

February 8, 2013

**Plainfield Planning Board
Site Plan Review Notice**

You are hereby notified that **New England Wireless PCS, LLC** has filed an application for a site plan review concerned with a 10' extension to the existing cell tower located on the Daniel's property at 95 Beauty Hill Road. The height of the stealth style tower, after extension, will be 90.' The project received Zoning Board approval in case 2012-02. This is the final step in the local land use approval process for the project. A focus of the discussion will be color options for the tower extension to make it less visible against the skyline.

A public hearing on the proposal will be held:

**Monday March 4th 2013
7:00pm at the
Meriden Town Hall
110 Main Street Meriden Village**

Note: This hearing is to be held in order to comply with a legal requirement of law (RSA 676:4). Abutters are invited to attend for their own benefit and information, they are not required by law to attend. The application materials are available at the town office and are posted up on the town's website www.plainfieldnh.org/planning.html.

January 25, 2013

BY HAND and EMAIL

Jane Stephenson, Chair
Planning Board
Meriden Town Hall
110 Main Street
Plainfield, NH 03781

Attn: Stephan Halleran, Zoning/Town Administrator

RE: Applicant: New Cingular Wireless PCS, LLC (“AT&T”)
 Owner: Guy F. Daniels and Ellen E. Daniels
 Tower Owner: SBA Towers II LLC
 Site: 95 Beauty Hill Road, Plainfield, NH (Map 203, Lot 16
 and Lot 16(T))
 Relief Requested: (i) Site Plan Approval pursuant to Town of Plainfield Zoning
 Ordinance Sections 3.16, and 4.11 and Site Plan Review
 Regulations, RSA- 674:43 & 44, and the Telecommunications
 Act of 1996; and
 (ii) All other zoning relief required.
 (All relief if and to the extent required, all rights reserved)

Dear Ms. Stephenson, Members of the Planning Board and Mr. Halleran:

New Cingular Wireless PCS, LLC (“AT&T”) files this application with the Planning Board (the “Board”) to request site plan approval for a proposed height extension to an existing facility at 95 Beauty Hill Road that would add a ten foot (10 ft.) canister extension and collocation of a three (3)-antenna array inside the extended monopole at an elevation of 85 ft. The request follows the grant by the Zoning Board of Adjustment (“ZBA”) on December 10, 2012 of a Special Exception under Plainfield Zoning Ordinance Sections 3.16 and 5.6(II).¹ In granting the special exception, the ZBA noted that “[t]he applicant must successfully complete the site plan review process with the Planning Board with special attention paid to minimizing the visual impacts of the additional 10’ of tower height.”²

A. APPLICATION MATERIALS

Enclosed is a check payable to the Town of Plainfield in the amount of \$215.00 to cover the application fee (\$100.00), the advertisement fee (\$50.00) and the owner and abutter

¹ The ZBA Notice of Decision dated December 15, 2012 granting the Special Exception is submitted with this application as Exhibit 3. No requests for rehearing were filed.

² The ZBA Notice of Decision further states that “[t]he Board has heard testimony that modifying the color of the upper portion of the tower may mitigate the negative visual impact from the structure.”

notification charges (\$65.00). Also enclosed is the Town's Site Plan Review Application Form and Abutter List (as verified with the Assessor's records) and List of 20-Mile Towns in New Hampshire, two (2) sets of mailing labels matching the Abutters' List, and the following materials:

1. Statement of Compliance with Town of Plainfield Site Plan Review Regulations;
2. ZBA Notice of Decision granting Special Exception, dated December 15, 2012;
3. The following plans prepared by Dewberry Engineers, Inc.

SHEET	TITLE	REV. DATE
T-1	Title Sheet	11/26/12
Z-1	Abutters Plan	11/26/12
Z-1	Existing Site Plan	11/26/12
Z-3	Existing Tree Survey	11/26/12
Z-4	Proposed Site Plan & Elevation	11/26/12

4. Supplementary Letter concerning Tree Survey completed on 6/21/12 included in Zoning Drawings, revised 11/26/12, prepared by Colonial Surveying Co., Inc.;
5. Photographs and photo-simulations (Viewshed Analysis) prepared by Dewberry Engineers, Inc., based on balloon test held on October 18, 2012, and showing the upper portion of the monopole painted gray;
6. Structural Analysis, prepared by FDH Engineering, dated September 17, 2012;
7. Maximum Permissible Exposure Study, prepared by SAI Communications, dated September 11, 2012;
8. TOWAIR Report;
9. Information regarding AT&T's FCC Licenses available in the Plainfield, NH area;
10. (a) Letter of Authorization from SBA Towers II LLC, and (b) Easement granted by Guy F. Daniels and Ellen E. Daniels to SBA Towers II LLC, dated August 21, 2007 and recorded in Sullivan County Registry of Deed at Book 1665, Page 456;
11. FCC NEPA Summary Report (BL Companies) /NEPA Statement; and

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12. Equipment Specifications for:

- Powerwave P65-16-XLH-RR Dual Broadband Antennas
- Generac SD050 Custom Model 50 kW Industrial Diesel Generator Set
- Cellxion Equipment Shelter


B. PROJECT DESIGN and AT&T's STATEMENT OF COMPLIANCE

Exhibit 1 entitled "AT&T's Statement of Compliance for with Plainfield's Site Plan Review Regulations" contains a description of the proposed WCF along with AT&T's demonstration of compliance with Plainfield's Site Plan Review Regulations.

AT&T respectfully requests that this matter be placed on the Planning Board's agenda at its next public hearing, requisite notice having been given. AT&T further requests that, after the public hearing, the Board grant the requested site plan approval and any other zoning relief required.

Please let me know if you have any questions or comments prior to the public hearing. Thank you for your consideration.

Sincerely,



David Vivian
Site Acquisition Consultant
For: New Cingular Wireless PCS, LLC ("AT&T")

cc: Jonathan McNeal
Tim Burks
Taylor Whiteside
Susan M. Roberts
Stephen D. Anderson

**Prepared For:
AT&T Mobility
Site No.: NH6300
Site Name:
PLAINFIELD, NH
95 Beauty Hill Road
Plainfield, NH 03781**

Balloon test date: 10/18/12
Between 9:30AM & 1:30PM
Weather Conditions:
Sunny & clear throughout winds from 3mph
increasing to 5mph.

Balloon Information:
All balloons = 3' +/- diameter
Bottom of top balloon = 100' AGL
Bottom of lower balloon = 90' AGL
Tower height and location are consistent with Rev-A
zoning drawings, by Dewberry, dated 09/17/12.

The accuracy of simulations is entirely dependent upon weather conditions (such as wind, barometric pressure and temperature) which cannot be controlled or managed. Even on low wind days, air will move; so to account for that movement, we use two balloons (also providing additional lift) so the angle between the balloons to the ground can be used to triangulate the height and location of the proposed structure. Tower location is approximate.

For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.



**PLAINFIELD, NH
Site No.: NH6300**
DEWBERRY NO. 50048542
(Page 1 of 10)



Dewberry®
Dewberry Engineers, Inc.
280 Summer St.
10th Floor
Boston, MA 02210

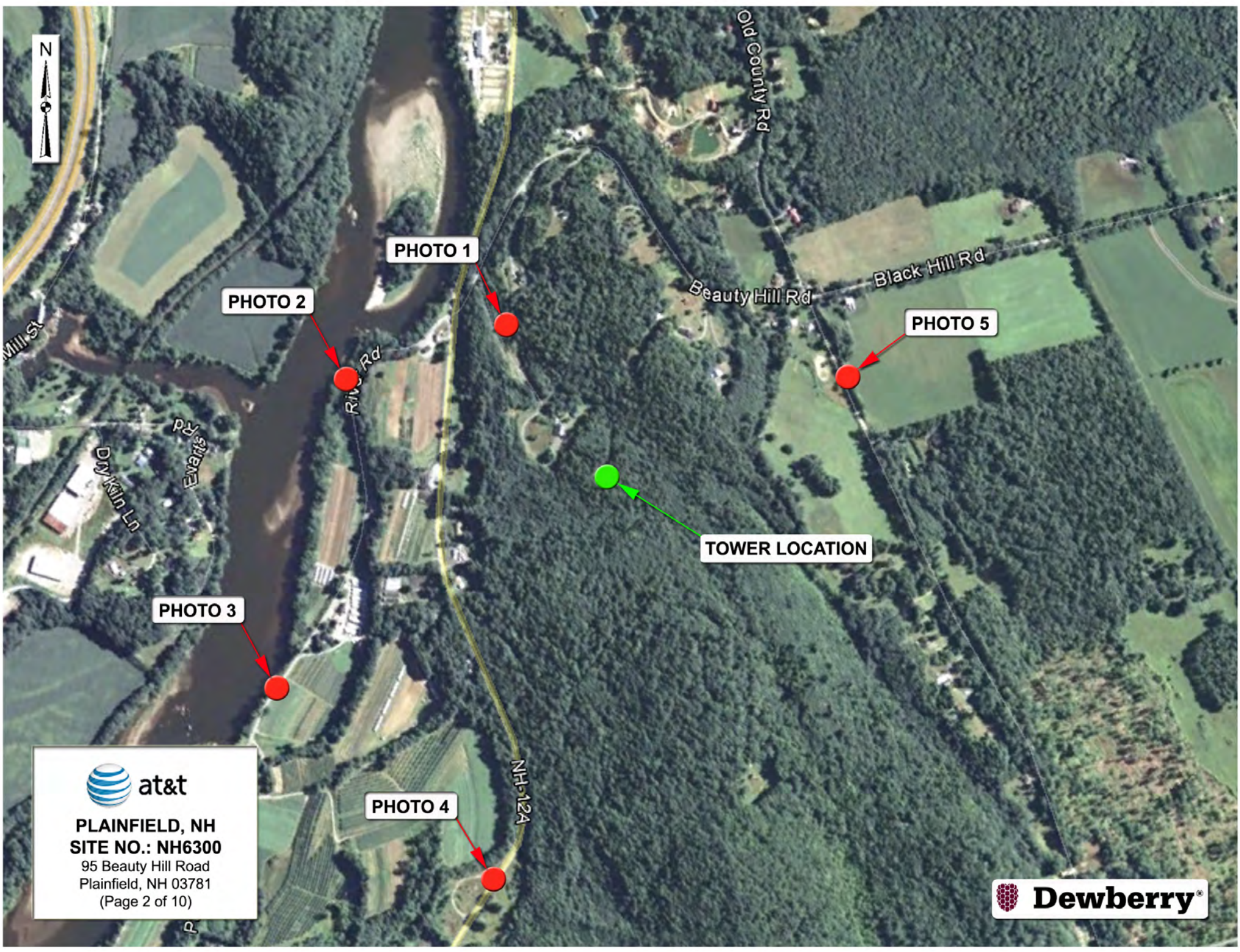


PHOTO 1


PHOTO 2

PHOTO 5

PHOTO 3

TOWER LOCATION

PHOTO 4


PLAINFIELD, NH
SITE NO.: NH6300
95 Beauty Hill Road
Plainfield, NH 03781
(Page 2 of 10)



Actual View



 **at&t**
PLAINFIELD, NH
Site No.: NH6300
Photo 1A
View Facing Southwest
From Beauty Hill Road
(Page 3 of 10)

 **Dewberry®**

Proposed View

Proposed 10' Stealth Pole Extension




PLAINFIELD, NH
Site No.: NH6300
Photo 1B
View Facing Southwest
From Beauty Hill Road
(Page 4 of 10)



Actual View



PLAINFIELD, NH
Site No.: NH6300
Photo 2A
View Facing Southeast
From River Road
(Page 5 of 10)



Proposed View

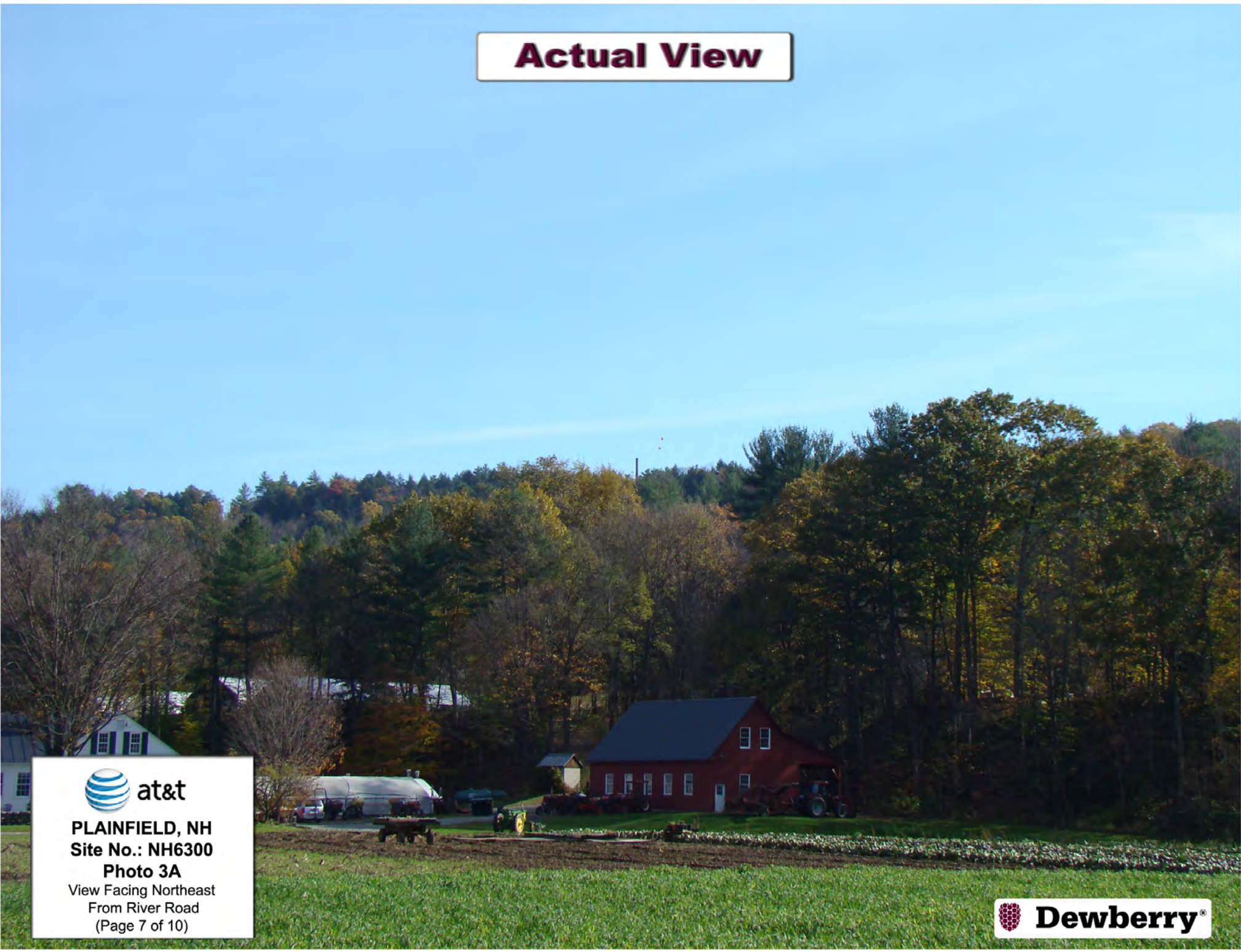
Proposed 10' Stealth Pole Extension




PLAINFIELD, NH
Site No.: NH6300
Photo 2B
View Facing Southeast
From River Road
(Page 6 of 10)



Actual View




 **at&t**
PLAINFIELD, NH
Site No.: NH6300
Photo 3A
View Facing Northeast
From River Road
(Page 7 of 10)



Proposed View

Proposed 10' Stealth Pole Extension




PLAINFIELD, NH
Site No.: NH6300
Photo 3B
View Facing Northeast
From River Road
(Page 8 of 10)



Proposed View

Existing Stealth Pole & Proposed
Stealth Pole Extension Not Visible
From This Location



PLAINFIELD, NH
Site No.: NH6300
Photo 4
View Facing North
From NH-12A
(Page 9 of 10)



Proposed View

Existing Stealth Pole & Proposed
Stealth Pole Extension Not Visible
From This Location



PLAINFIELD, NH
Site No.: NH6300
Photo 5
View Facing West
From Old County Road
(Page 10 of 10)





Applicant: New Cingular Wireless PCS, LLC ("AT&T")
AT&T Site Name: Plainfield, NH
AT&T Site No.: NH 6300
Site Address: 95 Beauty Hill Rd.
Plainfield, NH 03770

RE: Supplementary Letter concerning Tree Survey completed on 6/21/12
included in Zoning Drawings, revised 11/26/12

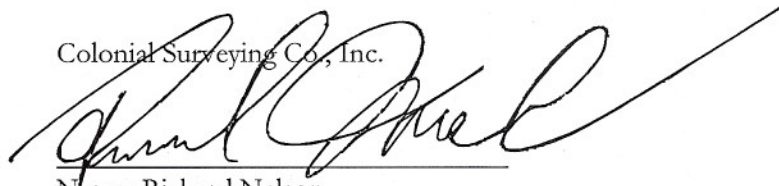
To Whom it May Concern:

We have been asked to describe the methodology used in conducting the tree survey appearing in the attached zoning drawings at Z-3. We understand that these drawings have been submitted to the Plainfield Zoning Board of Adjustment in connection with the AT&T's application for zoning relief.

Our task was to locate and measure each tree contributing to the tree canopy within a 100' radius of the tower. The tree survey plan appearing at Z-3 of the zoning drawings is the result of a careful and methodical collection of data over the course of two days commencing on June 22, 2012. Our process of completing this task was as follows:

- With a crew of three (3), we utilized a Geodimeter robotic total station to inventory each individual tree.
- We methodically moved from tree to tree with a remote positioning unit (RPU), and a pole-mounted hand held computer, (Model JK Adams) 24 inch tree caliper, a measuring tape, and a Leica Disto D8 Handheld Laser.
- Each tree was marked with fluorescent pink paint. We recorded the angle and distance to the tree, and recorded the resulting computed coordinates and elevation of each tree for plotting purposes.
- Along with these measurements, we recorded a description attached to the measurement that included the type of tree, diameter of the trunk at breast height, and the overall tree height.
- The height of each tree was measured following the manual of instruction included with the Leica Disto D8 Handheld Lasers' on-board software.

Company: Colonial Surveying Co., Inc.

Signature: 
Name: Richard Nelson
Title: Pres.

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