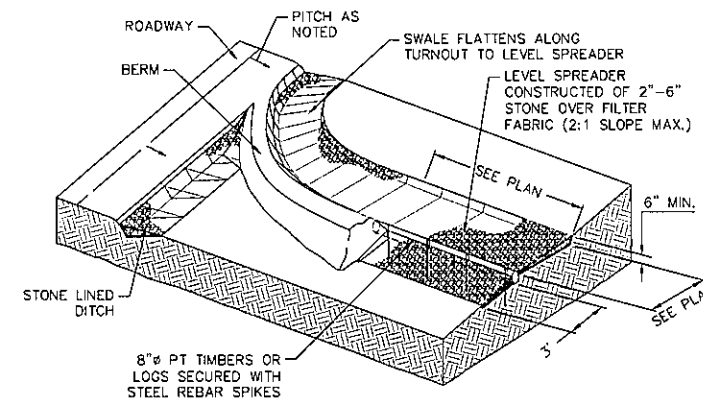


**STONE DIAPHRAGM**  
SCALE: NONE

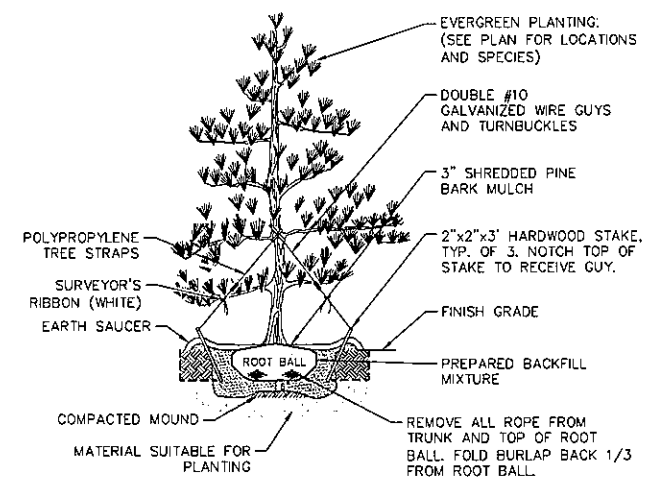


- NOTES:**
1. ALL GRANULAR MATERIALS SHALL BE COMPACTED TO 95±% MAXIMUM DRY DENSITY BY STD. PROCTOR METHOD
  2. ALL CUT AND FILL SLOPES TO BE COVERED WITH JUTE MESH EROSION CONTROL BLANKETS AND/OR HYDROSEEDED WITH NEW ENGLAND ROADSIDE MATRIX MIX AT 35LBS PER ACRE OR EQUAL.
  3. THE REQUIREMENT FOR INSTALLATION OF SUBDRAINS SHALL BE AT ALL CUT SECTIONS OR AS DETERMINED BY THE ENGINEER-OF-RECORD BASED ON FIELD CONDITIONS AT THE TIME OF CONSTRUCTION. SUBDRAINS SHALL BE OUTLETTED TO DAYLIGHT AS APPROVED BY THE ENGINEER-OF-RECORD.
  4. ALL MATERIALS TO CONFORM TO STATE AND/OR MUNICIPAL STANDARD AS REQUIRED.

**DRIVEWAY SECTION**  
SCALE: NONE



**DITCH TURNOUT & LEVEL SPREADER**  
SCALE: NONE



**PLANTING DETAIL**  
SCALE: NONE

CLIENT:

NO.	DATE	REVISIONS
A	06/13/23	ISSUED FOR REVIEW

**SITE NAME: DOVER W. NH**  
**ADDRESS: 180 TOLEND ROAD**  
**DOVER, NH 03820**

**verizon**  
CELLCO PARTNERSHIP  
800 VERIZON WIRELESS  
560 CHELSEA STREET  
TOWER 2 FLOOR 6  
LOWELL, MA 01851

STAMP:

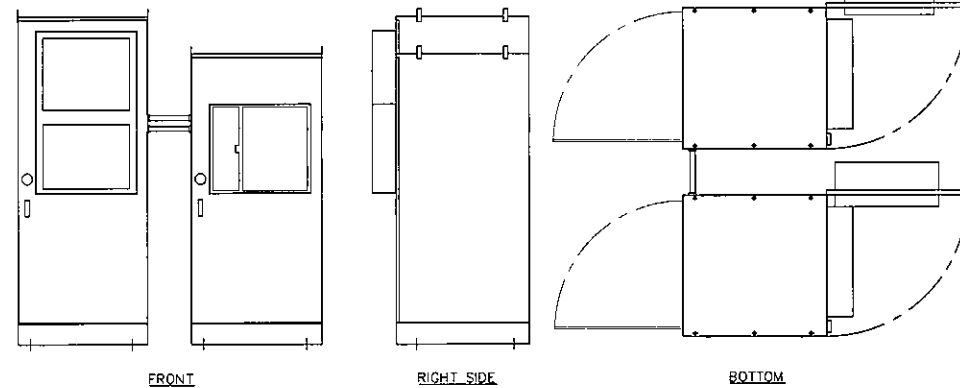
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DRAWN: STZ/JEB  
CHECK: JAM/TEJ  
SCALE: SEE PLAN  
JOB NO.: 13-030

SHEET TITLE:

**DETAILS**

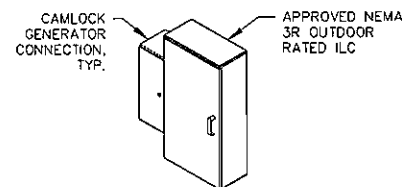
**D-1**

VERIFY WITH CONSTRUCTION MANAGER PRIOR TO INSTALLATION OF CABINETS IF OPTIONAL CABINET PLINTH BASES AND TOPHATS HAVE BEEN ORDERED FOR USE IN LIEU OF OR IN ADDITION TO A STEEL CABINET SKID.



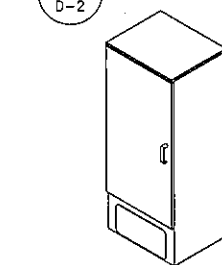
**EQUIPMENT & BATTERY CABINET DETAIL**

SCALE: NONE



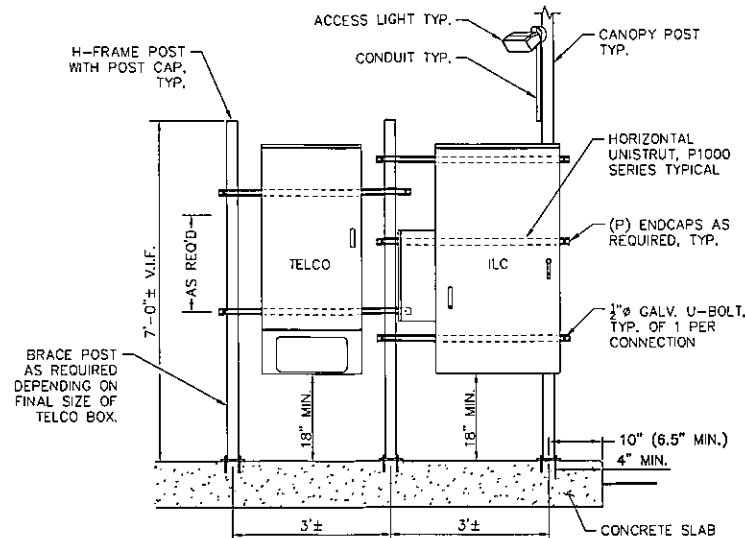
**INTEGRATED LOAD CENTER (ILC) CABINET**

SCALE: NONE



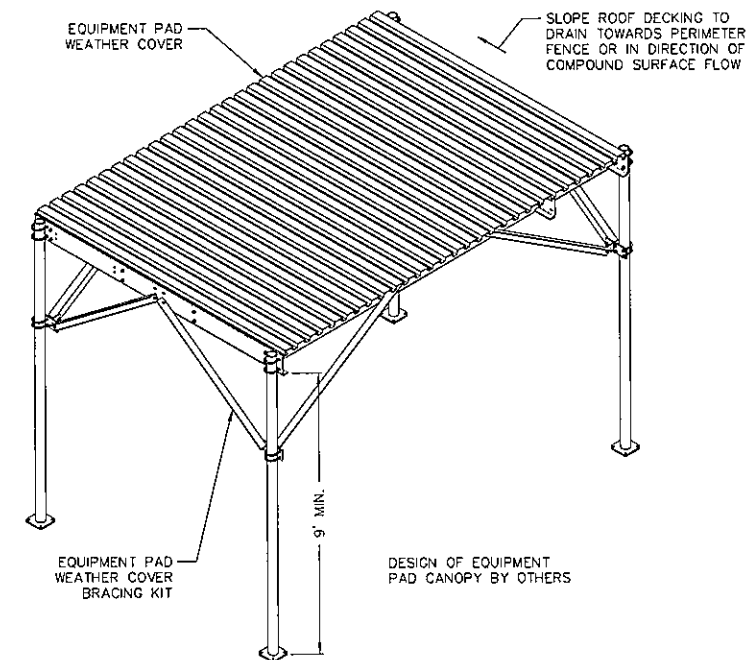
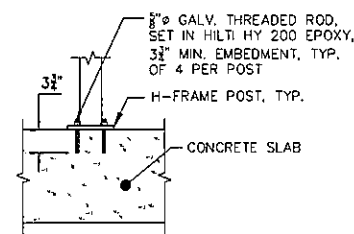
**TELCO CABINET**

SCALE: NONE



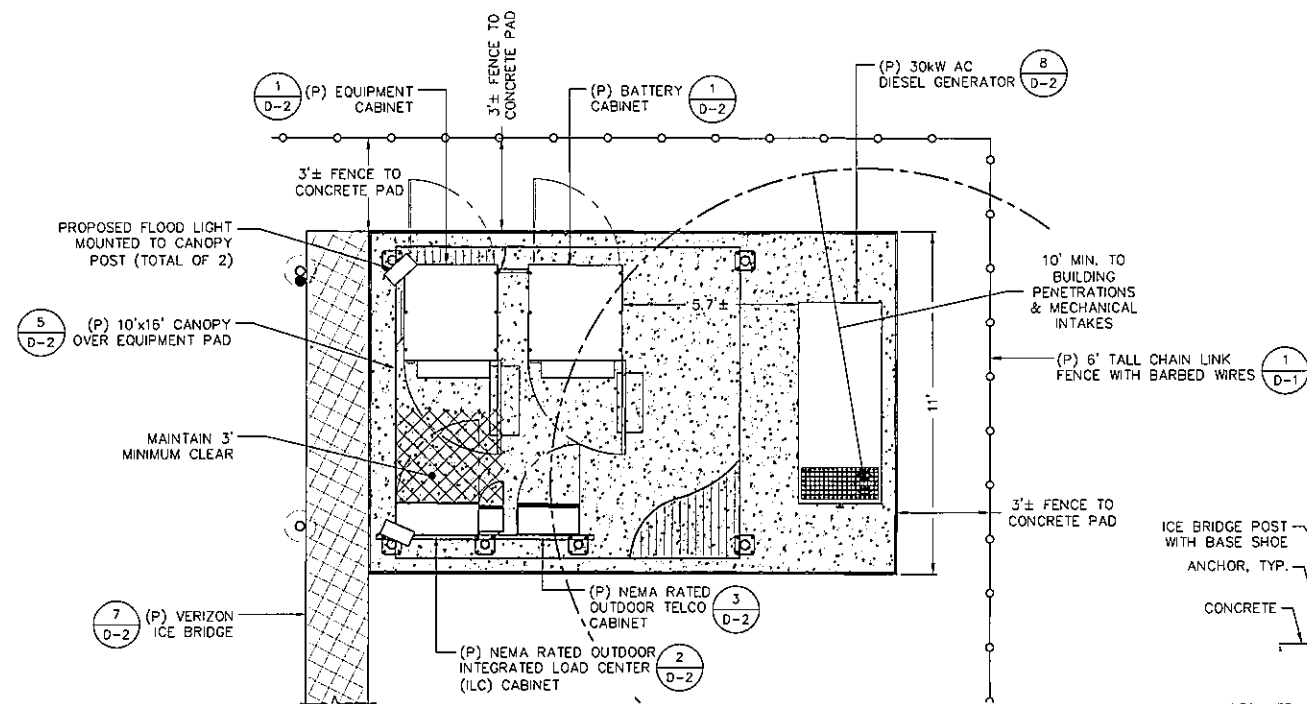
**UTILITY CABINET MOUNTING DETAIL**

SCALE: NONE



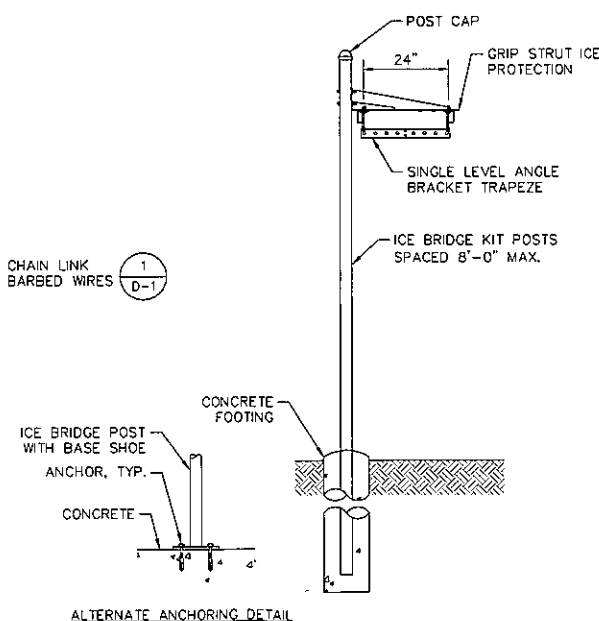
**EQUIPMENT PAD WEATHER COVER DETAIL**

SCALE: NONE



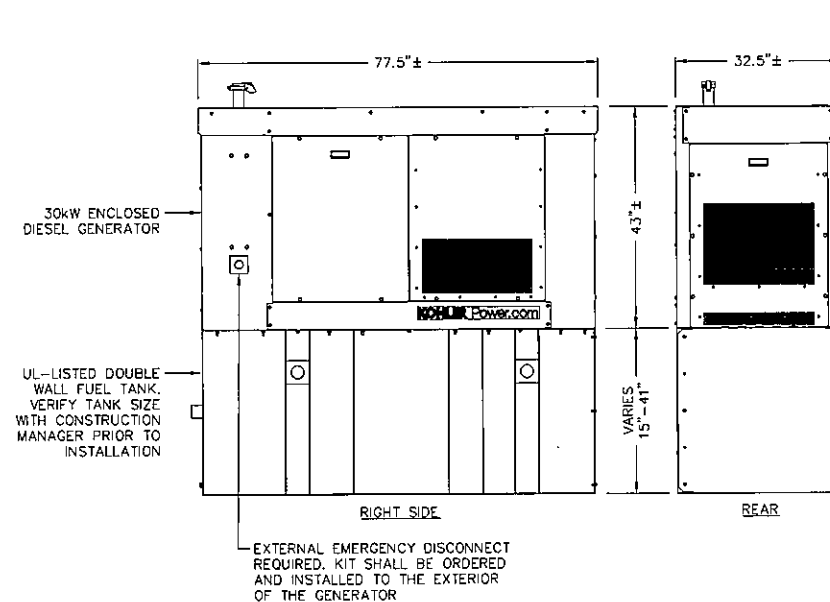
**EQUIPMENT PAD PLAN**

SCALE: 1"=3' (22x34)  
1"=6' (11x17)



**ICE BRIDGE**

SCALE: NONE



**30kW AC GENERATOR WITH DIESEL BASE TANK**

SCALE: NONE

**ProTerra**  
DESIGN GROUP, LLC

4 Bay Road  
Building A, Suite 200  
Hodley, MA 01035  
(413) 320-4918

CLIENT:

NO. DATE REVISIONS  
A 06/13/23 ISSUED FOR REVIEW

SITE NAME: DOVER, NH  
ADDRESS: 180 TOLEND ROAD  
DOVER, NH 03820

CELCO PARTNERSHIP  
aka VERIZON WIRELESS  
900 CHELSEAFORD STREET  
TOWER 2 FLOOR 5  
LOWELL, MA 01851

verizon

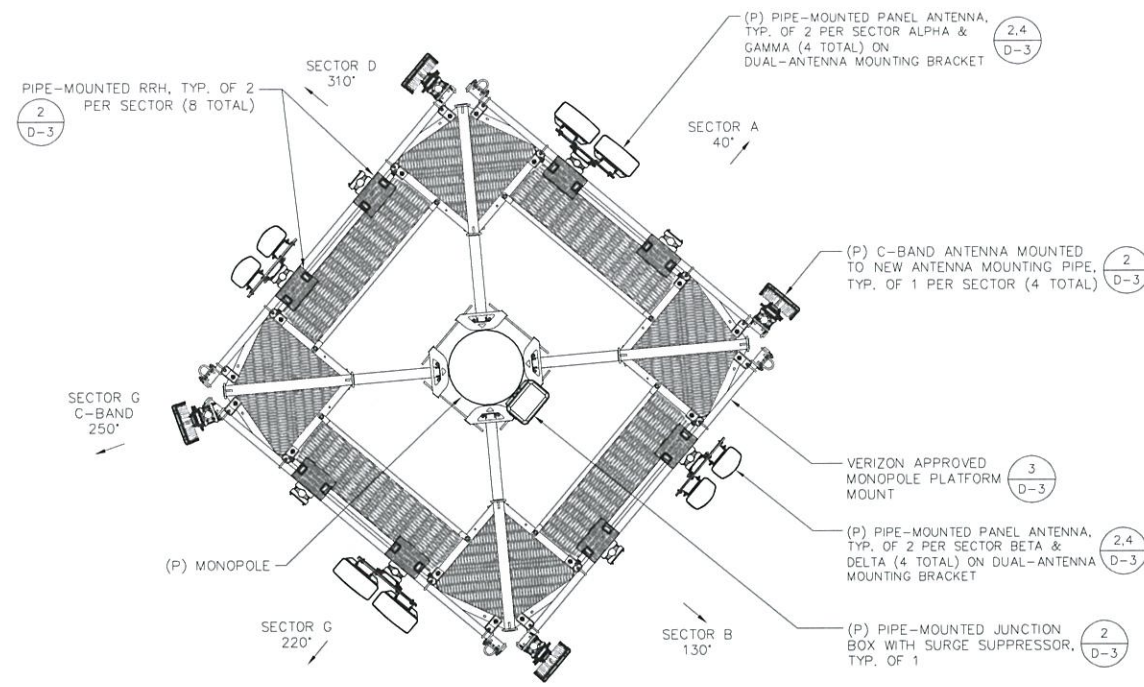
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DATE: 06/13/23  
DRAWN: STZ/JEB  
CHECK: JMM/TEJ  
SCALE: SEE PLAN  
JOB NO.: 13-030

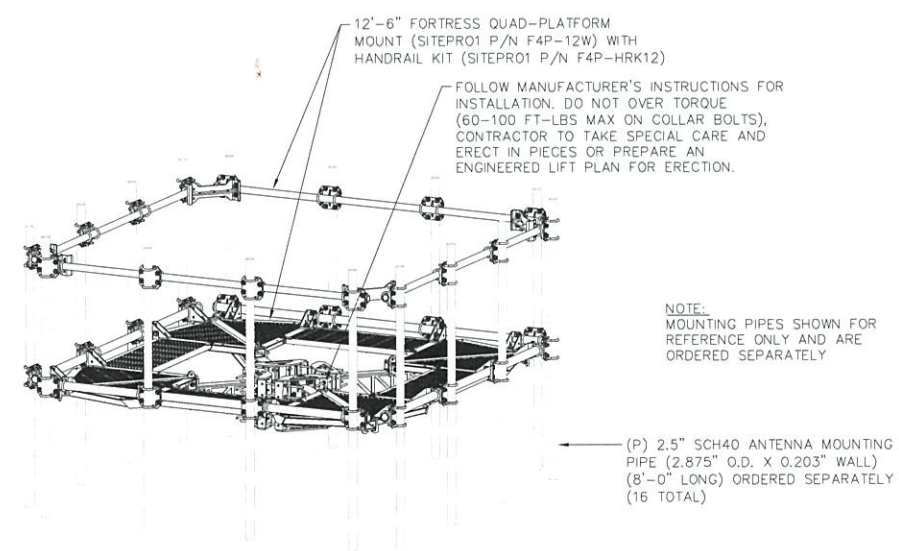
SHEET TITLE:

**DETAILS**

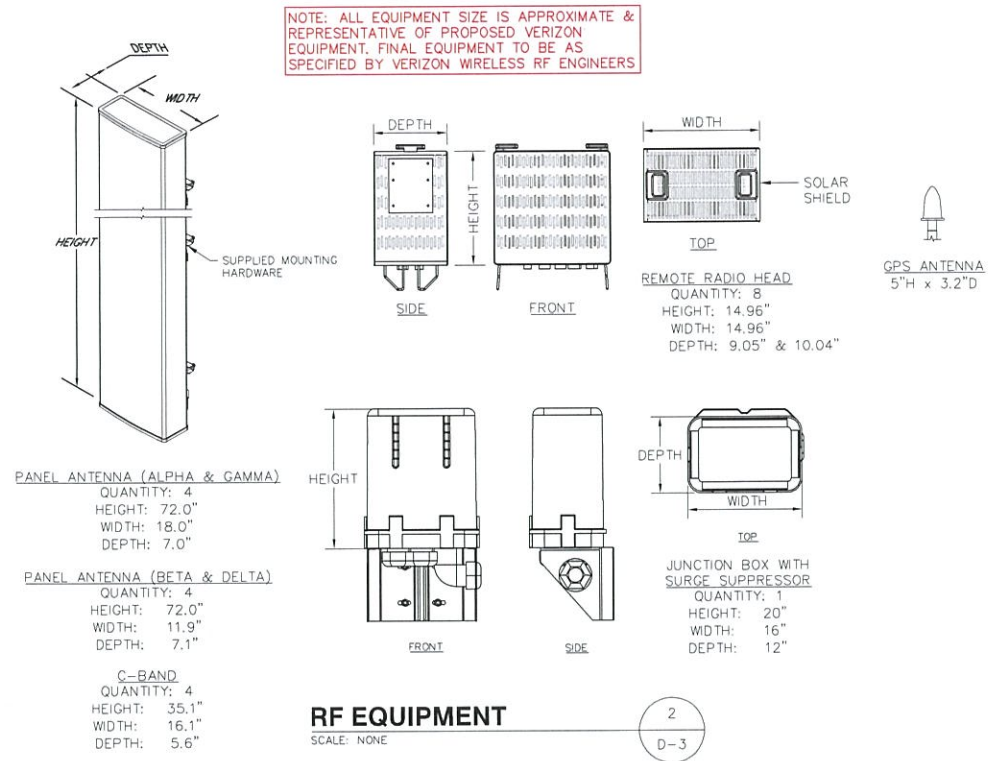
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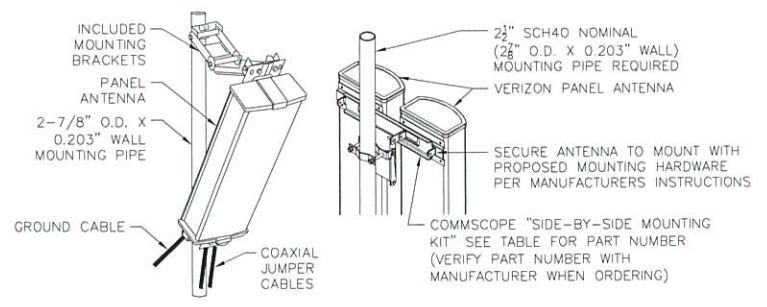
**ANTENNA PLAN**  
SCALE: NONE



**PLATFORM MOUNT DETAIL**  
SCALE: NONE



**RF EQUIPMENT**  
SCALE: NONE



**TYPICAL PANEL ANTENNA DETAIL**  
SCALE: NONE

CLIENT:

NO.	DATE	REVISIONS
A	06/13/23	ISSUED FOR REVIEW

SITE NAME: DOVER, N. NH  
ADDRESS: 180 TOLEND ROAD  
DOVER, NH 03820

CELCO PARTNERSHIP  
dba VERIZON WIRELESS  
900 CHELMSFORD STREET  
TOWER 2 FLOOR 5  
LOWELL, MA 01851

**verizon**

STAMP:

DATE: 06/13/23  
DRAWN: STZ/JEB  
CHECK: JMM/TEJ  
SCALE: SEE PLAN  
JOB NO.: 13-030

SHEET TITLE:

**DETAILS**

**D-3**



CLIENT:

REVISIONS  
NO. DATE  
A 06/13/23 ISSUED FOR REVIEW

SITE NAME: DOVER_W_NH  
ADDRESS: 180 TOLEND ROAD  
DOVER, NH 03820

CELCO PARTNERSHIP  
dba VERIZON WIRELESS  
300 CHELSEA STREET  
TOWER 2 FLOOR 5  
LOWELL, MA 01851  
verizon  
APPLICANT:

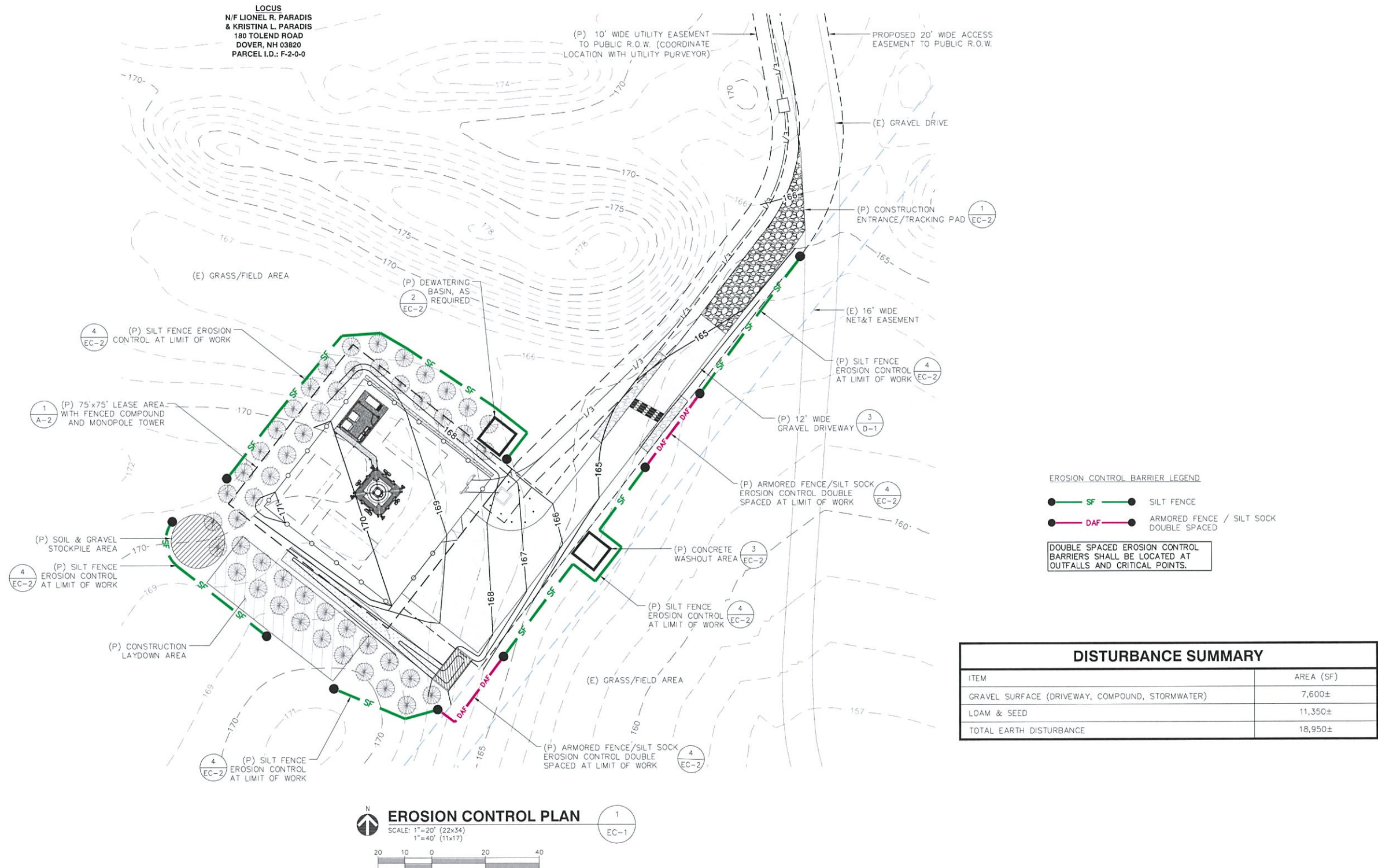
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DATE: 06/13/23  
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SCALE: SEE PLAN  
JOB NO.: 13-030

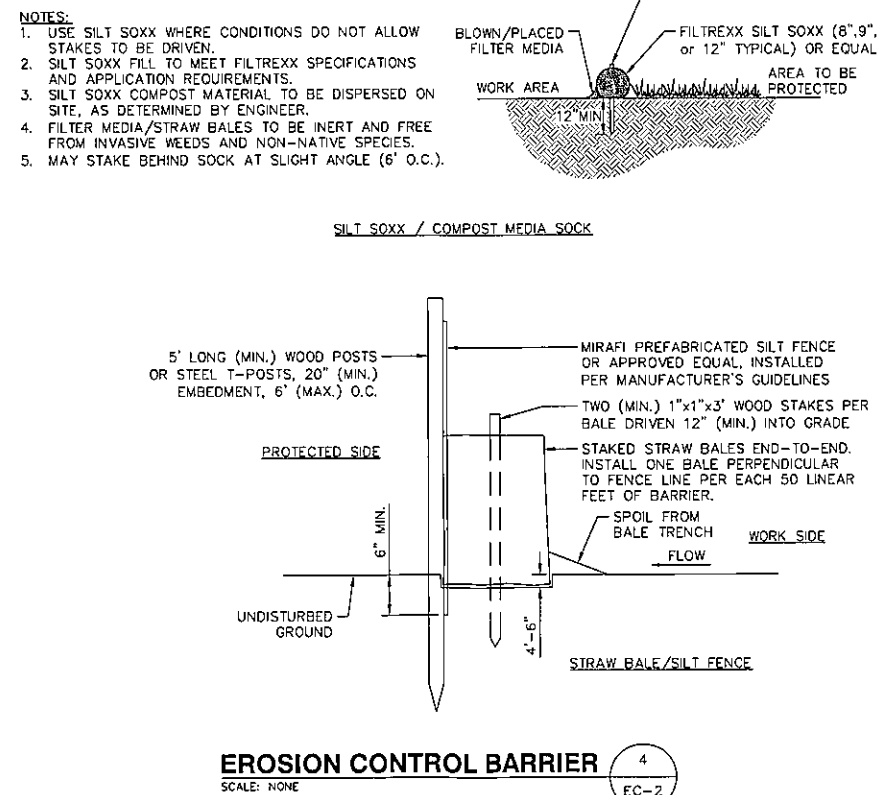
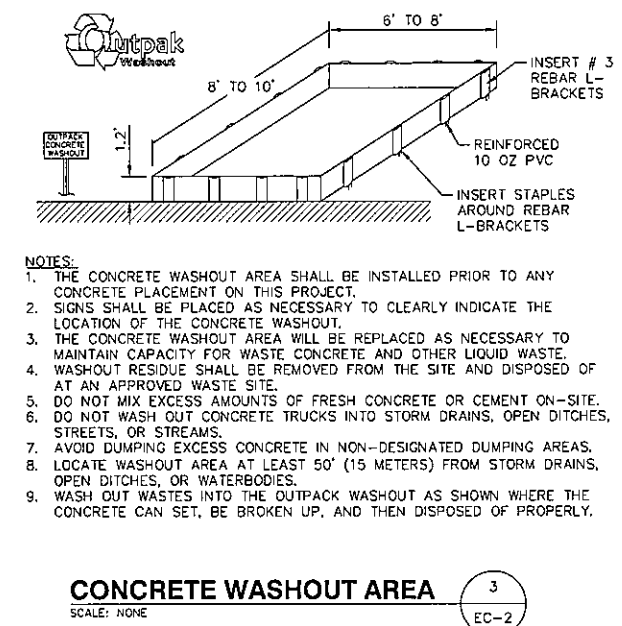
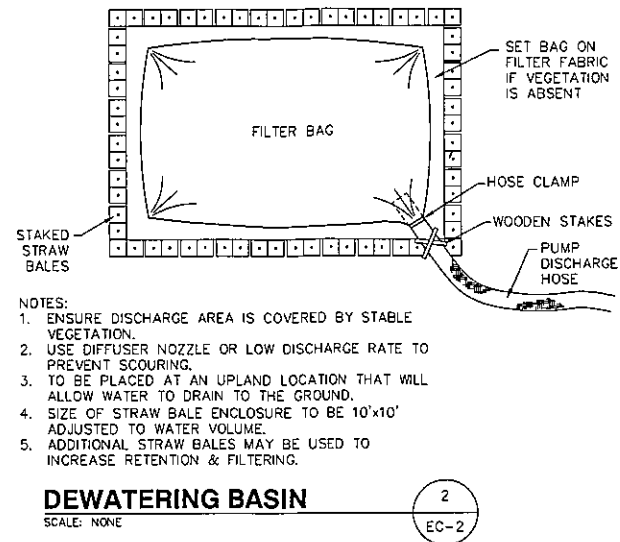
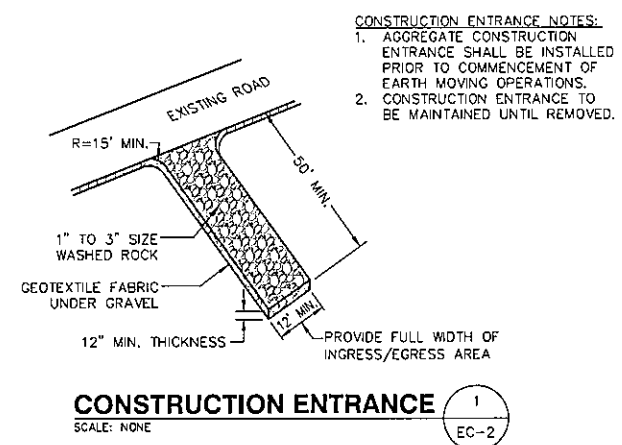
SHEET TITLE:

EROSION CONTROL  
PLAN & DETAILS

EC-1







- EROSION CONTROL NOTES**
1. APPLICANT PROPOSES TO CONSTRUCT A CELLULAR TELECOMMUNICATIONS FACILITY CONSISTING OF A FENCED COMPOUND, DRIVEWAY AND UTILITY WORK WITHIN A LEASE AREA AND EASEMENTS.
  2. ALL WORK SHALL CONFORM TO THE NEW HAMPSHIRE STORMWATER MANUAL - VOLUME 3 "EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION" BY NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES DATED DECEMBER 2008 OR AS SUBSEQUENTLY REVISED.
  3. TEMPORARY SILT FENCE EROSION CONTROL BARRIER SHALL BE MAINTAINED THROUGHOUT SITE CONSTRUCTION. STOCK PILE ON SITE 100 FT. OF SILT FENCE FOR EMERGENCY USE. TEMPORARY EROSION BARRIERS SHALL REMAIN IN PLACE UNTIL PERMANENT VEGETATIVE GROUND COVER IS ESTABLISHED.
  4. THE CONTRACTOR SHALL CHIP ALL BRUSH AND SLASH CUTTINGS ON SITE AND STOCKPILE THE CHIPS TO BE USED ON ALL UNSTABLE, DISTURBED AREAS DURING CONSTRUCTION AS TEMPORARY STABILIZATION MULCH. NO BURNING WILL BE ALLOWED ON SITE.
  5. TEMPORARY STABILIZATION MUST BE PROVIDED TO ANY DISTURBED EARTH THAT IS OPENED UP IN ANY ONE LOCATION FOR MORE THAN 14 DAYS. CHIPS FROM LAND CLEARING, EROSION CONTROL BLANKETS, OR FAST GROWING RYE GRASSES MAY BE USED FOR TEMPORARY STABILIZATION AS REQUIRED.
  6. STRIPPED TOPSOIL SHALL BE STOCKPILED AND PROTECTED WITH STRAW MULCH. ALL STOCKPILES SHALL HAVE AN APPROVED SILTATION BARRIER TOTALLY SURROUNDING THE PILE. THE PILE SHALL BE IN AN APPROVED UPLAND AREA A MINIMUM OF TWENTY-FIVE FEET FROM ALL RESOURCE AREAS.
  7. THE PHASING AND SEQUENCING OF THE WORK FOR THE SITE PREPARATION FOR THE TELECOMMUNICATIONS EQUIPMENT INSTALLATION CONSISTS OF INSTALLING TEMPORARY EROSION AND SEDIMENTATION CONTROL BARRIERS; CLEARING AND ROUGH GRADING OF COMPOUND; FOUNDATION WORK; BACK FILL FOUNDATIONS; FENCED COMPOUND CONSTRUCTION; INSTALLATION OF TOWER AND GROUND EQUIPMENT; INSTALLATION OF UTILITIES; GROUNDING AND LIGHTNING PROTECTION; EQUIPMENT TESTING; FINAL GRADING AND STABILIZATION OF DISTURBED AREAS; LOAM AND SEED DISTURBED AREAS OUTSIDE COMPOUND; FINAL CLEANUP. THE ESTIMATED TIME FOR COMPLETION OF THE WORK IS APPROXIMATELY SIXTEEN (16) WEEKS.
  8. THE COMPOUND ENCLOSURE IS SURFACED WITH CRUSHED STONE UNDERLAIN BY A WEED-BLOCK SYNTHETIC FILTER FABRIC. DRAINAGE PATTERNS, RUNOFF VOLUMES AND PEAK FLOW RATES WILL NOT BE ALTERED BY THE PROPOSED CONSTRUCTION.
  9. IF REQUIRED, TEMPORARY DEWATERING OF THE TRENCH EXCAVATIONS SHALL BE DIVERTED INTO A TEMPORARY STILLING BASIN. INFILTRATION IN THE STILLING BASIN AND FLOW THROUGH THE CRUSHED STONE CONTAINMENT BERM WILL RESULT IN DIFFUSE, NON-POINT SOURCE RUNOFF OVER VEGETATED AREAS.
  10. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF THE FENCED COMPOUND AND ROADWAY SHALL BE PERMANENTLY ESTABLISHED WITH A NATIVE VEGETATIVE GROUND COVER AT THE CONCLUSION OF CONSTRUCTION. GRADED AREAS SHALL BE PROTECTED WITH STRAW MULCH UNTIL A GOOD VEGETATIVE COVER IS ESTABLISHED.
  11. THE TOTAL IMPACT AREA OF THE DISTURBED TOWER & COMPOUND CONSTRUCTION SITE IS BOUNDED BY THE "LIMIT OF WORK" AS SHOWN HEREON. THE MAXIMUM AREA OF DISTURBANCE WITHIN THE LIMIT OF WORK IS APPROXIMATELY 18,950 SQUARE FEET. THE PROJECT IMPACT AREA IS BELOW THE EXEMPTION THRESHOLD OF 43,560 SQUARE FEET IN 40 CFR PARTS 9, 122-124 AND THEREFORE IS NOT SUBJECT TO REGULATION UNDER THE EPA NPDES GENERAL CONSTRUCTION PERMIT PROGRAM.
  12. THE PROJECT OWNER'S GENERAL CONTRACTOR SHALL CONDUCT ALL SITE DEVELOPMENT WORK IN A MANNER THAT DOES NOT EXCEED THE LIMITS OF WORK SHOWN ON THE PLANS. ADDITIONALLY, THE PROJECT OWNER'S GENERAL CONTRACTOR SHALL CONDUCT ALL CONSTRUCTION ACTIVITIES IN A MANNER THAT DOES NOT RESULT IN STORM WATER DISCHARGES WITH AN ADVERSE IMPACT ON ANY RESOURCE AREAS OR DOWNSTREAM PROPERTIES.
  13. A CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON THIS PROJECT. SIGNS SHALL BE PLACED AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
  14. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SILT FROM BEHIND SILTATION BARRIERS AND DISPOSE OF SILT EVENLY IN UPLAND AREAS. REMOVE ALL EROSION CONTROL DEVICES WHEN A GOOD VEGETATIVE COVER IS ESTABLISHED.

**ProTerra**  
DESIGN GROUP, LLC

4 Bay Road  
Building A, Suite 200  
Hodley, MA 01035  
(413) 320-4918

**CLIENT:**

NO.	DATE	REVISIONS
A	06/13/23	ISSUED FOR REVIEW

**SITE NAME: DOVER, N. NH**  
**ADDRESS: 180 TOLAND ROAD**  
**DOVER, NH 03820**

**APPLICANT:**  
**verizon**  
CELCO PARTNERSHIP  
900 VERIZON WIRELESS  
900 CHERLISFORD STREET  
TOWER 2 FLOOR 5  
LOVELL, MA 01851

**STAMP:**

DATE: 06/13/23  
DRAWN: STZ/JEB  
CHECK: JMM/TEJ  
SCALE: SEE PLAN  
JOB NO.: 13-030

**SHEET TITLE:**  
**EROSION CONTROL**  
**PLAN & DETAILS**  
**EC-2**

## EXHIBIT H

**REFERENCE COPY**

This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.



**Federal Communications Commission  
Wireless Telecommunications Bureau**

**RADIO STATION AUTHORIZATION**

**LICENSEE:** CELLCO PARTNERSHIP

**ATTN:** REGULATORY  
CELLCO PARTNERSHIP  
5055 NORTH POINT PKWY NP2NE NETWORK ENGINEERING  
ALPHARETTA, GA 30022

<b>Call Sign</b> WQJQ689	<b>File Number</b>
<b>Radio Service</b> WU - 700 MHz Upper Band (Block C)	

**FCC Registration Number (FRN):** 0003290673

<b>Grant Date</b> 09-11-2019	<b>Effective Date</b> 07-15-2020	<b>Expiration Date</b> 06-13-2029	<b>Print Date</b>
<b>Market Number</b> REA001	<b>Channel Block</b> C	<b>Sub-Market Designator</b> 0	
<b>Market Name</b> Northeast			
<b>1st Build-out Date</b> 06-13-2013	<b>2nd Build-out Date</b> 06-13-2019	<b>3rd Build-out Date</b>	<b>4th Build-out Date</b>

**Waivers/Conditions:**

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

This authorization is conditioned upon compliance with section 27.16 of the Commission's rules

**Conditions:**

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQJQ689

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
--------	-------------	-------------------	-----------------------	--------

Relicensed  
700 MHz



## EXHIBIT I



C Squared Systems, LLC  
65 Dartmouth Drive  
Auburn, NH 03032  
(603) 644-2800  
[support@csquaredsystems.com](mailto:support@csquaredsystems.com)

---

## Calculated Radio Frequency Emissions Report



Dover W NH  
180 Tolend Road, Dover, NH 03820

---

June 13, 2023

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## 1. Introduction

The purpose of this report is to investigate compliance with applicable FCC regulations for the proposed installation of Verizon's antenna arrays to be mounted at 100' AGL on the proposed monopole located at 180 Tolend Road in Dover, NH. The coordinates of the guyed tower are 43° 11' 57.50" N, 70° 54' 51.95" W.

Verizon is proposing the following:

- 1) Install (16) antennas, three (3) sectors of four (4) antennas per sector to support its 4G LTE and 5G NR network;

This report considers the antenna configuration¹ for Verizon's proposed installation to derive the resulting % Maximum Permissible Exposure (MPE) of its proposed installation.

## 2. FCC Guidelines for Evaluating RF Radiation Exposure Limits

In 1985, the FCC established rules to regulate radio frequency (RF) exposure from FCC licensed antenna facilities. In 1996, the FCC updated these rules, which were further amended in August 1997 by OET Bulletin 65 Edition 97-01. These new rules include Maximum Permissible Exposure (MPE) limits for transmitters operating between 300 kHz and 100 GHz. The FCC MPE limits are based upon those recommended by the National Council on Radiation Protection and Measurements (NCRP), developed by the Institute of Electrical and Electronics Engineers, Inc., (IEEE) and adopted by the American National Standards Institute (ANSI).

The FCC general population/uncontrolled limits set the maximum exposure to which most people may be subjected. General population/uncontrolled exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or cannot exercise control over their exposure.

Public exposure to radio frequencies is regulated and enforced in units of milliwatts per square centimeter (mW/cm²). The general population exposure limits for the various frequency ranges are defined in the attached "FCC Limits for Maximum Permissible Exposure (MPE)" in Attachment C of this report.

Higher exposure limits are permitted under the occupational/controlled exposure category, but only for persons who are exposed as a consequence of their employment and who have been made fully aware of the potential for exposure, and they must be able to exercise control over their exposure. General population/uncontrolled limits are five times more stringent than the levels that are acceptable for occupational, or radio frequency trained individuals. Attachment C contains excerpts from OET Bulletin 65 and defines the Maximum Exposure Limit.

Finally, it should be noted that the MPE limits adopted by the FCC for both general population/uncontrolled exposure and for occupational/controlled exposure incorporate a substantial margin of safety and have been established to be well below levels generally accepted as having the potential to cause adverse health effects.

---

¹ As referenced to Verizon's Radio Frequency Design Sheet updated 10/19/2022.



### 3. RF Exposure Calculation Methods

The emission field calculation results displayed in the following figures were generated using the following formula as outlined in FCC bulletin OET 65:

$$\text{Power Density} = \left( \frac{GRF^2 \times \text{EIRP}}{4\pi \times R^2} \right) \times \text{Off Beam Loss}$$

Where:

EIRP = Effective Isotropic Radiated Power

R = Radial Distance =  $\sqrt{H^2 + V^2}$

H = Horizontal Distance from antenna

V = Vertical Distance from radiation center of antenna

Off Beam Loss is determined by the selected antenna patterns

GRF = Ground reflection factor of 2.0

These calculations assume that the antennas are operating at full power and 100 percent capacity, and that all antenna channels are transmitting simultaneously. Obstructions (trees, buildings, etc.) that would normally attenuate the signal are not taken into account. The calculations assume even terrain in the area of study and do not take into account actual terrain elevations which could attenuate the signal. As a result, the calculated power density and corresponding % MPE levels reported below are much higher than the actual signal levels will be from the final installation.

#### 4. Antenna Inventory

Table 1 below outlines Verizon's proposed antenna configuration for the site. The associated data sheets and antenna patterns for these specific antenna models are included in Attachment C.

Operator	Sector / Call Sign	TX Freq (MHz)	Power at Antenna (Watts)	Ant Gain (dBi)	Power EIRP (Watts)	Antenna Model	Beam Width	Mech. Tilt	Length (ft)	Antenna Centerline Height (ft)
Verizon	Alpha / 40°	700	160	16.8	7658	NHH-45B-R2B	48	0	6.0	100
		850	160	17.5	8997		43			
		1900	160	19.9	15636		43			
		2100	160	20.3	17144		41			
		3700	200	25.5	70963	MT6407-77A	-	0	2.92	100
	Beta / 130°	700	160	14.9	7658	NHH-65B-R2B	65	0	6.0	100
		850	160	15.0	5060		60			
		1900	160	17.9	9866		69			
		2100	160	18.4	11069		64			
		3700	200	25.5	70963	MT6407-77A	-	0	2.92	100
	Gamma / 220°/250°	700	160	16.8	7658	NHH-45B-R2B	48	0	6.0	100
		850	160	17.5	8997		43			
		1900	160	19.9	15636		43			
		2100	160	20.3	17144		41			
		3700	200	25.5	70963	MT6407-77A	-	0	2.92	100
	Delta / 310°	700	160	14.9	7658	NHH-65B-R2B	65	0	6.0	100
		850	160	15.0	5060		60			
		1900	160	17.9	9866		69			
		2100	160	18.4	11069		64			
		3700	200	25.5	70963	MT6407-77A	-	0	2.92	100

**Table 1: Proposed Antenna Inventory^{2 3}**

² Antenna heights are in reference to the site plans prepared by ProTerra Design Group, LLC, dated 6/13/2023 (Rev. A).

³ Transmit power assumes 0 dB of cable loss.

## 5. Calculated % MPE Results

The calculated % MPE results for the proposed antenna configuration are shown in Figure 1 below. Each frequency band and technology is calculated as well as the resulting cumulative percent of MPE. For completeness, the calculations for this analysis range from 0 feet horizontal distance (directly below the antennas) to a value of 3,000 feet horizontal distance from the site. In addition to the other worst-case scenario considerations that were previously mentioned, the power density calculations to each horizontal distance point away from the antennas was completed using a local maximum off beam antenna gain (within  $\pm 5$  degrees of the true mathematical angle) to incorporate a realistic worst-case scenario.

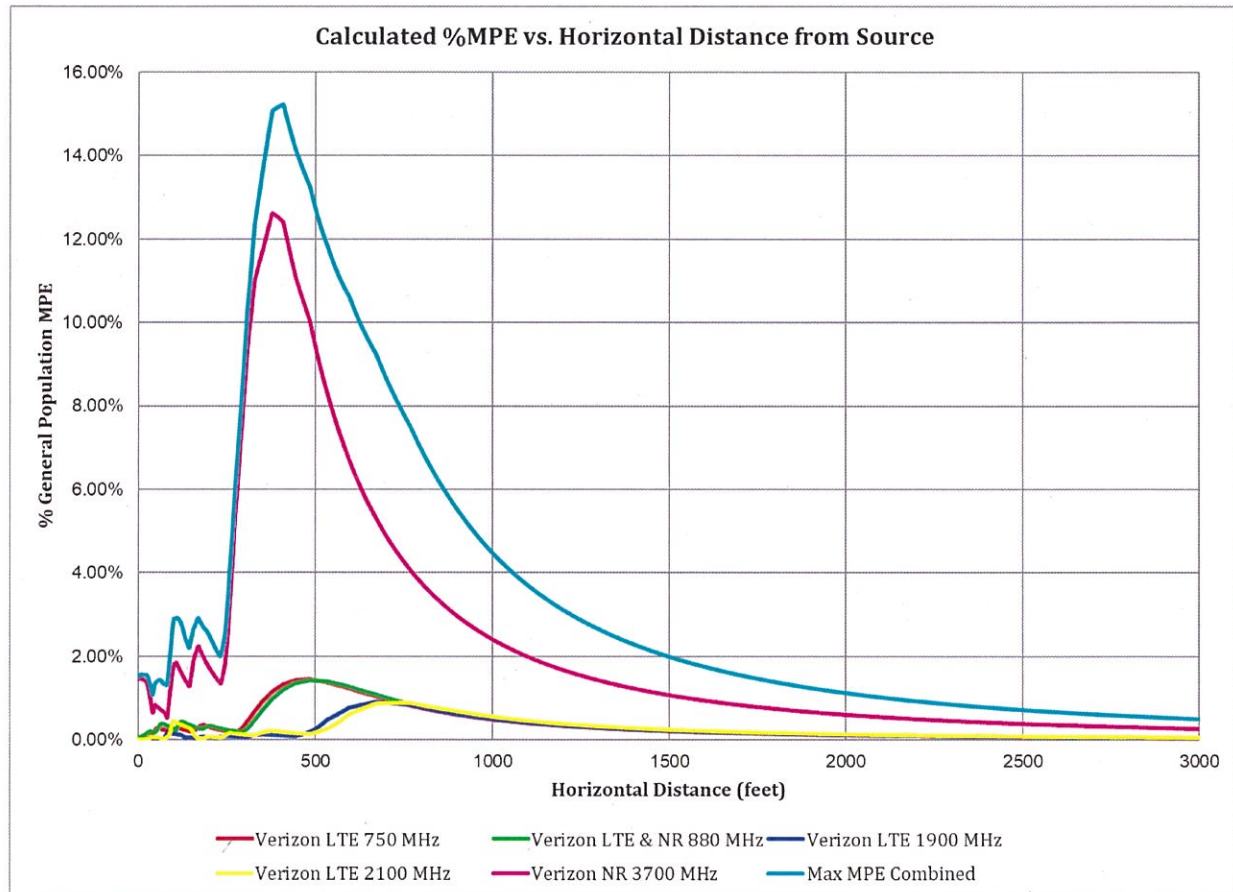


Figure 1: Graph of General Population % MPE vs. Distance

The highest percent of MPE (15.22% of the General Population limit) is calculated to occur at a horizontal distance of 407 feet from antennas. Please note that the percent of MPE calculations close to the site take into account off beam loss, which is determined from the vertical pattern of the antennas used. Therefore, RF power density levels may increase as the distance from the site increases. At distances of approximately 500 feet and beyond, one would now be in the main beam of the antenna pattern and off beam loss is no longer considered. Beyond this point, RF levels become calculated solely on distance from the site and the percent of MPE decreases significantly as distance from the site increases.



Table 2 below lists percent of MPE values as well as the associated parameters that were included in the calculations. As stated in Section 3, all calculations assume that the antennas are operating at 100 percent capacity, and that all antenna channels are transmitting simultaneously. Obstructions (trees, buildings etc.) that would normally attenuate the signal are not taken into account. In addition, a six-foot height offset was considered in this analysis to account for average human height. As a result, the calculated % MPE levels are significantly higher than the actual signal levels will be from the final installation. The results presented in Figure 1 and Table 2 assume level ground elevation from the base of the tower out to the horizontal distances calculated.

Carrier	Number of Transmitters	Power out of Base Station Per Transmitter (Watts)	Antenna Height (Feet)	Distance to the Base of Antennas (Feet)	Power Density (mW/cm ² )	Limit (mW/cm ² )	% MPE
Verizon LTE & NR 880 MHz	1	160.0	100.0	407	0.006768	0.567	1.19%
Verizon LTE 1900 MHz	1	160.0	100.0	407	0.001032	1.000	0.10%
Verizon LTE 2100 MHz	1	160.0	100.0	407	0.001927	1.000	0.19%
Verizon LTE 750 MHz	1	160.0	100.0	407	0.006593	0.500	1.32%
Verizon NR 3700 MHz	1	200.0	100.0	407	0.124113	1.000	12.41%
<b>Total</b>							<b>15.22%</b>

**Table 2: Maximum Percent of General Population Exposure Values ^{4 5}**

⁴ Frequencies listed are representative of the operating band and are not the specific operating frequency.

⁵ The total % MPE listed is a summation of each unrounded contribution. Therefore, summing each rounded value may not reflect the total value listed in the table.

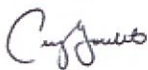


## 6. Conclusion

The above analysis concludes that RF exposure levels from the proposed site will be well below the maximum permissible levels as outlined by the FCC in the OET Bulletin 65 Ed. 97-01. Using the conservative calculation methods and parameters detailed above, the maximum cumulative percent of MPE in consideration of all transmitters is calculated to be **15.22% of the FCC limit (General Population/Uncontrolled)**. This maximum cumulative percent of MPE value is calculated to occur 407 feet away from the site.

## 7. Statement of Certification

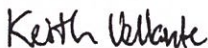
I certify to the best of my knowledge that the statements in this report are true and accurate. The calculations follow guidelines set forth in ANSI/IEEE Std. C95.3, ANSI/IEEE Std. C95.1 and FCC OET Bulletin 65 Edition 97-01.



Report Prepared By: _____  
Cory Goulet  
Associate RF Engineer  
C Squared Systems, LLC

June 6, 2023

Date



Reviewed/Approved By: _____  
Keith Vellante  
Director – RF Services  
C Squared Systems, LLC

June 13, 2023

Date

### **Attachment A: References**

OET Bulletin 65 - Edition 97-01 - August 1997 Federal Communications Commission Office of Engineering & Technology

IEEE C95.1-2005, IEEE Standard Safety Levels With Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz IEEE-SA Standards Board

IEEE C95.3-2002 (R2008), IEEE Recommended Practice for Measurements and Computations of Radio Frequency Electromagnetic Fields With Respect to Human Exposure to Such Fields, 100 kHz-300 GHz IEEE-SA Standards Board

Verizon's Radio Frequency Design Sheet updated 10/19/2022

## Attachment B: FCC Limits for Maximum Permissible Exposure (MPE)

### (A) Limits for Occupational/Controlled Exposure⁶

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (E) (A/m)	Power Density (S) (mW/cm ² )	Averaging Time  E  ² ,  H  ² or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ² )*	6
30-300	61.4	0.163	1.0	6
300-1500	-	-	f/300	6
1500-100,000	-	-	5	6

### (B) Limits for General Population/Uncontrolled Exposure⁷

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (E) (A/m)	Power Density (S) (mW/cm ² )	Averaging Time  E  ² ,  H  ² or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ² )*	30
30-300	27.5	0.073	0.2	30
300-1500	-	-	f/1500	30
1500-100,000	-	-	1.0	30

f = frequency in MHz * Plane-wave equivalent power density

Table 3: FCC Limits for Maximum Permissible Exposure

⁶ Occupational/controlled limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is made aware of the potential for exposure.

⁷ General population/uncontrolled exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or cannot exercise control over their exposure.

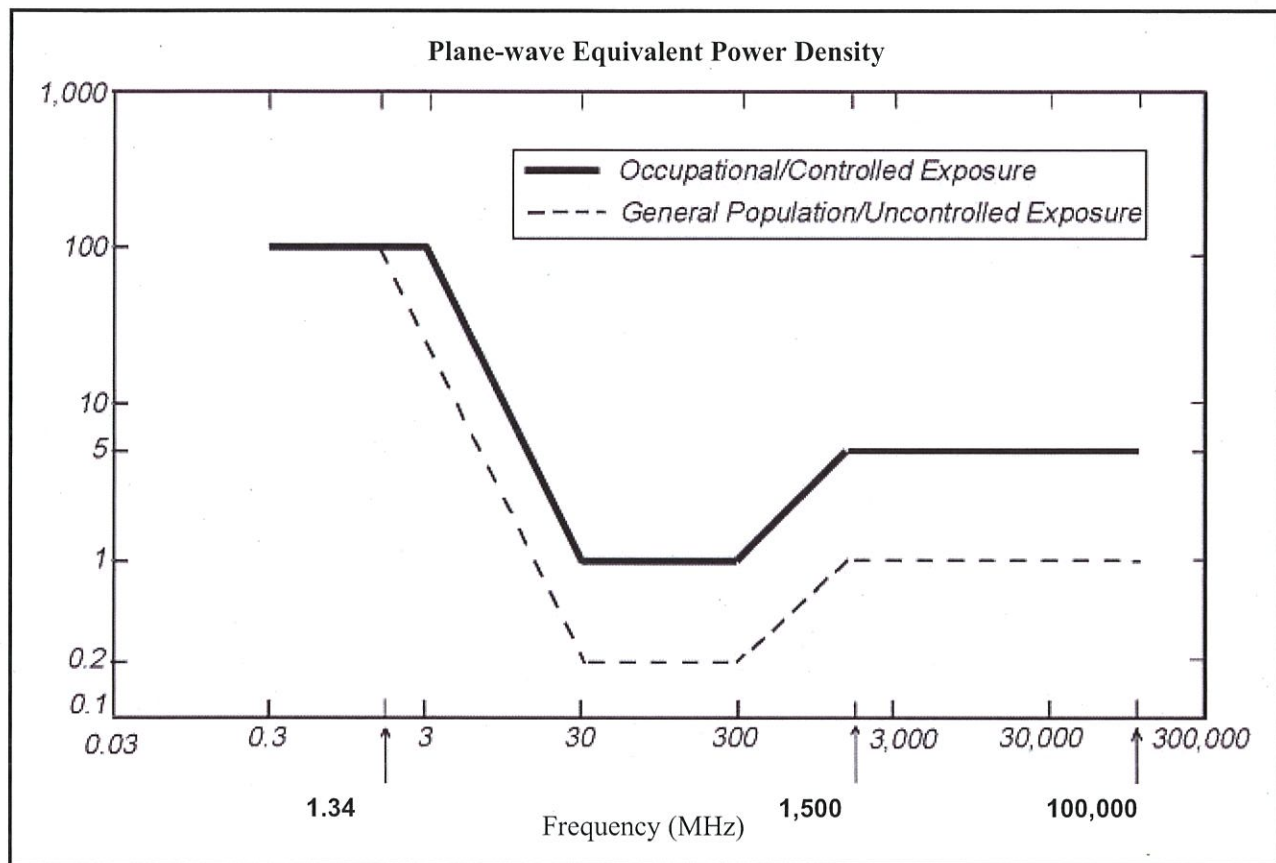


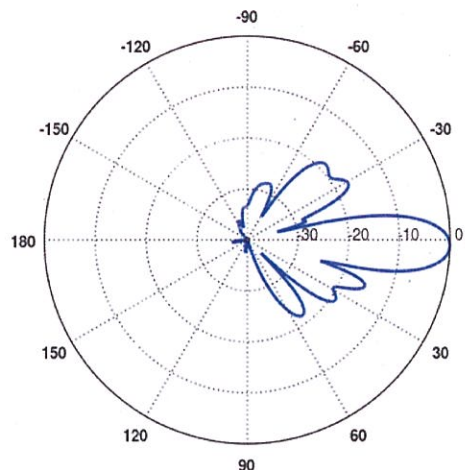
Figure 2: Graph of FCC Limits for Maximum Permissible Exposure (MPE)



## Attachment C: Verizon Antenna Model Data Sheets and Electrical Patterns

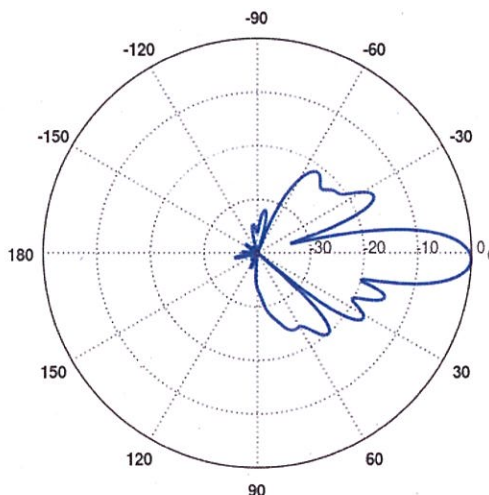
### 750 MHz

Manufacturer: COMMSCOPE  
 Model #: NHH-45B-R2B  
 Frequency Band: 698-806 MHz  
 Gain: 16.8 dBi  
 Vertical Beamwidth: 12.5°  
 Horizontal Beamwidth: 48°  
 Polarization:  $\pm 45^\circ$   
 Dimensions (L x W x D): 77.6" x 23.9" x 13.6"



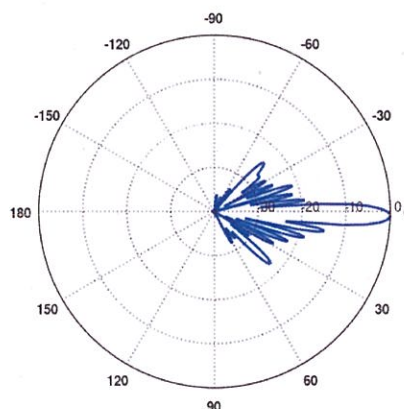
### 885 MHz

Manufacturer: COMMSCOPE  
 Model #: NHH-45B-R2B  
 Frequency Band: 806-896 MHz  
 Gain: 17.5 dBi  
 Vertical Beamwidth: 11.4°  
 Horizontal Beamwidth: 43°  
 Polarization:  $\pm 45^\circ$   
 Dimensions (L x W x D): 77.6" x 23.9" x 13.6"



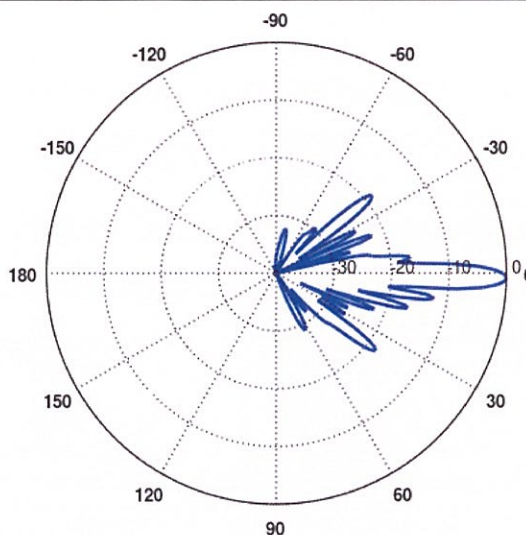
### 1900 MHz

Manufacturer: COMMSCOPE  
 Model #: NHH-45B-R2B  
 Frequency Band: 1850-1990 MHz  
 Gain: 19.9 dBi  
 Vertical Beamwidth: 5.4°  
 Horizontal Beamwidth: 43°  
 Polarization:  $\pm 45^\circ$   
 Dimensions (L x W x D): 77.6" x 23.9" x 13.6"



### 2100 MHz

Manufacturer: COMMSCOPE  
 Model #: NHH-45B-R2B  
 Frequency Band: 1920-2200 MHz  
 Gain: 20.3 dBi  
 Vertical Beamwidth: 5°  
 Horizontal Beamwidth: 41°  
 Polarization: ±45°  
 Dimensions (L x W x D): 77.6" x 23.9" x 13.6"



### 3700 MHz

Manufacturer: Samsung  
 Model #: MT6407-77A  
 Frequency Band: 3700~3980 MHz  
 Gain: 25.5 dBi  
 Vertical Beamwidth: ~12°  
 Horizontal Beamwidth: ~100°  
 Polarization: N/A  
 Dimensions (L x W x D): 35" x 16" x 5.5"

N/A

## EXHIBIT J

## CO-LOCATION POLICY

Verizon Wireless' co-location policy is as follows:

Verizon Wireless encourages and promotes co-location, both by allowing other providers to locate on its towers, and by attempting to locate its facilities on other providers' towers.

Verizon Wireless maintains the following requirements for other wireless telecommunication providers who desire to locate on Verizon Wireless' facilities:

1. The other provider must pay Verizon Wireless appropriate and fair compensation reflecting Verizon Wireless' investment in the engineering, legal, construction, material, and related costs for the site and facility;
2. The co-location must be technologically feasible both in terms of radio frequency transmissions and structural integrity of the tower; and
3. The other provider must have a similar policy of co-location for Verizon Wireless and its affiliated/related companies.



**ZONE-2023-0035**
**180 TOLEND ROAD**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
E0046-000000	211 TOLEND RD	JACOBY LAUREN TRUSTEE		211 TOLEND ROAD	DOVER	NH	03820
E0047-000000	201 TOLEND RD	HERD KENNETH G &	WIEDMANN-HERD LESLIE J	201 TOLEND RD	DOVER	NH	03820
E0047-001000	TOLEND RD	STERN BRIAN		520 COLLAR HILL RD	WORCESTER	VT	05682-9614
E0047-A00000	185 TOLEND RD	FERNALD WILLIAM H		185 TOLEND RD	DOVER	NH	03820
E0048-000000	181 TOLEND RD	BAILEY JAMES B		181 TOLEND RD	DOVER	NH	03820
E0048-A00000	157 TOLEND RD	THING GEORGE C III &	THING MURIARA H	157 TOLEND RD	DOVER	NH	03820
E0048-B00000	163 TOLEND RD	DEVOY DAVID D III &	DEVOY CARMELA	163 TOLEND RD	DOVER	NH	03820
E0048-B00001	169 TOLEND RD	MARTIN LAURIE L		169 TOLEND RD	DOVER	NH	03820
E0048-B00002	173 TOLEND RD	BAKKE ERIK N	BAKKE JENNIFER M	173 TOLEND RD	DOVER	NH	03820
F0001-001000	8 MCCARTHY BLVD	NYBERG MELINDA &	NYBERG RANDALL R	8 MCCARTHY BLVD	DOVER	NH	03820
F0001-002000	6 MCCARTHY BLVD	LAYTON ROBERT A &	LAYTON KATHY Z	6 MCCARTHY BLVD	DOVER	NH	03820
F0001-A00000	116 TOLEND RD	CRISP MARK		116 TOLEND ROAD	DOVER	NH	03820
F0001-B00000	112 TOLEND RD	112 TOLEND LLC		25 TOPAZ DR #2	DOVER	NH	03820
F0001-E00000	9 MCCARTHY BLVD	PHOUMMAVONG KEOVISITH	SOUPHANKHAISY SENGDEUANE	9 MCCARTHY BLVD	DOVER	NH	03820
F0001-M00000	35 COLUMBUS AV	CLARK DONNA M TRUSTEE	CLARK DONNA M REV TRUST	35 COLUMBUS AVE	DOVER	NH	03820
F0002-001000	122 TOLEND RD	LANCTOT PATRICK D &	LANCTOT KRISTEN M	122 TOLEND RD	DOVER	NH	03820
F0002-002000	140 TOLEND RD	BECKER ERNEST F &	BECKER SHERI L	140 TOLEND RD	DOVER	NH	03820
F0002-003000	144 TOLEND RD	HENKER ADAM C &	HENKER GEORGINA A	144 TOLEND RD	DOVER	NH	03820
F0002-004000	148 TOLEND RD	XYDIAS PANAGIOTIS &	XYDIAS ELENI	148 TOLEND RD	DOVER	NH	03820
F0002-A00000	160 TOLEND RD	NADEAU EILEEN	NADEAU RAYMOND L	160 TOLEND ROAD	DOVER	NH	03820
F0003-000000	210 TOLEND RD	AMBROSE RICHARD E	AMBROSE DONNA M	210 TOLEND ROAD	DOVER	NH	03820
F0003-B00000	212 TOLEND RD	MILTON DANIEL L &	WATSON SHERRI H	212 TOLEND RD	DOVER	NH	03820-5511
F0023-A00000	LITTLEWORTH RD	EZRA GREEN'S FARM HOMEOWNERS ASSOCIATION		PO BOX 1312	DOVER	NH	03820
F0024-A00000	83 COLUMBUS AV	TOWLE JEREMY D		83 COLUMBUS AVENUE	DOVER	NH	03820
F0025-000000	COLUMBUS AV	KAY DUANE		131 COLUMBUS AVE	DOVER	NH	03820
F0002-000000	180 TOLEND RD	PARADIS LIONEL R JR & NIXON PEABODY, LLP CELLCO PARTNERSHIP	PARADIS KRISTINA L JARED LISK d/b/a VERIZON WIRELESS	180 TOLEND ROAD 1300 CLINTON SQUARE 900 CHELMSFORD STREET, TOWER 2M FLOOR 5	DOVER ROCHESTER LOWELL	NH NY MA	03820 14604 01851

FRANCIS X. BRUTON, III  
CATHERINE A. BERUBE  
JOSHUA P. LANZETTA

OF COUNSEL  
JAMES H. SCHULTE

**Bruton & Berube, PLLC**  
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July 18, 2023

**VIA HAND DELIVERED**

Donna Benton, AICP  
Director of Planning and Community Development  
City of Dover, NH  
288 Central Avenue  
Dover, NH 03820-4169

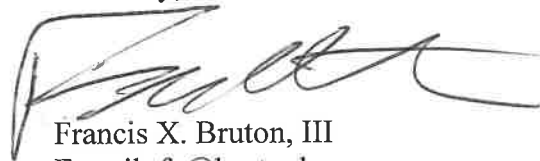
**RE: Dover Development, LLC  
52 Old Rochester Road, Dover, NH  
Map 40, Lot 25**

Dear Ms. Benton:

Please accept this correspondence as the Applicant's request to withdraw the previously submitted application, as the proposed project is continuing to be reviewed and the Applicant intends to re-submit an application on July 27th for the Board's hearing of August 17th.

In light of the above request to withdraw, we presume that some of the filing fees already submitted could be applied to the application that will be re-submitted, and that there may only be a need to pay for abutter notifications and the legal notice with the new application.

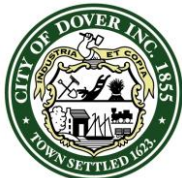
Sincerely,



Francis X. Bruton, III  
E-mail: [fx@brutonlaw.com](mailto:fx@brutonlaw.com)

FXB/mas  
Enclosure

cc: Dover Development, LLC  
Berry Surveying & Engineering



**CITY OF DOVER**

## ZONING BOARD OF ADJUSTMENT – STAFF MEMO

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall, 288 Central Ave., Dover, NH 03820
Meeting Date:	July 20, 2023
Meeting Time:	7:00 pm

**INTENT:** The Owner requests a Special Exception from Sections 170-12.A. and 170-52.C.(3). of the Zoning Ordinance, to install an auto service station.

**UNITS PROPOSED:** 1 auto service station

**AGENDA ITEM #:** 3-D

**ZONING DISTRICT:** CM

**FILE:** ZONE-2023-0038

**APPLICANT:** Jeremiah Comeford

**OWNER:** Jewett Commercial Park, LLC

**LOCATION:** 30 Crosby Lane, Unit 9 (Tax Map G, Lot 31-3)

**ACREAGE:** 5.00± ac

**EXISTING LAND USE:** Commercial

**PROPOSED LAND USE:** 1 Auto Service Station

**SURROUNDING LAND USE:**  
Commercial, Residential

**PREVIOUS ZBA ACTION:**  
None

**PLANNING BOARD APPROVAL REQUIRED:** Yes, for site review.

**ATTACHMENTS:** Application with criteria responses (see Snapshot Report); Floor Plan sketch

**STAFF RECOMMENDATION:**  
Staff does not support or oppose the Variance request.

### BACKGROUND INFORMATION

The property subject to this Special Exception request is located on the southeast side of Crosby Lane, just south of Littleworth Road, within an existing unit at the Jewett Commercial Park, which Assessing records indicate was built in 2005. Per the Commercial Manufacturing (CM) zoning table, an auto service station is permitted by Special Exception provided that the following criteria are met:

The general Special Exception Requirements set forth in §170-52(C)(3):

- The requested use is essential or desirable to the public convenience or welfare.*
- The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*
- The requested use will not overload any public water, drainage or sewerage system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the City will be unduly subjected to hazards affecting health, safety or the general welfare.*

The specific Special Exception Requirements set forth:

- The use of land for vehicle refueling/recharging station may only be permitted upon the determination that the property values of adjacent land will not be compromised. Any vehicle refueling/recharging station which discontinues operations for a period in excess of one hundred eighty (180) days shall be required to file a new application for a special exception with the Zoning Board of Adjustment. Such conditions may include, but need not be limited to, the provision of adequate and properly maintained screening around land so used.*
- If petroleum based, the minimum lot size shall be eighty thousand (80,000) square feet, the minimum lot width shall be one hundred fifty (150) feet. Thirty-three percent (33%) of the subject parcel shall be open/green space.*
- The total permitted sign area shall not exceed one hundred (100) square feet, inclusive of the canopy and fueling equipment, and any signage for retail or eating or drinking uses.*
- No fuel storage tanks may be constructed or enlarged closer than one-hundred (100) feet to any Conservation District, and two hundred (200) feet to a secondary groundwater protection zone.*
- Year-round consistent screening no less than 5 feet in height, shall be provided from the street, or any abutting residential structure to the pumps. The building may act as the screening.*
- Hours of operation shall be limited to 6 am to 9 pm.*
- If a drive-in thru service is proposed, said facility shall be setback either fifty (50) feet from a residential abutting lot or one-hundred (100) feet from the abutting residential structure, whichever is greater, and shall also be screened consistent with Section E above.*

### REASON FOR RECOMMENDATION

Under RSA 674:33, 4(a). the Board may grant a Special Exception if all Special Exception criteria are met. Staff has reviewed the materials submitted and is of the opinion that the above specific criteria, as well as the general criteria per §170-52(C)(3), are in alignment with the requirements. However, the submission is lacking detail, and Staff suggests the applicant provide more specifics in their verbal testimony at the public meeting.

### STAFF RECOMMENDATION

Staff recommends that the Board open the public hearing, accept testimony, and make findings on each of the five Variance criteria. Staff does not support or oppose the Variance request.



## PERMIT SNAPSHOT REPORT ZONE-2023-0038 FOR CITY OF DOVER, N.H.

<b>Permit Type</b> Zoning	<b>Project:</b>	<b>App Date:</b> 06/29/2023
<b>Work Class:</b> Special Exception	<b>District:</b> None	<b>Exp Date:</b> NOT AVAILABLE
<b>Status:</b> Fees Paid	<b>Square Feet:</b> 0.00	<b>Completed:</b> NOT COMPLETED
<b>Valuation:</b> \$0.00	<b>Assigned To:</b> Blonigen, Rachel	<b>Approval</b>
<b>Description:</b> Special Exception: Auto Service		<b>Expire Date:</b>

<b>Parcel:</b> G0031-003000 Main	<b>Address:</b> 32 Crosby Rd Dover, 03820	<b>Zone:</b> CM(Non-Residential - Commercial Manuf.
	30 Crosby Rd 9 Dover, NH 03820 Main	

Applicant  
Jeremiah Comeford  
P.O. Box 1173  
Dover, NH 03821  
Business: (603) 743-4822  
Mobile: (603) 490-1838

### Permit Custom Fields

ZoneSpExPlanSummary Install a auto repair shop y	ZoneSpExAppealSect	ZoneSpExA1GenPubWelfare We will be repairing specialty high end vehicles mainly but will also be working on every day vehicles. It will be desirable to everyone in our community as another place to get work done to our vehicles!
ZoneSpExA2SafetyImpact This will not create undue traffic because we will only have 3 parking spots in the park we will be in so there will always be a maximum of 3 vehicles outside and a max of ??? inside	ZoneSpExA3UtilityImpact We will not be detailing or overloading the water and sewer system as we will only have a single bathroom and maybe a single hose to spray the floor down to clean it in the vent dirt gets on it. We will also be required to install a oil to water separator underneath the floor in line with the floor drain.	What is the parcel zoned? CM
A. The location is already in a commercial office park with similar style and the property values of the adjacent land will not be compromised by this establishment.	B. The unit is no larger than 1250 square feet and will meet the requirement of this district.	C. Sign area will meet the requirements of the CM District Table. Signs are part of the lease agreement. They all are similar.
D. No fuel storage tanks will be constructed or or enlarged closer than 100 feet to the Conservation District, and or 200 ft to a secondary groundwater protection zone.	E. No additional screening will take place on this property for this use. The structure and the parking lot are existing structures.	F. Hours of operation will be limited to 7:00 - 5:00 Monday through Friday. and G. N/A no drive thru service proposed

Attachment File Name	Added On	Added By	Attachment Group	Notes
Permit Snapshot Report.pdf	06/29/2023 13:59	Service, EnerGov		Attached by IO - ATTACH: Initial Permit



# PERMIT SNAPSHOT REPORT (ZONE-2023-0038)

				Snapshot
Signature_Jeremiah_Comeford_6/29/2023.jpg	06/29/2023	13:59	Meserve, Mike	Uploaded via CSS
2023.07.20_ZoningBoardofAdjustment.Agenda.pdf	07/06/2023	15:31	Blonigen, Rachel	
ZONE-2023-0038 30 Crosby Lane 9.pdf	07/06/2023	15:33	Blonigen, Rachel	

Note	Created By	Date and Time Created
1. Waiting on owner's authorization form to be signed. Email sent to applicant	Rachel Blonigen	07/05/2023 10:10

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003991	Planning Zoning Special Exception Application Fee	\$200.00	\$200.00
Total for Invoice INV-00003991		\$200.00	\$200.00
INV-00004077	Planning Certified Mailing to Application Contacts	\$16.00	\$16.00
	Planning Public Notice in Newspaper	\$100.00	\$100.00
	Planning Creation / Printing of Abutter Labels	\$10.00	\$10.00
	Planning Certified Mailing to Abutters	\$56.00	\$56.00
Total for Invoice INV-00004077		\$182.00	\$182.00
Grand Total for Permit		\$382.00	\$382.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Planning Permit Application Review v.1	Approved	07/05/2023	08/02/2023	07/06/2023	No	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Kypfer, Natasha	Approved	07/05/2023	08/02/2023	07/05/2023
Comments: Scheduled before the ZBA at their July 20, 2023 hearing.						

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		07/05/2023 10:07	07/06/2023 12:32
Confirm application complete v.1	Generic Action		07/05/2023 10:07
Planning Permit Application Review v.1	Receive Submittal	07/05/2023 0:00	07/06/2023 12:32
Zoning Board v.1		07/06/2023 12:32	
Zoning Board Agenda v.1	Task	07/06/2023 12:32	07/06/2023 12:33
Invoice for Notices v.1	Task	07/06/2023 12:33	07/06/2023 16:50
Send Notices v.1	Task	07/06/2023 16:50	07/06/2023 16:50
Zoning Administrator Creates Staff Recommendations v.1	Task		
Distribute Zoning Board Materials v.1	Task		
Zoning Board Hearing v.1	Hold Hearing		
Zoning Board Decision v.1	Permit Activity		
NOD Sent to Applicant v.1	Create Report		
Final Plan v.1			
Plans uploaded to Treeno v.1	Generic Action		
Property Info Group v.1	Generic Action		
Create/Link to Records v.1			
Create / Link to Permit - Building Complex v.1	Create Sub Permit		

## ZONE-2023-0038 30 Crosby Road Unit 9

**Property Information**

**Property ID** G0031-003000  
**Location** 24 32 CROSBY RD  
**Owner** JEWETT COMMERCIAL PARK LLC  
**Land Use** 401  
**Zoning Code** CM

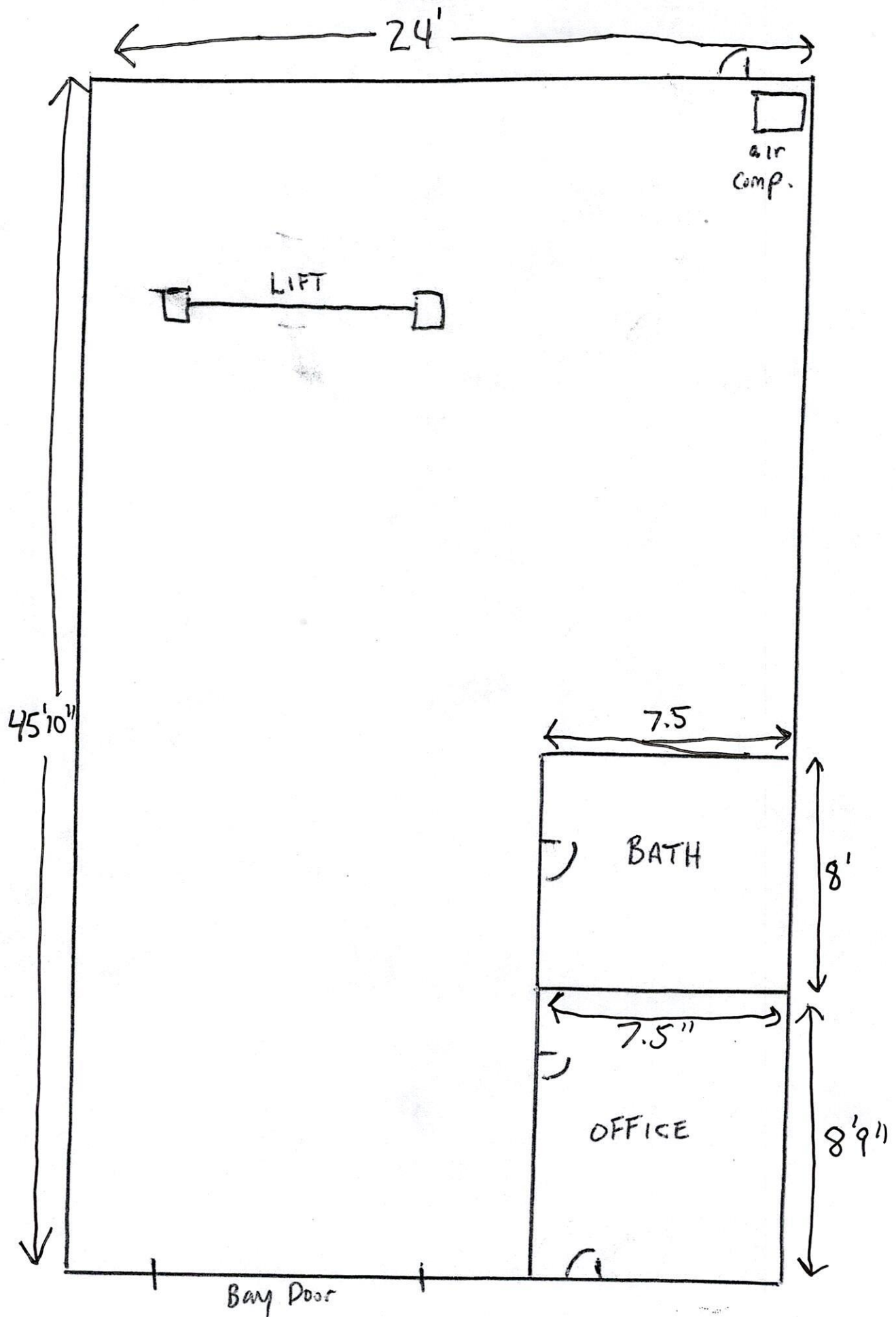
**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 12/16/2022  
Data updated Daily

Print map scale is approximate.  
Critical layout or measurement  
activities should not be done using  
this resource.





**ZONE-2023-0038****30 CROSBY ROAD UNIT 9**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
G0031-000000	66 LITTLEWORTH RD	GP MADBURY 35 LLC		21 MADBURY RD	DURHAM	NH	03824
G0031-001000	50 CROSBY RD	MCGUIRE GROUP LLC		PO BOX 988	DOVER	NH	03821
G0031-002000	10 14 CROSBY RD	CROSBY COMMONS CONDOMINIUM		10 CROSBY RD	DOVER	NH	03820
G0031-002001	10 CROSBY RD	SIMPLY COMPONENTS LLC		PO BOX 307	INDEPENDENCE	OR	97351
G0031-002002	12 CROSBY RD	SIMPLY COMPONENTS LLC		PO BOX 307	INDEPENDENCE	OR	97351
G0031-002003	14 CROSBY RD	SIMPLY COMPONENTS LLC		PO BOX 307	INDEPENDENCE	OR	97351
G0031-005000	38 CROSBY RD	LIEGE CORPORATION		PO BOX 982	PORTSMOUTH	NH	03802-0982
G0031-005001	38 1 CROSBY RD	LIEGE CORPORATION		PO BOX 982	PORTSMOUTH	NH	03802-0982
G0031-005002	38 2 CROSBY RD	LIEGE CORPORATION		PO BOX 982	PORTSMOUTH	NH	03802-0982
G0031-005003	38 3 CROSBY RD	LIEGE CORPORATION		PO BOX 982	PORTSMOUTH	NH	03802-0982
G0031-005004	38 4 CROSBY RD	LIEGE CORPORATION		PO BOX 982	PORTSMOUTH	NH	03802
G0031-005005	38 5 CROSBY RD	LIEGE CORPORATION		PO BOX 982	PORTSMOUTH	NH	03802
G0031-006000	66 LITTLEWORTH RD	66 LITTLEWORTH ROAD LLC		401 EDGEWATER PLACE SUITE 105	WAKEFIELD	MA	01880
G0032-000000	35 CROSBY RD	EASTORB LLC		11 COLE RD	DERRY	NH	03038
G0035-A00000	72 LITTLEWORTH RD	CROSBY BUSINESS PARK LLC		24 WILLIAM WAY	BELLINGHAM	MA	02019
G0031-003000	24 32 CROSBY RD	JEWETT COMMERCIAL PARK LLC		39 FREETOWN RD UNIT 1	RAYMOND	NH	03077