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discussed.

Alternatives that do not require construction of a new ground mount transmitter:

Andover's Zoning Ordinance Article XII sets out requirements specific to Personal Wireless Service Facilities (PWSFs). Article XII, Paragraph 1.2 permits new ground mounted transmission facilities only when the use of existing structures and buildings is found to be infeasible. Paragraph 4.1 requires the Planning Board to reach a finding that there are no suitable existing structures to meet the relevant need before a provider proposes a new ground mounted facility. Paragraph 4.3 places the burden on the applicant to prove that there are no suitable existing structures, and stipulates, in Subparagraphs 4.3 A-C procedures it must follow in meeting that burden.

To meet these requirements, Verizon committed to providing a professional engineer's analysis and certification that no existing structures would be workable to achieve the coverage objectives sought, and further confirming that distributed transmitters, such as but not limited to a Distributed Antenna System (DAS) mounted on utility poles, also would not work, without first the construction of a high output tower such as the one proposed. Verizon's application will not be complete until such an analysis and certification is provided.

Height:

Verizon seeks to build a tower that is 120' high. The Andover Zoning Ordinance prohibits building a tower higher than the lower of 100' or 10' feet above the tree line of the surrounding trees, which in this case Verizon has measured to be 80' (so a limit of 90' or 100'). The Planning Board asked Verizon to explain why it is seeking a variance to construct a tower that exceeds the limits set out in the Ordinance by 30'.

Verizon stated that the objective is to increase potential for collocation, meaning that in the design for 120', there can be four sets of antennas – the top one for Verizon and one at each 10' interval below for up to three other wireless providers. Verizon stated that, in rough estimate, Verizon could receive annual payments similar to what it has agreed to pay the Town, so approximately \$25,000 annually, from each co-locator, with 10% of that to be paid to the Town. The represents a total annual revenue opportunity of approximately \$75,000 for Verizon, minus 10% that would be allocated to the Town under the terms of the ground lease signed with the Select Board.

The Planning Board asked if Verizon's objectives other than collocation could be met by keeping the tower to within the Ordinance's restriction of 10' above treeline. Verizon replied that although higher is better, the coverage goals could be met, just as they would be for the lowest co-locator. Verizon did note that if other providers sought

to provide coverage in the same area and they could not collocate, they could seek to construct additional towers.

Purpose:

Verizon reviewed coverage maps that showed that cell coverage, particularly for broadband cell service, would be added or improved by the tower for sections of Route 4A and Route 11 in line of the tower (the "RF Report" submitted as part of the July 21 materials indicates the sections gaining increased service would be 1.3 miles of Route 11 and 0.5 mile of Route 4A). Verizon did not know the number of Andover households and businesses that would be reached by this increased service – one Planning Board member estimated it to be 30-50 based the areas of difference between the current and projected coverage areas on Verizon's maps. The primary target of the increased coverage is therefore traffic on the roads (including Andover resident traffic). The RF Report cites a statistic of 5,000 vehicles passing per day on Route 11. Verizon will also provide emergency services from the tower.

Siting and relevant variances and easements:

For Verizon's application to be initiated, it was clarified that the following variances must be sought and the following easements obtained by Verizon:

Article XII, Paragraph 6.1E – Setback variance from western boundary with Belletetes (Verizon's plan has a 101' setback, whereas the Ordinance requires 105% of cell tower height which would equal 126')

Article XII, Paragraph 6.1F – Fall zone easement from Belletetes – since the fall zone crosses the property boundary, Verizon must secure a fall zone easement from the abutting property owner

Article XII, Paragraph 7.1 F – There must be a 150' dense tree growth buffer area protected by a landscape easement or be within the area of the carrier's lease. The easement is required by the Ordinance to prevent trees from being cut down within this circle, thus preserving the visual buffer of high tree growth. This buffer is not provided for under the lease signed with Select Board. Verizon must therefore secure an easement from the Town and a separate easement from Belletetes as adjoining property owner, since a 150' circle extends over the Town's property line into Belletetes' property. Verizon must measure this buffer from its proposed tower location. To the extent there is less than a complete 150' circle buffer of dense tree growth, Verizon must also seek a variance for any portion that is not buffered.

It was pointed out that Verizon could potentially avoid the need for the setback variance and fall zone easement if it sited the tower to the east at least 126' from the boundary. Verizon indicated that it would review this suggestion, but was concerned that it had already made submissions to the FCC based on

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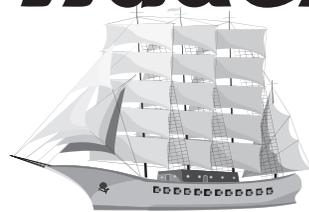


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Two old bureaus: One solid oak, spoon carved, \$125. One pine bureau with original mustard paint, brown stenciling, \$100. Both have original pulls. 735-5200.

Antique crosscut saws: Two, about 5ft., \$35 each. 78 RPM Records: good condition, 100+, \$3 each, take all. Antique Singer sewing machine: \$65 obo. Antique bean thrasher: \$25 obo. Hand hay rake: like new, \$25. 526-2262.

Window Quilts: 3ft. x 6ft. used, 10 of them, best offer. Tile saw with stand: \$150. 735-5586.

If you have stuff that's "too good to throw away," let *Andover's Yankee Trader* (AYT) help you find it a new home. AYT is for individuals or businesses to give away (or sell) stuff they no longer need (not stuff they bought to re-sell). Up to 30 words is free for Andover residents and *Beacon* subscribers; \$5 for others. Add a photo for \$5. If you'd like to show your appreciation when AYT works for you, an extra (tax deductible) donation would be appreciated!

To be included in next month's AYT, get your 30 words and optional photo to the *Beacon* by the 15th. Ads@AndoverBeacon.com • PO Box 149, Andover 03216 • 735-6099

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