



TOWN OF HUDSON

Zoning Board of Adjustment



Gary M. Daddario, Chairman

Marilyn E. McGrath, Selectmen Liaison

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

MEETING AGENDA – February 25, 2021

COVID-19 Meeting Procedure

In response to the NH State of Emergency Order #12 Pursuant to Executive Order 2020-04 regarding COVID-19, The Hudson Zoning Board of Adjustment will hold a public meeting & hearing electronically by remote video & conference call and physically at the **Hudson Community Center, 12 Lions Ave, on Thursday, February 25, 2021, at 7:00 PM.** Written comments can be sent in advance either by: 1) Email to bbuttrick@hudsonnh.gov prior to 4:30 pm, February 25, 2021; or 2) Mail by February 23, 2021 to ZBA, c/o Bruce Buttrick, Hudson Town Hall, 12 School St., Hudson, NH 03051. For the public to participate and comment, please follow the instructions on the town website: <https://www.hudsonnh.gov/bc-zba/page/public-hearing-process> or call (603) 886-6008 prior to 4:00 PM of the meeting date. Applications on the agenda may be viewed online at: <https://www.hudsonnh.gov/bc-zba> (click: View Agendas, Minutes, Packets & Videos). The meeting will be streamed live on Hudson Community Television, Cable Channel 22 or 20.

The following items before the Board will be considered:

I. CALL TO ORDER

II. OLD BUSINESS:

1. **Case 157-001 (02-25-21) (continued from 01-28-21):** Andrea Mastrangelo, **56A Ledge Rd., Hudson, NH** requests a Home Occupation Special Exception to operate a home hair salon color studio business in the basement area of the primary residence. [Map 157, Lot 001-000; Zoned Residential-Two (R-2); HZO Article VI, Special Exceptions, §334-24, Home Occupations].

III. PUBLIC HEARING OF SCHEDULED APPLICATIONS BEFORE THE BOARD:

1. **Case 259-011 (02-25-21):** American Towers LLC and T-Mobile Northeast LLC represented by Daniel D. Klasnick, Esq. of Duval & Klasnick LLC, P.O. Box 254, Boxford, MA requests a Special Exception for **143 Dracut Rd., Hudson, NH** to allow a proposed 155 ft. tall camouflaged wireless telecommunications tower and facility as a mixed use on a single lot that includes a residential use. This proposal is considered a Development of Regional Impact per RSA 36:57 IV, and RSA 12-K:7 Regional Notification. [Map 259, Lot 011-000; Split Zoned General-One (G-1) & Residential-Two (R-2); HZO Article III, General Regulations, §334-10.D, Mixed or dual use on a lot, and Article V, Permitted Uses, §334-21, Table of Permitted Principal Uses].
2. **Case 199-023 (02-25-21):** Marc & Gail Mousseau, **75 Pelham Rd., Hudson, NH** [Map 199, Lot 023-000; Zoned General (G)] requests the following:
 - a. An Equitable Waiver of Dimensional Requirement per RSA 674:33-a: due to the location of an existing garage, which encroaches eleven (11) feet into the front yard setback leaving 39 feet where 50 feet is required as shown on the Certified Plot Plan dated November 18, 2020. [HZO Article VII, Dimensional Requirements, §334-27, Table of Minimum Dimensional Requirements.]
 - b. A Variance to construct a 2 ft. x 12 ft. roof/garage door overhang which encroaches eight (8) feet into the front yard setback leaving 42 feet where 50 feet is required. [HZO Article VIII, Nonconforming Uses, Structures and Lots, §334-31, Alteration and expansion of nonconforming structures and HZO Article VII, Dimensional Requirements, §334-27, Table of Minimum Dimensional Requirements.]

IV. REQUEST FOR REHEARING: None

V. REVIEW OF MINUTES:

01/28/21 edited Minutes

VI. OTHER:

1. Distribution of January 28, 2021 Amended ZBA Bylaws
2. Home Occupation Special Exception Application- Discussion for proposed draft amendment on retail sales.

Bruce Buttrick

Bruce Buttrick
Zoning Administrator



TOWN OF HUDSON

Land Use Division



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

Zoning Administrator Staff Report

Meeting Date: February 25, 2021

BB
2-17-21

Case 157-001 (02-25-21) (continued from 01-28-21): Andrea Mastrangelo, 56A Ledge Rd., Hudson, NH requests a Home Occupation Special Exception to operate a home hair salon color studio business in the basement area of the primary residence. [Map 157, Lot 001-000; Zoned Residential-Two (R-2); HZO Article VI, Special Exceptions, §334-24, Home Occupations].

Property description:

Our records show this is a developed lot of record, existing conforming in regards to: area 111,513 sq ft and frontage of 150 ft. where 60,000 sq ft and 120 ft are required. Conforming two family residential use.

History:

ZBA heard this case in Oct 2020, and allowed the case to be on this agenda, for the applicant to present further documentation about septic capacities (for Staff review/acceptance) for this Home Occupation.

Zoning Administrator Summary:

Applicant has not provided the requested payment for continued Hearing notices, and Staff has not received requested septic information to review/accept for a Home Occupation Special Exception for a home hair salon/studio business.

I would recommend the Board withdraw this application per §143.10 of the Bylaws:

"In the event that a deferred applicant is not ready when the case comes back before the Board, the Board may initiate withdrawal of the application, with or without prejudice, where "with prejudice" means that any new application (unless substantially changed) cannot be filed for a period of one year. Filing fees shall not be returned for withdrawn cases that have been reviewed and processed by staff with public notice of a scheduled hearing having been posted."

Attachments:

"A" Email requests from Zoning Administrator to Applicant (Feb 3, 2021).

"B" Email to Applicant (Feb 12, 2021).

Buttrick, Bruce

From: Buttrick, Bruce
Sent: Wednesday, February 3, 2021 10:13 AM
To: 'Andrea M'
Cc: Goodwyn, Tracy
Subject: RE: 56 A Ledge Rd-

Importance: High

Andrea,

I wanted to touch base with you on your ZBA application.

At the January 28, 2021 ZBA mtg, The Board voted to continue/hear your case to the February 25 ZBA mtg.

Of course please complete the process by filing/submitting the required fees for notices.

And the Board wanted the paperwork from the "professional individuals" about the Well and Septic.

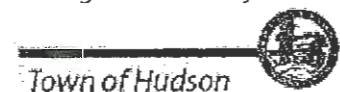
Please submit all the requested fees/documentations prior to Feb 9th 12:00 noon (deadline for the Feb 25 mtg).

Otherwise, my staff report will recommend the Board to withdraw this application.

Regards,

Bruce

Bruce Buttrick
Zoning and Code Enforcement



Land Use Division
12 School Street
Hudson, NH 03051
Ph: (603) 886-6008
F: (603) 594-1142

From: Andrea M <ajmastrangelo13@gmail.com>
Sent: Wednesday, January 20, 2021 7:22 PM
To: Buttrick, Bruce <bbuttrick@hudsonnh.gov>
Subject: Re: 56 A Ledge Rd- Abutter Notice Fees not received

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

I understand thank you.

" A "

On Wed, Jan 20, 2021, 4:45 PM Buttrick, Bruce <bbuttrick@hudsonnh.gov> wrote:

Andrea,

You will be put on the February agenda if receipt of fees, it's too late for January, the notices went out today.

Bruce

From: Andrea M <ajmastrangelo13@gmail.com>
Sent: Wednesday, January 20, 2021 4:40 PM
To: Buttrick, Bruce <bbuttrick@hudsonnh.gov>
Subject: Re: 56 A Ledge Rd- Abutter Notice Fees not received

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Mike was to bring that payment. If it has not been sent i will ask him to go on Friday. I can wait for February if needed im not withdrawing my application.

On Tue, Jan 19, 2021, 3:27 PM Buttrick, Bruce <bbuttrick@hudsonnh.gov> wrote:

Tracy,

The newspaper notice unfortunately will run.

If she has missed the deadlines, too bad for her. Do not mail any abutter notices w/o funds from her. I'll recommend at the mtg, not to have Hearing, as we can't because the notices to abutters didn't get mailed due to lack of funds to do. And the Board can decide if they want to withdraw the case or any other action etc.....

Bruce

Bruce Buttrick
Zoning and Code Enforcement

"A"

Buttrick, Bruce

From: Buttrick, Bruce
Sent: Friday, February 12, 2021 3:57 PM
To: 'Andrea M'
Cc: Goodwyn, Tracy
Subject: Case 157-001 - 56A Ledge St - Special Exception Home Occupation application
Attachments: zba-a022521 pdf signed.pdf; ZBA 2021 0128 draft BB edit 2-10-21.pdf

Importance: High

Andrea,

Per the Board's directive of last meeting (Jan 28, 2021), I attach the Minutes:

I. PUBLIC HEARING OF SCHEDULED APPLICATION BEFORE THE BOARD:

1. **Case 157-001 (01-28-21)(continued from 10-22-20):** Andrea Mastrangelo, **56A Ledge Rd., Hudson, NH** requests a Home Occupation Special Exception to operate a home hair salon color studio business in the basement area of the primary residence. [Map 157, Lot 001-000; Zoned Residential-Two (R-2); HZO Article VI, Special Exceptions, §334-24, Home Occupations].

Mr. Buttrick read the Case into the record, noted that it was continued from October's meeting, with no meeting date specified, so that the Applicant could provide additional information regarding water and septic capacities, and stated that the Case could not have a public hearing at this meeting because the Case was not properly noticed to the public. It was noted that a continuation without a specified date requires re-notice to the public and abutter fees to be (re)paid.

Mr. Buttrick referenced the Town Engineer's 12/11/2020 email to the Applicant noting his acceptance of Northeast Water Well, Inc. assessment that the water usage for the proposed salon business should "not have a severe impact on the well or water table and should not be added strain to the current system at the volume of business estimated on a weekly basis currently." (calculation was estimated at eighty (80) gallons per week).

With regard to the septic system, Mr. Buttrick reported that the Town Engineer spoke with AB Septic after they advised the Applicant that a new septic design would be needed and as of 1/20/2021 the Town Engineer has not yet received a septic design plan. Mr. Buttrick stated that the Board has the option to approve the Home Office Special Exception with a condition that a septic design plan be submitted.

Mr. Daddario stated that the Board heard a lot of concerns from the abutters back in October and even though the option exists to approve with a condition, it would be his preference to have a septic plan design to review prior to approval. Mr. Fauvel concurred and stated that his concerns are not only with the height of the septic system with regard to sink but also with the well, whether the well is artesian or shallow because a shallow well could be compromised with any chemical discharge, and whether there is a plan for additional paved parking.

Mr. Etienne made the motion to defer hearing of this Case to the 2/25/2021 ZBA meeting. Mr. Pacocha seconded the motion. It was noted that the Applicant will need to pay Notification Fee to Abutters and submit a Septic Design Plan. Roll call vote was 5:0.

Your case was placed on the agenda as instructed by the Board as follows:

II. OLD BUSINESS:

1. **Case 157-001 (02-25-21) (continued from 01-28-21):** Andrea Mastrangelo, **56A Ledge Rd., Hudson, NH** requests a Home Occupation Special Exception to operate a home hair salon color studio business in the basement area of the primary residence. [Map 157, Lot 001-000; Zoned Residential-Two (R-2); HZO Article VI, Special Exceptions, §334-24, Home Occupations].

Obviously the fees and requested documentation was not submitted, thus your case won't be heard as a Hearing, and the Board may choose to withdraw per the Bylaws:

B. In the event that a deferred applicant is not ready when the case comes back before the Board, the Board may initiate withdrawal of the application, with or without prejudice, where "with prejudice" means that any new application (unless substantially changed) cannot be filed for a period of one year. Filing fees shall not be returned for withdrawn cases that have been reviewed and processed by staff with public notice of a scheduled hearing having been posted.

Thought I'd give you a heads up.

Bruce

Bruce Buttrick

Zoning and Code Enforcement



Town of Hudson

Land Use Division

12 School Street

Hudson, NH 03051

Ph: (603) 886-6008

F: (603) 594-1142

B

HUDSON ZONING BOARD OF ADJUSTMENT

REQUEST FOR WITHDRAWAL WORKSHEET

On **02/25/21**, The Hudson Zoning Board of Adjustment took action on **Case 157-001**, being a request by **Andrea Mastrangelo, 56A Ledge Rd., Hudson, NH for a Home Occupation Special Exception to operate a home hair salon color studio business in the basement area of the primary residence.** [Map 157, Lot 001-000; Zoned Residential-Two (R-2); HZO Article VI, Special Exceptions, §334-24, Home Occupations].

The Board recommends a withdrawal per Town Code §143-10, Deferment and Withdrawal.

Y **N** Members sitting on the Zoning Board of Adjustment vote to accept this withdrawal request with _____ or without _____ prejudice.

Reason: _____

Signed: _____ Date: _____

Sitting Member of the Hudson ZBA

REMINDER:

**Please bring the following
deferred case application**

**REPRINTED and mailed in your
01/28/21 ZBA Meeting Packet:**

**Case 157-001 (deferred from 10-22-20):
Andrea Mastrangelo, 56A Ledge Rd, Hudson, NH
Home Occupation Special Exception Application**



TOWN OF HUDSON

Land Use Division

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142



Zoning Administrator Staff Report

Meeting Date: February 25, 2021 *By 2-17-21*

Case 259-011 (02-25-21): American Towers LLC and T-Mobile Northeast LLC represented by Daniel D. Klasnick, Esq. of Duval & Klasnick LLC, P.O. Box 254, Boxford, MA requests a Special Exception for **143 Dracut Rd., Hudson, NH** to allow a proposed 155 ft. tall camouflaged wireless telecommunications tower and facility as a mixed use on a single lot that includes a residential use. This proposal is considered a Development of Regional Impact per RSA 36:57 IV, and RSA 12-K:7 Regional Notification. [Map 259, Lot 011-000; Split Zoned General-One (G-1) & Residential-Two (R-2); HZO Article III, General Regulations, §334-10.D, Mixed or dual use on a lot, and Article V, Permitted Uses, §334-21, Table of Permitted Principal Uses].

Address: 143 Dracut Rd

Zoning district: Residential Two (R-2) and General One (G-1)

Summary:

Applicant requests a Special Exception to construct a 155 ft tall wireless telecommunications tower, Table of Permitted Principal Uses §334-21.

→NOTE: [§ 334-95 Siting standards.](#)

General provisions: The uses listed within this section are deemed to be permitted uses in the designated district in accordance with all other applicable ordinances and regulations of the Town, including site plan review and approval by the Hudson Planning Board.

A. Commercial wireless telecommunication facilities may be considered either principal or secondary uses. **A different existing use or an existing structure on the same lot shall not preclude the installation of a commercial wireless telecommunication facility** on such a lot.

Therefore, Article III General Regulations 334-10D, does not apply here.

Property description:

This is an 11.8 Acre parcel with a split zone encompassing an area in R-2 zone along Dracut Rd of approximately 49,000 sqft, which has a single family house, there are some outbuildings on the property that are in the G-1 zone, that are of commercial use (by Variance).

In-House review/comments:

This project if granted a Special Exception, will have in-house review as it will need a Site Plan Review, and Conditional Use Permit by the Planning Board.

HISTORY:

Dec 2017 Site Plan approval (similar proposal).

ZBA Variance 4/08/2004 – mixed use.

Attachments:

“A” Assessing record.

“B” Dec 2017 Development Agreement (site plan).

“C” 04/08/2004 ZBA Variance.

“D” Numerous Zoning Determinations for this project.

Previous Assessments

Year	Code	Building	Yard Items	Land Value	Acres	Special Land	Total
2020	101 - ONE FAMILY	392,400	20,500	57,200	11.32	0.00	470,100
2020	101 - ONE FAMILY	392,400	20,500	57,200	11.32	0.00	470,100
2020	338 - OTH MOTOR V	0	0	47,500	0.50	0.00	47,500
2020	338 - OTH MOTOR V	0	0	47,500	0.50	0.00	47,500
2020	340 - OFFICE	107,500	147,800	0	0.00	0.00	255,300
2020	340 - OFFICE	107,500	147,800	0	0.00	0.00	255,300
2019	338 - OTH MOTOR V	0	0	47,500	0.50	0.00	47,500
2019	340 - OFFICE	107,500	147,800	0	0.00	0.00	255,300
2019	340 - OFFICE	107,500	147,800	0	0.00	0.00	255,300
2019	101 - ONE FAMILY	392,400	20,500	57,200	11.32	0.00	470,100
2019	101 - ONE FAMILY	392,400	20,500	57,200	11.32	0.00	470,100
2019	338 - OTH MOTOR V	0	0	47,500	0.50	0.00	47,500
2018	338 - OTH MOTOR V	0	0	47,500	0.50	0.00	47,500
2018	338 - OTH MOTOR V	0	0	47,500	0.50	0.00	47,500
2018	101 - ONE FAMILY	392,400	14,900	57,200	11.32	0.00	464,500
2018	101 - ONE FAMILY	392,400	14,900	57,200	11.32	0.00	464,500
2018	340 - OFFICE	107,500	147,800	0	0.00	0.00	255,300
2018	340 - OFFICE	107,500	147,800	0	0.00	0.00	255,300
2017	340 - OFFICE	107,500	147,800	0	0.00	0.00	255,300
2017	340 - OFFICE	100,900	146,300	0	0.00	0.00	247,200
2017	340 - OFFICE	107,500	147,800	0	0.00	0.00	255,300
2017	101 - ONE FAMILY	392,400	14,900	57,200	11.32	0.00	464,500
2017	101 - ONE FAMILY	325,400	13,400	61,600	11.32	0.00	400,400
2017	101 - ONE FAMILY	392,400	14,900	57,200	11.32	0.00	464,500
2017	338 - OTH MOTOR V	0	0	47,500	0.50	0.00	47,500
2017	338 - OTH MOTOR V	0	0	47,500	0.50	0.00	47,500
2017	338 - OTH MOTOR V	0	0	47,500	0.50	0.00	47,500
2016	338 - OTH MOTOR V	0	0	47,500	0.50	0.00	47,500
2016	338 - OTH MOTOR V	0	0	47,500	0.50	0.00	47,500
2016	101 - ONE FAMILY	325,400	13,400	61,600	11.32	0.00	400,400
2016	101 - ONE FAMILY	325,400	13,400	61,600	11.32	0.00	400,400
2016	340 - OFFICE	100,900	146,300	0	0.00	0.00	247,200
2016	340 - OFFICE	100,900	146,300	0	0.00	0.00	247,200
2015	340 - OFFICE	100,900	146,300	0	0.00	0.00	247,200
2015	340 - OFFICE	100,900	146,300	0	0.00	0.00	247,200
2015	101 - ONE FAMILY	325,400	13,400	61,600	11.32	0.00	400,400
2015	101 - ONE FAMILY	325,400	13,400	61,600	11.32	0.00	400,400
2015	338 - OTH MOTOR V	0	0	47,500	0.50	0.00	47,500
2015	338 - OTH MOTOR V	0	0	47,500	0.50	0.00	47,500
2014	338 - OTH MOTOR V	173,800	0	47,500	0.50	0.00	221,300

"A"

Year	Code	Building	Yard Items	Land Value	Acres	Special Land	Total
2014	338 - OTH MOTOR V	0	0	47,500	0.50	0.00	47,500
2014	101 - ONE FAMILY	325,400	13,400	61,600	11.32	0.00	400,400
2014	101 - ONE FAMILY	173,800	18,000	61,600	11.32	0.00	253,400
2014	340 - OFFICE	100,900	146,300	0	0.00	0.00	247,200
2014	340 - OFFICE	99,800	94,100	0	0.00	0.00	193,900
2013	340 - OFFICE	99,800	94,100	0	0.00	0.00	193,900
2013	340 - OFFICE	99,800	94,100	0	0.00	0.00	193,900
2013	101 - ONE FAMILY	173,800	18,000	61,600	11.32	0.00	253,400
2013	101 - ONE FAMILY	173,800	18,000	61,600	11.32	0.00	253,400
2013	338 - OTH MOTOR V	173,800	0	47,500	0.50	0.00	221,300
2013	338 - OTH MOTOR V	173,800	0	47,500	0.50	0.00	221,300
2012	338 - OTH MOTOR V	174,600	0	67,500	0.50	0.00	242,100
2012	338 - OTH MOTOR V	173,800	0	47,500	0.50	0.00	221,300
2012	101 - ONE FAMILY	173,800	18,000	61,600	11.32	0.00	253,400
2012	101 - ONE FAMILY	174,600	16,100	81,600	11.32	0.00	272,300
2012	340 - OFFICE	99,800	94,100	0	0.00	0.00	193,900
2012	340 - OFFICE	114,500	73,100	0	0.00	0.00	187,600
2011	340 - OFFICE	114,500	73,100	0	0.00	0.00	187,600
2011	340 - OFFICE	108,400	73,100	0	0.00	0.00	181,500
2011	101 - ONE FAMILY	174,600	16,100	81,600	11.32	0.00	272,300
2011	101 - ONE FAMILY	165,400	6,100	147,800	10.82	0.00	319,300
2011	338 - OTH MOTOR V	165,400	0	135,000	1.00	0.00	300,400
2011	338 - OTH MOTOR V	174,600	0	67,500	0.50	0.00	242,100
2010	338 - OTH MOTOR V	165,400	0	135,000	1.00	0.00	300,400
2010	338 - OTH MOTOR V	165,400	0	135,000	1.00	0.00	300,400
2010	101 - ONE FAMILY	165,400	6,100	147,800	10.82	0.00	319,300
2010	101 - ONE FAMILY	165,400	6,100	147,800	10.82	0.00	319,300
2010	340 - OFFICE	108,400	73,100	0	0.00	0.00	181,500
2010	340 - OFFICE	108,400	73,100	0	0.00	0.00	181,500
2009	101 - ONE FAMILY	164,350	6,100	147,800	10.82	0.00	318,250
2009	340 - OFFICE	108,400	73,100	0	0.00	0.00	181,500
2009	338 - OTH MOTOR V	164,350	0	135,000	1.00	0.00	299,350
2008	338 - OTH MOTOR V	164,350	0	135,000	1.00	0.00	299,350
2008	338 - OTH MOTOR V	164,350	0	135,000	1.00	0.00	299,350
2008	101 - ONE FAMILY	164,350	6,100	147,800	10.82	0.00	318,250
2008	101 - ONE FAMILY	164,350	6,100	147,800	10.82	0.00	318,250
2008	340 - OFFICE	108,400	73,100	0	0.00	0.00	181,500
2008	340 - OFFICE	108,400	73,100	0	0.00	0.00	181,500
2007	340 - OFFICE	91,600	11,200	0	0.00	0.00	102,800
2007	340 - OFFICE	108,400	54,300	0	0.00	0.00	162,700
2007	101 - ONE FAMILY	164,350	0	147,800	10.82	0.00	312,150

Year	Code	Building	Yard Items	Land Value	Acres	Special Land	Total
2007	101 - ONE FAMILY	174,250	0	132,600	10.82	0.00	306,850
2007	338 - OTH MOTOR V	174,250	0	102,000	1.00	0.00	276,250
2007	338 - OTH MOTOR V	164,350	0	135,000	1.00	0.00	299,350
2006	338 - OTH MOTOR V	174,250	0	102,000	1.00	0.00	276,250
2006	338 - OTH MOTOR V	174,250	0	102,000	1.00	0.00	276,250
2006	101 - ONE FAMILY	174,250	0	132,600	10.82	0.00	306,850
2006	101 - ONE FAMILY	174,250	0	132,400	10.73	0.00	306,650
2006	340 - OFFICE	91,600	11,200	0	0.00	0.00	102,800
2006	340 - OFFICE	91,600	11,200	0	0.00	0.00	102,800
2005	340 - OFFICE	91,600	11,200	0	0.00	0.00	102,800
2005	338 - OTH MOTOR V	174,250	0	102,000	1.00	0.00	276,250
2005	340 - OFFICE	91,600	11,200	0	0.00	0.00	102,800
2005	101 - ONE FAMILY	174,250	0	132,400	10.73	0.00	306,650
2005	101 - ONE FAMILY	174,250	0	132,400	10.73	0.00	306,650
2005	338 - OTH MOTOR V	174,250	0	102,000	1.00	0.00	276,250
2004	332 - AUTO REPAIR	87,400	0	264,700	11.73	0.00	352,100
2004	332 - AUTO REPAIR	83,300	0	208,900	11.73	0.00	292,200
2003	332 - AUTO REPAIR	83,300	0	208,900	11.73	0.00	292,200
2003	332 - AUTO REPAIR	83,300	0	208,900	11.73	0.00	292,200
2002	332 - AUTO REPAIR	83,300	0	209,300	11.82	0.00	292,600
2002	332 - AUTO REPAIR	83,300	0	209,300	11.82	0.00	292,600
2001	332 - AUTO REPAIR	92,500	0	128,100		0.00	220,600
2000	CI - N/A	49,000	11,100	128,100	11.82	0.00	188,200
1999	CI - N/A	80,900	11,600	128,100	11.82	0.00	220,600

"A"

546
Hudson Planning

FEES:	26.00
SURCHARGE:	27
CASH:	-

SITE PLAN DEVELOPMENT AGREEMENT

This Agreement is entered into this 29th day of December 2017, between American Tower Corporation, 10 Presidential Way, Woburn MA, 01801 and the Town of Hudson, NH, 12 School Street, Hudson, NH, 03051. It represents the understanding of the parties regarding the granting by the Hudson Planning Board of site plan approval in accordance with the ordinances of the Town of Hudson, and to contain improvements pursuant to the plans and conditions referenced below.

WHEREAS, the Applicant (American Tower) is proposing: construct a 155 ft. monopole-design communications tower with antennas, associated 100' x 100' fenced gravel compound with shelter, landscaping, driveway extension, and underground utilities., and

WHEREAS, the Hudson Planning Board has been duly authorized to regulate the subdivision of land and to approve and disapprove site plans for multifamily dwelling units and nonresidential developments pursuant to RSA 674 et seq.; and

WHEREAS, Applicant has applied for approval for the above described project in compliance with Town zoning ordinances and the rules and regulations of Hudson Planning Board.

WHEREAS, site plan approval is conditioned upon the execution of a Development Agreement.

In consideration for the Hudson Planning Board granting site plan approval, the parties hereby agree as follows:

Final site plan approval is granted for the Site Plan entitled: American Tower, Hudson, NH, Site #: 202096, 143 Dracut Rd., Hudson, NH, prepared by: Patrick P. Barry, NH LPE, dated: 11 JUL 2017, last revised 03 JAN 18, consisting of Sheets 1 - 19 (namely: G-001 - 002, V-101, V-102, C-101, C-401 - 405, C-501 - 505, E-401, E-501 - 502, R-601, and Project Notes 1 - 5, shown on Sheet G-001 in accordance with the following terms and conditions:

1. All stipulations of approval for this concurrent Site Plan and Conditional Use Permit shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the above-cited Plan-of-Record (hereinafter referred to as the Plan).

"B"

2. All improvements shown on the Plan, including Notes, 1- 5 shown on Sheet G-001, shall be completed in their entirety and at the expense of the Applicant or his assigns.
3. Prior to the issuance of a final certificate of occupancy, a L.L.S. certified "As Built" site plan shall be provided to the Town of Hudson Community Development Department, confirming that the site conforms with the Plan.
4. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 5:00 P.M., Monday through Saturday.
5. Prior to Planning Board endorsement of the plan, it shall be subject to final engineering review.
6. The applicant shall schedule a pre-construction meeting with the Town Engineer prior to applying for a building permit.
7. All terms and conditions of approval previously approved by the Planning Board for 143 Dracut Road. Map 259/Lot 011 shall remain in effect with the approval of this Plan.
8. The Applicant, as well as all future assigns to the subject wireless tower, shall provide access to the tower for Town emergency service communications needs.
9. The Applicant, as well as all future assigns to the subject wireless tower, shall provide access for co-location as availability provides.
10. If a back-up generator is installed, on site testing of same will only occur Monday through Friday only, and between the hrs. of 7:00 A.M. – 5:00 P.M.

I

All conditions contained in the notes of the plan are incorporated herein by reference as approved by the Planning Board. Furthermore, all representations of fact or intention made by the applicant or any of applicant's representatives during testimony before the Planning Board relative to the obtaining of approval of this plan, shall be considered conditions of this approval regardless of the fact that such fact or intentions were not specifically stated as part of the motion to grant.

II

Applicant shall comply with all subdivision, site review and zoning regulations which have been promulgated by the Town and which are in effect as of the date of this Agreement. If this Agreement contains terms, including but not limited to variance and special exception stipulations granted by the Hudson Zoning Board of Adjustment, which are stricter or impose higher standards than the above-mentioned regulations, the stricter or higher standards shall control. All improvements shall meet the standards of workmanship as required by the Town, as required by the New Hampshire Department of Environmental Services, as required by the New Hampshire Department of Transportation, and as required by the New Hampshire Wetlands Board.

"B"

III

Applicant shall obtain all necessary local, state and federal permits prior to commencing work and shall comply fully with their terms.

IV

Applicant shall comply with the plan as submitted to, reviewed by and approved by the Planning Board, including but not limited to, notations set forth on the plan. Deviation from or amendments to the plan may only be made with the written approval of the Planning Board, or the Town Engineer, as appropriate.

V

Applicant acknowledges that it will have sole responsibility for ensuring the quality of the construction and that Applicant will not hold the Town, building inspector or other officers, employees, agents or assigns of the Town responsible for any claims, damages, fees or costs alleged to be incurred on account of the Town's negligent inspection of the improvements to be constructed. Similarly, Applicant agrees to hold harmless and indemnify the Town for any claims, damages, fees or costs sought or asserted by third parties against the Town on the grounds of negligent or improper inspection of the construction of the improvements called for herein.

VI

Applicant shall provide and install erosion and sedimentation control measures as required by the plan, by RSA Chapter 485-A and as deemed necessary by the Town Engineer or his designated agent.

VII

The Applicant shall be responsible for any off-site problems, which arise from this construction. This includes, but is not limited to, erosion, runoff, sedimentation, drainage, and property damage by construction equipment, including damage to existing streets, sewers and drainage systems. Upon notification by the Town in writing, the developer must submit a plan within one week to remedy the problem. The Town Engineer division shall then set a construction schedule in consultation with the developer so that the problem can be corrected as soon as practical.

VIII

It is the intent of the signatories to the Agreement that only they can sue to enforce the Agreement's terms. The Agreement confers no rights on third parties.

" 3 "

IX

The Applicant's promise to perform improvements incorporated herein is an obligation independent from any alleged breach by the Town, once the Planning Board has given the developer site plan/subdivision approval and work on the site has begun.

X

Applicant shall notify the Town Engineer at least sixty (60) days prior to anticipated construction. A pre-construction meeting shall be held at least thirty (30) days prior to commencement of construction. A three-party inspection agreement and any other pertinent documents shall be finalized prior to the pre-construction meeting.

XI

The Agreement to complete bonded or otherwise secured improvements is not contingent upon the commencement of work on the site or on the sale of any of the lots or property contained in the approved plan.

XII

The Applicant shall remove all waste from the particular site prior to the issuance of any Certificate of Completion or occupancy permit. All waste will be removed in compliance with applicable Town, State and Federal regulations.

XIII

Prior to commencing construction, Applicant agrees to pay all fees as required by all ordinances and regulations of the Town in effect at the time of this Agreement, as well as any other fees imposed by the Hudson Planning Board, upon application for a building permit, unless phased payments are provided for.

XIV

Applicant agrees that if in the future the Town determines that Applicant has committed a material breach of this Agreement or has violated any Town zoning, subdivision, site plan or any State land use or environmental law or regulation or building code, and said material breach or violation is decided against Applicant by a court of competent jurisdiction in a legal action by the Town against Applicant, Applicant agrees to pay, on demand, all reasonable attorney fees, court costs, sheriff charges and related costs incurred by the Town in connection with the breach or violation to the extent that said fees, costs and charges would not have been incurred had the breach or violation not occurred.

"B"

XV

A note shall be added to the recorded plan. This note shall state the existence of this Development Agreement, and that a copy of it is on file with the Planning Department or other designated Town department. This Agreement shall be recorded with the plan.

XVI

This agreement shall run with the land and shall be binding on any subsequent purchaser of the proposed development on applicant's heirs and assigns, and on any successor entity.

XVII

Severability: If any section, clause, provision, article or portion of this contract shall be invalidated by any court of competent jurisdiction, such holding shall not invalidate any other section of this Agreement.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first written above.

American Tower Corporation

William @mm
Witness

Mike Eacho
by: Mike Eacho

TOWN OF HUDSON, NH

Boyd Dubouik
Witness

Glenn Della-Monica
by: Glenn Della-Monica, Chairman
Hudson Planning Board

"B"

4043293

2004 MAY 11 AM 11:50

A 43

Hudson Town Hall
Community Development Department
12 School Street
Hudson, NH 03051

14.37

2

—

Town of Hudson

Zoning Board of Adjustment

Decision to Grant an Area Variance

On **4/8/04**, the members of the Hudson Zoning Board of Adjustment, as part of its regular public meeting for that date, heard **Case 3-6**, concerning a request by **Michael Kazanjian, 20 Donahue Road, Dracut, Ma.** for an Area Variance to allow multiple principal uses on a lot without the proper frontage. Proposed single family residence and a contractor's yard including accessory sales and repairs for construction equipment. 300 feet required, 200 feet proposed for property located at **143 Dracut Road.** [Map 3, Lot 6, Zoned R-2 & G-1; HZO Article III, Section 334-10 (A) (1), Mixed or dual use on a lot.]

Following review of the testimony and deliberation, a majority of this Zoning Board determined that the variance should be granted with the following stipulations:

1. The hours of operation shall be from 7:00 AM - 6:00 PM Monday - Saturday
2. No parking of commercial vehicles or commercial signage shall be allowed in the Residential zoned portion of the lot.
3. No onsite fuel distribution is allowed.
4. The approved plan is dated January 20, 2004.

BK 723 | PG 1030

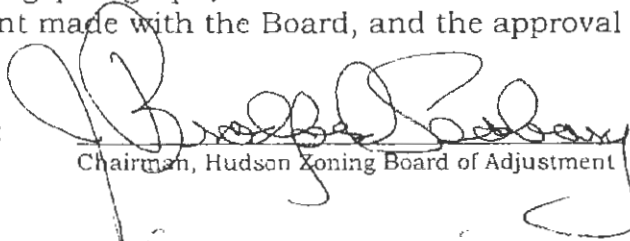
"C"

For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.

All representations of fact or intention made by the applicant or any applicant's representative(s) during testimony before the Zoning Board of Adjustment relative to the obtaining of this Variance permit shall be considered conditions of the Variance, regardless of the fact that such facts or intentions may not have been specifically stated as stipulations of the motion to grant.

In the event that the requested use subsequently is found by the Hudson Community Development Director to demonstrate deliberate or preventable lack of compliance with any applicable stipulation or restriction, including the verbally specified restrictions described in the preceding paragraph, such use shall be held to be in violation of the covenant made with the Board, and the approval shall be null and void.

Signed:


Chairman, Hudson Zoning Board of Adjustment

Date: 04-15-04

Signed:


Community Development Director

Date: 4/16/04

BK 7231 PG 1028

" " C



TOWN OF HUDSON

Land Use Division



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

Zoning Determination #20-011

February 12, 2020

Daniel D. Klasnick
210 Broadway
Suite 204
Lynnfield, MA 01940

COPY

Re: 143 Dracut Road Map 259 Lot 011-000
District: Residential Two (R-2) and General One (G-1)

Dear Mr. Klasnick,

Your request: Permitting requirements for:

Installation of 155' multi-user monopole camouflage tower,
Setback requirements for monopole tower, T-Mobile ground equipment and fenced compound from side yard,
Article XVIII Commercial Wireless Telecommunications use in General One (G-1) zoning district.

Based on submitted plans, reference: Title Sheet - G-001 rev D.

Zoning Review / Determination:

This lot is a legal non-conforming lot with regards to the area and frontage requirements per §334-32. This lot is bisected with 2 zoning districts: R-2 & G-1. The proposed siting of the tower etc. is in the G-1 district. The proposed use is allowed as secondary use per §334-95 A.

This development is subject to a conditional use permit and concurrent site plan approval by the Planning Board per §334-96.2 Conditional use permit required, and in accordance with §334-96.1 Table of Conditionally Permitted Facilities, which may require a submission of an RF Engineering/Facilities Master Plan per §334-95 E.

This proposal does not appear to satisfy the required fall zone calculations per §334-102, for the monopole tower, in regards to the (southerly) property line, as the proposed height is 155', thus the base must be at least 155' from the property line.

Fences are regulated per §334-12 Fences and similar enclosures.

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

"D."

#20-025



TOWN OF HUDSON

MAR 16 2020

Zoning Department

COMMUNITY DEVELOPMENT DEPARTMENT

12 School Street
Hudson, NH 03051
(603)886-6005
www.hudsonnh.gov



Town of Hudson

REQUEST FOR ZONING and/or PLANNING INFORMATION / DETERMINATION

Date of request 03/16/2020

Property Location 143 Dracut Road

Map 259 Lot 011-000

Zoning District if known General 1 (G-1) / R-2

Type of Request

- Zoning District Determination
- Use Determination
- Set-Back Requirements
- Process for Subdivision/ Site Plan if required
- Other

Description of request / determination: (Please attach all relevant documentation)

Supplement to Zoning Determination #20-011 to clarify permitting for fall zone requirements per Section 334-102. Tower designed to collapse to reduce maximum fall zone to 68'-0".

Applicant Contact Information:

Name: Daniel D. Klasnick
Address: 210 Broadway, Suite 203, Lynnfield, MA 01940
Phone Number: 781-873-0021

For Office use

ATTACHMENTS: TAX CARD GIS

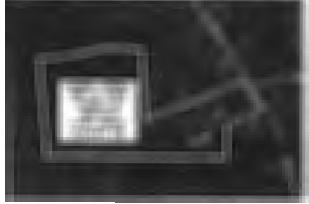
NOTES: _____

ZONING DETERMINATION LETTER SENT DATE: _____

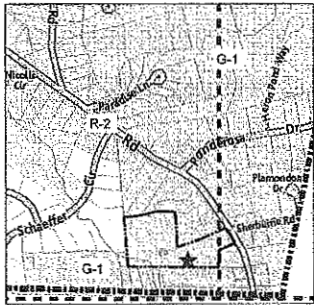
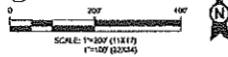
"D."

ZONING INFORMATION				
PARCEL SPANS TWO DISTRICTS: G-1 (GENERAL 1) - TOWER LOCATION IN RESIDENTIAL 2				
AREA:	2 ACRES	TOWER:	1.141 ACRES	FENCE:
MIN HEIGHT:	N/A	MIN AREA:	N/A	MIN AREA:
MIN FRONTAGE:	N/A	MIN AREA:	N/A	MIN AREA:
MIN DEPTH:	N/A	MIN AREA:	N/A	MIN AREA:
MIN FRONT YARD SETBACK:	20'	MIN AREA:	N/A	MIN AREA:
MIN SIDE YARD SETBACK:	15'	MIN AREA:	N/A	MIN AREA:
MIN REAR YARD SETBACK:	15'	MIN AREA:	N/A	MIN AREA:

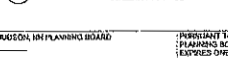
PARCEL NOTES:
 1. PARENT PARCEL BOUNDARY WAS OBTAINED FROM SURVEY PLAN DATED 10/28/11 BY TESTING ENGINEERING & SURVEYING CONSULTANTS P.C.
 2. ADJUTING PARCEL BOUNDARIES WERE OBTAINED FROM TOWN OF HUDSON ONLINE GIS.



1 GIS PARCEL IMAGE



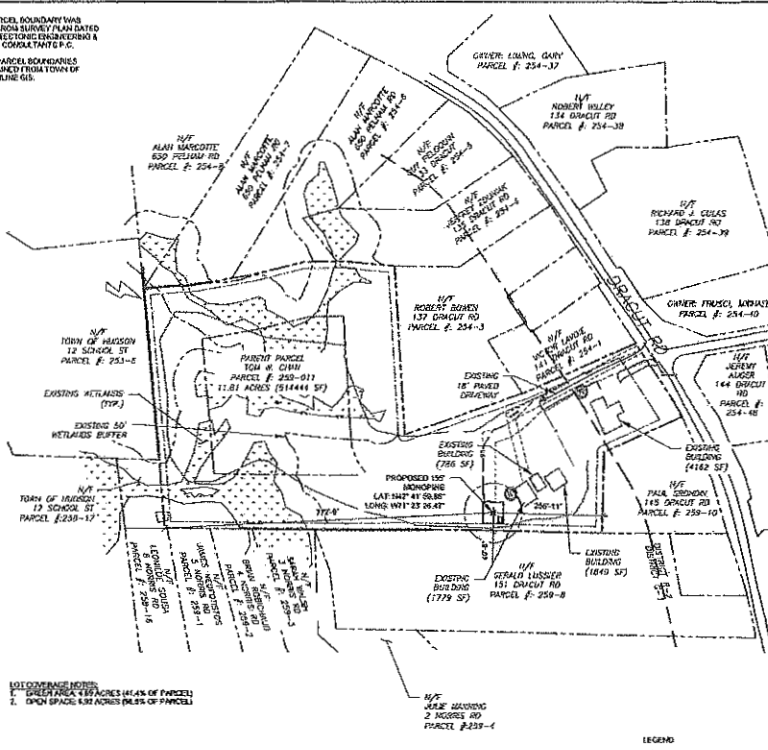
2 ZONING BOUNDARY



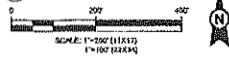
APPROVED BY THE HUDSON 3RD PLANNING BOARD
 DATE OF MEETING: _____
 PLANNING BOARD: _____
 CHAIRMAN: _____ SIGNATURE DATE: _____
 SECRETARY: _____ SIGNATURE DATE: _____
 PROPERTY OWNER: TOM W. & ROSA C. DYAN
 FELLOW: ROAN HARRISON, 101 60551
 LAND OWN SIGNATURE: _____

PERMITTEE TO NOTIFY HIS/HERSELF REGARDING THE HUDSON 3RD PLANNING BOARD. THE SITE PLAN APPROVAL GRANTED HEREIN, EXPIRES ONE YEAR FROM DATE OF APPROVAL.

SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COUNCILMEETS AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.



3 OVERALL SITE PLAN



- LEGEND**
- EXISTING PROPERTY
 - EXISTING ADJ. PROPERTY
 - EXISTING EASEMENT
 - EXISTING CONTOUR (1000)
 - EXISTING CONTOUR (4000)
 - EXISTING FENCE
 - EXISTING CHAINLINK FENCE
 - EXISTING BUILDING
 - EXISTING LEASE AREA
 - EXISTING ROAD (PAVED)

AMERICAN TOWER
 3000 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27513
 PHONE: (919) 498-0112
 FAX: 919-498-0111

The information on this plan is for informational purposes only. It is not intended to be used for any other purpose. The information on this plan is not to be used for any other purpose. The information on this plan is not to be used for any other purpose.

REV.	DESCRIPTION	BY	DATE
1	ISSUE	MSC	08/20/20
2	PER COMMENTS	MSC	08/20/20
3	ADDED SETBACKS	MSC	08/21/20

ATC SITE NUMBER:
202096

ATC SITE NAME:
HUDSON 3 NH

800 ADDRESS:
183 BRACKET ROAD
HUDSON, NH 03071

PRELIMINARY:
NOT FOR
CONSTRUCTION

DATE DRAWN	CHKD BY
08/20/20	MSC

ATC JOB NO.	1204788
ATC LEGACY #	

OVERALL SITE PLAN

SHEET NUMBER	REVISION
C-101	E

"D."



TOWN OF HUDSON

Land Use Division



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

Zoning Determination #20-025

March 20, 2020

Daniel D. Klasnick
210 Broadway Street
Suite 203
Lynnfield, MA 01940

Re: 143 Dracut Road Map 259 Lot 011-000
District: Residential Two (R-2) and General One (G-1)

Dear Mr. Klasnick,

Your request: Clarification of Fall Zone.

Based on submitted plan, reference: Overall Site Plan C-101 dated 01/02/20 rev E.

Zoning Review / Determination:

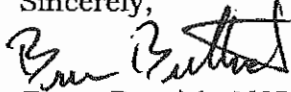
This proposal does not appear to satisfy the required fall zone per §334-102A: "No antenna and/or mast shall be capable of falling or collapsing beyond the bounds of the property on which it is situated.", for the monopole tower, in regards to the (southerly) property line, as the proposed fall zone is 68', resulting in an encroachment of 27'-6" onto the adjacent property.

A variance would be required from the Zoning Board of Adjustment, if you wish to proceed with this proposal as presented.

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

"
D₂"

Sincerely,



Bruce Buttrick, MCP

Zoning Administrator/Code Enforcement Officer

(603) 816-1275

bbuttrick@hudsonnh.gov

encl: 20-011 Zoning Determination

cc: Public File

B. Groth, Town Planner

File

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

" D2 "



TOWN OF HUDSON

Land Use Division



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

Zoning Determination #20-039

April 29, 2020

Daniel D. Klasnick
210 Broadway Street
Suite 203
Lynnfield, MA 01940

Re: **143 Dracut Road Map 259 Lot 011-000**
District: Residential Two (R-2) and General One (G-1)

Dear Mr. Klasnick,

Your request: Satisfaction of Fall Zone requirement.
Based on submitted plan, reference: Grading Plan & Profile C-102 dated 01/02/20
rev F.

Zoning Review / Determination:

This proposal would appear to satisfy the required fall zone per §334-102A, based on engineering details (not submitted) of a collapsible tower framework, capable of satisfying §334-102A.

A variance would not be required from the Zoning Board of Adjustment, if you wish to proceed with this proposal as presented.

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

"
D₃"

Sincerely,

Bruce Buttrick

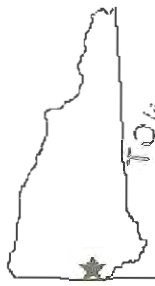
Bruce Buttrick, MCP
Zoning Administrator/Code Enforcement Officer
(603) 816-1275
bbuttrick@hudsonnh.gov

cc: Public File
B. Groth, Town Planner
File

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

"D₃"

#20-039



TOWN OF HUDSON
APR 23 2020
Zoning Department

COMMUNITY DEVELOPMENT DEPARTMENT
12 School Street
Hudson, NH 03051
(603)886-6005
www.hudsonnh.gov



Town of Hudson

REQUEST FOR ZONING and/or PLANNING INFORMATION / DETERMINATION

Date of request 04/22/2020
Property Location 143 Dracut Road
Map 259 Lot 11
Zoning District if known General 1 (G-1); R-2

Type of Request

- Zoning District Determination
- Use Determination
- Set-Back Requirements
- Process for Subdivision/ Site Plan if required
- Other

Description of request / determination: (Please attach all relevant documentation)

Supplemental to Zoning Determination #20-011 and #20-025 to further clarify fall zone requirements per Section 334-102. Tower designed to collapse to reduce maximum fall zone to 68'-0" within property on which its will be located.

Applicant Contact Information:

Name: Daniel D. Klasnick
Address: 210 Broadway, Suite 203, Lynnfield, MA 01940
Phone Number: 781-873-0021; dklasnick@dkt-legal.com

For Office use

ATTACHMENTS: TAX CARD GIS
NOTES: _____
ZONING DETERMINATION LETTER SENT DATE: _____

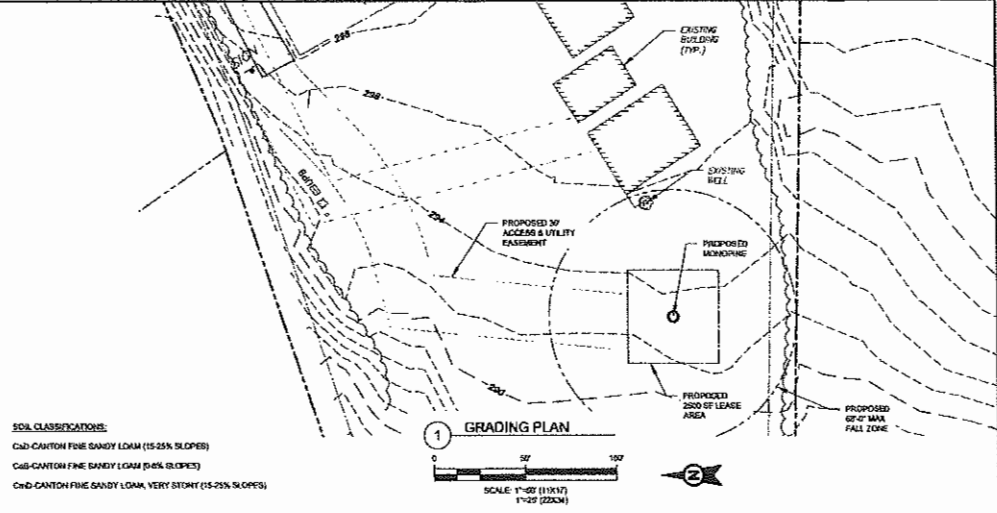
R 03

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

PROPERTY OWNER:
TOM W. & ROSA C. CHAN
143 DRACUT ROAD
HUDSON, NH 05051

LANDLORD SIGNATURE: _____
APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____
PLANNING BOARD:
CHAIRMAN: _____ SIGNATURE DATE: _____
SECRETARY: _____ SIGNATURE DATE: _____

SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.



- LEGEND**
- EXISTING PROPERTY
 - EXISTING ADJ. PROPERTY
 - EXISTING EASEMENT
 - EXISTING CONTOUR (MAJOR)
 - EXISTING CONTOUR (MINOR)
 - EXISTING FENCELINE
 - EXISTING CHAINLINK FENCE
 - EXISTING BUILDING
 - EXISTING LEASE AREA
 - EXISTING ROAD (PAV'D)
 - PROPOSED DITCH
 - PROPOSED CULVERT
 - PROPOSED WATERBAY
 - PROPOSED OUTLET PROTECTION
 - PROPOSED ACCESS ROAD
 - PROPOSED CONTOUR (MINOR)
 - PROPOSED CONTOUR (MAJOR)
 - PROPOSED FENCE
 - PROPOSED LOT
 - PROPOSED SILT FENCE
 - PROPOSED UNDERGROUND POWER
 - PROPOSED UNDERGROUND TELCO

AMERICAN TOWER
 026 SPECIALTY TOWER SERVICES
 2580 REEBNEY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 468-0112
 C.O.#: 1571

PLEASE ADVISE AMERICAN TOWER OF ANY CHANGES TO THE ACCOMPANYING SPECIFICATIONS AND REQUIREMENTS OR TERMS FOR THE EXERCISE OF PROPERTY OF AMERICAN TOWER. NOTICE AND PUBLICITY SHALL BE RESTRICTED TO THE PROPERTY. SITE PLAN AND PROPOSED AREAS SHALL BE INVESTIGATED AND THE PROPOSED CHANGES SHALL BE SUBJECT TO THE REVIEW OF AMERICAN TOWER. AMERICAN TOWER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY CONSTRUCTION MATERIALS AND SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY CONSTRUCTION MATERIALS AND SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY CONSTRUCTION MATERIALS AND SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY CONSTRUCTION MATERIALS.

REV.	DESCRIPTION	BY	DATE
1	PROJ. PLAN	NEP	03/20/20
2	REVISED ROAD DESIGN	NEP	03/16/20
3	PER COMMENTS	NEP	03/23/20
4	REVISED FALL ZONE	NEP	03/23/20

ATO SITE NUMBER:
202096

ATC SITE NAME:
HUDSON 3 NH

SITE ADDRESS:
143 DRACUT ROAD
HUDSON, NH 05051

SEAL:

PRELIMINARY:
NOT FOR
CONSTRUCTION

TOWN OF HUDSON
 APR 23 2020
 Zoning Department

DATE DRAWN: 03/20/20	DATE: 03/20/20
ATC JOB NO: 13014750	DATE: 03/20/20
ATC LEGACY #:	DATE: 03/20/20

GRADING PLAN & PROFILE

SHEET NUMBER: C-102	REVISION: F
-------------------------------	-----------------------

"D3"



TOWN OF HUDSON

Land Use Division



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

Zoning Determination #20-116

October 28, 2020

Daniel D. Klasnick
210 Broadway
Suite 204
Lynnfield, MA 01940

Re: **143 Dracut Road Map 259 Lot 011-000**
District: Residential Two (R-2) and General One (G-1)

Dear Mr. Klasnick,

Based on our telephone/GOTO meeting of today, regarding the proposed uses on this parcel as mixed uses.

Zoning Review / Determination:

This lot is a legal non-conforming lot with regards to the area and frontage requirements per §334-32. This lot is bisected with 2 zoning districts: R-2 in front & G-1 in back. There is existing conforming residential use in the front portion within the R-2 district. The proposed siting of the cellular tower etc. is in the G-1 district, is a permitted use but would require a Special Exception as this is a mixed use per §334-10-D: "*Multiple or mixed uses on a single lot, which includes a residential use, shall only be allowed by Special Exception in accordance with the general requirements listed in Article VI, § 334-23. In addition to the general requirements for special exception listed in Article VI, § 334-23, the mixed or dual uses shall be compatible.*"

Sincerely,

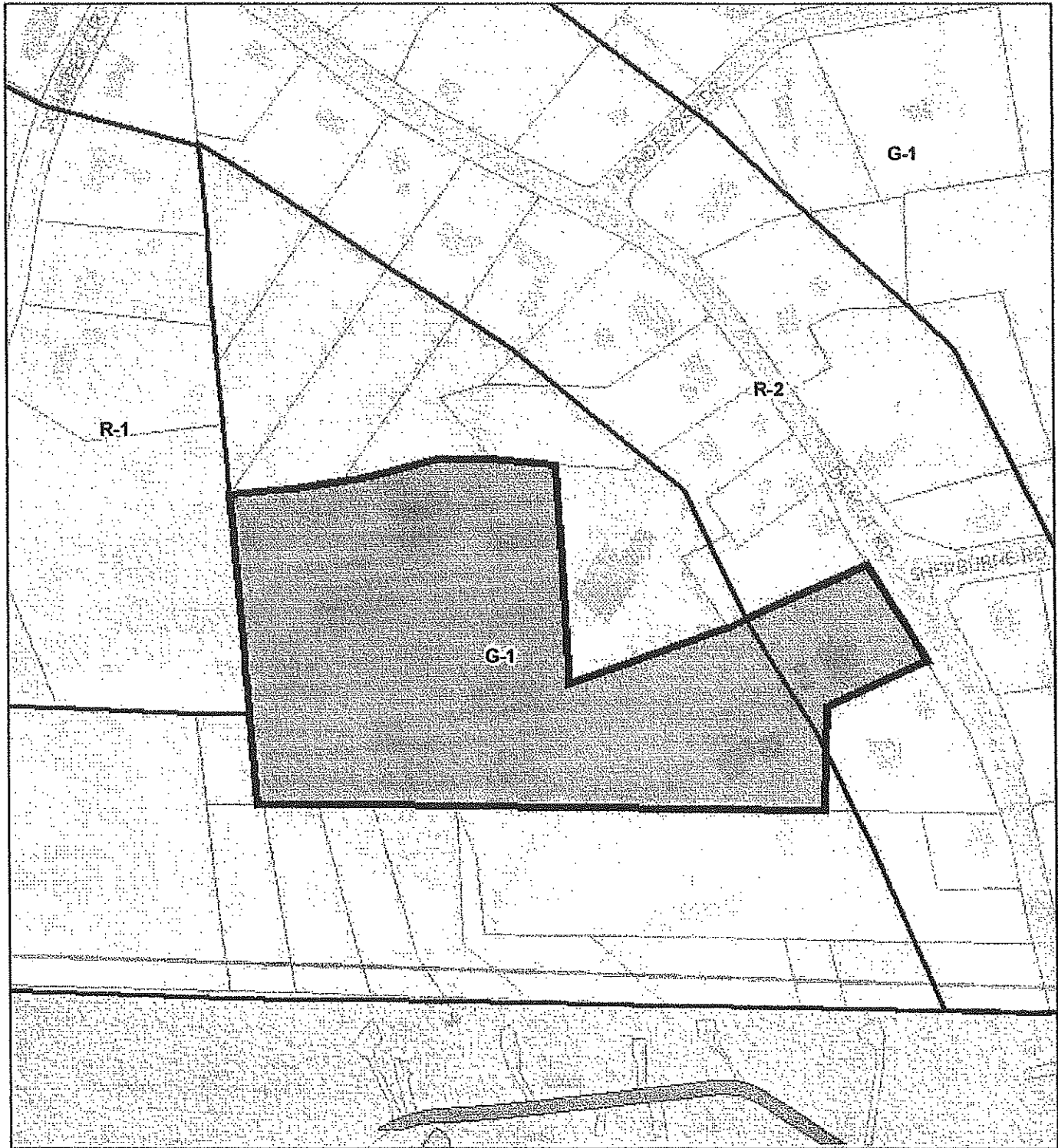
Bruce Buttrick, MCP
Zoning Administrator/Code Enforcement Officer
(603) 816-1275
bbuttrick@hudsonnh.gov

cc: Public File
B. Groth, Town Planner
File

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

'D4'

143 Dracut Rd split zones R-2 and G-1



October 28, 2020

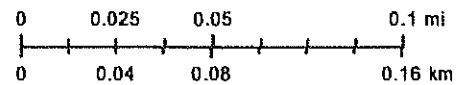
Legend

 Zoning Outlines  Parcels

Zoning

- G-1 - General 1
- R-1 - Residential 1
- R-2 - Residential 2

1:3,024




"D4"



TOWN OF HUDSON

Land Use Division



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

Zoning Determination #20-139

December 23, 2020

Daniel D. Klasnick
210 Broadway
Suite 204
Lynnfield, MA 01940

Re: **143 Dracut Road Map 259 Lot 011-000**
District: Residential Two (R-2) and General One (G-1)

Dear Mr. Klasnick,

Based on our telephone conversation of today and an earlier email inquiry and review of this proposed project, if the siting and installation of a cellular tower at the above address should be classified as a Development of Regional Impact?

Zoning Review / Determination:

From RSA 36:57 IV: *"Notwithstanding the foregoing, when the building inspector determines that a use or structure proposed in a building permit application will have the potential for regional impact and no such determination has previously been made by another local land use board, he or she shall notify the local governing body. The building inspector shall also notify by certified mail the regional planning commission and the affected municipalities, who shall be provided 30 days to submit comment to the local governing body and the building inspector prior to the issuance of the building permit."*

The reason I am declaring this a "Development of Regional Impact" is per RSA 36:55 II. "Proximity to the borders of a neighboring community."

Sincerely,

Bruce Buttrick

Bruce Buttrick, MCP
Zoning Administrator/Code Enforcement Officer
(603) 816-1275
bbuttrick@hudsonnh.gov

cc: Public File
B. Groth, Town Planner
File

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

"
" D5

HUDSON ZONING BOARD OF ADJUSTMENT

Use Special Exception Decision Work Sheet

On **02/25/21**, the Zoning Board of Adjustment heard Case# **259-011**, being a case brought by **American Towers LLC and T-Mobile Northeast LLC represented by Daniel D. Klasnick, Esq. of Duval & Klasnick LLC** for a Use Special Exception for **143 Dracut Rd., Hudson, NH to allow a proposed 155 ft. tall camouflaged wireless telecommunications tower and facility as a mixed use on a single lot that includes a residential use. This proposal is considered a Development of Regional Impact per RSA 36:57 IV, and RSA 12-K:7 Regional Notification.** [Map 259, Lot 011-000; Split Zoned General-One (G-1) & Residential-Two (R-2); HZO Article III, General Regulations, §334-10.D, Mixed or dual use on a lot, and Article V, Permitted Uses, §334-21, Table of Permitted Principal Uses].

After reviewing the petition, hearing all of the evidence, and taking into consideration any personal knowledge of the property in question, the undersigned member of the Zoning Board of Adjustment sitting for this case made the following determination:

- | | | |
|---|---|--|
| Y | N | 1. The use requested is listed as permitted by Special Exception in the Table of Permitted Principal or Accessory Uses for the district in which the use is requested, or is so similar to other uses permitted by Special Exception in the relevant district that prohibition of the proposed use could not have been intended. |
| Y | N | 2. The proposed use meets all the applicable requirements established in this Ordinance. |
| Y | N | 3. The proposed use is consistent with the purpose and intent of the district in which it is proposed to be located. |
| Y | N | 4. The proposed use is compatible with the character of the surrounding neighborhood. |
| Y | N | 5. Nonresidential principal uses proposed to be located in residential districts must take primary access from arterial or collector roads. |

Signed: _____
Sitting member of the Hudson ZBA

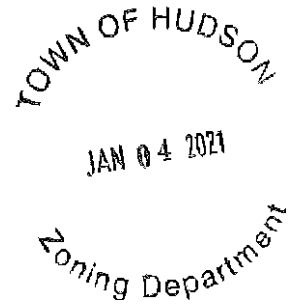
Date

APPLICATION FOR SPECIAL EXCEPTION

**American Towers LLC
10 Presidential Way
Woburn, MA 01801**

**T-Mobile Northeast LLC
4 Sylvan Way
Parsippany, NJ 07054**

**c/o Daniel D. Klasnick, Esquire
Duval & Klasnick LLC
P.O. Box 254
Boxford, MA 01921**



Property Location:

**143 Dracut Road
Hudson, NH 03051**

Map 259, Lot 011

Prepared by:

**Daniel D. Klasnick, Esquire
Duval & Klasnick LLC**

**Telephone: 781-873-0021
Email: dklasnick@dkl-legal.com**

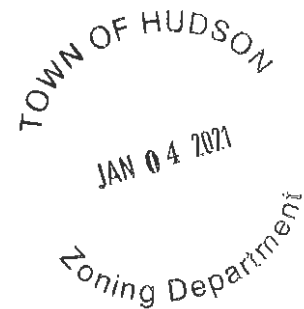
Dated: January 4, 2021

DUVAL & KLASNICK LLC
COUNSELORS AT LAW

Daniel D. Klasnick
Licensed in Massachusetts, New Hampshire and New York
Desk: (781) 873-0021 - Mobile: (774) 249-2814
dklasnick@dklegal.com

January 4, 2021

Town of Hudson
Zoning Board of Adjustment
12 School Street
Hudson, New Hampshire 03051



**Re: Application for Special Exception
143 Dracut Road, Hudson, NH**

Dear Board Members:

Enclosed please the Application to the Zoning Board of Adjustment for a Special Exception for approval to allow a proposed wireless telecommunications facility as a mixed use on a single lot that that includes a residential use submitted on behalf of American Towers LLC and T-Mobile Northeast LLC.

In accordance with the Application requirements, please find enclosed the following:

- Application for Special Exception;
- Brief in Support of Application;
- Check for the application fee of \$130.00 plus the \$73.55 cost for abutter notification in the amount of \$203.55 payable to the Town of Hudson;
- Abutter Notification List and two (2) sets of mailing labels;
- A copy of the Assessors Card;
- Zoning Administrator's Determination;
- Property Owner authorizing letter for application submission;
- 11" x 17" Stamped Project Plans;
- Photo Simulations; and
- Supporting Documentation.

The Applicants would be happy to provide any additional information that you may require and would appreciate reasonable notice of any additional information you require in time to provide such information for the public hearing.

Should you require any additional information, please don't hesitate to contact me. Thank you very much for your cooperation.

Very truly yours,
DUVAL & KLASNICK LLC

A handwritten signature in blue ink that reads "Daniel D. Klasnick". The signature is written in a cursive style with a large initial "D".

By: Daniel D. Klasnick
Attorney at Law

Printed
1/04/2021
11:08AM
Created
1/04/2021
10:47 AM

Transaction Receipt

Receipt# 625,235
tgoodwyn

Town of Hudson, NH
12 School Street
Hudson, NH 03051-4249

	<u>Description</u>	<u>Current Invoice</u>	<u>Payment</u>	<u>Balance Due</u>
1.00	Zoning Application-Wireless Telecommunications Facility 143 Dracut Road Map/Lot 259-011-000 Special Exception	0.00	203.5500	0.00
			Total:	203.55

<u>Remitter</u>	<u>Pay Type</u>	<u>Reference</u>	<u>Tendered</u>	<u>Change</u>	<u>Net Paid</u>
Duval & Klasnick LLC	CHECK	USPS MO #21890880764	203.55	0.00	203.55
			Total Due:		203.55
			Total Tendered:		203.55
			Total Change:		0.00
			Net Paid:		203.55

TOWN OF HUDSON

APPLICATION FOR A SPECIAL EXCEPTION

JAN 04 2021

Zoning Department

To: Zoning Board of Adjustment
Town of Hudson

Entries in this box are to be filled out by
Land Use Division personnel
Case No. 259-011(02-25-21)
Date Filed 1/4/2021

Name of Applicant American Towers LLC and T-Mobile
Northeast LLC by Daniel D. Klasnick, Esq. Map: 259 Lot: 11 Zoning District: G-1 & R-2
(Mobile) Duval & Klasnick LLC
Telephone Number (Home) (774) 249-2814 (Work) (781) 781-0021

Mailing Address c/o Duval & Klasnick LLC, P.O. Box 254, Boxford, MA 01921

Owner Tom W. Chan and Rosa C. Chan / Joshua M. Willett and Kristine C. Willett

Location of Property 143 Dracut Road
(Street Address)

Daniel D. Klasnick
Signature of Applicant Date Jan 4, 2021

Tom W. Chan / Rosa C. Chan / Joshua M. Willett / Kristine Willett
Signature of Property-Owner(s) Date 12/14/2020

NOTE: Fill in all portions of the Application Form(s) as appropriate. This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if space provided is inadequate. If you are not the property owner, you must provide written documentation signed by the property owner(s) to confirm that the property owner(s) are allowing you to speak on his/her/their behalf or that you have permission to seek the described special exception.

Items in this box are to be filled out by Land Use Division personnel

COST:
Application fee: \$130.00 Date received: 1/4/21
17 Direct Abutters x \$4.05 = 69.70
7 Indirect Abutters x \$0.55 = 3.85
Total amount due: \$203.55 Amt. received: \$ 203.55

Receipt No.: 625,235

Received by: TSC

By determination of the Zoning Administrator or Building Inspector, the following Departmental review is required:
 Engineering Fire Department Health Officer Planner

TOWN OF HUDSON, NH NOTICE TO APPLICANTS

The following **requirements/checklist** pertain to the Town of Hudson, NH, Zoning Board of Adjustment applications, as applicable:

Applicant Initials		Staff Initials
<u>ADK</u>	The applicant must provide 13 ¹¹ copies including the original of the filled-out application form, together with this checklist and any required attachments listed. (Paper clips, no staples)	<u>TG</u>
<u>ADK</u>	Before making the 13 ¹¹ copies, please review the application with the Zoning Administrator or staff.	<u>TG</u>
<u>ADK</u>	A separate application shall be submitted for each request, with a separate application fee for each request i.e.: Variance, Special Exception, Home Occupation Special Exception, Wetland Special Exception, Appeal from an Administrative Decision, and Equitable Waiver but only one abutter notification fee will be charged for multiple requests. If paying by check, make the check payable to the Town of Hudson.	<u>TG</u>
<u>ADK</u>	If the applicant is not the property owner(s), the applicant must provide to the Town written authorization, signed and dated by the property owner(s), to allow the applicant or any representative to apply on the behalf of the property owner(s). (NOTE: if such an authorization is required, the Land Use Division will not process the application until this document has been supplied.)	<u>TG</u>
<u>ADK</u>	Provide two (2) sets of mailing labels from the abutter notification lists (Pages 4 & 5) prepared by applicant, with the proper mailing addresses, must be dated within (30) thirty days of submittal of the application. The abutter lists can be obtained from the assessor's office. (NOTE: the Land Use Division cannot process your application without the abutter lists. It is the applicant's responsibility to ensure that the abutter lists are complete and correct. If at the time of the hearing any applicable property owner is found not to have been notified because the lists are incomplete or incorrect, the Zoning Board will defer the hearing to a later date, following notification of such abutters.)	<u>TG</u>
<u>ADK</u>	A copy of both sides of the assessor's card shall be provided. (NOTE: these copies are available from the Assessor's Office)	<u>TG</u>
<u>ADK</u>	A copy of the Zoning Administrator's correspondence confirming either that the requested use is not permitted or that action by the Zoning Board of Adjustment is required must be attached to your application.	<u>TG</u>
<u>N/A</u>	For a Wetland Special Exception, a letter or a copy of the relevant decision from the Hudson Conservation Commission shall be attached to the application for existing single-family and duplex residential uses. All other Wetland Special Exceptions (multifamily, commercial, or industrial uses) must have letters both from the Conservation Commission and from the Planning Board.	<u>N/A</u>

DK

PLOT PLAN-

Except for requests pertaining to above-ground pools, sheds, decks and use variances, the application must include a copy of a certified plot plan from a licensed land surveyor. The required plot plan shall include all of the items listed below. Pictures and construction plans will also be helpful. (NOTE: it is the responsibility of the applicant to make sure that all of the requirements are satisfied. The application may be deferred if all items are not satisfactorily submitted):

TG

a) DK

The plot plan shall be drawn to scale on an 8 1/2" x 11" or 11" x 17" sheet with a North pointing arrow shown on the plan.

b) DK

The plot plan shall be up-to date and dated, and shall be no more than three years old.

c) DK

The plot plan shall have the signature and the name of the preparer, with his/her/their seal.

d) DK

The plot plan shall include lot dimensions and bearings, with any bounding streets and with any rights-of-way and their widths as a minimum, and shall be accompanied by a copy of the GIS map of the property. (NOTE: copies of the GIS map can be obtained at the Land Use Division.)

e) DK

The plot plan shall include the location and dimensions of existing or required services, the area (total square footage), all buffer zones, natural features, any landscaped areas, any recreation areas, any safety zones, all signs, streams or other wetland bodies, and any drainage easements.

f) DK

The plot plan shall include all existing buildings or other structures, together with their dimensions and the distances from the lot lines, as well as any encroachments.

g) DK

The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments.

h) DK

The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance.

i) DK

The plot plan shall indicate all parking spaces and lanes, with dimensions.

TG

The applicant has signed and dated this form to show his/her awareness of these requirements.

Daniel D. Klasnick Esq.
Signature of Applicant(s) **Daniel D. Klasnick Esq.**

January 4, 2021
Date

The Land Use Division will schedule a public hearing at the next available meeting of the Hudson Zoning Board of Adjustment for your properly-completed application. Applications are scheduled on a first-come, first-served basis. Public notice of the hearing will be posted on public bulletin boards in the Town Hall, the Post Office, and the Rogers Library and also printed in a newspaper, and a notice will be mailed to the applicant, all abutters, and any other parties whom the Board may deem to have an interest.

After the public hearing, the Board will deliberate and then reach a decision either to grant the request (perhaps with stipulations to make it palatable) or to deny the request—or to defer final action to another meeting, or perhaps to accept a request for withdrawal. You will be sent a Notice of Decision during the following week.

If you believe that the Board's decision is wrong, you have the right to appeal. In addition, any third party/parties affected by the decision also has/have the right to appeal the decision of your case. To appeal, you must first ask the Board for a rehearing; this motion for rehearing may be in the form of a letter to the Board. The rehearing request must be made in writing within thirty (30) days following the Board's decision, and must set forth the grounds on which it is claimed the decision is unlawful or unreasonable.

The Board may grant such a rehearing if, in the Board's opinion, good reason is stated in the motion. In general, the Board will not allow a rehearing unless a majority of its sitting members conclude either that the protested decision was illegal or unreasonable or that the request for rehearing demonstrates the availability of new evidence that was not available at the original hearing. The Board will not reopen a case based on the same set of facts unless it is convinced that an injustice would be created by not doing so. Whether or not a rehearing is held, you must have requested one before you can appeal the decision to the Court(s). When a rehearing is held, the same procedure is followed as for the first hearing, including public notice and notice to abutters.

Please refer to NH RSA Chapter 677 for more detail on rehearing and appeal procedures.

APPLICATION FOR A SPECIAL EXCEPTION

Note: This form is not for filling of wetlands.

Description of proposed use showing justification for a Special Exception, as specified in the Zoning Ordinance.

Article III General Regulations 334-10.D Mixed or dual use on a lot
ARTICLE: Article V Permitted Uses SECTION(S): 334-21.D 24 Wireless Communication Facility

The proposed 155' camouflaged wireless communications facility will be located in the G-1 zoning district as an allowed use upon grant of a special exception in accordance with Article VI, §334-23 and Article XVIII, §§334-91 - 334-107. The facility will enclosed by a 48' x 48' fenced area with access from Dracut Road.

The proposed camouflaged wireless communications facility is further an allowed use under §§ 334-96.1 and 334-96.2 upon grant of a conditional use permit by the Planning Board.

The camouflaging minimizes the visual and environmental impact of the proposed wireless facility and there is access directly from Dracut Road using the existing driveway. The installation of the camouflaged wireless facility is compatible with the existing residential use as an allowed use upon grant of a special permit and conditional use permit in the G-1 zoning district. The installation further satisfies the the ordinance standards for a wireless communications facility in that it will be camouflaged at a height and at a location that is essential to address T-Mobile's network requirements to address a significant gap in wireless service in the area. (Please see attached project brief and exhibits for further project details)



AMERICAN TOWER™
CORPORATION

December 16, 2020

Town of Hudson
12 School Street
Hudson, NH 03051

American Tower Corporation: Wireless Communications Facility Project in Hudson, NH - Statement of Authorization for Legal Representative to File Applications

To Whom It May Concern:

This letter is written in connection with a proposal by American Tower Corporation (“ATC”) to install a new wireless telecommunications facility consisting of a 155’ monopine tower and compound at 143 Dracut Road, Hudson, NH, 03051.

By this letter, and in accordance with the Town of Hudson Zoning Ordinance, you are hereby notified that ATC’s duly authorized legal representative is Daniel D. Klasnick. ATC authorizes Daniel D. Klasnick to apply for any necessary zoning petitions, permits or any other approvals, including but not limited to the filing of a building permit application, which is necessary for the installation of the wireless telecommunications facility at the above referenced property.

Sincerely,

American Tower Corporation

Gregory Csapo

Project Manager, Site Development
American Tower Corporation
3500 Regency Parkway, Suite 100
Cary, NC 27518
919-749-6927 Cell
gregory.csapo@americantower.com



T-Mobile Northeast LLC, a subsidiary of T-Mobile USA, Inc.

15 Commerce Way, Suite B
Norton, MA 02766
Attn.: Pamela Palmer

December 16, 2020

Town of Hudson
12 School Street
Hudson, NH 03051

Re: Wireless Communications Facility Project in Hudson, NH - 143 Dracut Road, Hudson, NH

Dear Sir or Madam:

This letter is submitted in support of the application for a new camouflaged ("monopine") personal wireless service facility ("Tower") at 143 Dracut Road, Hudson, NH, 03051.

T-Mobile Northeast LLC ("T-Mobile") is under agreement with American Tower Corporation ("ATC"), to collocate on the proposed Tower upon approval. T-Mobile has signed a confidential Site Lease Agreement with ATC and joins in the permitting applications for the installation of the Tower. The preparation of the permitting applications and representation before the town boards, committees and commissions will be by Daniel D. Klasnick, Esq. of Duval & Klasnick LLC.

The proposed Tower will be a necessary part of T-Mobile's network. T-Mobile has provided ATC with its coverage plots in support of the proposed Tower.

Sincerely,



Pamela Palmer
Project Manager, T-Mobile
Engineering Department

ALL DIRECT ABUTTERS

List name(s) and mailing addresses of the owner(s) of record of the property and all direct abutters as of the time of the last assessment of taxation made by the Town of Hudson, including persons whose property is either contiguous or separated from the subject tract of land by a street or stream. If at the time of your hearing any applicable property owner is found not to have been notified because your lists are incorrect or incomplete, the Zoning Board will defer your hearing to a later date, following notification of such abutters. (Use additional copies of this page if necessary)

MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
259	010	Paul and Suzan Grodin	145 Dracut Road Hudson, NH 03051
259	008	Abreau Construction Corp. Tr. Abreau Construction Realty Tr.	3 Demauro Dr. Tyngsboro, MA 01879
259	004	Nancy E. Hauman	130 Norris Road Tyngsboro, MA 01879
259	003	Sarah and Brian Walsh	128 Norris Road Tyngsboro, MA 01879
259	002	Brian and Danielle Robichaud	126 Norris Road Tyngsboro, MA 01879
259	001	James and Lorraine Neofotistos	124 Norris Road Tyngsboro, MA 01879
258	016	Loenilde and Mario Jose Sousa	122 Norris Road Tyngsboro, MA 01879
258	017	Town of Hudson	12 School Street Hudson, NH 03051
253	006	Town of Hudson	12 School Street Hudson, NH 03051
254	008	Alan and Tracey Marcotte, Trustees Salt Trust	650 Pelham Road Dracut, MA 01826
254	007	Alan and Tracey Marcotte, Trustees Salt Trust	650 Pelham Road Dracut, MA 01826
254	006	Alan and Tracey Marcotte, Trustees Salt Trust	650 Pelham Road Dracut, MA 01826
254	004	Jeffrey and Cheryl Zduniak	135 Dracut Road Hudson, NH 03051
254	003	Robert F. Bowen III, Trustee Bowen Revocable Trust	137 Dracut Road Hudson, NH 03051

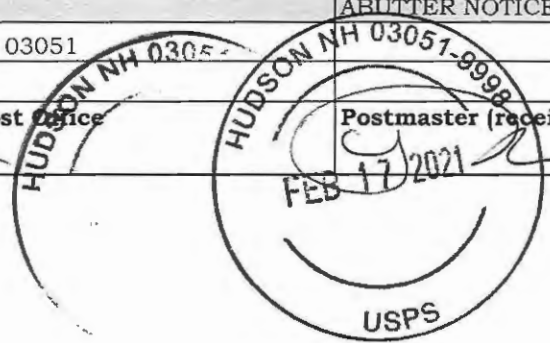
MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
254	001	Victor Lavoie	141 Dracut Road Hudson, NH 03051
254	040	John and Mary Grace Schofield	2 Sherburne Road Hudson, NH 03051
254	048	Jeremy Auger and Leann Hubert	144 Dracut Road Hudson, NH 03051
259	011	(Owner) Tom and Rosa Chan Joshua and Kristine Willett	143 Dracut Road Hudson, NH 03051
259	011	(Applicant) American Towers LLC c/o Property Tax Dept.	PO Box 723597 Atlanta, GA 31139
259	011	(Applicant) T-Mobile Northeast LLC	4 Sylvan Way Parsippany, NJ 07054
259	011	(Applicant Representative) Daniel D. Klasnick, Esquire Duval & Klasnick LLC	P.O. Box 254 Boxford, MA 01921

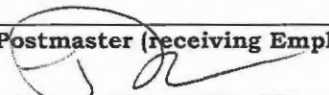
ALL INDIRECT ABUTTERS WITHIN 200 FEET

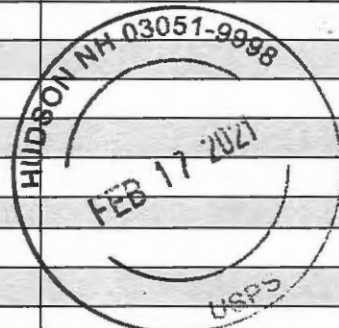
List name(s) and mailing addresses of all indirect abutters (those whose property is not contiguous but is within 200 feet from the property in question) as of the time of the last assessment of taxation made by the Town of Hudson. If at the time of your hearing any applicable property owner is found not to have been notified because your lists are incorrect or incomplete, the Zoning Board will defer your hearing to a later date, following notification of such abutters. (Use additional copies of this page if necessary)

MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
259	009	Orlando Vasquez	149 Dracut Road Hudson, NH 03051
259	012	Janet Urban	148 Dracut Road Hudson, NH 03051
258	015	Peter D. Marlowe	440 Middlesex Road Tyngsboro, MA 01879
253	005	Benjamin and Elisangela Richards	8 Schaeffer Cir. Hudson, NH 03051
254	005	Guy and Ann Marie Peloquin, Trustees	133 Dracut Road Hudson, NH 03051
254	002	Brian Wickens	139 Dracut Road Hudson, NH 03051
254	039	Michael Abdinoor	138 Dracut Road Hudson, NH 03051

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 259-011 SPECIAL EXCEPTION 143 Dracut Rd Map 259/Lot 011-000 1 of 2
ARTICLE NUMBER	Name of Addressee, Street, and post office address	02/25/2021 ZBA Meeting	
1	7019 0700 0000 2994 8468 GRONDIN, PAUL & SUZAN 145 DRACUT ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED	
2	7019 0700 0000 2994 8475 ABREU CONSTRUCTION CORP., TR.; ABREU CONSTRUCTION REALTY TR. 3 DEMAURO DR., TYNGSBORO, MA 01879	ABUTTER NOTICE MAILED	
3	7019 0700 0000 2994 8482 HAUMAN, NANCY E. 130 NORRIS ROAD, TYNGSBORO, MA 01879	ABUTTER NOTICE MAILED	
4	7019 0700 0000 2994 8499 WALSH, SARAH & BRIAN, JR. 128 NORRIS RD., TYNGSBORO, MA 01879	ABUTTER NOTICE MAILED	
5	7019 0700 0000 2994 8505 ROBICHAUD, BRIAN & DANIELLE 126 NORRIS RD., TYNGSBORO, MA 01879	ABUTTER NOTICE MAILED	
6	7019 0700 0000 2994 8512 NEOFOTISTOS, JAMES & LORRAINE 124 NORRIS RD., TYNGSBORO, MA 01879	ABUTTER NOTICE MAILED	
7	7019 0700 0000 2994 8529 SOUSA, LEONILDE & MARIO JOSE 122 NORRIS ROAD, TYNGSBORO, MA 01879	ABUTTER NOTICE MAILED	
8	7019 0700 0000 2994 8536 MARCOTTE, ALAN & TRACEY, TR.; SALT TRUST 650 PELHAM RD., DRACUT, MA 01826	ABUTTER NOTICE MAILED	
9	7019 0700 0000 2994 8543 ZDUNIAK, JEFFREY & CHERYL 135 DRACUT ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED	
10	7019 0700 0000 2994 8550 BOWEN, ROBERT F. III, TR.; BOWEN REVOCABLE TRUST 137 DRACUT ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED	
11	7019 0700 0000 2994 8567 LAVOIE, VICTOR 141 DRACUT RD, HUDSON, NH 03051	ABUTTER NOTICE MAILED	
12	7018 1130 0001 8113 7606 SCHOFIELD, JOHN & MARY GRACE 2 SHERBURNE ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED	
	Total Number of pieces listed by sender 12	Total number of pieces rec'vd at Post Office	Postmaster (receiving Employee)



SENDER:		TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 259-011 SPECIAL EXCEPTION 143 Dracut Rd Map 259/Lot 011-000 2 of 2
	ARTICLE NUMBER	Name of Addressee, Street, and post office address		02/25/2021 ZBA Meeting
1	7018 1130 0001 8113 7613	AUGER, JEREMY ; HUBERT, LEANN 144 DRACUT ROAD, HUDSON, NH 03051		ABUTTER NOTICE MAILED
2	7018 1130 0001 8113 7620	CHAN, ROSA & TOM; WILLETT, JOSHUA & KRISTINE 143 DRACUT RD, HUDSON, NH 03051		ABUTTER NOTICE MAILED
3	7018 1130 0001 8113 7637	AMERICAN TOWERS LLC; C/O PROPERTY TAX DEPT. PO BOX 723597, ATLANTA, GA 31139		APPLICANT NOTICE MAILED
4	7018 1130 0001 8113 7644	T-MOBILE NORTHEAST LLC 4 SYLVAN WAY, PARSIPPANY, NJ 07054		APPLICANT NOTICE MAILED
5	7018 1130 0001 8113 7651	DANIEL D. KLASNICK, ESQ.; DUVAL & KLASNICK LLC P.O. BOX 254, BOXFORD MA 01921		APPLICANT NOTICE MAILED
6				
7				
8				
9				
10				
11				
12				
Total Number of pieces listed by sender 5		Total number of pieces rec'vd at Post Office 5		Postmaster (receiving Employee) 

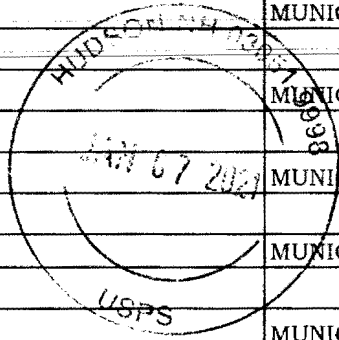


SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 259-011 SPECIAL EXCEPTION 143 Dracut Rd Map 259/Lot 011-000 1 of 1
ARTICLE NUMBER	Name of Addressee, Street, and post office address	02/25/2021 ZBA Meeting	
1	Mailed First Class VASQUEZ, ORLANDO 149 DRACUT ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED	
2	Mailed First Class URBAN, JANET 148 DRACUT ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED	
3	Mailed First Class MARLOWE, PETER D. 440 MIDDLESEX RD. BOX 270, TYNGSBORO, MA 01879	ABUTTER NOTICE MAILED	
4	Mailed First Class RICHARDS, BENJAMIN & ELISANGELA 8 SCHAEFFER CIR., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
5	Mailed First Class PELOQUIN, GUY & ANN MARIE, TR.; PELOQUIN FAMILY REV LIV TRUST 133 DRACUT ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED	
6	Mailed First Class WICKENS, BRIAN 139 DRACUT ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED	
7	Mailed First Class ABDINOOR, MICHAEL E., II 138 DRACUT ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED	
8			
9			
10			
11			
12			
13			
14			
15			
	Total Number of pieces listed by sender 7	Total number of pieces rec'vd at Post Office	Postmaster (receiving Employee)

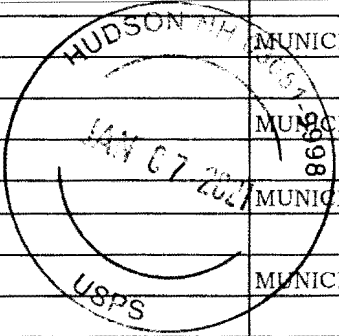
7

Mailed 2/17/21 (TG)

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 259-011 SPECIAL EXCEPTION 143 Dracut Rd Map 259/Lot 011-000 1 of 3
ARTICLE NUMBER		Name of Addressee, Street, and post office address	02/25/2021 ZBA Meeting
1	7019 0700 0000 2994 8109	Board of Selectmen, Amherst Town Hall	MUNICIPAL NOTICE MAILED
		2 Main Street, Amherst, NH 03031	
2	7019 0700 0000 2994 8116	Board of Selectmen, Hampstead Town Hall	MUNICIPAL NOTICE MAILED
		11 Main Street, Hampstead, NH 03841	
3	7019 0700 0000 2994 8123	Board of Aldermen, Manchester City Hall	MUNICIPAL NOTICE MAILED
		1 City Hall Plaza, Manchester, NH 03101	
4	7019 0700 0000 2994 8130	Board of Selectmen, Windham Town Hall	MUNICIPAL NOTICE MAILED
		3 N. Lowell Road, Windham, NH 03087	
5	7019 0700 0000 2994 8147	Board of Selectmen, Pelham Town Hall	MUNICIPAL NOTICE MAILED
		6 Village Green, Pelham, NH 03076	
6	7019 0700 0000 2994 8154	Town Council, Londonderry Town Hall	MUNICIPAL NOTICE MAILED
		268B Mammoth Road, Londonderry, NH 03053	
7	7019 0700 0000 2994 8161	Board of Selectmen, Salem Town Hall	MUNICIPAL NOTICE MAILED
		33 Geremonty Drive, Salem, NH 03079	
8	7019 0700 0000 2994 8178	Select Board, Wilton Town Hall	MUNICIPAL NOTICE MAILED
		42 Main Street, Wilton, NH 03086	
9	7019 0700 0000 2994 8185	Board of Selectmen, Litchfield Town Hall	MUNICIPAL NOTICE MAILED
		2 Liberty Way, Litchfield, NH 03052	
10	7019 0700 0000 2994 8192	Board of Selectmen, Danville Town Hall	MUNICIPAL NOTICE MAILED
		210 Main Street, Danville, NH 03819	
11	7019 0700 0000 2994 8208	Board of Selectmen, Chester Town Hall	MUNICIPAL NOTICE MAILED
		84 Chester Street, Chester, NH 03036	
12	7019 0700 0000 2994 8215	Board of Selectmen, Auburn Town Hall	MUNICIPAL NOTICE MAILED
		47 Chester Road, Auburn, NH 03032	
Total Number of pieces listed by sender 12		Total number of pieces rec'vd at Post Office 12	Postmaster (receiving Employee) <i>Paula Angelly</i>



SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 259-011 SPECIAL EXCEPTION 143 Dracut Rd Map 259/Lot 011-000 2 of 3
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	02/25/2021 ZBA Meeting
1	7019 0700 0000 2994 8222	Board of Selectmen, Newton Town Hall	MUNICIPAL NOTICE MAILED
		2 Town Hall Road, Newton, NH 03858	
2	7019 0700 0000 2994 8239	Town Council, Bedford Town Hall	MUNICIPAL NOTICE MAILED
		24 North Amherst Road, Bedford, NH 03110	
3	7019 0700 0000 2994 8246	Town Council, Merrimack Town Hall	MUNICIPAL NOTICE MAILED
		6 Baboosic Lake Road, Merrimack, NH 03054	
4	7019 0700 0000 2994 8253	Board of Selectmen, Plaistow Town Hall	MUNICIPAL NOTICE MAILED
		145 Main Street, Plaistow, NH 03865	
5	7019 0700 0000 2994 8260	Select Board, Hollis Town Hall	MUNICIPAL NOTICE MAILED
		7 Monument Square, Hollis, NH 03049	
6	7019 0700 0000 2994 8277	Board of Selectmen, Mont Vernon Town Hall	MUNICIPAL NOTICE MAILED
		P.O. Box 444, Mont Vernon, NH 03057	
7	7019 0700 0000 2994 8284	Select Board, Brookline Town Hall	MUNICIPAL NOTICE MAILED
		1 Main Street, Brookline, NH 03033	
8	7019 0700 0000 2994 8291	Select Board, Goffstown Town Hall	MUNICIPAL NOTICE MAILED
		16 Main Street, Goffstown, NH 03045	
9	7019 0700 0000 2994 8307	Mayor's Office, Nashua City Hall	MUNICIPAL NOTICE MAILED
		229 Main Street, Nashua, NH 03060	
10	7019 0700 0000 2994 8314	Board of Selectmen, Sandown Town Hall	MUNICIPAL NOTICE MAILED
		P.O. Box 1756, Sandown, NH 03873	
11	7019 0700 0000 2994 8321	Board of Selectmen, Milford Town Hall	MUNICIPAL NOTICE MAILED
		1 Union Square, Milford, NH 03055	
12	7019 0700 0000 2994 8338	Town Council, Derry Town Hall	MUNICIPAL NOTICE MAILED
		14 Maiming Street, Derry, NH 03038	
	Total Number of pieces listed by sender 12	Total number of pieces rec'd at Post Office 12	Postmaster (receiving Employee) Paula Angeli



SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 259-011 SPECIAL EXCEPTION 143 Dracut Rd Map 259/Lot 011-000 3 of 3
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	02/25/2021 ZBA Meeting
1	7019 0700 0000 2994 8345	Board of Selectmen, Greenville Town Hall 46 Main Street, Greenville, NH 03048	MUNICIPAL NOTICE MAILED
2	7019 0700 0000 2994 8352	Board of Selectmen, Atkinson Town Hall 19 Academy Avenue, Atkinson, NH 03811	MUNICIPAL NOTICE MAILED
3	7019 0700 0000 2994 8369	Board of Selectmen, Town of Lyndeborough 9 Citizens' Hall Road, Lyndeborough, NH 03082	MUNICIPAL NOTICE MAILED
4	7019 0700 0000 2994 8376	Board of Selectmen, Town of Brentwood, NH 1 Dalton Road, Brentwood, NH 03833	MUNICIPAL NOTICE MAILED
5	7019 0700 0000 2994 8383	Board of Selectmen, Candia Town Hall 74 High Street, Candia NH 03034	MUNICIPAL NOTICE MAILED
6	7019 0700 0000 2994 8390	Board of Selectmen, Epping Town Hall 157 Main Street, Epping, NH 03042	MUNICIPAL NOTICE MAILED
7	7019 0700 0000 2994 8406	Board of Selectmen, Town of Fremont, NH PO Box 120, 295 Main Street, Fremont, NH 03044	MUNICIPAL NOTICE MAILED
8	7019 0700 0000 2994 8413	Town Council, Town of Hooksett 35 Main Street, Hooksett, NH 03106	MUNICIPAL NOTICE MAILED
9		Board of Selectmen, Town of Hudson 12 School Street, Hudson, NH 03051	MUNICIPAL NOTICE MAILED <i>Hand-delivered 1/7/21</i>
10	7019 0700 0000 2994 8437	Board of Selectmen, Town of Kingston 163 Main Street, PO Box 716, Kingston, NH 03848	MUNICIPAL NOTICE MAILED
11	7019 0700 0000 2994 8444	Board of Selectmen, Town of New Boston, NH 7 Meetinghouse Hill Road, PO Box 250, New Boston, NH 03070	MUNICIPAL NOTICE MAILED
12	7019 0700 0000 2994 8451	Board of Selectmen, Raymond Town Offices 4 Epping Street, Raymond, NH 03077	MUNICIPAL NOTICE MAILED
	Total Number of pieces listed by sender <i>12</i> 11 certified	Total number of pieces rec'd at Post Office <i>11</i>	Postmaster (receiving Employee) <i>Paula Argenti</i>

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 259-011 SPECIAL EXCEPTION 143 Dracut Rd Map 259/Lot 011-000 1 of 1
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	02/25/2021 ZBA Meeting
1	Mailed First Class	Select Board, Town of Pepperell, Town Hall	MUNICIPAL NOTICE MAILED
		One Main Street, Pepperell, MA 01463-1644	
2	Mailed First Class	Board of Selectmen, Tyngsborough Town Offices	MUNICIPAL NOTICE MAILED
		25 Bryants Lane, Tyngsborough, MA 01879	
3	Mailed First Class	Board of Selectmen, Dracut Town Hall	MUNICIPAL NOTICE MAILED
		62 Arlington St., Dracut, MA 01826	
4			
5			
6			
7			
8			
9			
10			
11			
12			
	Total Number of pieces listed by sender 3	Total number of pieces rec'vd at Post Office	Postmaster (receiving Employee)

Mailed 1/7/21
TSG

NRPC - Case Application
Special Exception
mailed w/notice



HUDSON MALL
77 DERRY ST STE 13
HUDSON, NH 03051-3798
(800)275-8777

01/07/2021 08:08 AM

Product	Qty	Unit Price	Price
Priority Mail® 1-Day 1			\$7.75
Flat Rate Env			
Nashua, NH 03060			
Flat Rate			
Expected Delivery Date			
Est: 01/08/2021			
Tracking #:			
9505 5150 0093 1007 4865 82			
Insurance			\$0.00
Up to \$50.00 included			
Affixed Postage			-\$7.75
Affixed Amount: \$7.75			
Total			\$0.00
Grand Total:			\$0.00

USPS is experiencing unprecedented volume increases and limited employee availability due to the impacts of COVID-19. We appreciate your patience and remain committed to delivering the holidays to you.

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com (USPS Tracking) or call 1-800-222-1811.

Save this receipt as evidence of insurance. For information on filing an insurance claim go to <https://www.usps.com/help/claims.htm>

Preview your Mail
Track your Packages
Sign up for FREE @
www.informedelivery.com

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Tell us about your experience.
Go to: <https://postalexperience.com/Pos>
or scan this code with your mobile device.



or call: 1-800-410-7420.

UFN: 32414J-0051
Receipt #: 840-50300015-3-4049141-2
Clerk: 22



TOWN OF HUDSON
ZONING BOARD OF ADJUSTMENT

MUNICIPAL NOTIFICATION

12 School Street

Hudson, New Hampshire 03051

603/886-6008



In accordance with RSA 36:57 IV and RSA 12-K:7, you are hereby notified that The Hudson Zoning Board of Adjustment will conduct a virtual and public meeting & hearing by remote video & conference call and physically at The Hudson Community Center, 12 Lions Ave, Hudson, NH on **Thursday, February 25, 2021, at 7:00 PM.**

Case 259-011 (02-25-21): American Towers LLC and T-Mobile Northeast LLC represented by Daniel D. Klasnick, Esq. of Duval & Klasnick LLC, P.O. Box 254, Boxford, MA requests a Special Exception for 143 Dracut Rd., Hudson, NH to allow a proposed 155 ft. tall camouflaged wireless telecommunications tower and facility as a mixed use on a single lot that includes a residential use. [Map 259, Lot 011-000; Split Zoned General-One (G-1) & Residential-Two (R-2); HZO Article III, General Regulations, §334-10.D, Mixed or dual use on a lot, and Article V, Permitted Uses, §334-21, Table of Permitted Principal Uses]. This proposal is considered a Development of Regional Impact per RSA 36:57 IV.

Please be advised, this notice is for your information only. Your attendance is not required; however, you may attend this meeting for the purpose of providing testimony or comments on the proposal. For the public to participate and comment, please follow the instructions on the town website: <https://www.hudsonnh.gov/bc-zba/page/public-hearing-process>. Check the Town website for any updates.

Written comments can be sent in advance by **February 11, 2021** either by: 1) Email to bbuttrick@hudsonnh.gov; or 2) Mail to ZBA, c/o Bruce Buttrick, Hudson Town Hall, 12 School St., Hudson, NH 03051.

Application plans are available at Town Hall and can be viewed online at <https://www.hudsonnh.gov/bc-zba> (click View Agendas, Minutes, Packets & Videos). The meeting will be streamed live on Hudson Community Television, Cable Channel 22 or 20.

Respectfully,

Bruce Buttrick

Bruce Buttrick, Zoning Administrator

259 011 000
MAP LOT SUB

1 of 2 RESIDENTIAL
CARD Hudson

Total Card / Total Parcel
APPAISED: 517,600/ 772,900
USE VALUE: 517,600/ 772,900
ASSESSED: 517,600/ 772,900

PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Row 1: 143, DRACUT RD, HUDSON

OWNERSHIP

Table with columns: Owner 1, Owner 2, Owner 3, Street 1, Street 2, Twn/City, St/Prov, Pctstal. Row 1: CHAN, ROSA C., CHAN, TOM W., HUDSON, NH, 03051

PREVIOUS OWNER

Table with columns: Owner 1, Owner 2, Street 1, Twn/City, St/Prov, Postal. Row 1: CHAN, ROSA C., CHAN, TOM W., HUDSON, NH, 03051

NARRATIVE DESCRIPTION

This parcel contains 11.816 ACRES of land mainly classified as RES-COMM with a RANCH Building built about 2004, having primarily VINYL Exterior and 2739 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 1 Half Bath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Table with columns: Code, Description, Amount, Corr. Int.

PROPERTY FACTORS

Table with columns: Item, Code, Description, %, Item, Code, Description. Rows include GENERAL, RESD TWO, Electric, Flood Haz, Topo, Street, Gas.

LAND SECTION (First 7 lines only)

Table with columns: Use Code, Description, LUC Fact, No of Units, Depth / Price Units, Unit Type, Land Type, LT Factor, Base Value, Unit Price, Adj, Neigh, Neigh Inlu, Neigh Mod, Infl 1, Infl 2, Infl 3, Appraised Value, Alt Class, Spec Land Code, Fact, Use Value, Notes.

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Rows for 101, 338, Total Card, Total Parcel, Source, Total Value per SQ unit /Card, /Parcel.

PREVIOUS ASSESSMENT

Table with columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Rows for years 2020, 2019, 2018, 2017.

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Rows for CHAN, ROSA C., MANIFEST CAPITA, KAZANJIAN, MICH, DUBE, RAYMOND J, DUBE, MICHAEL.

BUILDING PERMITS

Table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Rows for ELECTRIC, SOLAR, ELECTRIC, CERT OCC, IN-GRND, GARAGE.

ACTIVITY INFORMATION

Table with columns: Date, Result, By, Name. Rows for Permit Visit, Field Review, Sale Data VI, Measured, Left Notice, Permit Visit.

Sign: VERIFIED COPY OF VESTING DATA



USER DEFINED

Table with columns: Prior Id #, Fact Dist, Reval Dist, Year, Land Reason, Bid Reason, Civil District, Ratio. Rows for Prior Id # 1-3.

PRINT

Table with columns: Date, Time. Row: 12/17/20, 11:37:33

LAST REV

Table with columns: Date, Time. Row: 08/19/20, 12:59:09

amym 178

Total AC/HA: 11.81600 Total SF/SM: 514705 Parcel LUC: 013 RES-COMM Prime NB Desc: C-GENERAL Total: 104,734 Spl Credit: Total: 104,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - Hudson amym 2019

EXTERIOR INFORMATION

Table with exterior details: Type: 19 - RANCH, Sty Ht: 1 - ONE STY, (Liv) Units: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 04 - VINYL, Sec Wall: %, Roof Struct: 2 - HIP, Roof Cover: 1 - ASPH SHING, Color: WHITE, View / Desir: %

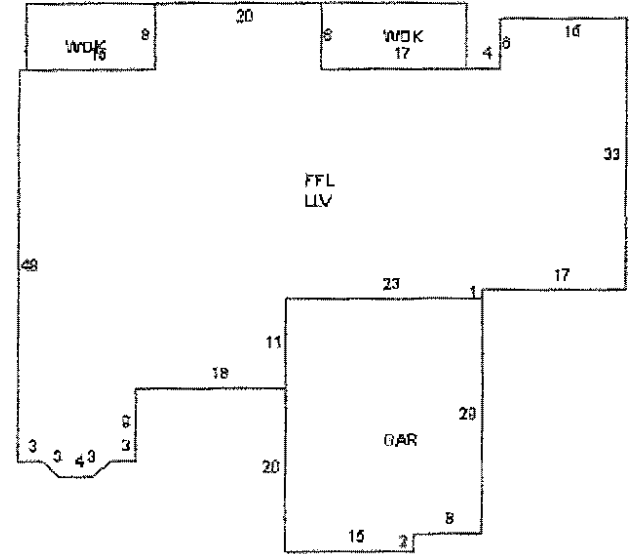
BATH FEATURES

Table with bath details: Full Bath: 1 Rating: VERY GOOD, A Bath: 1 Rating: GOOD, 3/4 Bath: 1 Rating: GOOD, A 3QBth: 1 Rating: VERY GOOD, 1/2 Bath: 1 Rating: GOOD, A HBth: Rating: , Othr Fix: 4 Rating: AVERAGE

COMMENTS

HEATED POOL; FLA HAS ELECTRIC HEAT; OTHRFIX = FLA SINK, POOLSIDE SHOWER & TOILET, OUTSIDE SINK, FLA IS APT- LIKE WITH NO KITCHEN./plan #39626 , site plan for new cell tower, created new lot 11-1, plan expired in 2020 per ZA.

SKETCH



GENERAL INFORMATION

Table with general info: Grade: B+ - GOOD/VG, Year Bilt: 2004, Eff Yr Bilt: , Alt LUC: , Alt %: , Jurisdic: , Fact: , Const Mod: , Lump Sum Adj: %

OTHER FEATURES

Table with other features: Kits: 1 Rating: VERY GOOD, A Kits: Rating: , Fprt: 3 Rating: AVERAGE, WSFlue: Rating: %

RESIDENTIAL GRID

Table with residential grid: 1st Res Grid Descr: Line 1 # Units: 1, Level FY LR DR D K FR RR BR FB HB L O, Other, Upper, Lvl 2, Lvl 1, Lower

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: , % Own: , Name: %

Table with totals: Totals RMS: 19 BRs: 4 Baths: 1 HB: 1

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wall: 1 - DRYWALL, Sec Int Wall: % Partition: T - TYPICAL, Prim Floors: 03 - HARDWOOD, Sec Floors: 04 - CARPET 10%, Bsmnt Flr: 12 - CONCRETE

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good 13.0%, Functional: O - OVERBUIL 20.0%, Economic: % Special: % Override: % Total: 31.04%

REMODELING

Table with remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General: %

RES BREAKDOWN

Table with res breakdown: No Unit RMS BRS FL, 1 9 4 1, Totals 1 9 4

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 105.00, Size Adj.: 0.82258706, Const Adj.: 0.99863768, Adj \$ / SQ: 86.883, Other Features: 46904, Grade Factor: 1.38, NBHD Inf: 1.00000000, NBHD Mod: , LUC Factor: 1.00, Adj Total: 569041, Depreciation: 176630, Depreciated Total: 392410

COMPARABLE SALES

Table with comparable sales: Rate Parcel ID Typ Date Sale Price, WtAvs/SQ, AvRate, Ind.Val, Juris. Factor, Before Depr: 119.90, Special Features: 0, Val/Su Net: 61.02, Final Total: 392400, Val/Su SzAd: 143.26

SUB AREA

Table with sub area: Code Description Area - SQ Rate - AV Undepr Value, FFL FIRST FLOOR 2,739 66.886 237,873, LLV LOWER LEVEL 2,739 36.860 100,960, GAR GARAGE 697 32.530 22,672, WDK WOOD DECK 256 15.000 3,839

SUB AREA DETAIL -

Table with sub area detail: Sub % Description % Area Usbl Descr Type Du # Ten, LLV 100 FLA 85 EX

Table with area summary: Net Sketched Area: 6,431 Total: 365,444, Size Adj: 2739 Gross Area: 6431 Fin Area: 2739

MOBILE HOME

Table with mobile home: Make: , Model: , Serial #: , Year: , Color: %

SPEC FEATURES/YARD ITEMS

Table with spec features: Code Description A Y/S Qty Size/Dim Qual Can Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value, 11 POOL-VINYL D Y 1 20X40 GD AV 2007 50.12 T 80 101 8,000, 19 PATIO D Y 1 20X40 AV AV 2010 5.16 T 10.5 101 4,400, 2 SHED-WOOD D Y 1 12X12 GD GD 2010 29.08 T 40 101 2,500, 14G GAZEBO O Y 1 10X10 EX EX 2017 56.20 T 0.5 101 5,600

IMAGE



AssessPro Patriot Properties, Inc

Table with totals: More: N, Total Yard Items: 20,500, Total Special Features: , Total: 20,500

259 011 000
MAP LOT SUB

2 of 2 COMMERCIAL
CARD Hudson

Total Card / Total Parcel
APRAISED: 255,300 / 772,900
USE VALUE: 255,300 / 772,900
ASSESSED: 255,300 / 772,900



Patriot
Properties Inc.

PROPERTY LOCATION

No	All No	Direction/Street/City
143		DRACUT RD, HUDSON

OWNERSHIP

Owner 1:	CHAN, ROSA C.
Owner 2:	CHAN, TOM W.
Owner 3:	
Street 1:	143 DRACUT RD
Street 2:	
Twn/City:	HUDSON
St/Prov:	NH Cntry
Postal:	03051

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11.816 ACRES of land mainly classified as RES-COMM with a OFFICE Building built about 2004, having primarily VINYL Exterior and 768 Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	G1	GENERAL	90	water		
c	R2	RESD TWG	10	Sewer		
n				Electri		
				Exmpt		
D				Topo		
s				Street		
t				Gas		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class	Spec Land %	J Code	Fact Use Value	Notes
340	OFFICE		0		SITE ACRE SITE			0	0.	0.00	MG											

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
340	0.000	107,500	147,800		255,300
Total Card	0.000	107,500	147,800		255,300
Total Parcel	11.816	499,900	168,300	104,700	772,900
Source:	Market Adj Cost	Total Value per SQ unit /Card: 332.42		/Parcel: 220.39	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/21/2017	Field Review	9	PVA
6/4/2014	Sale Data VI	12	TECH ASMNT
6/27/2011	Meas. Denied	14	APPR TECH 4
2/15/2008	Permit Visit	10	APPRAISER II
6/8/2007	Measured	5	RB
9/20/1990	Inspected	2	AVITAR

Sign: _____

Total AC/HA: 0.00000	Total SF/SM: 0	Parcel LUC: 013 RES-COMM	Prima NB Desc: C-GENERAL	Total:	SpI Credit:	Total:
----------------------	----------------	--------------------------	--------------------------	--------	-------------	--------

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Hudson

amym

2019

EXTERIOR INFORMATION

Type:	71 - OFFICE
Sty Ht:	1 - ONE STY
(Lb) Units:	0 - SLAB Total: 1
Foundation:	6 - SLAB
Frame:	1 - WOOD
Prims Wall:	04 - VINYL
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPH SHING
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVG/FAIR
Year Bilt:	2004 Eff Yr Bilt:
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg H/W/L:	STD
Prim Int Wall:	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	05 - LINO/VINYL
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	1 - FORCED AIR
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac:
% Com Wal:	% Sprinkled:

BATH FEATURES

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	2 Rating: AVERAGE
A HBth:	Rating:
Othr/Fix:	2 Rating: AVERAGE

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpk:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	13.0%
Functional:	D - DESIGN	5.0%
Economic:	L - LOCATION	10.0%
Special:		%
Override:		%
Total:		25.62%

CALC SUMMARY

Basic \$ / SQ:	126.00
Size Adj:	1.50000000
Const Adj:	0.98000002
Adj \$ / SQ:	185.220
Other Features:	8000
Grade Factor:	0.93
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	144558
Depreciation:	37036
Depreciated Total:	107522

COMMENTS

OFC HAS HALF BATH & SINK; BOTH GARS HAVE STEEL FRAMES, 39X48 HAS HALF BATH & SINK. SHD IS METAL TRUCK UNIT..

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units:
Level	{FY LR DR D K FR RR BR FB HS L O	

Other
Upper
Lv 2
Lv 1
Lower

Totals	RMS:	BRS:	Baths:	HB2
--------	------	------	--------	-----

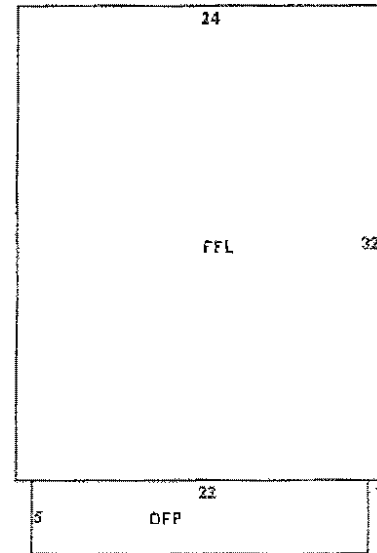
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	FIRST FLOOR	768	185.220	142,249
OFF	OPEN PCH	110	47.180	5,189

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL		FIRST FLOOR			
OFF		OPEN PCH			

Net Sketched Area:	878	Total:	147,438
Size Adj:	768	Gross Area:	878
		FinArea:	768

MOBILE HOME

Make:	Model:	Serial #:	Year:	Color:
-------	--------	-----------	-------	--------

SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Jur's Value
45	GAR-HIGH	D Y	1	40X41	GD	AV	2004	46.73	T	13	340			65,700			65,700
45	GAR-HIGH	D Y	1	30X48	GD	AV	2007	45.38	T	10	340			76,500			76,500
1	SHED-METAL	D Y	1	18X40	GD	AV	2008	16.45	T	13.5	340			4,600			4,600

PARCEL ID 259-011-000



More: N	Total Yard Items: 147,800	Total Special Features:	Total: 147,800
---------	---------------------------	-------------------------	----------------

TOWN OF HUDSON

BRIEF IN SUPPORT OF APPLICATION FOR SPECIAL EXCEPTION

APPLICANT: American Towers LLC
CO-APPLICANT: T-Mobile Northeast LLC
SITE ADDRESS: 143 Dracut Road
PARCEL NO: 259-011
ZONING DISTRICT: General 1 (G-1) and Residential 2 (R-2)

This brief in Support of the Application for Special Exception Approval *with all right reserved* and to the extent necessary all other required relief pursuant to the Town of Hudson Zoning Ordinance and the federal Telecommunications Act of 1996 for a Wireless Telecommunications Facility (“Facility”) is respectfully submitted by American Towers LLC (“American Tower”) and T-Mobile Northeast LLC (“T-Mobile”)(collectively the “Applicants”) to the Town of Hudson, Zoning Board of Adjustment (the “Board”).

APPLICANT’S INTEREST IN THE PROPERTY

The property owners leased a portion of subject property located at 143 Dracut Road, being shown on the Tax Map of the Town of Hudson as Parcel 259-011 for the installation of the proposed telecommunications tower facility. The property owner has given the Applicants full authority to file all applications for the necessary approvals for the installation of a wireless communications facility at this site.

See Exhibit 1, Letter of Authorization.

PROJECT DESCRIPTION

American Tower and T-Mobile propose the following regarding the proposal to locate a camouflaged telecommunications tower with T-Mobile’s tower equipment and ground equipment on the property containing at 143 Dracut Road, Hudson, New Hampshire.

See Exhibit 2, Stamped Plans.
See Exhibit 3, Photo Simulations.

a. The Proposed Free Standing Lattice Tower

American Tower proposes to construct a self-supporting one hundred fifty five (155) foot camouflaged “monopine” tower (“Tower”). The Tower will be designed to meet the design standards consistent with ANSI/TIA-222-G code and the 2015 International Building Code. The Tower will be designed with a lower capacity section (aka breakpoint) to limit the fall radius to approximately 34-feet from the center point location of the Tower.

See Exhibit 4, Confirmation of Tower Structural Capacity Letter.

b. The Proposed Ground Space of the Facility

Within the 2,304 square foot (48’ x 48’) fenced area is the proposed ground space for the Facility that will be surrounded by a six (6) foot high chain link fence with barbed wire that will have a twelve (12) foot wide locked entrance gate.

The proposed ground space for the Facility will accommodate the area necessary to house the camouflaged telecommunications tower, equipment cabinets of T-Mobile and the equipment for three (3) future collocators at the property.

The fenced ground space will be screened by existing vegetation at the property line and from Dracut Road. This will provide an effective screen of the fenced ground space area.

c. The Proposed Access to the Facility

Over existing paved driveway from Dracut Road to a proposed crushed stone driveway to the locked swing gate measuring 12’ wide, as shown and described in the Plans. There will be a 12’ x 20’ gravel turn-around parking area immediately adjacent to the fenced equipment space. There is proposed planting of 4 evergreen trees located at the beginning of the crushed stoned driveway to provide further screening.

After construction of the Facility is complete, the only traffic to the Facility will be for routine monthly service by T-Mobile and other carriers of the Facility to ensure that the telecommunications equipment remains in good working order.

T-Mobile and the future wireless service providers will not have any permanent employees or customers at the Facility.

d. The Proposed Electric and Telephone Utilities

Electric and telephone lines will run underground from the Facility and will be connected to existing electric and telephone service in accordance with utility guidelines.

e. The Proposed T-Mobile Panel Antennas and Remote Radio Heads

T-Mobile proposes to install nine (9) antennas at a centerline mount height of one hundred twenty (150) feet with one (1) 25.7" microwave dish. T-Mobile's panel antennas will be installed on the tower to provide 360° of coverage. The antennas will be mounted in three separate arrays of three antennas per array.

Coaxial cabling will connect the antennas located on the Tower to the switching and power equipment located inside the equipment cabinet located at the base of the proposed monopole.

f. T-Mobile Wireless Proposed Equipment Cabinet

T-Mobile will install equipment cabinets inside of the fenced area on a concrete pad.

g. Proposed Maintenance Schedule of the Facility

The site is unmanned and when operational, will not generate substantial amounts of traffic. Trips to and from the Facility will be limited to once or twice a month, on average, by maintenance personnel.

The Tower proposed for construction is a camouflaged "monopine" monopole.

The Equipment is maintenance free. However, in the event that maintenance of the Equipment becomes necessary, T-Mobile shall perform necessary maintenance to its Equipment.

American Tower agrees to maintain the ground space within the two thousand three hundred four (2,304) square foot area surrounded by a six (6) foot high chain link fence. American Tower agrees to maintain the chain link fence for the duration of the use of the Site for the Facility.

SATISFACTION OF SPECIAL EXCEPTION STANDARDS

The property is located in the Residential 2 (R-2) and General 1 (G-1) zoning district for the Town of Hudson. Under §334-10.D Mixed or dual use on a single lot, which includes a residential use, shall only be allowed by Special Exception in accordance with the general requirements for special exception in Article VI, §334-23, the mixed or dual uses shall be compatible. Pursuant to §334-31.D.24, a wireless communications facility is an allowed use by Special Exception, per Article XVIII, §334-91 through 334-107 Commercial Wireless Telecommunications, Radio Service and Receive-Only Facilities.

See Exhibit 5, Zoning Determination #20-116.

The installation of the camouflaged wireless telecommunications facility is compatible with the existing residential use on a Property that is over 11.81 acres and where the parcel is bisected by the R-2 and G-I zoning districts. American Tower is proposing to install a

camouflaged monopine style telecommunications tower on the G-1 zoned portion of the Property that will be designed with features to limit its visual impact to the maximum extent possible. The proposed Facility will not only provide a location at a sufficient height to allow the installation of T-Mobile's equipment to address a significant gap in its wireless coverage it will provide for a collocation opportunity for three additional wireless service providers reducing the need for further telecommunications towers in this area of the Town of Hudson.

§ 334-23. General requirements.

Unless otherwise specified, the Zoning Board of Adjustment shall permit a use by special exception, subject to the following conditions:

- A. The use requested is listed as permitted by special exception in the Table of Permitted Principal or Accessory Uses for the district in which the use is requested or is so similar to other uses permitted by special exception in the relevant district that prohibition of the proposed use could not have been intended.

The proposed Facility will be located in the General 1 (G-1) zoning district for the Town of Hudson. Under the §334-31.D.24 Table of Permitted Principal Uses, Wireless communications facility, per Article XVIII, §334-91-334-107 is allowed upon grant of special exception in the G-1 zoning district.

Pursuant to §334-95.A Commercial wireless telecommunications facilities may be considered either principal or secondary uses. A different existing use or an existing structure on the same lot shall not preclude the installation of a commercial wireless telecommunications facility on such a lot.

Pursuant to §334-95.C A commercial wireless telecommunications facility which is constructed in accordance with the provisions of this article on a nonconforming lot, or in conjunction with a nonconforming use, shall not be deemed to constitute the expansion of a nonconforming use or structure.

- B. The proposed use meets all the applicable requirements established in this chapter.

Under §334-96.1 Table of Conditionally Permitting Facilities and §334-96.2 Conditional Use Permit Required, the proposed Facility is allowed upon grant of a conditional use permit and upon site plan review by the Hudson Planning Board. American Tower will be undertaking a separate filing with the Planning Board for the Conditional Use Permit and Site Plan Review. Based on the description set forth herein, and as will be further demonstrated at the Public Hearing on this matter, the proposed Facility meets the location, height and site requirements set forth in of the Town of Hudson, Zoning Ordinance.

The proposed camouflaged monopine is further designed with a lower capacity section (aka breakpoint) to limit the fall radius to approximately 34-feet from the center point location of the tower. As such, the proposed monopine complies with the fall zone

requirements of this section. By Zoning Determination #20-039, it is confirmed that the camouflaged monopine satisfies the ordinance fall zone standards.

See Exhibit 6, Zoning Determination #20-11 and #20-39.

C. The proposed use is consistent with the purpose and intent of the district in which it is proposed to be located.

As confirmed by Bruce Buttrick, Zoning Administrator/Code Enforcement Officer, the subject lot is a legal non-conforming lot with regards to the area and frontage requirements and is bisected with two zoning districts: R-2 and G-1. The proposed camouflaged Facility is located on a portion of the Property located within the G-1 District. The proposed use is permitted subject to a special exception, conditional use permit and concurrent site plan approval.

D. The proposed use is compatible with the character of the surrounding neighborhood.

American Tower and T-Mobile are committed to working with local communities in siting and construction of its wireless communication facilities. Because of Applicants' desire to be a good neighbor and establish long-term relationships, they make every effort to identify potential community concerns and incorporate all appropriate mitigation measures in the site selection process. By focusing on the installation of a camouflaged wireless facility on a property that received prior approval by the Hudson Planning Board, the Applicants are minimizing the visual and environmental impacts of the Facility's presence, operation and maintenance. The proposed installation will be camouflaged, substantially screened from view and located in a manner to minimize the visual impact.

The proposed camouflaged Facility's installation will not impact the health and safety of adjoining properties, the general neighborhood or the surrounding neighborhoods. The 11.8 acre Property is suitable for the Facility because the natural growth and dense vegetation of the Property and adjoining properties will screen the Facility from nearby residential properties. The location of the Facility also satisfies the setback and fall zone requirements set forth in the Telecommunications Ordinance.

The Facility will have minimal effect on public facilities or infrastructure. The Facility will not result in any nuisance or hazard to pedestrian or vehicular traffic. Maintenance personnel are expected to visit the Facility no more than for one-or-two trips per month. The Facility also includes the installation of a parking and turnaround area on the Property for maintenance personnel. The Facility require no water or sewer service. All proposed electrical and cabling for the Facility will be run underground from existing service per local utility standards.

E. Nonresidential principal uses proposed to be located in residential districts must take primary access from arterial or collector roads.

Pursuant to §334-11, Dracut Road is listed as an arterial town road. Access will be over an existing paved driveway from Dracut Road to a proposed crushed stone driveway to the locked swing gate measuring 12' wide, as shown and described in the Plans.

§§334-91 – 334-107. Wireless Telecommunications Facilities.

The proposed camouflaged monopine style monopole tower will be only 150 feet in height with the highest appurtenance a camouflaged branch feature at a maximum height of 155 feet above ground level satisfying the maximum height standards of 180 feet. The proposed T-Mobile antennas will be mounted at a height of 150' as the necessary height to address the network requirements to address the service gaps in the Town of Hudson, New Hampshire.

There are no existing towers, buildings, and other support structures in the search area to accommodate the proposed T-Mobile equipment. The combination of distance from coverage objectives and topography prevent any existing towers from filling the significant coverage gap in T-Mobile's network in Hudson. The area searched for possible collocations is in and around Dracut Road, Pine Road, Sanders Road and the Tyngsboro/Pelham town boundaries. The search ring is characterized as suburban residential with medium size lots and considerable forested wetland and protected conservation lands.

The location of a Facility is an integral part of T-Mobile's network of telecommunications facilities necessary to provide adequate coverage to those persons living in the Town of Hudson, as well as those persons commuting through the Hudson area. Following a thorough analysis, T-Mobile submits that it can fulfill its significant wireless service gaps by locating its equipment on the proposed Tower. The proposed telecommunications tower is designed to accommodate the equipment of T-Mobile and multiple future wireless service providers. The proposed camouflaged telecommunications tower is designed to accommodate the equipment of T-Mobile and multiple future wireless service providers.

The Equipment is maintenance free. However, in the event that maintenance of the Equipment becomes necessary, T-Mobile shall perform necessary maintenance to its Equipment. American Towers agrees to maintain ground space within the two approximate thousand three hundred (2,300) square foot area surrounded by a six (6) foot high chain link fence. American Tower agrees to maintain the camouflaged tower, the chain link fence, landscaping and access driveway extension for the duration of the use of the Property for the Facility.

The proposed camouflaged monopine is further designed with a lower capacity section (aka breakpoint) to limit the fall radius to approximately 34-feet from the center point location of the tower. As such, the proposed monopine complies with the fall zone requirements of this section. By Zoning Determination #20-039, it is confirmed that the camouflaged monopine satisfies of the ordinance fall zone standards.

The Applicants agree to remove any abandoned facilities that are no longer inspected for safety concerns and Building Code compliance. The Applicants have provided an

estimate to certify the cost to remove the proposed monopine and improvements and agrees to provide the Town with a removal bond. A certificate of insurance is included with the application demonstrating that American Tower has a policy for general liabilities on the Facility and at the Property.

See Exhibit 7, T-Mobile RF Materials.

See Exhibit 8, Statement of Shared Use Evaluation and Tower Availability.

See Exhibit 9, Tower Facility Removal Estimate.

See Exhibit 10, Certificate of Insurance.

The proposed camouflaged Facility's installation will not impact the health and safety of adjoining properties, the general neighborhood or the surrounding neighborhoods. The 11.8 acre Property is suitable for the Facility because the natural growth and dense vegetation of the Property and adjoining properties will screen the Facility from nearby residential properties. The location of the Facility also satisfies the setback and fall zone requirements set forth in the Telecommunications Ordinance.

See Exhibit 11, Real Estate Market Study.

The proposed camouflaged Facility will be installed in compliance with all Federal and State rules and regulations. The proposed equipment meets the requirements of all applicable federal and state regulations regarding radio frequency emissions.¹ As part of this application package, American Tower and T-Mobile have included herewith a RF compliance report prepared by Donald L. Haes, Jr., Ph.D., CHP.

See Exhibit 12, Radio Frequency Compliance Report.

By focusing on the installation of a camouflaged facility on a property that the Planning Board previously approved the installation of a telecommunications tower to accommodate network requirements to address coverage and capacity demands, the Applicants are minimizing the visual and environmental impacts of the Facility's presence, operation and maintenance. The proposed installation will be camouflaged, substantially screened from view and located in a manner to minimize the visual impact.

The Facility will utilize the existing access located off of Dracut Road. The proposed installation will be unmanned once operational. American Tower and T-Mobile will not have any permanent employees or customers at the personal wireless service facility. The site will be visited approximately once per month in a single service vehicle by technicians for routine maintenance purposes, which will not significantly affect traffic on adjacent ways. The improved gravel access driveway with parking/turnaround area will be utilized by American Tower's, T-Mobile's, any future wireless service providers service technicians and emergency responders.

American Tower proposes to preserve as much of the existing vegetation as possible

¹ The Telecommunications Act prohibits local authorities from considering the effects of RF emissions for wireless facilities that comply with RF emission guidelines established by the FCC 47 USC § 332(c)(7)(B)(iv).

during construction and installation of the Facility to maintain the natural screening of the camouflaged facility. With the use of a camouflaged design, the Facility will substantially blend with the existing vegetation. That fenced area will be substantially setback from Dracut Road, screened by existing vegetation and structures on the property. To provide further screening, American Tower is proposing to install four evergreen trees at the beginning of the proposed gravel driveway.

The FAA Report confirms that Notice of the proposed Facility is not necessary and consequently it not be necessary to install tower lighting. The only signage will be as necessary to provide safety information and site identification for service technicians. No signs will be visible from Dracut Road or other public rights of way.

See Exhibit 13, FAA/TOW AIR Report.

The direct and indirect benefits to the Town of Hudson of reliable wireless service are indicative of the very nature of the use by the public and private sector. A wireless communications facility will promote the general welfare and thereby provide a desirable and convenient service to the area. The Applicants' proposal will also further benefit the public interest because wireless communications capabilities remain highly attractive to prospective residents and businesses.

COMPLIANCE WITH TELECOMMUNICATIONS ACT OF 1996

Because American Tower and T-Mobile are applying for zoning approval for the installation of equipment that provides wireless services, the application is subject to §704 of the federal Telecommunications Act of 1996 ("TCA"), codified at 47 U.S.C. §332(c)(7)(B). By way of background, the TCA is a federal law enacted in 1996 whose purpose is "[t]o promote competition and reduce regulation in order to secure lower prices and higher quality services for American telecommunications consumers and encourage the rapid deployment of new telecommunications technologies."² To further this purpose, the TCA established national standards that apply to zoning applications for wireless facilities. These standards preempt inconsistent state and local laws, so they must be considered by zoning boards in making decisions on applications for wireless facilities.

Without the relief requested, T-Mobile would be unable to provide adequate coverage by filling existing significant gap in coverage, thereby creating a hardship recognized by federal and state courts interpreting the TCA. The Site is located within the limited geographic area whereby T-Mobile's radio frequency engineers determined that a wireless facility is required. 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: no laws or actions by any local government or planning or zoning board may prohibit, or have the effect of prohibiting, the placement, construction, or modification of communications towers, antennas, or other wireless facilities in any particular geographic area, see 47 U.S.C. §332(c)(7)(B)(i); local government or

² *Telecommunications Act of 1996*, Pub. L. No. 104-104, 110 Stat. 56 (1996).

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".

Through the evidence submitted, American Tower and T-Mobile have demonstrated that significant gaps exist in its network in this area of Hudson and the proposed tower is the only feasible means reasonably available to T-Mobile to fill their significant gaps in coverage.

CONCLUSION

The availability of wireless communications service enhances community safety, and is increasingly relied upon by civil defense and other safety officers as well as the general public in times of crisis, natural disaster, bad storms or similar circumstances. Wireless communications service also provides a convenience to residents, and is an attractive feature and service to businesses. The proposed installation, by providing these services, will promote the health, safety, convenience and general welfare of the inhabitants of the Town of Hudson.

The proposed installation meets all of the standards for a special exception pursuant to the Town's Zoning Ordinance. The subject parcel is located within the General 1 (G-1) and Residential 2 (R-2) zoning districts and the installation is proposed on a camouflaged monopine structure that will be located entirely within the G-1 zoned portion of the property. The installation will have minimal impact on the community and will comply with all applicable laws and regulations.

The Applicant therefore respectfully requests that the Board grant its application for a special exception in compliance with the Town's Zoning Ordinance and the Telecommunications Act of 1996.

TOWN OF HUDSON
APPLICATION FOR
SPECIAL EXCEPTION
TABLE OF CONTENTS –EXHIBITS

Description	Exhibit Number
Authorization of Property Owner	1
Stamped Plans	2
Photo Simulations	3
Engineer Stamped Structural Letter	4
Zoning Determination Letter	5
Zoning Determination Letters	6
T-Mobile Radio Frequency Report	7
Statement of Shared Use Evaluation and Tower Availability	8
Tower Facility Removal Estimate	9
Certificate of Insurance	10
Real Estate Market Study	11
Radio Frequency Compliance Report	12
FAA/TOW AIR Report	13

EXHIBIT 1
AUTHORIZATION OF
PROPERTY OWNER

December 14, 2020

Town of Hudson
Town Hall
12 School Street
Hudson, New Hampshire 03051

**Re: Letter of Authorization
Zoning, Conservation and/or Building Permit**

**Applicant: American Towers LLC and T-Mobile Northeast LLC
By Daniel D. Klasnick, Esquire**

**Site Address: 143 Dracut Road, Hudson, New Hampshire
(Assessors Parcel I.D.: 259-011-000)**

To Whom It May Concern:

We are the owners of the property at 143 Dracut Road, Hudson, New Hampshire. We hereby give full and complete authorization to American Tower LLC and T-Mobile Northeast LLC and their representatives and successors in interest to apply for any necessary zoning petitions, conservation permitting, permits or any other approvals, including but not limited to the filing of a building permit application, which is necessary for the installation of their wireless telecommunications facility at the above referenced property.

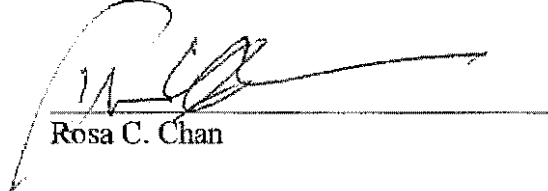
A copy of this letter shall be regarded as having the same effect as the original.

Thank you for your attention to this matter.

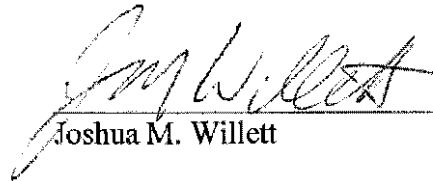
Sincerely,



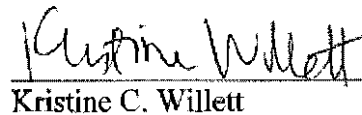
Tom W. Chan



Rosa C. Chan

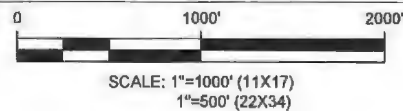
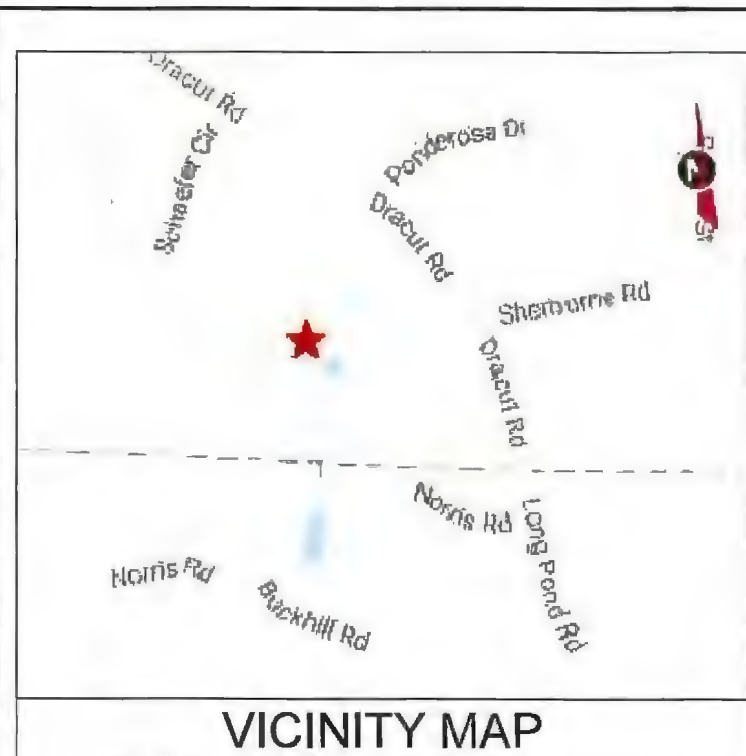


Joshua M. Willett



Kristine C. Willett

EXHIBIT 2
STAMPED PLANS



AMERICAN TOWER®

SITE NAME: HUDSON 3 NH
SITE NUMBER: 202096
SITE ADDRESS: 143 DRACUT ROAD
 HUDSON, NH 33011



LOCATION MAP

**RAWLAND
 707B V2 TOWER
 CONSTRUCTION DRAWINGS**

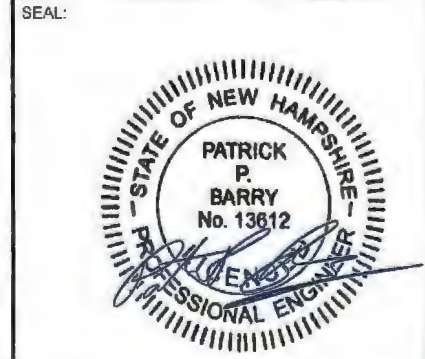


AMERICAN TOWER®
 dba **SPECIALTY TOWER SERVICES**
 3500 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 468-0112
 COA: 1571

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIORITY ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	NW	11/09/20
1	UPDT SURVEY SEAL	NW	11/16/20
2	ADDED SPECIAL INSPECTION	NW	11/17/20

ATC SITE NUMBER:
202096
 ATC SITE NAME:
HUDSON 3 NH
 SITE ADDRESS:
 143 DRACUT ROAD
 HUDSON, NH 33011




Authorized by "Patrick P. Barry"
 17 Nov 2020 01:15:53

DATE DRAWN:	11/09/20
ATC JOB NO:	13014796
ATC LEGACY #:	—

TITLE SHEET

SHEET NUMBER: G-001	REVISION: 2
-------------------------------	-----------------------

COMPLIANCE CODE	PROJECT SUMMARY	PROJECT DESCRIPTION	SHEET INDEX				
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. 1. INTERNATIONAL BUILDING CODE (IBC) 2. NATIONAL ELECTRIC CODE (NEC) 3. LOCAL BUILDING CODE 4. CITY/COUNTY ORDINANCES	SITE ADDRESS: 143 DRACUT ROAD HUDSON, NH 33011 COUNTY: HILLSBOROUGH GEOGRAPHIC COORDINATES: LATITUDE: N42° 41' 59.86" LONGITUDE: W71° 23' 26.47" GROUND ELEVATION: 294.39' AMSL ZONING INFORMATION: JURISDICTION: TOWN OF HUDSON PARCEL NUMBER: 259-011 ZONING: PARCEL SPANS TWO DISTRICTS: G-1 (GENERAL 1) - TOWER LOCATION R-2 (RESIDENTIAL 2) PROPERTY OWNER: ROSA C. CHAN AND TOM W. CHAN AND JOSHUA M. WILLET AND KRISTINE C. WILLET 143 DRACUT RD HUDSON, NH 03051 TOWER OWNER: AMERICAN TOWERS LLC 10 PRESIDENTIAL WAY WOBURN, MA 01801 ENGINEER: ATC TOWER SERVICES 3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518	THIS PROJECT INVOLVES ERECTING A NEW 155' MONOPINE WITH ASSOCIATIVE FACILITIES IN A 50' X 50' COMPOUND. THIS PLAN WILL BE VALID FOR ONE YEAR AFTER APPROVAL.	SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
		PROJECT NOTES 1. THE FACILITY WILL BE UNMANNED. 2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE. 3. PROPOSED FACILITY WILL MEET OR EXCEED ALL FAA AND FCC REGULATORY REQUIREMENTS. 4. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED. 5. HANDICAP ACCESS IS NOT REQUIRED.	G-001	TITLE SHEET	2	11/17/20	NW
UTILITY COMPANIES POWER COMPANY: TBD TELEPHONE COMPANY: TBD  Know what's below. Call before you dig.	PROJECT LOCATION DIRECTIONS FROM BOSTON, MA: TAKE I-93 N TO NH-3A S IN HUDSON. TAKE THE NH-3A S EXIT FROM CIRCUMFERENTIAL HWY. DRIVE TO DRACUT RD.	SHEET INDEX	G-002	GENERAL NOTES	0	11/09/20	NW
		PROJECT LOCATION DIRECTIONS FROM BOSTON, MA: TAKE I-93 N TO NH-3A S IN HUDSON. TAKE THE NH-3A S EXIT FROM CIRCUMFERENTIAL HWY. DRIVE TO DRACUT RD.	V-201	COMPOUND DETAIL & DESCRIPTIONS			
APPROVED BY THE HUDSON, NH PLANNING BOARD DATE OF MEETING: _____ PLANNING BOARD: CHAIRMAN _____ SIGNATURE DATE: _____ SECRETARY _____ SIGNATURE DATE: _____ SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.	PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL. PROPERTY OWNER: TOM W. & ROSA C. CHAN 143 DRAUT ROAD HUDSON, NH 03051 LANDLORD SIGNATURE: _____	C-101	OVERALL SITE PLAN	0	11/09/20	NW	
		C-102	GRADING PLAN & PROFILE	0	11/09/20	NW	
		C-103	EROSION & SEDIMENT CONTROL PLAN	0	11/09/20	NW	
		C-104	PLANTING PLAN	0	11/09/20	NW	
		C-401	COMPOUND PLAN	0	11/09/20	NW	
		C-402	TOWER ELEVATION	0	11/09/20	NW	
		C-501	CONSTRUCTION DETAILS	2	11/17/20	NW	
		C-502	CONSTRUCTION DETAILS	0	11/09/20	NW	
		C-503	SIGNAGE	0	11/09/20	NW	
		E-401	GROUNDING LAYOUT	0	11/09/20	NW	
E-501	ELECTRICAL DETAILS	0	11/09/20	NW			
E-601	ELECTRICAL ONE LINE DIAGRAM	0	11/09/20	NW			
R-601	SPECIAL INSPECTIONS WORKSHEET	2	11/17/20	NW			

Copyright © 2017 ATC IP LLC. All Rights Reserved.

cosign

GENERAL CONSTRUCTION NOTES:

- ALL WORK SHALL CONFORM TO ALL CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING ANSII/AIA-222, AND COMPLY WITH ATC CONSTRUCTION SPECIFICATIONS FOR WIRELESS TOWER SITES.
- CONTRACTOR SHALL CONTACT LOCAL 811 FOR IDENTIFICATION OF UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED INSPECTIONS.
- ALL DIMENSIONS TO, OF, AND ON EXISTING BUILDINGS, DRAINAGE STRUCTURES, AND SITE IMPROVEMENTS SHALL BE VERIFIED IN FIELD BY CONTRACTOR WITH ALL DISCREPANCIES REPORTED TO THE ENGINEER.
- DO NOT CHANGE SIZE OR SPACING OF STRUCTURAL ELEMENTS.
- DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL BRACE STRUCTURES UNTIL ALL STRUCTURAL ELEMENTS NEEDED FOR STABILITY ARE INSTALLED. THESE ELEMENTS ARE AS FOLLOWS: LATERAL BRACING, ANCHOR BOLTS, ETC.
- CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EXISTING UTILITIES, GROUNDS DRAINS, DRAIN PIPES, VENTS, ETC. BEFORE COMMENCING WORK.
- INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE MISFITTING OR NONCONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE ATC CM PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH REMEDIAL ACTION SHALL REQUIRE WRITTEN APPROVAL BY THE ATC CM PRIOR TO PROCEEDING.
- EACH CONTRACTOR SHALL COOPERATE WITH THE ATC CM, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.
- CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION OF THIS PROJECT TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE ATC CONSTRUCTION MANAGER.
- ALL CABLE/CONDUIT ENTRY/EXIT PORTS SHALL BE WEATHERPROOFED DURING INSTALLATION USING A SILICONE SEALANT.
- WHERE EXISTING CONDITIONS DO NOT MATCH THOSE SHOWN IN THIS PLAN SET, CONTRACTOR WILL NOTIFY THE ATC CONSTRUCTION MANAGER IMMEDIATELY.
- CONTRACTOR SHALL ENSURE ALL SUBCONTRACTORS ARE PROVIDED WITH A COMPLETE AND CURRENT SET OF DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
- ALL ROOF WORK SHALL BE DONE BY A QUALIFIED AND EXPERIENCED ROOFING CONTRACTOR IN COORDINATION WITH ANY CONTRACTOR WARRANTING THE ROOF TO ENSURE THAT THE WARRANTY IS MAINTAINED.
- CONTRACTOR SHALL REMOVE ALL RUBBISH AND DEBRIS FROM THE SITE AT THE END OF EACH DAY.
- CONTRACTOR SHALL COORDINATE WORK SCHEDULE WITH LANDLORD AND TAKE PRECAUTIONS TO MINIMIZE IMPACT AND DISRUPTION OF OTHER OCCUPANTS OF THE FACILITY.
- CONTRACTOR SHALL FURNISH ATC WITH THREE AS-BUILT SETS OF DRAWINGS UPON COMPLETION OF WORK.
- PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL COORDINATE WITH ATC CM TO DETERMINE WHAT, IF ANY, ITEMS WILL BE PROVIDED. ALL ITEMS NOT PROVIDED SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. CONTRACTOR WILL INSTALL ALL ITEMS PROVIDED.
- PRIOR TO SUBMISSION OF BID, CONTRACTOR WILL COORDINATE WITH ATC CONSTRUCTION MANAGER TO DETERMINE IF ANY PERMITS WILL BE OBTAINED BY ATC. ALL REQUIRED PERMITS NOT OBTAINED BY ATC MUST BE OBTAINED, AND PAID FOR, BY THE CONTRACTOR.
- CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO ATC FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- ALL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND LOCATED ACCORDING TO ATC SPECIFICATIONS, AND AS SHOWN IN THESE PLANS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- CONTRACTOR SHALL NOTIFY ATC CM A MINIMUM OF 48 HOURS IN ADVANCE OF POURING CONCRETE OR BACKFILLING ANY UNDERGROUND UTILITIES, FOUNDATIONS OR SEALING ANY WALL, FLOOR OR ROOF PENETRATIONS FOR ENGINEERING REVIEW AND APPROVAL.

EROSION AND SEDIMENTATION CONTROL PLAN NOTES:

THIS PLAN HAS BEEN DEVELOPED TO PROVIDE A STRATEGY FOR CONTROLLING SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROPOSED FACILITY. THE EQUIPMENT ANTICIPATED TO BE USED FOR THE CONSTRUCTION INCLUDES THE FOLLOWING: BACKHOES, BULLDOZERS, LOADERS, TRUCKS, CRANES, COMPACTORS, AND GRADERS. THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO PROVIDE MAXIMUM PROTECTION TO THE SOIL, WATER, AND ADJUTING LANDS:

- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM AMERICAN TOWER PRIOR TO IMPLEMENTATION.
- THE LIMITS OF DISTURBANCE (LOD) SHOULD BE MARKED PRIOR TO DISTURBANCE ACTIVITIES (I.E. SURVEY STAKES, POSTS & ROPE, CONSTRUCTION FENCE, ETC.).
- A COPY OF THE SEDIMENT AND EROSION CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE DURING CONSTRUCTION UNTIL THE SITE IS STABILIZED. (AS APPLICABLE)
- PRIOR TO GRUBBING OR ANY EARTHMOVING OPERATION, SILTATION FENCE WILL BE INSTALLED ACROSS THE SLOPE ON THE CONTOUR AT THE DOWNHILL LIMIT OF THE WORK AS PROTECTION AGAINST CONSTRUCTION RELATED EROSION. (CONSULT ATC CM AS REQUIRED)
- STONE CHECK DAMS WILL BE INSTALLED IN THE DRAINAGE DITCHES TO PREVENT EROSION PRIOR TO THE STABILIZATION OF THE CHANNELS. EROSION CONTROL BLANKETS WILL ALSO BE INSTALLED IN ALL DITCHES TO BE REVEGETATED.
- PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY UNDISTURBED LAND AREA WILL BE COMPLETED WITHIN FIFTEEN CALENDAR DAYS AFTER FINAL GRADING HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE OR PRACTICAL TO PERMANENTLY STABILIZE DISTURBED LAND, TEMPORARY EROSION CONTROL MEASURES WILL BE IMPLEMENTED WITHIN THIRTY CALENDAR DAYS OF EXPOSURE OF SOIL. ALL DISTURBED AREAS WILL BE MULCHED FOR EROSION CONTROL UPON COMPLETION OF ROUGH GRADING. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED.
- ANY EXPOSED SLOPES GREATER THAN 2:1 AND NEWLY CONSTRUCTED DRAINAGE DITCHES WILL

- BE STABILIZED WITH EROSION CONTROL BLANKET TO PREVENT EROSION DURING CONSTRUCTION AND TO FACILITATE REVEGETATION AFTER LOAMING AND SEEDING.
- TO PROVIDE PROTECTION AGAINST EROSION, RIPRAP WILL BE PLACED AT ALL CULVERT INLETS AND OUTLETS AS SHOWN ON THE ATTACHED DRAWINGS.
- IN AREAS OF CONSTRUCTION DEWATERING, ISOLATED SETTLEMENT TRAPS WILL BE CONSTRUCTED ADJACENT TO THE ACTIVITY. WATER WILL BE PUMPED FROM THE EXCAVATIONS TO THESE DEPRESSION AREAS FOR SEDIMENT REMOVAL. ADDITIONAL SEDIMENTATION PROTECTION WILL BE PROVIDED BY THE INSTALLATION OF HAYBALE BARRIERS BETWEEN THE BASINS AND THE RECEIVING DRAINAGE COURSE.
- NATIVE TOPSOIL SHALL BE SAVED, STOCKPILED, MULCHED, AND REUSED AS MUCH AS POSSIBLE ON THE SITE. SILTATION FENCE SHALL BE INSTALLED AT THE BASE OF STOCKPILES AT THE DOWNHILL LIMIT TO PROTECT AGAINST EROSION. STOCKPILES WILL BE STABILIZED BY SEEDING AND MULCHING UPON FORMATION OF THE PILES. UPHILL OF THE STOCKPILES, STABILIZED DITCHES AND/OR BERMS WILL BE CONSTRUCTED TO DIVERT STORMWATER RUNOFF AWAY FROM THE PILES.
- FINAL SEEDING WILL BE APPLIED IN ACCORDANCE WITH THE AMERICAN TOWER CORPORATION CONSTRUCTION SPECIFICATION.
- SHOULD CONSTRUCTION OCCUR AFTER NOVEMBER 15, ADDITIONAL EROSION CONTROL METHODS WILL BE IMPLEMENTED. ALL DISTURBED AREAS WILL BE MINIMIZED AS MUCH AS POSSIBLE. PRIOR TO FREEZING, ADDITIONAL EROSION CONTROL DEVICES WILL BE INSTALLED AS APPROPRIATE INSPECTION OF THESE EROSION CONTROL ITEMS WILL BE CONSTANT, WITH PARTICULAR ATTENTION PAID TO WEATHER PREDICTIONS TO ENSURE THAT THESE MEASURES ARE PROPERLY IN PLACE TO HANDLE LARGE AMOUNTS OF RUNOFF FROM HEAVY RAINS OR THAWS.
- FOR AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY TO BE CONSIDERED PERMANENTLY STABILIZED, THE DISTURBED AREAS SHALL BE COVERED BY A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
- THE CONTRACTOR WILL REGULARLY INSPECT THE PROJECT'S EROSION AND SEDIMENTATION CONTROLS DURING THE ENTIRE ACTIVE CONSTRUCTION STAGES. THE INSPECTIONS WILL BE PERFORMED WEEKLY AND AFTER ALL RUNOFF EVENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE INSTALLATION, OPERATION, MAINTENANCE, AND REMOVAL OF ALL EROSION AND SEDIMENTATION CONTROLS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY. SEDIMENT THAT HAS BEEN TRAPPED BY THE SILT BARRIER WILL BE REMOVED AS REQUIRED, AND IN ALL CASES, BEFORE THE ACCUMULATION HAS REACHED HALF THE HEIGHT OF THE FENCE. THE SILT BARRIER WILL BE RE-ANCHORED, REPAIRED, OR REPLACED AS NECESSARY. ALL OTHER CONTROLS WILL BE INSPECTED ON THE SAME SCHEDULE. IF EROSION AND SEDIMENT CONTROL BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S, OR MODIFICATION OF THOSE INSTALLED WILL BE REQUIRED.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE AMERICAN TOWER CORPORATION CONSTRUCTION SPECIFICATION AND/OR THE CONTRACTOR SHALL NOTIFY THE ATC CONSTRUCTION MANAGER.
- SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.

CONSTRUCTION SEQUENCE:

- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM AMERICAN TOWER PRIOR TO IMPLEMENTATION.
- BEGIN ROAD REPAIR AND BULK GRADING.
 - STRIP TOPSOIL AND STORE AT DESIGNATED LOCATIONS AS SHOWN ON THE PLANS OR LOCATION AS AGREED UPON WITH THE ATC CONSTRUCTION MANAGER.
 - NATIVE TOPSOIL SHALL BE SAVED, STOCKPILED, MULCHED, AND REUSED AS MUCH AS POSSIBLE ON THE SITE. SILT FENCE SHALL BE INSTALLED AT THE BASE OF STOCKPILES AT THE DOWNHILL LIMIT TO PROTECT AGAINST EROSION.
 - ROUGH GRADE WATERBAR LOCATIONS. OVER-EXCAVATE TO ALLOW FOR PROPER STONE DEPTHS. WATER BARS SHOULD NOT BE 'SPEED BUMPS' AND SHALL BE INSTALLED PER THE DIMENSIONS INDICATED ON PLANS AND DETAIL.
- CONSTRUCT DITCH WORKING DOWNSTREAM TO UPSTREAM.
 - IMMEDIATELY STABILIZE DITCH, FILL AND CUT SLOPES WITH EROSION CONTROL MATTING. SEE PLANS AND DETAILS FOR LOCATIONS.
- INSTALL CULVERT.
 - INSTALL RIP-RAP OUTLET PROTECTION.
- CONSTRUCT ACCESS ROAD
 - INSTALL GEOTEXTILE ON BASE COURSE
 - INSTALL SURFACE COARSE TO MATCH DEPTH AND CROSS SLOPES AS INDICATED ON THE DETAIL
 - COMPACTION SHALL BE WITH SHEEPSFOOT ROLLER OR RUBBER TIED ROLLERS WEIGHING AT LEAST EIGHT TONS FOR BASE COURSE AND SMOOTH DRUM VIBRATOR ROLLERS FOR SURFACE COURSE/FINISH GRADE PER ATC SPECIFICATIONS.
- INSTALL TOWER PER MANUFACTURERS SPECIFICATIONS.
- INSTALL COMPOUND SURFACE COURSE PER DETAIL.
- INSTALL FENCE PER DETAIL.
- INSTALL UTILITIES COORDINATING WITH LOCAL UTILITY COMPANY.
- PERMANENTLY SEED AND STABILIZE ALL DISTURBED AREAS.
 - FINAL SEEDING WILL BE APPLIED IN ACCORDANCE WITH THE AMERICAN TOWER CORPORATION CONSTRUCTION SPECIFICATION.


CONCRETE AND REINFORCING STEEL NOTES:

- DESIGN AND CONSTRUCTION OF ALL CONCRETE ELEMENTS SHALL CONFORM TO THE LATEST EDITIONS OF ALL APPLICABLE CODES INCLUDING: ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", AND ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
- MIX DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND SUBMITTED TO ENGINEER PRIOR TO PLACING CONCRETE.
- CONCRETE SHALL BE NORMAL WEIGHT, 6% AIR ENTRAINED (+/- 1.5%) WITH A MAXIMUM 4" SLUMP AND HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI UNLESS OTHERWISE NOTED.
- THE FOLLOWING MATERIALS SHALL BE USED:

PORTLAND CEMENT:	ASTM C-150, TYPE 1 OR 2
REINFORCEMENT:	ASTM A-185, PLAIN STEEL WELDED WIRE FABRIC
REINFORCEMENT BARS:	ASTM A615, GRADE 60, DEFORMED
NORMAL WEIGHT AGGREGATE:	ASTM C-33
WATER:	DRINKABLE
ADMIXTURES:	NON-CHLORIDE CONTAINING
- MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS (UNLESS OTHERWISE NOTED):
 - CONCRETE CAST AGAINST EARTH: 3"
 - ALL OTHER CONCRETE: 2"
- A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE IN ACCORDANCE WITH ACI 301 SECTION 4.2.4, UNLESS NOTED OTHERWISE.
- INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL, OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ATC CM APPROVAL WHEN DRILLING HOLES IN CONCRETE.
- ADMIXTURES SHALL CONFORM TO THE APPROPRIATE ASTM STANDARD AS REFERENCED IN ACI 301.
- DO NOT WELD OR TACK WELD REINFORCING STEEL.
- ALL DOWELS, ANCHOR BOLTS, EMBEDDED STEEL ELECTRICAL CONDUITS, PIPE SLEEVES, GROUNDS AND ALL OTHER EMBEDDED ITEMS AND FORMED DETAILS SHALL BE IN PLACE BEFORE START OF CONCRETE PLACEMENT.
- REINFORCEMENT SHALL BE COLD BENT WHENEVER BENDING IS REQUIRED.
- DO NOT PLACE CONCRETE IN WATER, ICE, OR ON FROZEN GROUND.
- DO NOT ALLOW REINFORCEMENT, CONCRETE OR SUBBASE TO FREEZE DURING CONCRETE CURING AND SETTING PERIOD, OR FOR A MINIMUM OF 3 DAYS AFTER PLACEMENT.
- FOR COLD-WEATHER AND HOT-WEATHER CONCRETE PLACEMENT, CONFORM TO APPLICABLE ACI CODES AND RECOMMENDATIONS. IN EITHER CASE, MATERIALS CONTAINING CHLORIDE, CALCIUM SALTS, ETC. SHALL NOT BE USED. PROTECT FRESH CONCRETE FROM WEATHER FOR 7 DAYS, MINIMUM.
- CONCRETE SHALL BE RUBBED TO A ROUGH GROUT FINISH. PADS SHALL BE SEALED BY STEEL TROWEL.
- UNLESS OTHERWISE NOTED:
 - ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60.
 - WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
- SPLICING OF REINFORCEMENT IS PERMITTED ONLY AT LOCATIONS SHOWN IN THE CONTRACT DRAWINGS OR AS ACCEPTED BY THE ENGINEER. UNLESS OTHERWISE SHOWN OR NOTED REINFORCING STEEL SHALL BE SPLICED TO DEVELOP ITS FULL TENSILE CAPACITY (CLASS A) IN ACCORDANCE WITH ACI 318.
- REINFORCING BAR DEVELOPMENT LENGTHS, AS COMPUTED IN ACCORDANCE WITH ACI 318, FORM THE BASIS FOR BAR EMBEDMENT LENGTHS AND BAR SPLICED LENGTHS SHOWN IN THE DRAWINGS. APPLY APPROPRIATE MODIFICATION FACTORS FOR TOP STEEL, BAR SPACING, COVER AND THE LIKE.
- DETAILING OF REINFORCING STEEL SHALL CONFORM TO "ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (ACI 315).
- ALL SLAB CONSTRUCTION SHALL BE CAST MONOLITHICALLY WITHOUT HORIZONTAL CONSTRUCTION JOINTS, UNLESS SHOWN IN THE CONTRACT DRAWINGS.
- LOCATION OF ALL CONSTRUCTION JOINTS ARE SUBJECT TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, CONFORMANCE WITH ACI 318, AND ACCEPTANCE OF THE ENGINEER. DRAWINGS SHOWING LOCATION OF DETAILS OF THE PROPOSED CONSTRUCTION JOINTS SHALL BE SUBMITTED WITH REINFORCING STEEL PLACEMENT DRAWINGS
- SPLICES OF WWF, AT ALL SPLICED EDGES, SHALL BE SUCH THAT THE OVERLAP MEASURED BETWEEN OUTERMOST CROSS WIRES OF EACH FABRIC SHEET IS NOT LESS THAN THE SPACING OF THE CROSS WIRE PLUS 2 INCHES, NOR LESS THAN 8".
- BAR SUPPORTS SHALL BE ALL-GALVANIZED METAL WITH PLASTIC TIPS.
- ALL REINFORCEMENT SHALL BE SECURELY TIED IN PLACE TO PREVENT DISPLACEMENT BY CONSTRUCTION TRAFFIC OR CONCRETE. TIE WIRE SHALL BE 16 GAUGE CONFORMING TO ASTM A82
- SLAB ON GROUND
 - COMPACT STRUCTURAL FILL TO 95% DENSITY AND THEN PLACE 6" GRAVEL BENEATH SLAB.
 - PROVIDE VAPOR BARRIER BENEATH SLAB ON GROUND.

GENERAL FOUNDATION NOTES:

- (APPLICABLE FOR EQUIPMENT SHELTER ONLY)
- THOROUGHLY COMPACT BOTTOM OF EXCAVATIONS PRIOR TO PLACING RIGID INSULATION BARRIER. BACKFILL AND COMPACTION PROCEDURES SHALL BE DONE PER INDUSTRY STANDARDS.
 - ALL REINFORCING STEEL SHALL BE ASTM A615 - GRADE 60. SECURE REINFORCING IN PLACE TO PREVENT MOVEMENT DURING CONCRETE PLACEMENT.
 - VERIFY DETAILS AND DIMENSIONS WITH SHELTER DRAWINGS. NOTIFY ATC CM OF ANY DISCREPANCIES.
 - INSULATION BARRIER PROVIDED IS FOR FROST PROTECTION IN LIEU OF STANDARD FOUNDATIONS WITH BEARING AT CODE REQUIRED FROST DEPTH. SHELTER MUST BE ANCHORED TO ITS FOUNDATION. ANCHOR IN ACCORDANCE WITH SHELTER MANUFACTURER SPECIFICATIONS.



AMERICAN TOWER®
dba SPECIALTY TOWER SERVICES
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: 1571

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

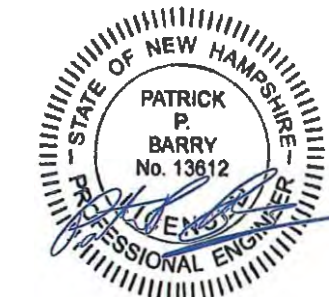
REV.	DESCRIPTION	BY	DATE
△	FOR CONSTRUCTION	NW	11/09/20
△			
△			
△			
△			

ATC SITE NUMBER:
202096


ATC SITE NAME:
HUDSON 3 NH

SITE ADDRESS:
143 DRACUT ROAD
HUDSON, NH 33011

SEAL:



Authorized by "Patrick P. Barry"
17 Nov 2020 01:15:54



DATE DRAWN:	11/09/20
ATC JOB NO:	13014796
ATC LEGACY #:	---

GENERAL NOTES

SHEET NUMBER:	REVISION:
G-002	0

PROJECT SUMMARY

FIELD SURVEY DATE: 08/03/2020
 SITE ADDRESS: 143 DRACUT ROAD HUDSON, NEW HAMPSHIRE 03051

PARCEL INFORMATION
 OWNER: ROSA C. CHAN AND TOM W. CHAN AND JOSHUA M. WILLET AND KRISTINE C. WILLET
 OWNER ADDRESS: 143 DRACUT ROAD, HUDSON, NH 03051
 APN: 259-011-000

TOTAL AREA:
 PARENT PARCEL: 11.816 ACRES
 ATC LEASE AREA: 2,500 SQ. FT., 0.06 ACRES
 ATC ACCESS & UTILITY EASEMENT: 16,418 SQ. FT., 0.38 ACRES

GEOGRAPHIC COORDINATES OF TOWER:
 LATITUDE: 42°42'00.18" N LONGITUDE: 71°23'27.40" W
 VERTICAL DATUM: NAVD 1988 HORIZONTAL DATUM: NAVD80
 GROUND ELEVATION: 287

THIS IS TO CERTIFY THAT THE ABOVE INFORMATION IS PROVIDED TO THE FOLLOWING ACCURACY:
 * TWENTY (20) FEET IN THE HORIZONTAL
 * THREE (3) FEET IN THE VERTICAL

* BEARINGS ARE THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM AND ARE BASED ON GPS OBSERVATIONS.

FLOODPLAIN:
 PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X. COMMUNITY PANEL NO.: 33002 EFFECTIVE DATE: SEPTEMBER 25, 2009

BOUNDARY NOTE
 THIS SURVEY IS THE RESULT OF AN ACTUAL FIELD SURVEY BASED UPON SUFFICIENT RESEARCH AND FIELD EVIDENCE TO VERIFY THE PARENT PARCEL OF THE SUBJECT PROPERTY. HOWEVER, THIS SURVEYOR HAS RELIED UPON THE DEEDS OF RECORD, AS PROVIDED, THIS SURVEYOR MAKES NO GUARANTEE, EITHER EXPRESSED OR IMPLIED AS TO THE QUALITY OF THE DEED REPORT AND REFERENCE DOCUMENTS PROVIDED AND THE DOCUMENTS PROVIDED AFFECTING THE LEASE AND IMMEDIATE AREA HAVE BEEN PLOTTED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM THE RECORD INFORMATION PROVIDED AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ENCROACHMENT NOTE
 PROPOSED SITE: AT THE TIME OF THE SURVEY, NO VISIBLE ENCROACHMENTS WERE EVIDENT ON OR BEYOND THE LEASE AREA, PARENT PARCEL, OR THE ACCESS AND UTILITY EASEMENT(S).

SURVEYOR'S NOTES

1. THERE IS ACCESS TO THE SUBJECT PROPERTY VIA DRACUT ROAD, A PUBLIC RIGHT OF WAY.
2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THE SURVEY ARE FROM VISIBLE SURFACE EVIDENCE ONLY.
3. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
4. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE OUMP, SUMP OR SANITARY LANDFILL.
5. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
6. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
7. ANGLES OR BEARINGS SHOWN HEREON ARE FORMATTED IN DEGREES, MINUTES, AND SECONDS. DISTANCES OR ELEVATIONS SHOWN HEREON ARE IN U.S. SURVEY FEET, UNLESS NOTED OTHERWISE.
8. UNDERGROUND IMPROVEMENTS IF ANY AND NOT VISIBLE AT THE TIME OF THE SURVEY, HAVE NOT BEEN LOCATED IN THE FIELD OR SHOWN HEREON.
9. NOT ALL IMPROVEMENTS ON THE PARENT PARCEL BEING SURVEYED ARE SHOWN HEREON.
10. WETLAND FLAGS SHOWN AS DELINEATED BY ILEX WETLAND CONSULTANTS ON 05/10/16, AND FIELD SURVEYED ON 05/26/17.

REFERENCES

- A. DEED: BOOK 8643, PAGE 2424
- B. MAP ENTITLED: "SITE PLAN" PREPARED BY MAYNARD & PADUETTE ENGINEERING ASSOCIATES, LLC ON 01/20/04.
- C. TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AS COMMITMENT NUMBER 25893495, EFFECTIVE DATE 08/05/19.

LEGAL DESCRIPTION

PARENT PARCEL - AS PROVIDED:
 AN INTEREST IN LAND, SAID INTEREST BEING OVER A PORTION OF THE FOLLOWING DESCRIBED PARENT PARCEL:
 A CERTAIN TRACT OF LAND WITH THE BUILDINGS THEREON, ON THE WEST SIDE OF THE ROAD FROM NASHUA TO LOWELL WHICH IS PART OF THE FORD FARM SITUATED IN HUDSON, HILLSBOROUGH COUNTY, AND STATE OF NEW HAMPSHIRE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A STONE WALL AT THE SOUTHEASTERLY MOST CORNER OF THE PREMISES A DISTANCE OF 327.74 FEET WEST OF THE WEST SIDE OF DRACUT ROAD; THENCE NORTH 76-25-56 WEST A DISTANCE OF 88.24 FEET TO A HUB SET IN THE GROUND; THENCE NORTH 76-17-18 WEST A DISTANCE OF 252.32 FEET TO A POINT; THENCE NORTH 76-37-58 WEST A DISTANCE OF 147.87 FEET TO A STONE BOUND; THENCE NORTH 78-10-29 WEST A DISTANCE OF 115.43 FEET TO A HUB SET IN THE GROUND; THENCE 76-84-1 WEST A DISTANCE OF 426.15 FEET TO A HUB SET IN THE GROUND; THENCE TURNING AND RUNNING NORTH 08-13-30 EAST A DISTANCE OF 160.5 FEET TO A DRILL HOLE; THENCE NORTH 07-23-26 EAST A DISTANCE OF 99.73 FEET TO A DRILL HOLE; THENCE NORTH 07-34-33 EAST A DISTANCE OF 289.83 FEET TO A DRILL HOLE; THENCE TURNING AND RUNNING SOUTH 81-15-45 EAST A DISTANCE OF 318.04 FEET TO A DRILL HOLE; THENCE SOUTH 87-05-15 EAST A DISTANCE OF 137.96 FEET TO A POINT; THENCE NORTH 69-21-18 EAST A DISTANCE OF 127.82 FEET TO A POINT; THENCE SOUTH 78-30-00 EAST A DISTANCE OF 94.27 FEET TO A POINT; THENCE SOUTH 72-17-17 EAST A DISTANCE OF 118.73 FEET TO AN IRON PIPE SET IN THE GROUND; THENCE TURNING AND RUNNING SOUTH 09-21-58 WEST A DISTANCE OF 288.78 FEET TO A STONE BOUND; THENCE TURNING AND RUNNING NORTH 03-41-23 EAST A DISTANCE OF 304.05 FEET TO A STONE BOUND; THENCE NORTH 78-50-30 EAST A DISTANCE OF 301.69 FEET TO A STONE POST AT THE NORTHEASTERLY MOST CORNER OF THE PREMISES ON THE WEST SIDE OF DRACUT ROAD; THEN SOUTH 17-35-40 EAST A DISTANCE OF 220.65 FEET TO A POINT; THENCE A DISTANCE OF 36.96 FEET ALONG A CURVE HAVING A RADIUS OF 25 FEET TO A POINT; THENCE SOUTHWESTERLY A DISTANCE OF 183.133 FEET ALONG A LOT DESIGNATED AS LOT 2292-01 IN A PLAN HEREAFTER MENTIONED TO A POINT; THENCE TURNING AND RUNNING SOUTHERLY A DISTANCE OF 164.76 FEET ALONG SAID LOT 2292-01 IN A PLAN HEREAFTER MENTIONED TO THE POINT OF BEGINNING. THESE BOUNDARIES ENCLOSE AN AREA OF 11.816 ACRES.

LESS AND EXCEPT THAT PORTION OF PROPERTY CONVEYED TO THE STATE OF NEW HAMPSHIRE BY NOTICE OF CONDEMNATION DATED APRIL 30, 1981 AND RECORDED MAY 4, 1981 IN DEED BOOK 2036, PAGE 607

AND BEING THE SAME PROPERTY CONVEYED TO ROSA C. CHAN AND TOM W. CHAN AND JOSHUA M. WILLET AND KRISTINE C. WILLET FROM 143 DRACUT ROAD, LLC, A NEW HAMPSHIRE LIMITED LIABILITY COMPANY BY WARRANTY DEED DATED FEBRUARY 27, 2014 AND RECORDED MARCH 3, 2014 IN DEED BOOK 8643, PAGE 2424.

TAX PARCEL NO. 259-011-000

ATC LEASE AREA - AS SURVEYED (PROPOSED):
 ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWN OF HUDSON, COUNTY OF HILLSBOROUGH, STATE OF NEW HAMPSHIRE, SAID BEING A PORTION OF PARCEL ID 259-011-000 AS DESIGNATED ON THE HILLSBOROUGH COUNTY TAX MAPS, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE HERELIN DESCRIBED ATC LEASE AREA SAID POINT BEING NORTH 73°20'51" EAST FOR A DISTANCE OF 142.18 FEET TO A POINT WHOSE STATE PLANE COORDINATE IS 72997.80 NORTH AND 1058342.53 EAST; RUNNING THENCE

NORTH 00°00'00" WEST FOR A DISTANCE OF 50.00 FEET TO A POINT; THENCE NORTH 90°00'00" EAST FOR A DISTANCE OF 50.00 FEET TO A POINT; THENCE SOUTH 00°00'00" EAST FOR A DISTANCE OF 50.00 FEET TO A POINT; THENCE SOUTH 90°00'00" WEST FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,500 SQUARE FEET

ATC ACCESS & UTILITY EASEMENT - AS SURVEYED (PROPOSED):
 ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWN OF HUDSON, COUNTY OF HILLSBOROUGH, STATE OF NEW HAMPSHIRE, SAID BEING A PORTION OF PARCEL ID 259-011-000 AS DESIGNATED ON THE HILLSBOROUGH COUNTY TAX MAPS, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHOSE STATE PLANE COORDINATE IS 7287.69 NORTH AND 1058781.89 EAST SAID POINT BEING ON THE WESTERLY SIDELINE OF DRACUT ROAD, SAID POINT BEING NORTH 69°56'47" EAST FOR A DISTANCE OF 280.70 FEET FROM A STONE BOUND ALONG THE NORTHERN PROPERTY BOUNDARY HEREIN; RUNNING THENCE

ALONG THE SOUTHWESTERLY SIDELINE OF DRACUT ROAD, SOUTH 33°36'06" EAST FOR A DISTANCE OF 307.73 FEET TO A POINT; THENCE LEAVING SAID SIDELINE, SOUTH 81°52'39" WEST FOR A DISTANCE OF 91.84 FEET TO A POINT; THENCE SOUTH 88°40'58" WEST FOR A DISTANCE OF 80.76 FEET TO A POINT; THENCE SOUTH 62°27'01" WEST FOR A DISTANCE OF 86.90 FEET TO A POINT; THENCE SOUTH 61°15'59" WEST FOR A DISTANCE OF 21.58 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET WITH AN ARC LENGTH OF 19.51 FEET AND WHOSE LONG CHORD BEARS S 53°16'30" W FOR A DISTANCE OF 18.45 FEET TO A POINT; THENCE

SOUTH 45°17'20" WEST FOR A DISTANCE OF 35.42 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 160.00 FEET WITH AN ARC LENGTH OF 82.19 FEET AND WHOSE LONG CHORD BEARS S 60°00'18" W FOR A DISTANCE OF 81.29 FEET TO A POINT; THENCE

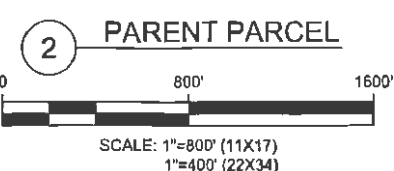
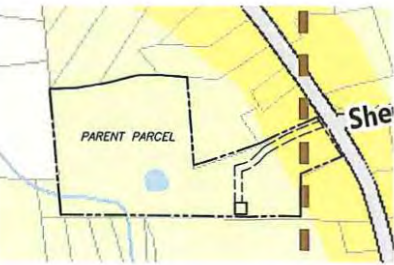
SOUTH 74°49'15" WEST FOR A DISTANCE OF 17.74 FEET TO A POINT; THENCE SOUTH 24°28'15" WEST FOR A DISTANCE OF 118.36 FEET TO A POINT ALONG THE NORTHERLY SIDELINE OF THE ABOVE DESCRIBED LEASE AREA; THENCE ALONG SAID SIDELINE, NORTH 90°00'00" WEST FOR A DISTANCE OF 32.95 FEET TO A POINT; THENCE LEAVING SAID SIDELINE, NORTH 24°28'15" EAST FOR A DISTANCE OF 143.07 FEET TO A POINT; THENCE

NORTH 74°49'15" EAST FOR A DISTANCE OF 31.82 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 130.00 FEET WITH AN ARC LENGTH OF 66.76 FEET AND WHOSE LONG CHORD BEARS N 80°00'18" E FOR A DISTANCE OF 66.05 FEET TO A POINT; THENCE

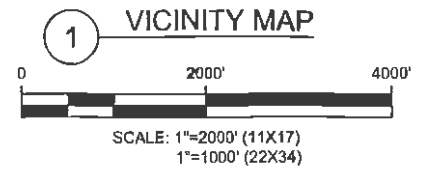
NORTH 45°17'20" EAST FOR A DISTANCE OF 35.42 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET WITH AN ARC LENGTH OF 27.88 FEET AND WHOSE LONG CHORD BEARS N 53°18'30" E FOR A DISTANCE OF 27.79 FEET TO A POINT; THENCE

NORTH 61°15'59" EAST FOR A DISTANCE OF 21.87 FEET TO A POINT; THENCE NORTH 62°27'01" EAST FOR A DISTANCE OF 88.21 FEET TO A POINT; THENCE NORTH 68°40'56" EAST FOR A DISTANCE OF 62.46 FEET TO A POINT; THENCE NORTH 68°55'29" EAST FOR A DISTANCE OF 55.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,418 SQUARE FEET



- SURVEY LEGEND**
- EXISTING PROPERTY
 - EXISTING ADJ. PROPERTY
 - EXISTING LEASE
 - EXISTING EASEMENT
 - EXISTING CONTOUR (MAJOR)
 - EXISTING CONTOUR (MINOR)
 - EXISTING TREE LINE
 - EXISTING CHAINLINK FENCE
 - EXISTING STONE WALL
 - UNDERGROUND ELECTRIC
 - UNDERGROUND CABLE
 - EXISTING BUILDING
 - EXISTING CONCRETE
 - EXISTING ROAD (PAVED)
 - EXISTING ROAD (DIRT)
 - EXISTING WETLAND
 - EXISTING UTILITY POLE
 - EXISTING WELL
 - EXISTING TELEPHONE PULLBOX
 - EXISTING UTILITY PULLBOX
 - SURVEY BENCHMARK
 - PROPERTY CORNER
 - EXISTING STONE BOUND
 - EXISTING DRILL HOLE
 - WETLAND FLAG
 - TILE REFERENCE #



NOTES CORRESPONDING TO TITLE COMMITMENT

- THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AS COMMITMENT NUMBER 25893495, COMMITMENT DATE: July 15, 2020 CONTAINS THE FOLLOWING SURVEY RELATED ITEMS:
1. MATTERS AS SHOWN AND NOTED ON PLAN RECORDED IN INSTRUMENT NO. 10871. NO MATTERS SHOWN OR NOTED ON PLAN.
 2. EASEMENT IN FAVOR OF NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, A NEW YORK CORPORATION AND PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE, A CORPORATION, THEIR SUCCESSORS AND ASSIGNS SET FORTH IN INSTRUMENT RECORDED ON MARCH 3, 1980 IN DEED BOOK 2754, PAGE 680 NOT SHOWN HEREON. NOT PLOTTABLE, NO METES AND BOUNDS PROVIDED. CAN AFFECT PARCEL.
 3. NOTICE OF CONDEMNATION IN FAVOR OF THE STATE OF NEW HAMPSHIRE SET FORTH IN INSTRUMENT RECORDED ON MAY 4, 1981 IN DEED BOOK 2038, PAGE 607. NOT PLOTTABLE. PLAN REFERENCED NOT PROVIDED.
 4. MATTERS AS SHOWN AND NOTED ON PLAN RECORDED IN INSTRUMENT NO. 234147. NO MATTERS SHOWN OR NOTED ON PLAN.
 5. SITE PLAN DEVELOPMENT AGREEMENT DATED AUGUST 21, 2004, BY AND BETWEEN MICHAEL KAZIUNIAN AND TOWN OF HUDSON RECORDED ON SEPTEMBER 2, 2004 IN DEED BOOK 7312, PAGE 253. NOT SHOWN HEREON. NO SURVEY MATTERS PLOTTABLE.
 6. MATTERS AS SHOWN AND NOTED ON PLAN RECORDED IN INSTRUMENT NO. 33408. NO MATTERS SHOWN OR NOTED ON PLAN.
 7. INTENTIONALLY REMOVED.
 8. MORTGAGE FROM TOM W. CHAN, ROSA C. CHAN AND JOHN M. WILLET AND KRISTINE C. WILLET, GRANTOR(S), IN FAVOR OF MERRIMACK COUNTY SAVINGS BANK, DATED FEBRUARY 27, 2014, AND RECORDED MARCH 3, 2014 IN DEED BOOK 8643, PAGE 2427, IN THE ORIGINAL AMOUNT OF \$480,000.00. SHOWN HEREON.
 9. TERMS AND CONDITIONS OF MEMORANDUM OF LEASE AGREEMENT DATED MARCH 15, 2018, BY AND BETWEEN TOM W. CHAN AND ROSA C. CHAN AND JOSHUA M. WILLET AND KRISTINE C. WILLET AND AMERICAN TOWERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, DB/A AMERICAN NEW HAMPSHIRE TOWERS RECORDED ON MARCH 19, 2018 IN DEED BOOK 9056, PAGE 2930. SHOWN HEREON.
 10. AMENDMENT TO MEMORANDUM OF LEASE AGREEMENT RECORDED ON MARCH 22, 2019 IN DEED BOOK 9154, PAGE 1028. NOT PLOTTABLE.
 11. SUBORDINATION AND NON-DISTURBANCE AGREEMENT DATED MARCH 1, 2018, BY AND BETWEEN MERRIMACK COUNTY SAVINGS BANK AND AMERICAN TOWERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, DB/A AMERICAN NEW HAMPSHIRE TOWERS RECORDED ON MARCH 19, 2018 IN DEED BOOK 9057, PAGE 0137. SHOWN HEREON.
 12. EASEMENT DEED IN FAVOR OF PUBLIC SERVICE OF NEW HAMPSHIRE (PSNH), DB/A EVERSOURCE ENERGY, A CORPORATION AND ITS SUCCESSORS SET FORTH IN INSTRUMENT RECORDED ON APRIL 19, 2018 IN DEED BOOK 9085, PAGE 322. LOCATION OF UNDERGROUND UTILITIES PARTIAL MARKED OUT AT TIME OF SURVEY. SHOWN HEREON.
 13. SITE PLAN AGREEMENT, BOOK 9053, PAGE 761 (NOT REFERENCED IN TITLE), NOT SHOWN HEREON. REFERENCES PROPOSED STRUCTURES.

PLANNING BOARD

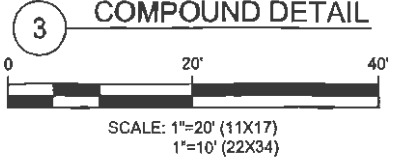
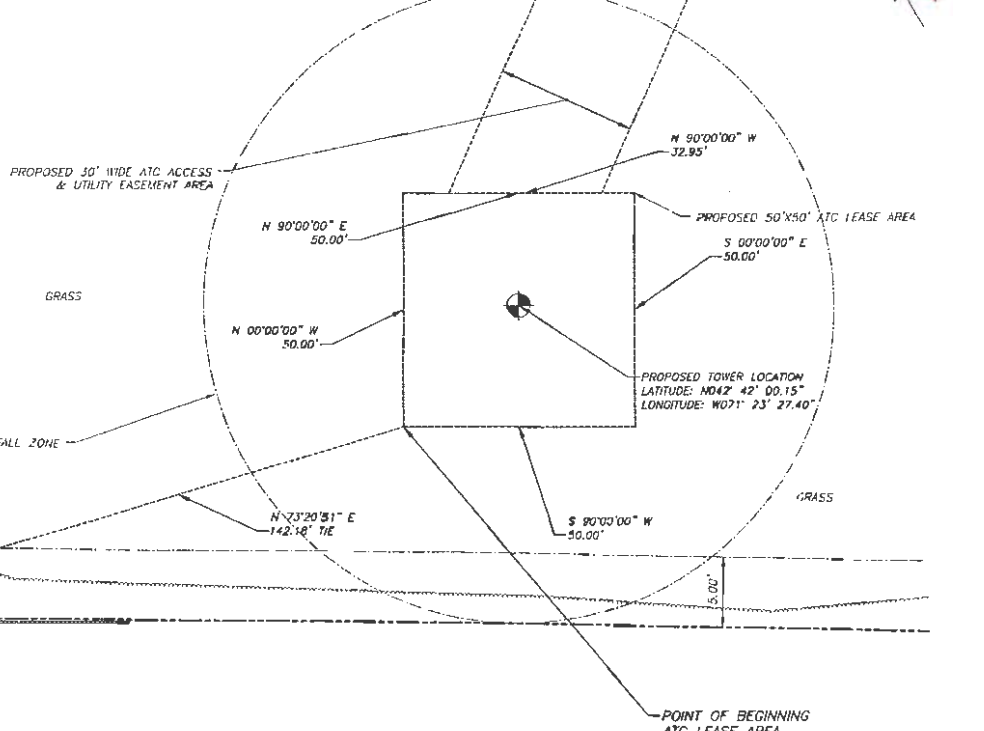
APPROVED BY THE HUDSON PLANNING BOARD
 DATE OF MEETING: _____
 PLANNING BOARD:
 CHAIRMAN: _____ SIGNATURE DATE: _____
 SECRETARY: _____ SIGNATURE DATE: _____
 SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING
 FINAL APPROVAL FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVED FINAL APPROVAL

LANDLORD APPROVAL

PURSUANT TO THE SITE REVIEW REGULATIONS OF HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL
 PROPERTY OWNER:
 TOM W. & ROSA C. CHAN; JOSHUA M. & KRISTINE C. WILLET
 143 DRACUT ROAD
 HUDSON, NH 03051
 LANDLORD SIGNATURE: _____

ZONING SETBACK REQUIREMENTS

ZONE DISTRICT:	R-2	G-1
MINIMUM LOT AREA (SQ. FT.)	43,500	87,120
WITH TOWN WATER & SEWER	80,000	87,120
WITHOUT TOWN WATER & SEWER		
MINIMUM LOT FRONTAGE (LINEAR FT.)	120	200
LOCAL ROADWAYS WITH TOWN WATER AND SEWER	150	200
ARTERIAL AND COLLECTOR		
BUILDING SETBACK REQUIREMENTS (FT.)		
ARTERIAL AND COLLECTOR ROADWAYS	50/15/15	50/15/15
LOCAL ROADWAYS	30/15/15	30/15/15



AMERICAN TOWER®
ATC TOWER SERVICES, INC
 3533 REGENCY PARKWAY
 SUITE 133
 CARY, NC 27551
 PHONE: (919) 468-0145
 COA: D-0204

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIORITY ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
11	PER COMMENTS	SW	11/25/19
12	PER COMMENTS	FW	02/11/20
13	PER COMMENTS	SW	08/05/20

ATC SITE NUMBER:
202096
 ATC SITE NAME:
HUDSON NH
 SITE ADDRESS:
 143 DRACUT ROAD
 HUDSON, NEW HAMPSHIRE 03051

SURVEY CERTIFICATE:
 TO AMERICAN TOWER CORPORATION:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(B) TO THE EXTENT, GRAPHICALLY DEPICT ON SURVEY DRAWING THE ZONING SETBACK LINES), 7(A), 7(B)(1), 7(C), 8, 9, 11, AND 13 TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON 08/03/2020

DATE OF PLAT OR MAP: 08/03/2020
 (SIGNED) NAME: _____
 FRANK Z. WENZ IV, L.L.S., P.E.

SURVEY LOGO:

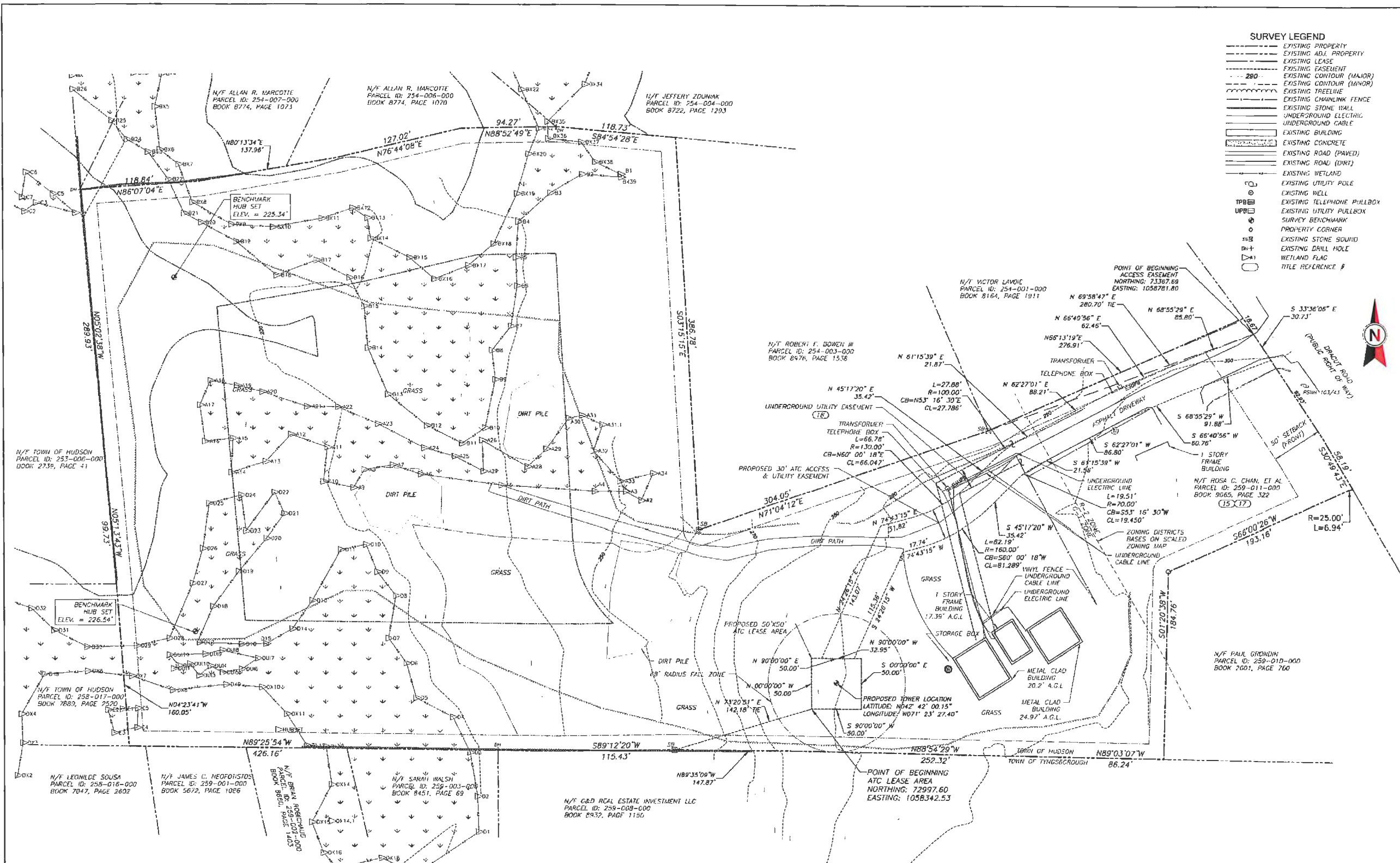
Practical Solutions. Exceptional Service.
 Tectonic Engineering & Surveying Consultants P.C.
 70 Phoenix Hill Road Phone: (645) 534-5558
 P.O. Box 27
 Mount Airy, NC 28553 (602) 829-5511
 www.tectonicengineering.com

DRAWN BY: SA
 APPROVED BY: FHW
 DATE DRAWN: 12/16/16
 ATC JOB NO: 202096

COMPOUND DETAIL & DESCRIPTIONS

SHEET NUMBER: **V-201** REVISION: **13**

Copyright © 2020 ATC IP LLC. All Rights Reserved.



SURVEY LEGEND

	EXISTING PROPERTY
	EXISTING ADJ. PROPERTY
	EXISTING LEASE
	EXISTING EASEMENT
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	EXISTING TREELINE
	EXISTING CHAINLINK FENCE
	EXISTING STONE WALL
	UNDERGROUND ELECTRIC
	UNDERGROUND CABLE
	EXISTING BUILDING
	EXISTING CONCRETE
	EXISTING ROAD (PAVED)
	EXISTING ROAD (DIRT)
	EXISTING WETLAND
	EXISTING UTILITY POLE
	EXISTING WELL
	EXISTING TELEPHONE PULLBOX
	EXISTING UTILITY PULLBOX
	SURVEY BENCHMARK
	PROPERTY CORNER
	EXISTING STONE SOUND
	EXISTING DRILL HOLE
	WETLAND FLAG
	TITLE REFERENCE #



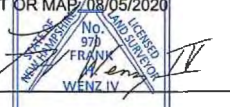
AMERICAN TOWER®
ATC TOWER SERVICES, INC
 3533 REGENCY PARKWAY
 SUITE 133
 CARY, NC 27551
 PHONE: (919) 468-0145
 COA: D-0204

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
11	PER COMMENTS	SW	11/25/19
12	PER COMMENTS	FW	02/11/20
13	PER COMMENTS	SW	08/05/20

ATC SITE NUMBER:
202096
 ATC SITE NAME:
HUDSON NH
 SITE ADDRESS:
 143 DRACUT ROAD
 HUDSON, NEW HAMPSHIRE 03051

SURVEY CERTIFICATE:
 TO AMERICAN TOWER CORPORATION:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(B) TO THE EXTENT, GRAPHICALLY DEPICT ON SURVEY DRAWING THE ZONING SETBACK LINES), 7(A), 7(B)(1), 7(C), 8, 9, 11, AND 13 TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/03/2020.

DATE OF PLAT OR MAP: 08/05/2020
 (SIGNED) NAME: 
 FRANK H. WENZ IV, L.L.S. 970

SURVEY LOGO:

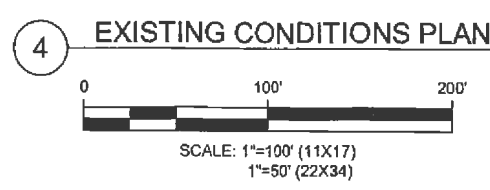


Tectonic Engineering & Surveying Consultants P.C.
 78 Pleasant Hill Road
 P.O. Box 37
 Mountaintop, NY 10953
 Phone: (845) 534-9959
 (800) 528-6311
 www.tectonicengineering.com

DRAWN BY:	SA
APPROVED BY:	FHW
DATE DRAWN:	12/16/16
ATC JOB NO:	202096

EXISTING CONDITIONS

SHEET NUMBER:	REVISION:
V-202	13



PLANNING BOARD

APPROVED BY THE HUDSON PLANNING BOARD
 DATE OF MEETING: _____
 PLANNING BOARD:
 CHAIRMAN: _____ SIGNATURE DATE: _____
 SECRETARY: _____ SIGNATURE DATE: _____
 SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVED FINAL APPROVAL.

LANDLORD APPROVAL

PURSUANT TO THE SITE REVIEW REGULATIONS OF HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

PROPERTY OWNER:
 TOM W. & ROSA C. CHAN; JOSHUA M. & KRISTINE C. WILLET
 143 DRACUT ROAD
 HUDSON, NH 03051

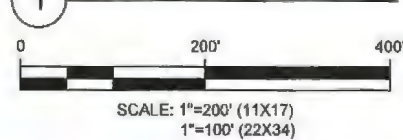
LANDLORD SIGNATURE: _____

Copyright © 2020 ATC IF LLC. All Rights Reserved.

ZONING INFORMATION				
PARCEL SPANS TWO DISTRICTS: G-1 (GENERAL 1) - TOWER LOCATION R-2 (RESIDENTIAL 2)				
MIN AREA:	REQUIRED:	TOWER:	TMOBILE:	FENCE:
MAX HEIGHT:	2 ACRES	11.81 ACRES	N/A	N/A
MIN FRONTAGE:	N/A	155' A.G.L.	N/A	N/A
MIN DEPTH:	N/A	N/A	N/A	N/A
MIN FRONT YARD SETBACK:	NONE	N/A	N/A	N/A
MIN SIDE YARD SETBACK:	50'	756'-11"	235'-9"	233'-6"
MIN REAR YARD SETBACK:	15'	40'-6"	19'-11"	16'-0"
MIN REAR YARD SETBACK:	15'	772'-9"	783'-1"	748'-2"



1 GIS PARCEL IMAGE



2 ZONING BOUNDARY

SCALE: NOT TO SCALE

APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING _____
PLANNING BOARD:
CHAIRMAN _____ SIGNATURE DATE: _____
SECRETARY _____ SIGNATURE DATE: _____
SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

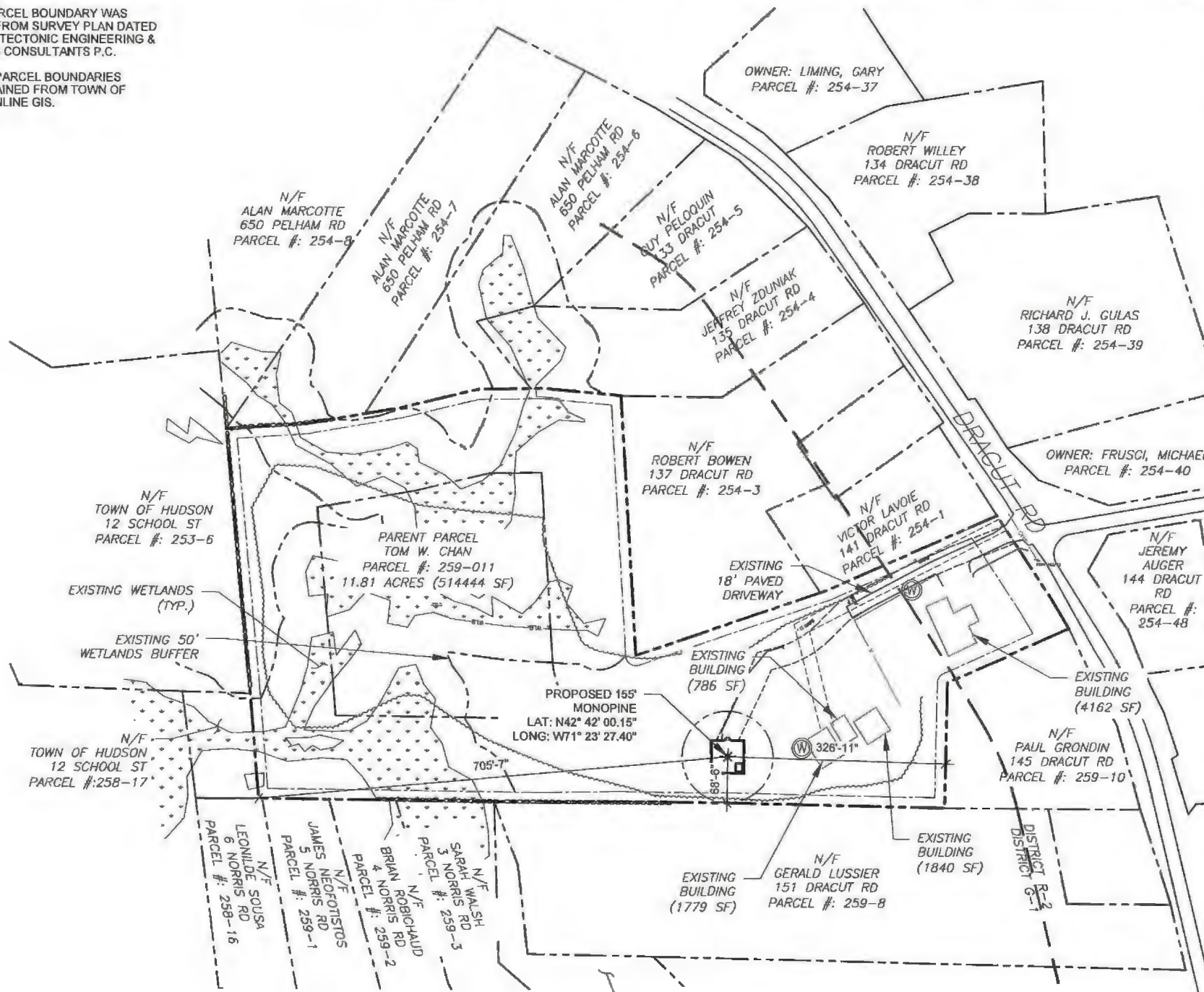
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

PROPERTY OWNER:
TOM W. & ROSA C. CHAN
143 DRAUT ROAD
HUDSON, NH 03051

LANDLORD SIGNATURE: _____

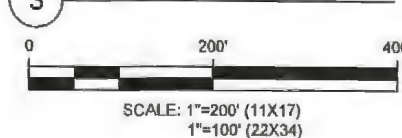
PARCEL NOTES:

1. PARENT PARCEL BOUNDARY WAS OBTAINED FROM SURVEY PLAN DATED 08/05/20 BY TECTONIC ENGINEERING & SURVEYING CONSULTANTS P.C.
2. ADJUTING PARCEL BOUNDARIES WERE OBTAINED FROM TOWN OF HUDSON ONLINE GIS.



- LOT COVERAGE NOTES:
1. GREEN AREA: 4.89 ACRES (41.4% OF PARCEL)
 2. OPEN SPACE: 6.92 ACRES (58.5% OF PARCEL)

3 OVERALL SITE PLAN



LEGEND	
	EXISTING PROPERTY
	EXISTING ADJ. PROPERTY
	EXISTING EASEMENT
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	EXISTING TREELINE
	EXISTING CHAINLINK FENCE
	EXISTING BUILDING
	EXISTING LEASE AREA
	EXISTING ROAD (PAVED)

AMERICAN TOWER®
dba SPECIALTY TOWER SERVICES
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: 1671

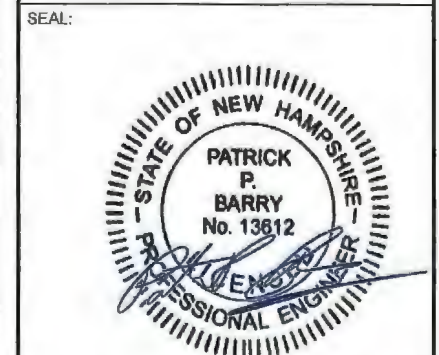
THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIORITY OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	NW	11/09/20

ATC SITE NUMBER:
202096

ATC SITE NAME:
HUDSON 3 NH

SITE ADDRESS:
143 DRACUT ROAD
HUDSON, NH 33011



Authorized by "Patrick P. Barry"
17 Nov 2020 01:15:54



DATE DRAWN:	11/09/20
ATC JOB NO:	13014796
ATC LEGACY #:	---

OVERALL SITE PLAN	
SHEET NUMBER:	REVISION:
C-101	0

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

PROPERTY OWNER:
TOM W. & ROSA C. CHAN
143 DRAUT ROAD
HUDSON, NH 03051

LANDLORD SIGNATURE: _____

APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____

PLANNING BOARD:
CHAIRMAN: _____ SIGNATURE DATE: _____
SECRETARY: _____ SIGNATURE DATE: _____

SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

SOIL CLASSIFICATIONS:

CaD-CANTON FINE SANDY LOAM (15-25% SLOPES)

CaB-CANTON FINE SANDY LOAM (0-8% SLOPES)

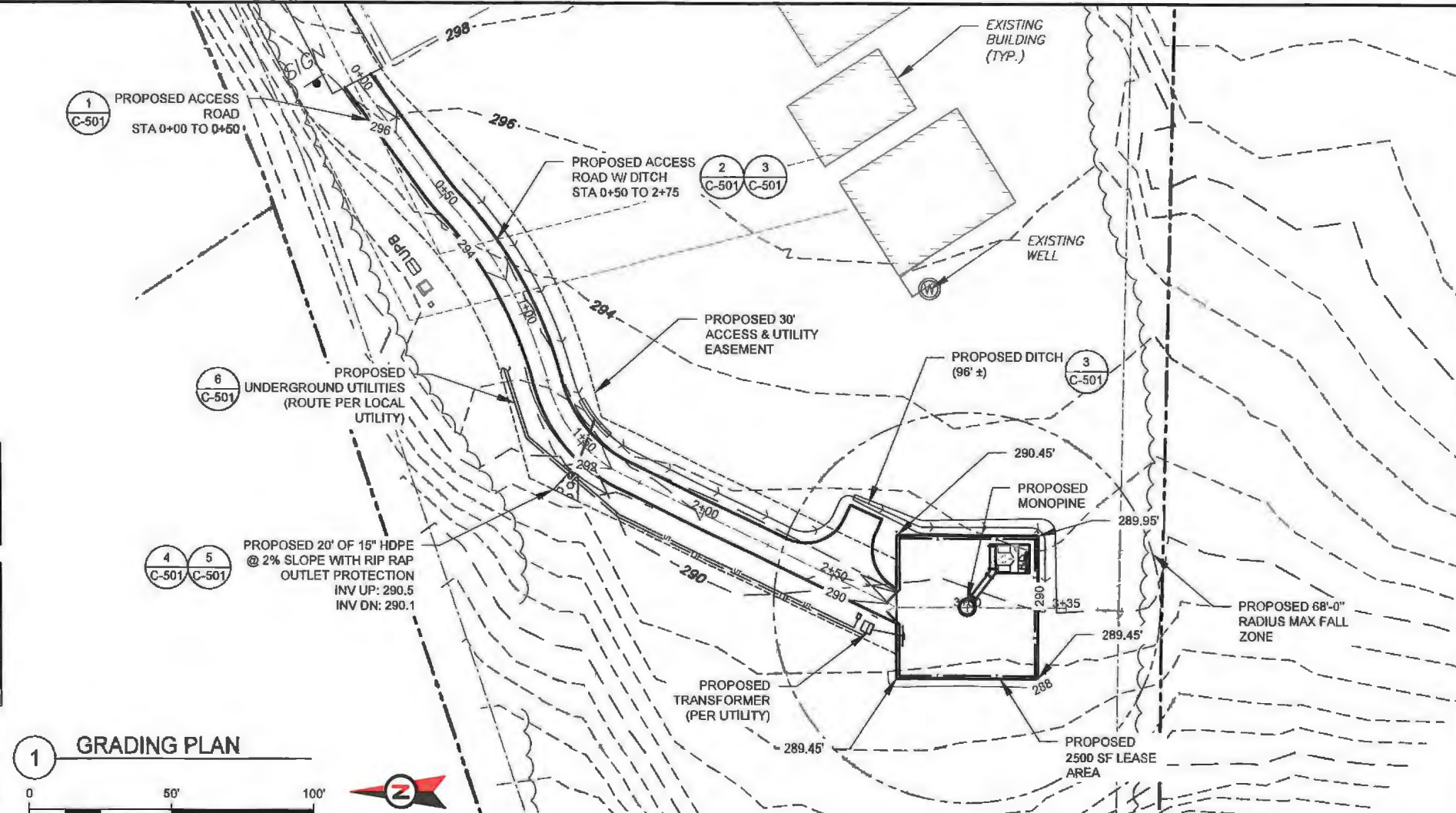
CmD-CANTON FINE SANDY LOAM, VERY STONY (15-25% SLOPES)

CUT/FILL VOLUMES	CUT (yd ³)	FILL (yd ³)	NET (yd ³)	
ACCESS ROAD	7.64	41.02	33.38	FILL
COMPOUND	29.16	19.96	-9.2	FILL
TOTAL			24.18	FILL

STONE REQUIRED FOR ROAD	AVE STONE DEPTH (in)	WIDTH (feet)	LENGTH (feet)	STONE IMPORT (yd ³)	STONE IMPORT (TONS)
COMPOUND	6	50	50	46.3	63.0
ROAD COARSE	6	12	282	62.7	85.3
TOTAL				109.0	148.3

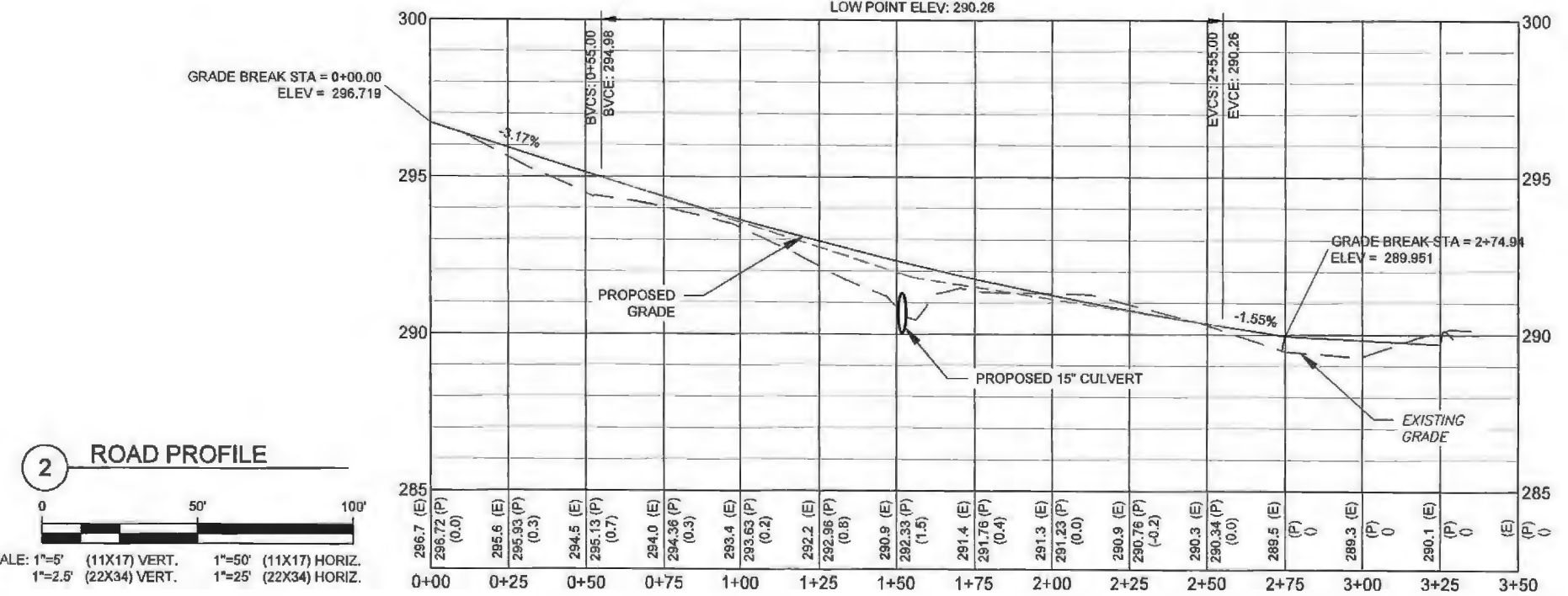
* CUT / FILL CALCULATIONS ARE APPROXIMATE. THE AMOUNT OF TOPSOIL THAT WILL NEED TO BE REMOVED AND THE COMPACTION AND SHRINKAGE FACTORS WILL VARY BASED ON SITE CONDITIONS.

* AMOUNT OF STONE TO IMPORT IS APPROXIMATE. THE CONTRACTOR SHALL FOLLOW THE DETAILS ON THE PLANS TO THE APPROPRIATE STONE DEPTHS



PVI STA: 1+55.00
PVI ELEV: 291.81
K: 123.25
LVC: 200.00
LOW POINT STA: 2+55.00
LOW POINT ELEV: 290.26

- LEGEND**
- EXISTING PROPERTY
 - EXISTING ADJ. PROPERTY
 - EXISTING EASEMENT
 - XXX--- EXISTING CONTOUR (MAJOR)
 - XXX--- EXISTING CONTOUR (MINOR)
 - EXISTING TREELINE
 - EXISTING CHAINLINK FENCE
 - EXISTING BUILDING
 - EXISTING LEASE AREA
 - EXISTING ROAD (PAVED)
 - PROPOSED DITCH
 - PROPOSED CULVERT
 - PROPOSED WATERBAR
 - ▲ PROPOSED OUTLET PROTECTION
 - PROPOSED ACCESS ROAD
 - XXX--- PROPOSED CONTOUR (MINOR)
 - XXX--- PROPOSED CONTOUR (MAJOR)
 - x---x--- PROPOSED FENCE
 - LOD---LOD--- PROPOSED LOD
 - PROPOSED SILT FENCE
 - UE--- PROPOSED UNDERGROUND POWER
 - PROPOSED UNDERGROUND TELCO



AMERICAN TOWER®
dba SPECIALTY TOWER SERVICES
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: 1571

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	NW	11/09/20

ATC SITE NUMBER:
202096

ATC SITE NAME:
HUDSON 3 NH

SITE ADDRESS:
143 DRACUT ROAD
HUDSON, NH 33011

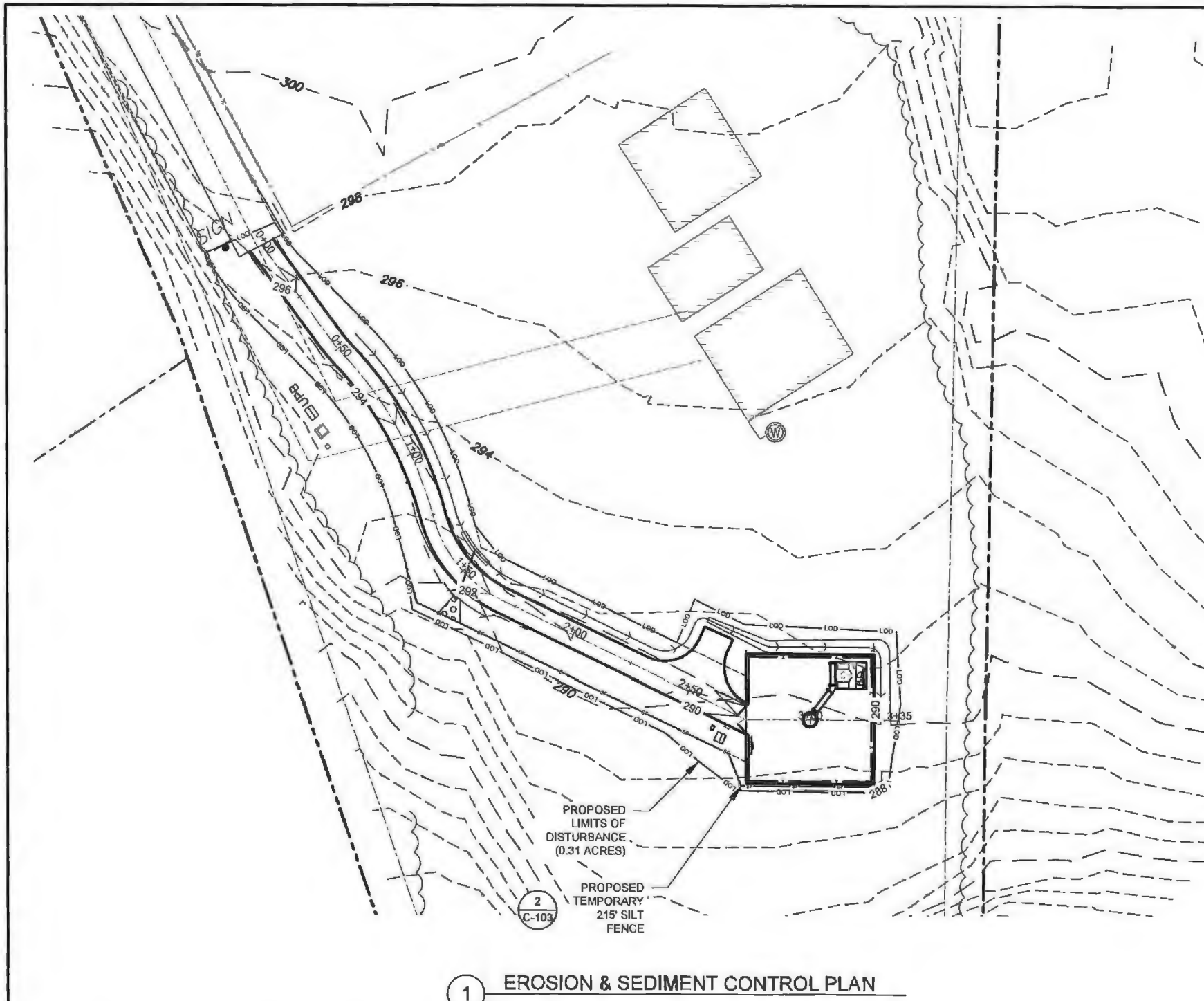
SEAL:

Authorized by "Patrick P. Barry"
17 Nov 2020 01:15:54

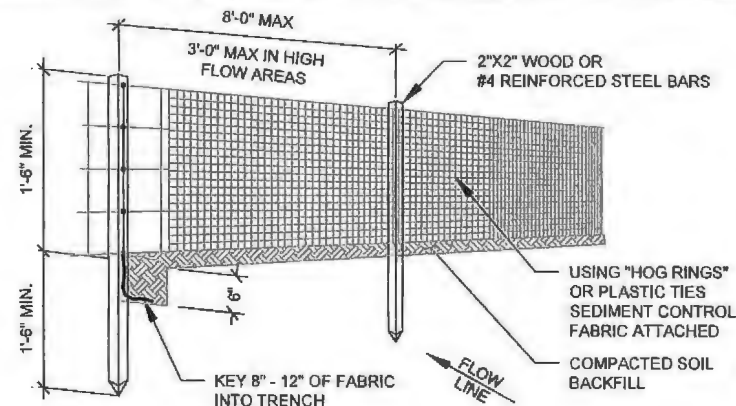
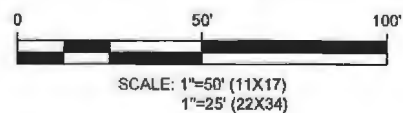
DATE DRAWN:	11/09/20
ATC JOB NO:	13014796
ATC LEGACY #:	---

GRADING PLAN & PROFILE

SHEET NUMBER: **C-102** REVISION: **0**



1 EROSION & SEDIMENT CONTROL PLAN



NOTES:

1. FABRIC WIDTH SHALL BE 30 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL STAKES.
2. SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.
3. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.
4. ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED.
5. FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

AMERICAN TOWER MASTER SPECIFICATION:

1. DIVISION 31 EARTHWORK SECTION 0312500 FOR EROSION AND SEDIMENT CONTROLS

2 SILT FENCE DETAIL
SCALE: NOT TO SCALE

LEGEND

- EXISTING PROPERTY
- - - EXISTING ADJ. PROPERTY
- - - EXISTING EASEMENT
- XXX- EXISTING CONTOUR (MAJOR)
- XXX- EXISTING CONTOUR (MINOR)
- ~ ~ ~ EXISTING TREELINE
- - - EXISTING CHAINLINK FENCE
- ▨ EXISTING BUILDING
- - - EXISTING LEASE AREA
- ==== EXISTING ROAD (PAVED)
- PROPOSED DITCH
- PROPOSED CULVERT
- ==== PROPOSED WATERBAR
- ▲ PROPOSED OUTLET PROTECTION
- ==== PROPOSED ACCESS ROAD
- XXX- PROPOSED CONTOUR (MINOR)
- XXX- PROPOSED CONTOUR (MAJOR)
- - - PROPOSED FENCE
- PROPOSED LOD
- PROPOSED SILT FENCE
- - - PROPOSED UNDERGROUND POWER
- - - PROPOSED UNDERGROUND TELCO

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

PROPERTY OWNER:
TOM W. & ROSA C. CHAN
143 DRAUT ROAD
HUDSON, NH 03051

LANDLORD SIGNATURE: _____

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING _____

PLANNING BOARD:

CHAIRMAN _____ SIGNATURE DATE: _____

SECRETARY _____ SIGNATURE DATE: _____

SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

AMERICAN TOWER®
dba **SPECIALTY TOWER SERVICES**
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: 1571

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
1	FOR CONSTRUCTION	NW	11/09/20

ATC SITE NUMBER:
202096

ATC SITE NAME:
HUDSON 3 NH

SITE ADDRESS:
143 DRACUT ROAD
HUDSON, NH 33011

SEAL:

Authorized by "Patrick P. Barry"
17 Nov 2020 01:15:55

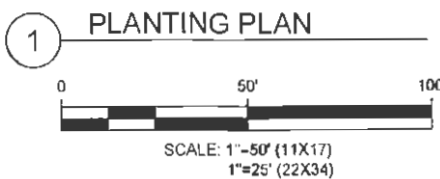
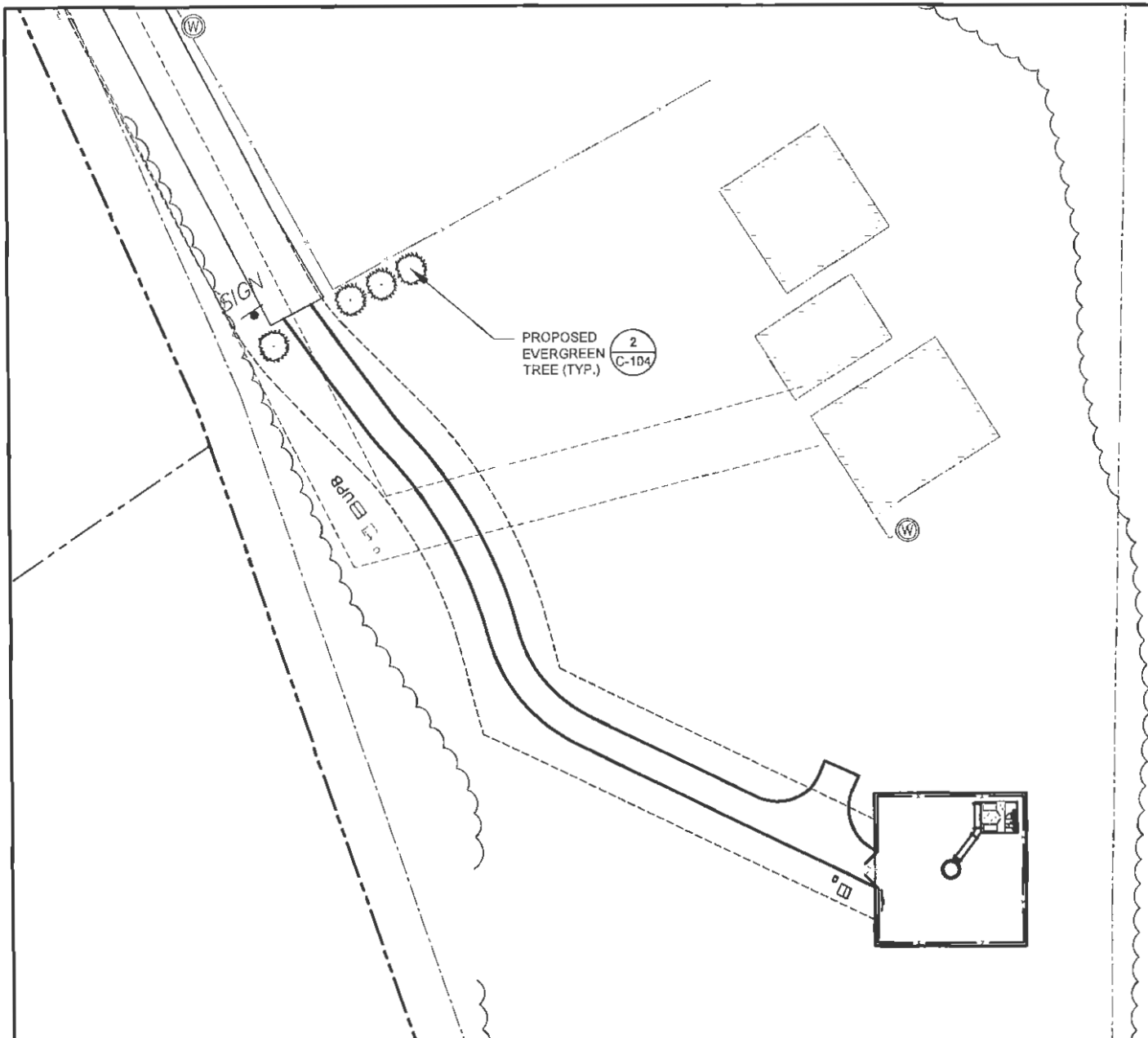
DATE DRAWN:	11/09/20
ATC JOB NO:	13014796
ATC LEGACY #:	---

EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER: **C-103** REVISION: **0**

COPYRIGHT © 2017 A.T. & P. LLC. ALL RIGHTS RESERVED.





PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

PROPERTY OWNER:
TOM W. & ROSA C. CHAN
143 DRAUT ROAD
HUDSON, NH 03051

LANDLORD SIGNATURE: _____

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING _____

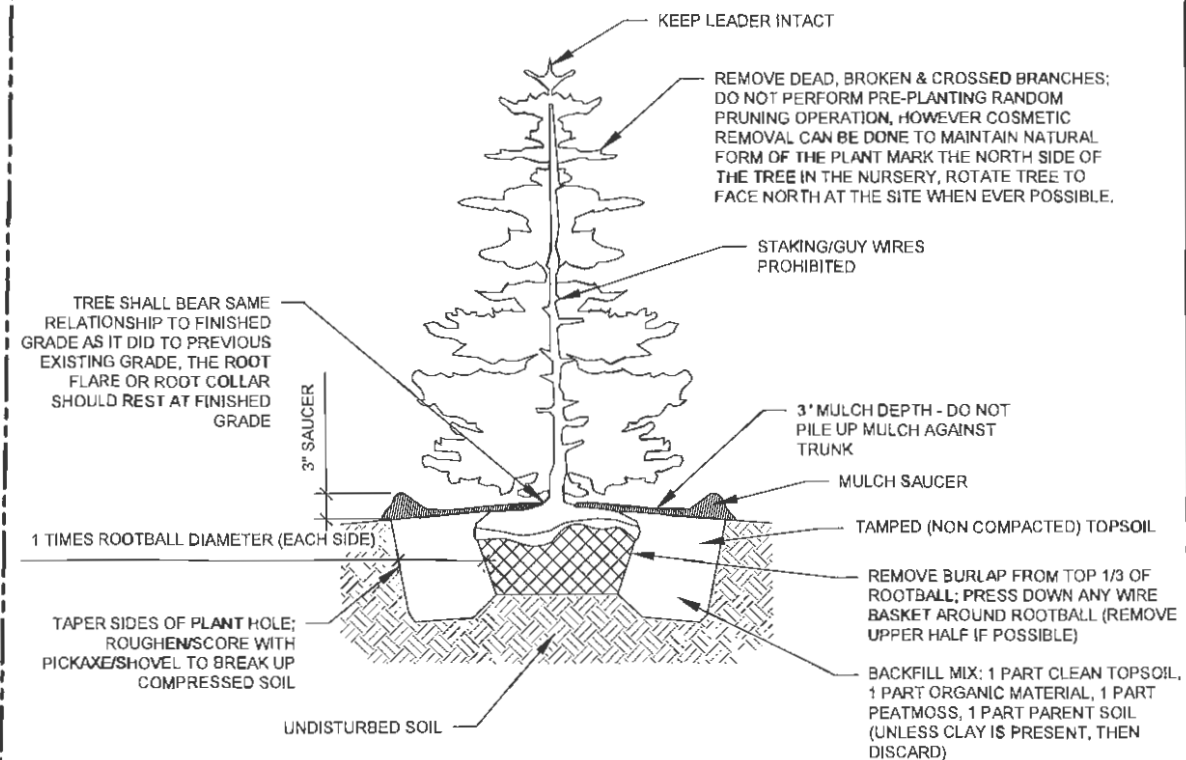
PLANNING BOARD:

CHAIRMAN _____ SIGNATURE DATE: _____

SECRETARY _____ SIGNATURE DATE: _____

SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

PROPOSED PLANTING TABLE					
SPECIES:	QTY:	MIN. CALIPER SIZE	MAX HEIGHT	SPACING	MAX WIDTH
ARBORVITAE (GREEN GIANT)	4	3" CALIPER	50-60'	12' O/C	10-12'



2 TYPICAL EVERGREEN TREE PLANTING DETAIL
SCALE: NOT TO SCALE

NOTES:

- CONTRACTOR TO VERIFY THAT ADEQUATE DRAINAGE EXISTS PRIOR TO PLANTING.
- DO NOT WRAP TRUNK OF TREE.
- STAKING OF TREES IS NOT RECOMMENDED, EXCEPT ON WINDY SITE OR FOR LARGE EVERGREEN TREES. IF STAKING IS DONE, FLEXIBLE STRAPS - NOT HOSE AND WIRE - SHOULD BE USED AND MUST BE REMOVED AT APPROPRIATE TIME. ATC IS RESPONSIBLE FOR THE REPLACEMENT OF DESTROYED OR DAMAGED TREES.
- ALL TREES SHALL CONFORM TO THE STANDARDS SET FORTH IN THE MOST RECENT AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.).
- TREE WITH ROOT FLARE COVERED BY MORE THAN 1.5" OF SOIL WILL BE REJECTED PRIOR TO INSTALLATION.

LEGEND

- EXISTING PROPERTY
- - - EXISTING ADJ. PROPERTY
- - - - EXISTING EASEMENT
- - - XXX - - EXISTING CONTOUR (MAJOR)
- - - XXX - - EXISTING CONTOUR (MINOR)
- - - - - EXISTING TREELINE
- - - - - EXISTING CHAINLINK FENCE
- ▨ EXISTING BUILDING
- - - - - EXISTING LEASE AREA
- ===== EXISTING ROAD (PAVED)
- - - - - PROPOSED DITCH
- - - SD - - - SD - - - PROPOSED CULVERT
- ===== PROPOSED WATERBAR
- ▲ PROPOSED OUTLET PROTECTION
- ===== PROPOSED ACCESS ROAD
- - - XXX - - - PROPOSED CONTOUR (MINOR)
- - - XXX - - - PROPOSED CONTOUR (MAJOR)
- - - x - - - x - - - PROPOSED FENCE
- - - LOD - - - LOD - - - PROPOSED LOD
- - - SF - - - SF - - - PROPOSED SILT FENCE
- - - UE - - - PROPOSED UNDERGROUND POWER
- - - VT - - - PROPOSED UNDERGROUND TELCO

AMERICAN TOWER
dba SPECIALTY TOWER SERVICES
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: 1571

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
△	FOR CONSTRUCTION	NW	11/09/20
△			
△			
△			

ATC SITE NUMBER:
202096

ATC SITE NAME:
HUDSON 3 NH

SITE ADDRESS:
143 DRACUT ROAD
HUDSON, NH 33011

SEAL:



Authorized by "Patrick P. Barry"
17 Nov 2020 01:15:56



DATE DRAWN:	11/09/20
ATC JOB NO:	13014796
ATC LEGACY #:	---

PLANTING PLAN

SHEET NUMBER:	REVISION:
C-104	0


THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	NW	11/09/20

ATC SITE NUMBER:
202096
 ATC SITE NAME:
HUDSON 3 NH

SITE ADDRESS:
 143 DRACUT ROAD
 HUDSON, NH 33011

SEAL:

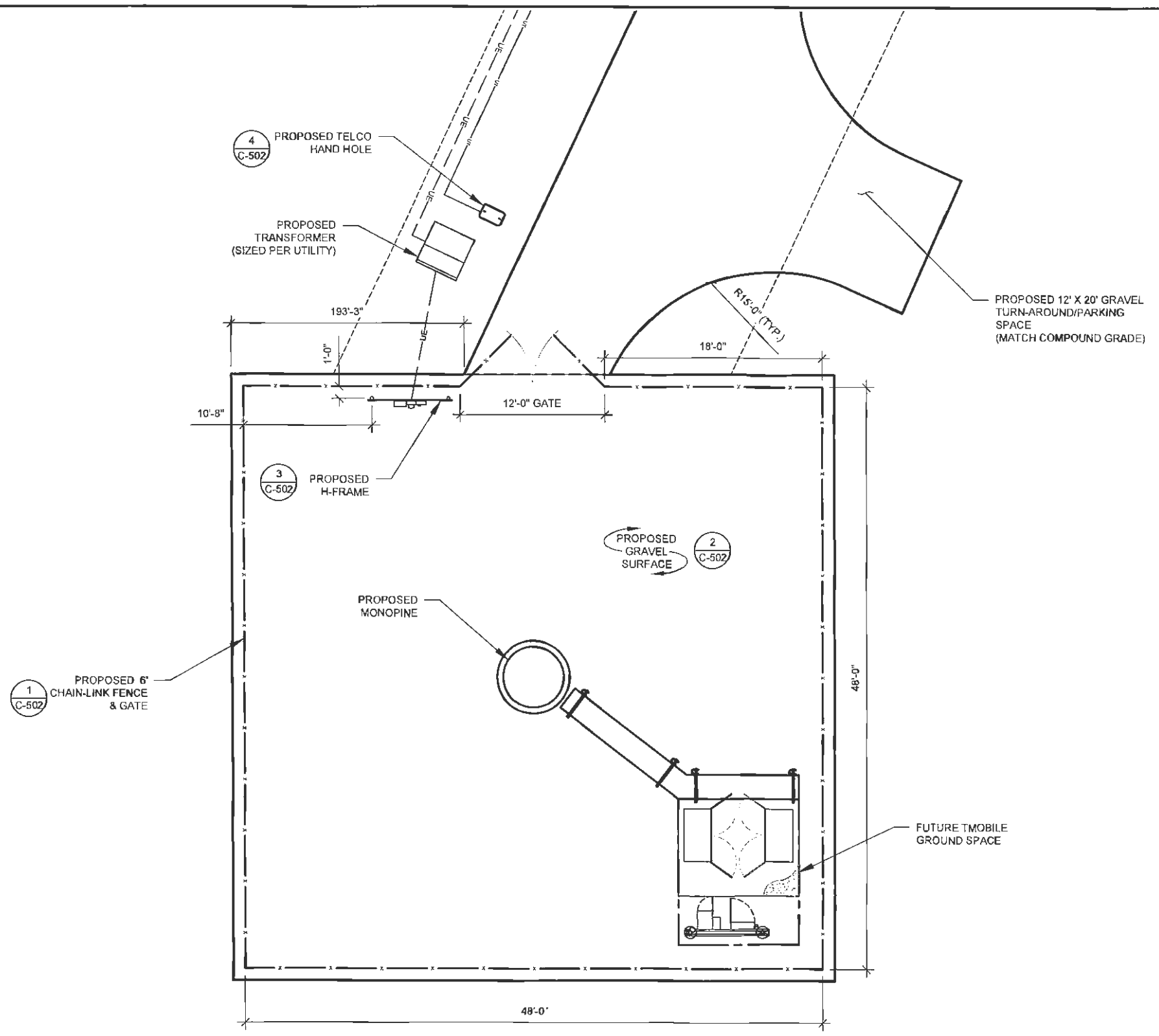


Authorized by "Patrick P. Barry"
 17 Nov 2020 01:15:56

DATE DRAWN:	11/09/20
ATC JOB NO:	13014796
ATC LEGACY #:	---

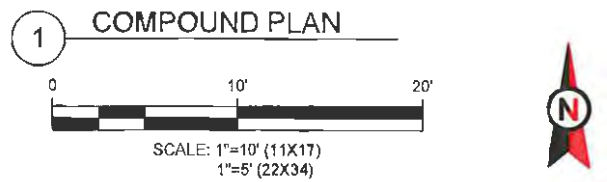
COMPOUND PLAN

SHEET NUMBER: C-401	REVISION: 0
-------------------------------	-----------------------



APPROVED BY THE HUDSON, NH PLANNING BOARD
 DATE OF MEETING _____
 PLANNING BOARD:
 CHAIRMAN _____ SIGNATURE DATE: _____
 SECRETARY _____ SIGNATURE DATE: _____
 SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.
 PROPERTY OWNER:
 TOM W. & ROSA C. CHAN
 143 DRAUT ROAD
 HUDSON, NH 03051
 LANDLORD SIGNATURE: _____



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	NW	11/09/20

ATC SITE NUMBER:
202096
 ATC SITE NAME:
HUDSON 3 NH

SITE ADDRESS:
 143 DRACUT ROAD
 HUDSON, NH 33011

SEAL:



Authorized by "Patrick P. Barry"
 17 Nov 2020 01:15:57

DATE DRAWN:	11/09/20
ATC JOB NO:	13014786
ATC LEGACY #:	—

TOWER ELEVATION

SHEET NUMBER:	REVISION:
C-402	0

PROPOSED TOP OF TOWER
 ELEV 155' A.G.L.
 ELEV 450.09' AMSL

- PROPOSED TMOBILE ANTENNAS
 RAD CENTER @ 150' A.G.L.
- FUTURE CARRIER ANTENNAS
 RAD CENTER @ 140' A.G.L.
- FUTURE CARRIER ANTENNAS
 RAD CENTER @ 130' A.G.L.
- FUTURE CARRIER ANTENNAS
 RAD CENTER @ 120' A.G.L.

PROPOSED MONOPINE
 (SEE TOWER NOTES)

TOWER NOTES:

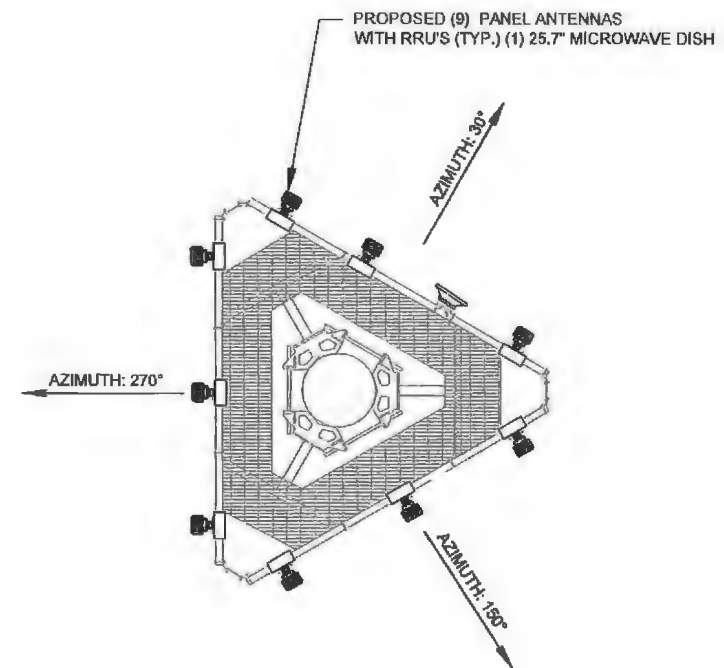
- INSTALL (3) 1-5/8" HYBRID CABLES INSIDE MONOPINE.
- NO LIGHTING IS REQUIRED BY FAA.
- BRANCHING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND DOES NOT REPRESENT THE FINAL DESIGN.

BOTTOM OF BRANCHING
 ELEV 15' A.G.L.

CHAIN-LINK FENCE
 ELEV. 6'

FINISHED GRADE

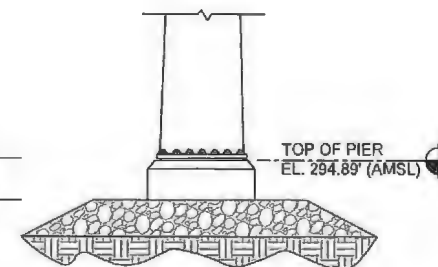
1 TOWER ELEVATION
 SCALE: NOT TO SCALE



2 PROPOSED ANTENNA MOUNTING DETAIL (PLAN VIEW)
 SCALE: NOT TO SCALE

BOTTOM OF PLATE
 EL. 295.09' (AMSL)
 FINISHED GRADE
 EL. 294.39' (AMSL)

TOP OF PIER
 EL. 294.89' (AMSL)



3 TOWER BASE ELEVATION
 SCALE: NOT TO SCALE

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

PROPERTY OWNER:
 TOM W. & ROSA C. CHAN
 143 DRAUT ROAD
 HUDSON, NH 03051

LANDLORD SIGNATURE: _____

APPROVED BY THE HUDSON, NH PLANNING BOARD

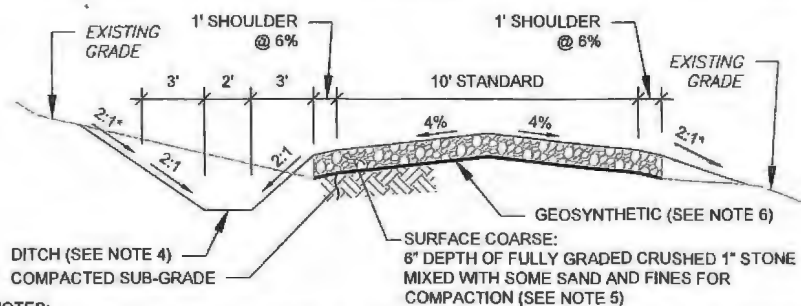
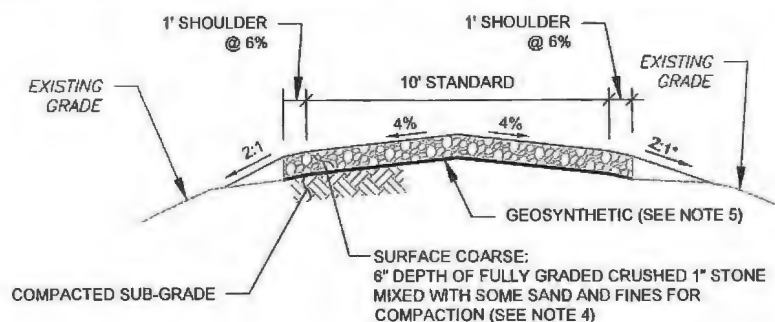
DATE OF MEETING _____

PLANNING BOARD:

CHAIRMAN _____ SIGNATURE DATE: _____

SECRETARY _____ SIGNATURE DATE: _____

SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

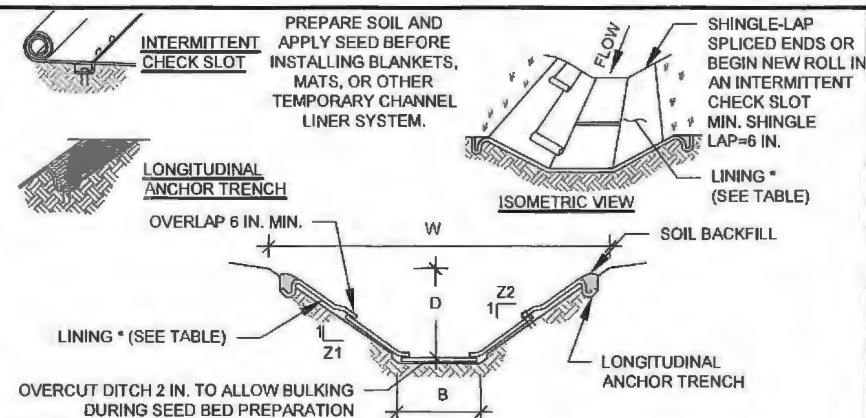


- NOTES:**
- SUBGRADE AND FILL SHALL CONSIST OF CLEAN SOIL. NO DELETERIOUS MATERIALS OR ORGANICS TO BE USED. REMOVE ALL TOP SOIL AND ORGANICS BEFORE COMMENCING ACCESS ROAD OR A MIN. DEPTH OF 6".
 - TYPICAL ACCESS ROAD COMPACTION SHALL BE WITH SHEEPSFOOT ROLLER OR RUBBER TIED ROLLERS WEIGHING AT LEAST EIGHT TONS FOR BASE COURSE AND SMOOTH DRUM VIBRATOR ROLLERS FOR SURFACE COURSE/FINISH GRADE.
 - THE PREFERRED CUT AND FILL SLOPE IS 2:1, HOWEVER THE ENGINEER OF RECORD MAY REVISE THE CUT SLOPE TO 1:1 OR 1.5:1 IF CUT SLOPE IS ROCK OR WELL CEMENTED SOIL AND THE FILL SLOPE TO 3:1 OR GREATER IF THE FILL SLOPE IS POOR SOILS AND PRONE TO LANDSLIDES OR SEVERE EROSION
 - REFER TO SIEVE ANALYSIS IN ATC SPECIFICATIONS SECTION 312000 PART 2.1 SOIL MATERIALS FOR APPROVED GRADATION. COMMON REFERENCED NAMES ARE CRUSHER RUN, ABC, 2A, 2RC.
 - GEOSYNTHETIC: APPROVED PRODUCTS ARE US FABRICS: US 315 AND TENCATE: 160N. CONTRACTOR MAY SUBMIT DESIGN ALTERNATIVE AS OUTLINED IN THE AMERICAN TOWER MASTER SPECS.
 - GOOD SOIL CONDITIONS ARE FOR ROADS OVER SANDS, SILTY SANDS, GRAVEL, AND GLACIAL TILL OR DIRECTLY ON ROCK. VERY STIFF TO HARD SOIL FEEL CONDITIONS. CBR BETWEEN 4.0 TO 6.0.

- AMERICAN TOWER MASTER SPECIFICATION:**
- DIVISION 31 EARTHWORK SECTION 0312000 FOR ACCESS ROADS AND EARTH WORK
 - DIVISION 31 EARTHWORK SECTION 0312500 FOR EROSION AND SEDIMENT CONTROLS

- NOTES:**
- SUBGRADE AND FILL SHALL CONSIST OF CLEAN SOIL. NO DELETERIOUS MATERIALS OR ORGANICS TO BE USED. REMOVE ALL TOP SOIL AND ORGANICS BEFORE COMMENCING ACCESS ROAD OR A MIN. DEPTH OF 6".
 - TYPICAL ACCESS ROAD COMPACTION SHALL BE WITH SHEEPSFOOT ROLLER OR RUBBER TIED ROLLERS WEIGHING AT LEAST EIGHT TONS FOR BASE COURSE AND SMOOTH DRUM VIBRATOR ROLLERS FOR SURFACE COURSE/FINISH GRADE.
 - THE PREFERRED CUT AND FILL SLOPE IS 2:1, HOWEVER THE ENGINEER OF RECORD MAY REVISE THE CUT SLOPE TO 1:1 OR 1.5:1 IF CUT SLOPE IS ROCK OR WELL CEMENTED SOIL AND THE FILL SLOPE TO 3:1 OR GREATER IF THE FILL SLOPE IS POOR SOILS AND PRONE TO LANDSLIDES OR SEVERE EROSION
 - DITCH
 - DITCHES LEADING TO CULVERTS SHALL BE LINED WITH EROSION CONTROL BLANKET. SEE DITCH DETAIL.
 - THE DITCH SHALL BE INITIALLY OVER-EXCAVATED TO ALLOW FOR THE PLACEMENT OF TOPSOIL.
 - DITCH SHALL BE CONSTRUCTED FREE OF SEDIMENT, TREE ROOTS, STUMPS OR OTHER PROJECTIONS THAT WILL IMPEDE NORMAL CHANNEL FLOW AND/OR PREVENT GOOD LINING TO SOIL CONTACT.
 - REFER TO SIEVE ANALYSIS IN ATC SPECIFICATIONS SECTION 312000 PART 2.1 SOIL MATERIALS FOR APPROVED GRADATION. COMMON REFERENCED NAMES ARE CRUSHER RUN, ABC, 2A, 2RC.
 - GEOSYNTHETIC: APPROVED PRODUCTS ARE US FABRICS: US 2600 AND TENCATE: HP270. CONTRACTOR MAY SUBMIT DESIGN ALTERNATIVE AS OUTLINED IN THE AMERICAN TOWER MASTER SPECS.
 - MARGINAL SOIL CONDITIONS ARE FOR ROADS OVER SANDS, SILTY SANDS, GRAVEL, AND GLACIAL TILL OR DIRECTLY ON ROCK. VERY STIFF TO HARD SOIL FEEL CONDITIONS. CBR BETWEEN 1.0 TO 4.0

- AMERICAN TOWER MASTER SPECIFICATION:**
- DIVISION 31 EARTHWORK SECTION 0312000 FOR ACCESS ROADS AND EARTH WORK
 - DIVISION 31 EARTHWORK SECTION 0312500 FOR EROSION AND SEDIMENT CONTROLS



- NOTES:**
- SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, VEGETATIVE STABILIZATION FOR SOIL AMENDMENTS, SEED MIXTURES AND MULCHING INFORMATION
 - ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.
 - CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION.
 - SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 48 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.
 - NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

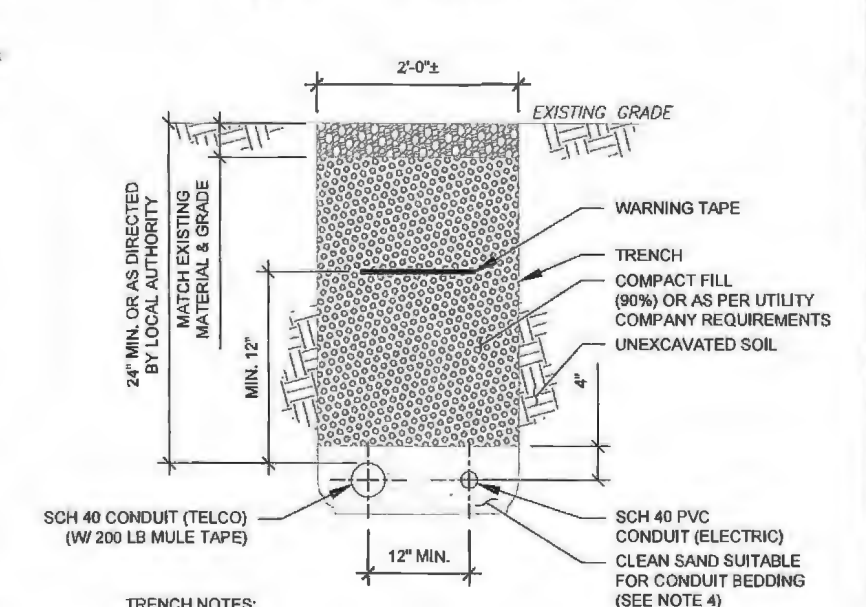
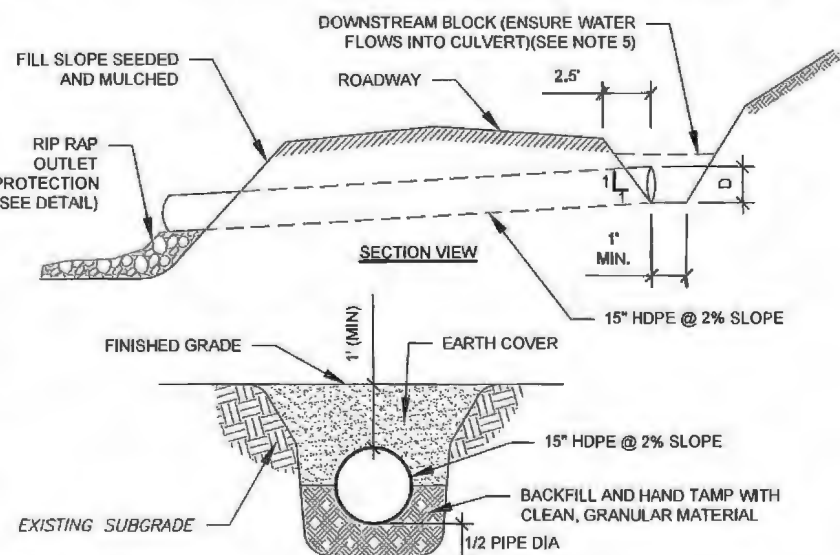
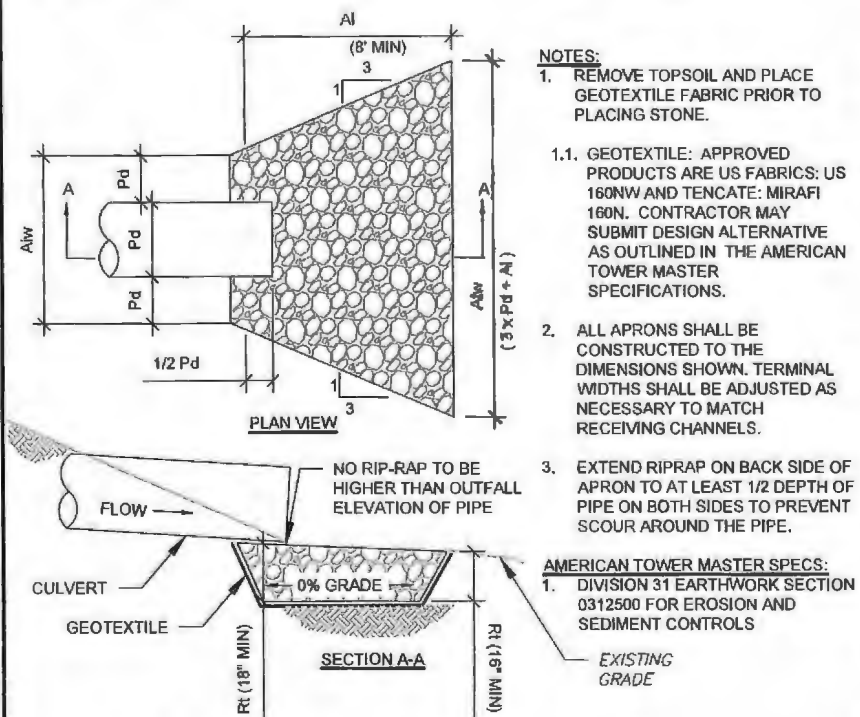
- AMERICAN TOWER MASTER SPECIFICATION:**
- DIVISION 31 EARTHWORK SECTION 0312500 FOR EROSION AND SEDIMENT CONTROLS

STATIONS	BOTTOM WIDTH B (FT)	DEPTH D (FT)	TOP WIDTH W (FT)	Z1 (FT)	Z2 (FT)	LINING *
0+50 - 2+75 COMPOUND (96±)	2	1.5	8	2	2	NORTH AMERICAN GREEN S75

1 STA 0+00 - 0+50 CROWNED ROAD SCALE: NOT TO SCALE

2 STA 0+50 - STA 2+75 CROWNED ROAD WITH DITCH SCALE: NOT TO SCALE

3 ECB DITCH DETAIL SCALE: NOT TO SCALE



PIPE DIA (IN)	RIPRAP			APRON	
	SIZE R ₁	THICK. Rt (IN)	LENGTH A1 (FT)	INITIAL WIDTH A1w (FT)	TERMINAL WIDTH A1w (FT)
15	3	18	8	4.0	12.0

- NOTES:**
- CUT AND FILL SLOPES SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF ROADWAY GRADING. THESE AREAS SHALL BE BLANKETED WHEREVER THEY ARE LOCATED WITHIN 50 FEET OF A SURFACE WATER OR WHERE A SUITABLE VEGETATIVE AREA DOES NOT EXIST.
 - A TOP DRESSING COMPOSED OF HARD, DURABLE STONE SHALL BE PROVIDED FOR SOILS HAVING LOW STRENGTH.
 - ROADSIDE DITCHES SHALL BE PROVIDED WITH ADEQUATE PROTECTIVE LINING OR RIP-RAP WHEREVER RUNOFF CANNOT SHEET FLOW AWAY FROM THE ROADWAY.
 - ADEQUATELY SIZED CULVERTS OR OTHER SUITABLE CROSS DRAINS SHALL BE PROVIDED AT ALL SEEPS, SPRINGS, AND DRAINAGE COURSES. DITCH RELIEF CULVERTS OR TURNOUTS SHALL BE PROVIDED AT THE INTERVALS INDICATED ON PLANS BY ENGINEER'S DESIGN. RIPRAP OUTLET PROTECTION TO BE SIZED ACCORDINGLY BY THE ENGINEER OF RECORD.
 - TO PREVENT BYPASS FLOW A DOWNSTREAM EARTHEN OR STONE BLOCK SHALL BE INSTALLED AT CULVERT.

- AMERICAN TOWER MASTER SPECIFICATION:**
- DIVISION 31 EARTHWORK SECTION 0312500 FOR EROSION AND SEDIMENT CONTROLS

- TRENCH NOTES:**
- IF FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL, EXCAVATED MATERIAL MAY BE USED FOR BACKFILL. IF NOT, PROVIDE CLEAN, COMPACTIBLE MATERIAL. COMPACT IN 8" LIFTS. REMOVE ANY LARGE ROCKS PRIOR TO BACKFILLING. CONTRACTOR TO VERIFY LOCATION OF EXISTING U/G UTILITIES PRIOR TO DIGGING.
 - IF CURRENT AS-BUILT DRAWINGS ARE NOT AVAILABLE CONTRACTOR SHALL HAND DIG U/G TRENCHING.
 - CONCRETE ENCASE CONDUIT IN MINIMUM 2" THICK ENVELOPE WHEN INSTALLING UNDER SITE ACCESS ROAD AND EXTEND 6" BEYOND ROAD.
 - CONFIRM SPACING AND DEPTH WITH NEC OR LOCAL CODE REQUIREMENTS

4 RIP RAP OUTLET PROTECTION SCALE: NOT TO SCALE

5 CULVERT PLACEMENT PROFILE SCALE: NOT TO SCALE

6 TELCO AND POWER JOINT TRENCH CONDUIT SCALE: N.T.S.

AMERICAN TOWER®
dba SPECIALTY TOWER SERVICES
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: 1571

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	NW	11/09/20
1	ADDED SPECIAL INSPECTION	NW	11/17/20
2			
3			
4			

ATC SITE NUMBER:
202096

ATC SITE NAME:
HUDSON 3 NH

SITE ADDRESS:
143 DRACUT ROAD
HUDSON, NH 33011

SEAL:

Authorized by "Patrick P. Barry"
17 Nov 2020 01:15:58

DATE DRAWN:	11/09/20
ATC JOB NO:	13014796
ATC LEGACY #:	---

CONSTRUCTION DETAILS

SHEET NUMBER: **C-501** REVISION: **2**

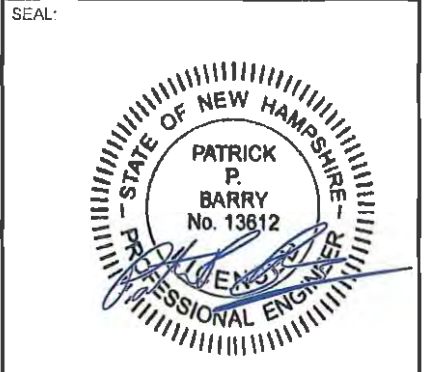
THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIORITY OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	NW	11/09/20
1			
2			
3			
4			

ATC SITE NUMBER:
202096

ATC SITE NAME:
HUDSON 3 NH

SITE ADDRESS:
 143 DRACUT ROAD
 HUDSON, NH 33011

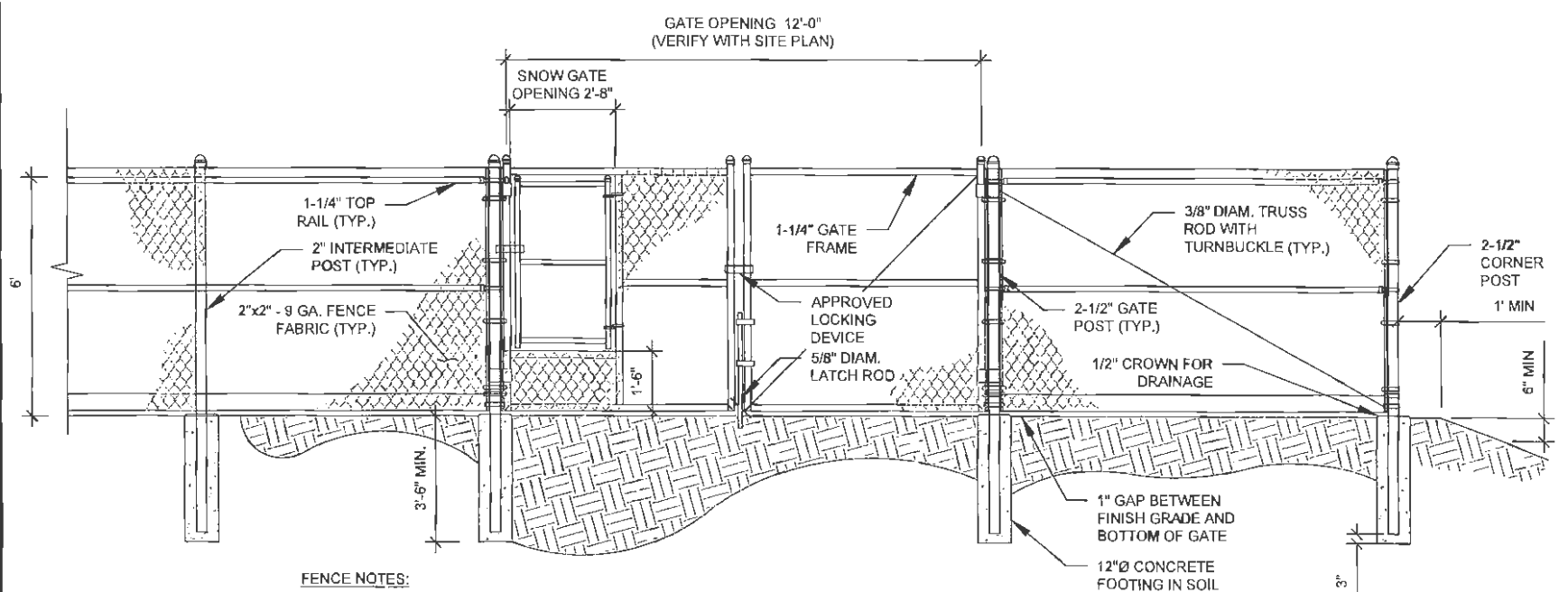


Authorized by "Patrick P. Barry"
 17 Nov 2020 01:15:58

DATE DRAWN:	11/09/20
ATC JOB NO:	13014796
ATC LEGACY #:	---

CONSTRUCTION DETAILS

SHEET NUMBER: C-502	REVISION: 0
-------------------------------	-----------------------



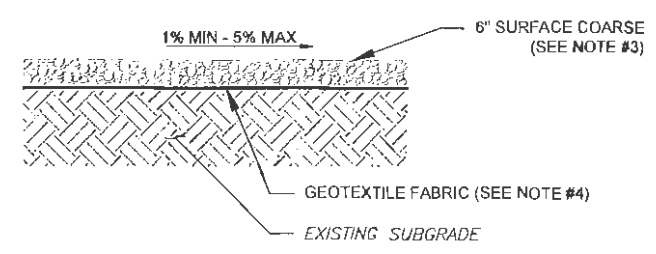
FENCE NOTES:

- ATTACH EACH GATE WITH 1-1/2 PAIR OF NON-LIFT-OFF TYPE, MALLEABLE IRON OR FORGING, PIN-TYPE HINGES. ASSEMBLIES SHALL ALLOW FOR 180° OF GATE TRAVEL. TACK WELD GATE HINGE TO POST FOR SECURITY.
- POSTS NOT TO EXCEED A MAXIMUM SEPARATION OF 10 FEET.

AMERICAN TOWER MASTER SPECIFICATION:

- DIVISION 32 EXTERIOR IMPROVEMENTS SECTION 0323113 FOR CHAIN LINK FENCE AND GATES

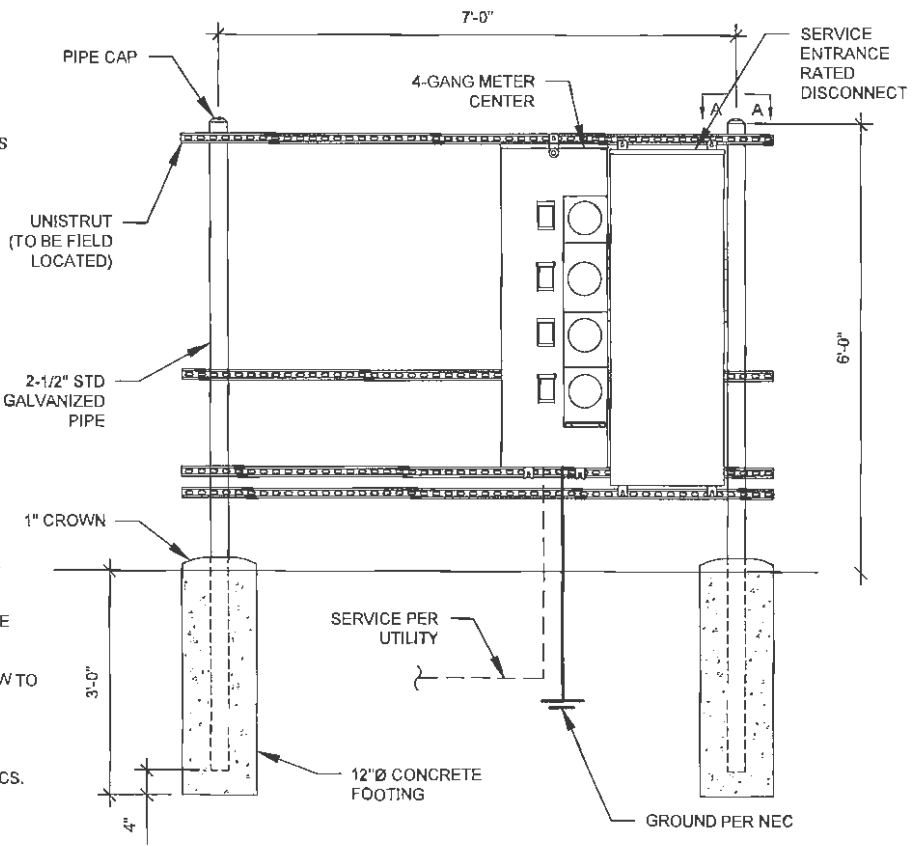
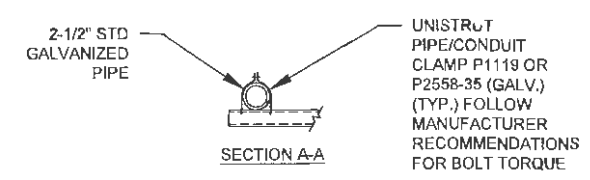
1 GATE AND FENCE DETAIL (WITH SNOW GATE)
 SCALE: NOT TO SCALE



NOTES:

- CONTRACTOR TO CONTACT ALL UTILITIES FOR LOCATION OF UNDERGROUND SERVICES. SERVICE LOCATIONS TO BE CONFIRMED PRIOR TO CONSTRUCTION.
- REMOVE ALL UNSUITABLE OR DELETERIOUS MATERIAL AS REQUIRED. COMPACT UNDERLYING SOIL TO 90% OF MAXIMUM DENSITY. REPLACE REMOVED SOIL WITH 8" LIFTS OF GRANULAR "B" MATERIAL TO A DEPTH OF 4" BELOW PROPOSED GRADE. COMPACT TO MINIMUM 95% OF MAXIMUM DRY DENSITY ALL COMPACTION SHALL BE IN ACCORDANCE WITH THE 2006 IBC. REVIEW WITH PROJECT MANAGER AND GEOTECT PRIOR TO CONSTRUCTION.
- SURFACE COARSE OF GRANULAR "A" MATERIAL SHALL CONSIST OF EVENLY GRADED MIXTURE OF CRUSHED STONE OR GRAVEL, WITH 100% PASSING THROUGH 3/4" SIEVE AND NOT MORE THAN 5% PASSING THROUGH #4 SIEVE.
- PROVIDE GEOTEXTILE FABRIC UNDER WASHED CHIPPED STONE COMPOUND UNLESS NOTED OTHERWISE. WOVEN GEOTEXTILE: APPROVED PRODUCTS ARE US FABRICS: US 200 AND TENCATE: 160N. CONTRACTOR MAY SUBMIT DESIGN ALTERNATIVE AS OUTLINED IN THE AMERICAN TOWER MASTER SPECIFICATIONS.

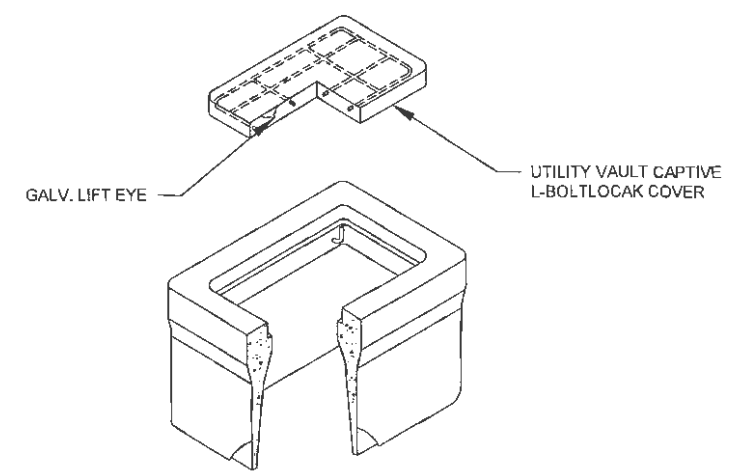
2 COMPOUND CROSS SECTION
 SCALE: NOT TO SCALE



H-FRAME NOTES:

- IF IT IS NECESSARY TO EXTEND THE H-FRAME, AN ADDITIONAL POST WILL ALWAYS BE REQUIRED.
- PROPOSED UNISTRUTS TO BE FIELD CUT AND SHOULD NOT EXTEND MORE THAN 6 INCHES BEYOND THE LAST POST.
- SPRAY ENDS OF UNISTRUT WITH COLD GALVANIZING SPRAY PAINT, ALLOW TO DRY, THEN COVER WITH RUBBER PROTECTIVE CAPS FOR SAFETY.
- UNISTRUT TO BE CUT FLUSH WITH NO SHARP OR JAGGED EDGES.
- ALL PROPOSED HARDWARE TO BE MOUNTED PER MANUFACTURERS SPECS.
- METER CENTER TO FOLLOW HEIGHT REQUIREMENTS PER UTILITY.

3 UTILITY H-FRAME
 SCALE: N.T.S.



NOTES:

- INSTALL ON 3/4" AGGREGATE WHICH SHALL EXTEND A MINIMUM OF 6" BEYOND ALL SIDES OF THE BOX AND BE A MINIMUM OF 4" DEEP, BELOW THE BOX.
- SIZED APPROPRIATELY FOR THE APPLICATION PER NEC.
- CAP TO HAVE POWER/ELEC OR TELCO SHOWN.

4 TYPICAL PULL BOX
 SCALE: NOT TO SCALE

CAUTION



Beyond this point:
Radio frequency fields at this site may exceed FCC rules for human exposure.


For your safety, obey all posted signs and site guidelines for working in radio frequency environments.

In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307(b)

NO TRESPASSING

ATC CAUTION AND NO TRESPASSING SIGN

WARNING



Beyond this point:
Radio frequency fields at this site may exceed FCC rules for human exposure.

For your safety, obey all posted signs and site guidelines for working in radio frequency environments.

In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307(b)

ATC RF WARNING AND FCC NUMBER SIGN

FCC TOWER REGISTRATION #

Posting of sign required by law

ATC STAND-ALONE FCC TOWER REGISTRATION SIGN

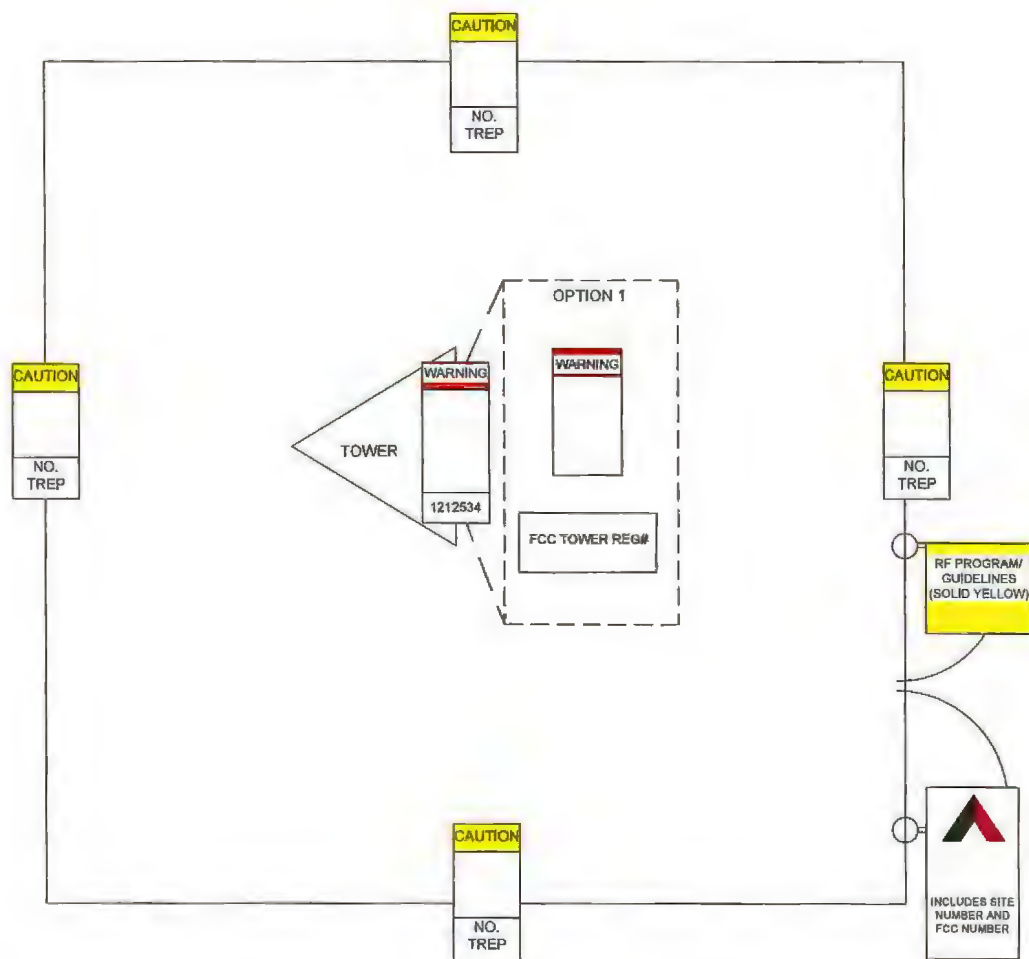
NOTICE

GUIDELINES FOR WORKING IN RADIOFREQUENCY ENVIRONMENTS

- All personnel should have electromagnetic energy (EME) awareness training.
- All personnel entering this site must be authorized.
- Obey all posted signs.
- Assume all antennas are active.
- Before working on antennas, notify owners and disable appropriate transmitters.
- Maintain minimum 3 feet clearance from all antennas.
- Do not stop in front of antennas.
- Use personal RF monitors while working near antennas.
- Never operate transmitters without shields during normal operation.
- Do not operate base station antennas in equipment room.

ATC RF PROGRAM NOTICE SIGN

A "NO TRESPASSING" SIGN MUST BE POSTED A MINIMUM OF EVERY 50'.



THERE MUST BE AN ATC SIGN WITH SITE INFORMATION AND FCC REGISTRATION NUMBER AT BOTH THE ACCESS ROAD GATE (GATE OFF OF MAIN ROAD, IF APPLICABLE) AND COMPOUND FENCE (IF NO COMPOUND FENCE, THEN IN A CONSPICUOUS PLACE UPON DRIVE UP). IN ADDITION, PLEASE LOOK AT DIAGRAM FOR ALL ADDITIONAL SIGNS REQUIRED.

OPTION 1 MAY BE USED TO POST TOWER REGISTRATION NUMBERS AT THE BASE OF THE TOWER IF A WARNING SIGN DOES NOT HAVE SPACE FOR THE TOWER REGISTRATION NUMBER.

IMPORTANT: FOR ANY ATC SIGN THAT DOES NOT MEET THE ATC SPECIFICATION FOR SIGNAGE (I.E., SHARPIE/PAIN PEN, WORN LABELS, ETC.), BRING IT INTO COMPLIANCE (RE-WRITE IF WORN) AND FLAG FOR REPLACEMENT ASAP WITH THE APPROPRIATE PERMANENT SIGN (YOU CAN ORDER THESE THROUGH THE WAREHOUSE).

ONLY LABELS PRINTED BY A ZEBRA LABEL PRINTER WILL BE ACCEPTED.

18'



AMERICAN TOWER

SITE NAME : HUDSON 3 NH
 SITE NUMBER : 202096
 FCC REGISTRATION # : NOT REQUIRED

FOR LEASING INFORMATION: 877-282-7483
 877-ATC-SITE

FOR EMERGENCIES CALL: 877-518-6937
 877-51-TOWER

NO TRESPASSING

www.americantower.com

POSTING OF THIS SIGNAGE REQUIRED BY LAW

12'

ATC SITE SIGN

REPLACEMENT OF SIGNAGE:

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL, QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

NOTE:

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 164-43.4 NO HIGH-VOLTAGE SIGNAGE IS NECESSARY. NO HIGH-VOLTAGE EQUIPMENT PRESENT.



AMERICAN TOWER®
 dba SPECIALTY TOWER SERVICES
 3500 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 468-0112
 COA: 1671

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.


REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	NW	11/09/20

ATC SITE NUMBER:
 202096

ATC SITE NAME:
 HUDSON 3 NH

SITE ADDRESS:
 143 DRACUT ROAD
 HUDSON, NH 33011

SEAL:



Authorized by "Patrick P. Barry"
 17 Nov 2020 01:15:59

DATE DRAWN:	11/09/20
ATC JOB NO:	13014796
ATC LEGACY #:	---

SIGNAGE	
SHEET NUMBER:	REVISION:
C-503	0

APPROVED BY THE HUDSON, NH PLANNING BOARD
 DATE OF MEETING _____
 PLANNING BOARD:
 CHAIRMAN _____ SIGNATURE DATE: _____
 SECRETARY _____ SIGNATURE DATE: _____

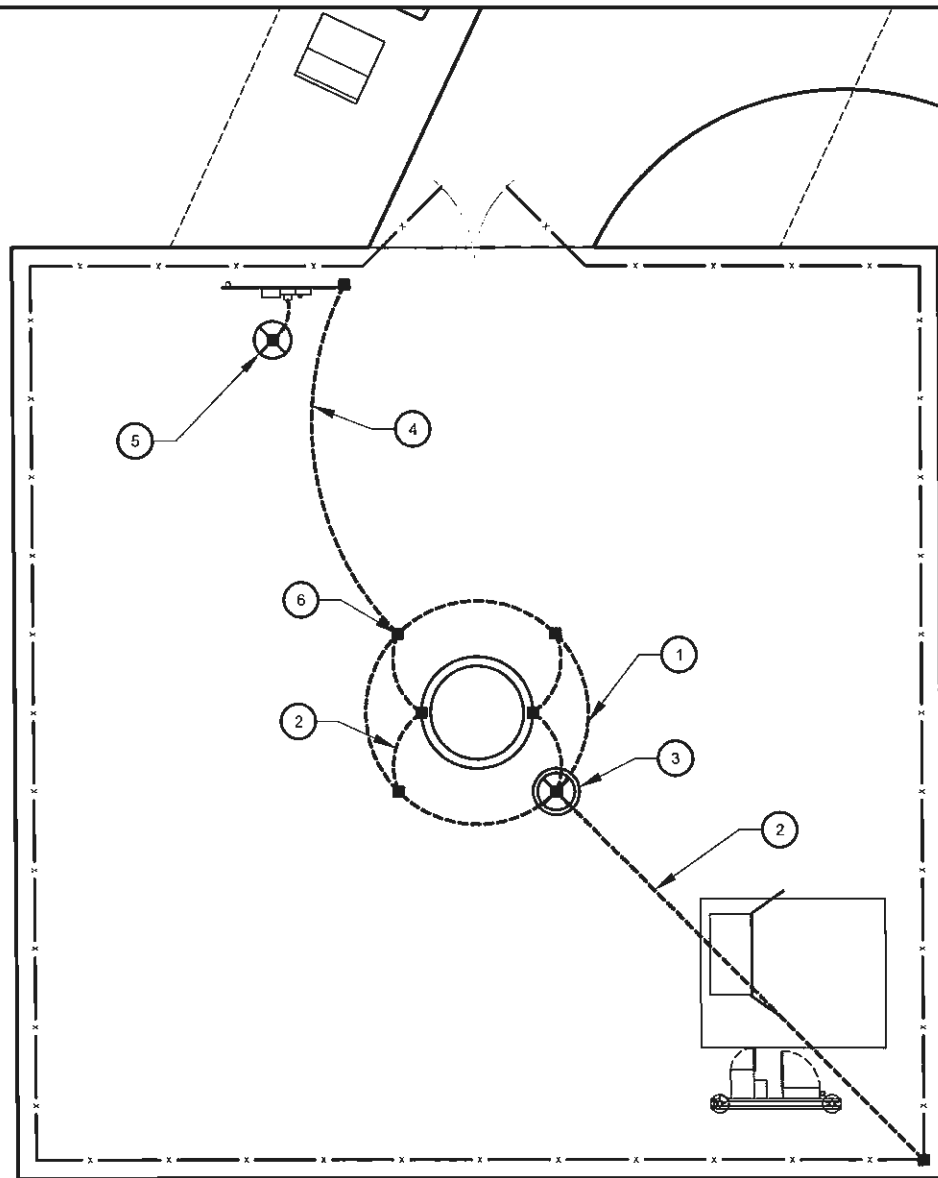
SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

PROPERTY OWNER:
 TOM W. & ROSA C. CHAN
 143 DRACUT ROAD
 HUDSON, NH 03051

LANDLORD SIGNATURE: _____

cosign



1 GROUNDING PLAN

0 10' 20'

SCALE: 1"=10' (11X17)
1"=5' (22X34)



GROUNDING PLAN NOTES:

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
2. ALL GROUND CONNECTIONS SHALL BE EXOTHERMIC WELDED. ALL WIRES SHALL BE COPPER.
3. CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE. GROUNDING AND OTHER OPERATIONAL TESTING WILL BE WITNESSED BY OWNER REPRESENTATIVE.
4. REFER TO ATC CONSTRUCTION SPEC AND COMPLY WITH ALL REQUIREMENTS OF GROUNDING STANDARDS.
5. ELECTRICAL CONTRACTOR TO PROVIDE DETAILED DESIGN OF GROUNDING SYSTEM, AND RECEIVE APPROVAL OF DESIGN BY OWNER REPRESENTATIVE, PRIOR TO INSTALLATION OF GROUNDING SYSTEM. PHOTO DOCUMENT ALL CONNECTIONS AND GROUND RING.
6. NOTIFY CONSTRUCTION MANAGER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
7. TO AVOID TOWER FOUNDATION, GROUND RODS MAY BE INSTALLED AT AN ANGLE OR TOWER GROUND RING MAY BE EXTENDED AS NEEDED.

KEYED NOTES:

- 1 #2 AWG SBTC TOWER GROUND RING. (MIN 2 FT FROM FOUNDATION)
- 2 #2 AWG SBTC TOWER RING RADIALS. GROUNDING RADIAL (TYP.) SEE TRENCH DETAIL 4 ON SHEET E-501. MAINTAIN DEPTH AND MINIMUM 15 FT. SEPARATION FROM OTHER RADIALS AT ENDS AND MINIMUM 5 FT. SEPARATION AT GROUNDING SYSTEMS AND BUILDING FOUNDATIONS.
- 3 3/4" X 10 FT GROUND ROD WITH TEST WELL (MIN. ONE PER SITE ON TOWER GROUND RING). SEE DETAIL 5 ON SHEET E-501.
- 4 BOND TO ELECTRICAL SERVICE AT MAIN BONDING JUMPER WITH #2 AWG SBTC. PARALLEL CONNECTION AWAY FROM TOWER. SEE DETAIL 1 ON SHEET E-501.
- 5 SERVICE GROUND ROD SIZE MINIMUM PER NEC OR AS OTHERWISE INDICATED. PLACE MINIMUM OF 10' FROM ALL OTHER GROUND RODS.
- 6 TOWER TO GROUND RING BONDS. SEE DETAIL 3 ON SHEET E-501.
- 7 ADDITIONAL RADIAL EXTENSION IN ROAD CENTER (80' MAX. OR TO RIGHT OF WAY, WHICHEVER IS SHORTER) SEE DETAIL 4 ON SHEET E-501.

INSTALLATION NOTES:

1. INSTALL STANDARD LEVEL I DESIGN (BASE BID) WHICH INCLUDES:
 - 1.1. TOWER RING, 1 GROUND ROD PER LEG, SERVICE GROUND ROD AT H-FRAME, 4 RADIALS TO CORNERS. ADDITIONAL WORK NECESSARY BELOW SHALL BE CONSIDERED AN ALLOWANCE.
2. MEASURE GROUNDING SYSTEM RESISTANCE WITH A 3-PROBE TEST PRIOR TO BACKFILL/DEMOLITION AND PRIOR TO CONNECTION OF UTILITY POWER NEUTRAL TO THE SYSTEM.
3. IF GROUNDING SYSTEM RESISTANCE (STEP 2) IS GREATER THAN 10 OHMS INSTALL LEVEL III ADDITIONAL RADIAL IN ROAD AND COORDINATE WITH ATC ENGINEER OF RECORD.

GROUNDING PLAN LEGEND:

- GROUND WIRE (LEVEL I)
- - - - GROUND WIRE (LEVEL II)
- GROUND WIRE (LEVEL III)
- EXOTHERMIC WELD
- MECHANICAL WELD
- ⊗ COPPER GROUND ROD
- ⊗ TEST WELL

AMERICAN TOWER®
dba SPECIALTY TOWER SERVICES
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: 1571

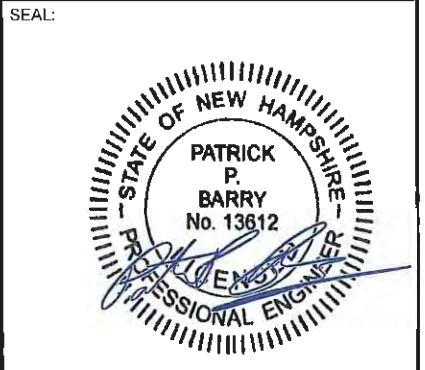
THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	NW	11/09/20

ATC SITE NUMBER:
202096

ATC SITE NAME:
HUDSON 3 NH

SITE ADDRESS:
143 DRACUT ROAD
HUDSON, NH 33011



Authorized by "Patrick P. Barry"
17 Nov 2020 01:16:00

DATE DRAWN:	11/09/20
ATC JOB NO:	13014796
ATC LEGACY #:	---

GROUNDING LAYOUT

SHEET NUMBER: E-401	REVISION: 0
-------------------------------	-----------------------

APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING _____
PLANNING BOARD:
CHAIRMAN _____ SIGNATURE DATE: _____
SECRETARY _____ SIGNATURE DATE: _____
SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

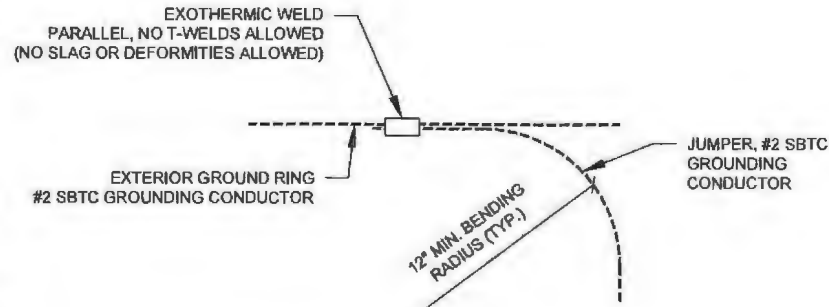
PROPERTY OWNER:
TOM W. & ROSA C. CHAN
143 DRAUT ROAD
HUDSON, NH 03051

LANDLORD SIGNATURE: _____

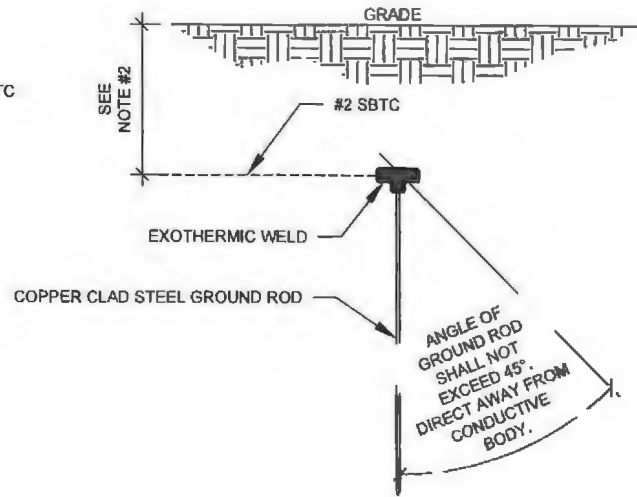


NOTES:

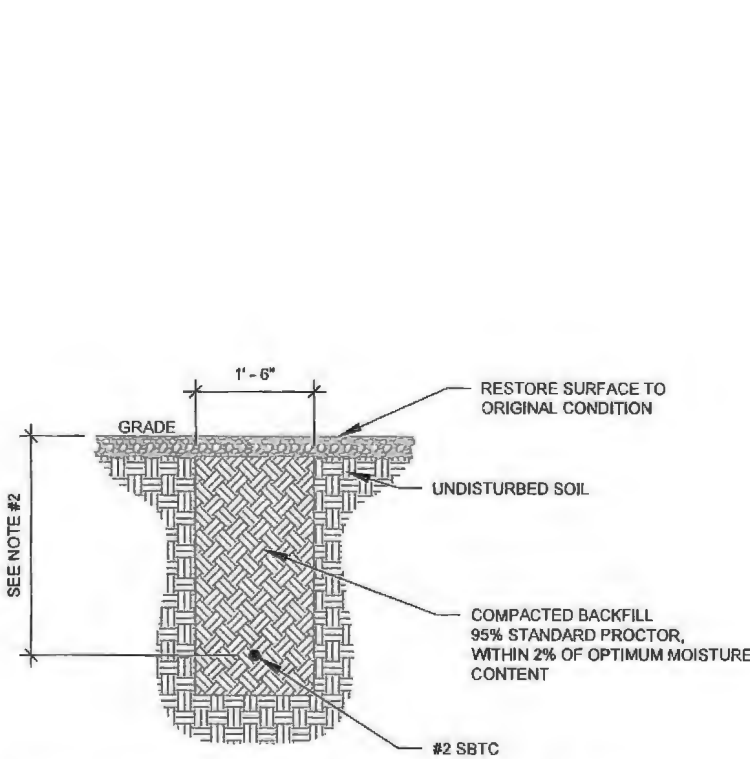
1. LOCATE BEFORE DIGGING.
2. ALL RING AND RADIAL DEPTHS AT 30" OR 6" BELOW FROST LINE, WHICHEVER IS GREATER.
3. WELD GROUND TO FENCE AS LOW AS POSSIBLE TO DETER COPPER THEFT



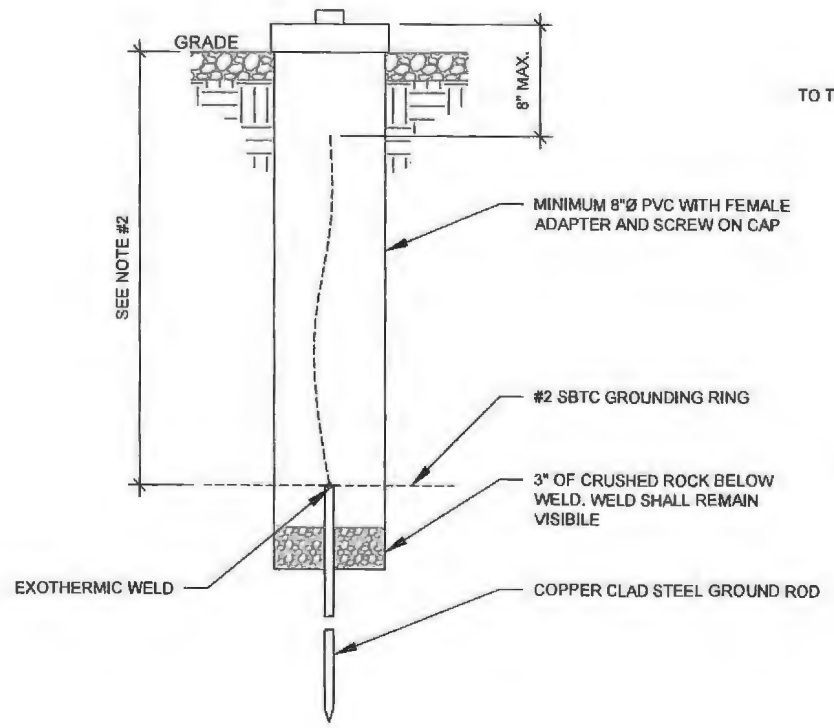
1 TIE CONNECTION DETAIL
SCALE: N.T.S.



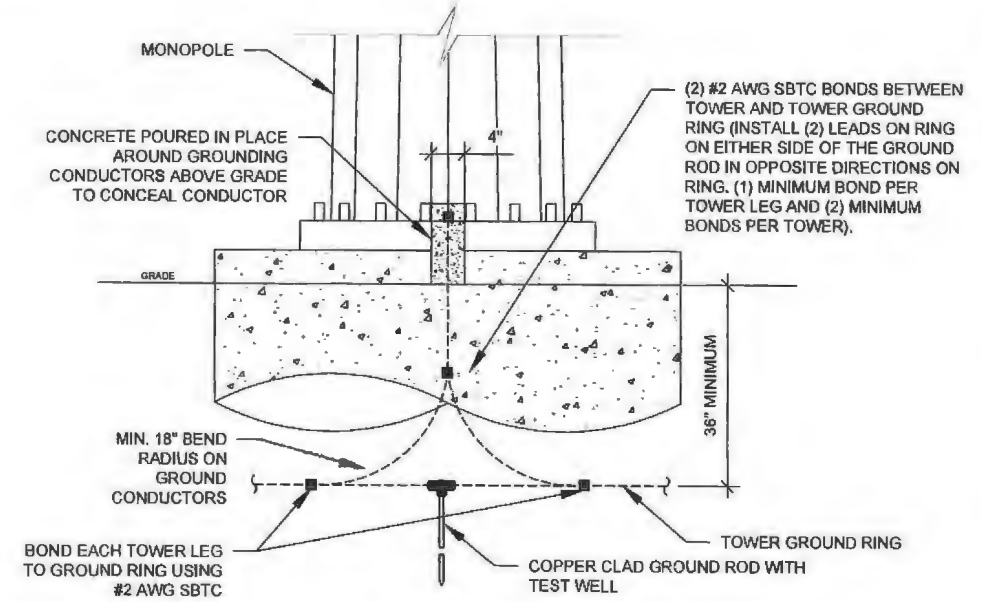
2 GROUND ROD DETAIL
SCALE: N.T.S.



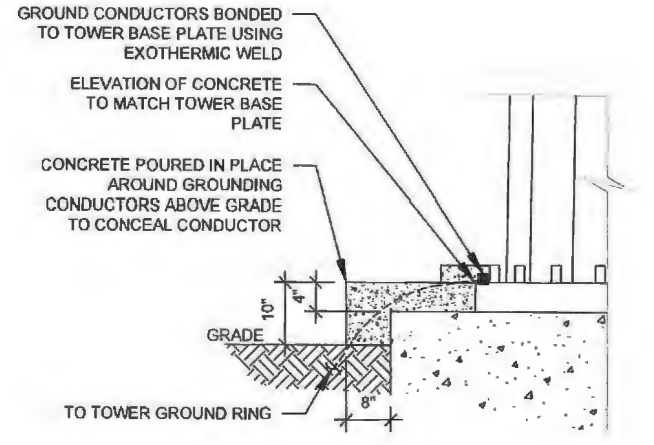
4 GROUND CONNECTION TRENCH DETAIL (STD.)
SCALE: N.T.S.



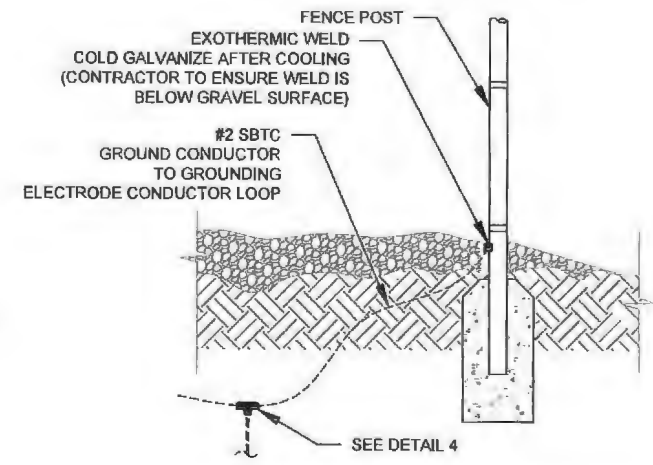
5 TEST WELL DETAIL
SCALE: N.T.S.



3 TOWER GROUNDING (FRONT)
SCALE: N.T.S.



6 TOWER GROUNDING (SIDE)
SCALE: N.T.S.



7 FENCE GROUNDING DETAIL
SCALE: N.T.S.

AMERICAN TOWER®
dba SPECIALTY TOWER SERVICES
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27618
PHONE: (919) 468-0112
COA: 1571

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	NW	11/09/20

ATC SITE NUMBER:
202096

ATC SITE NAME:
HUDSON 3 NH

SITE ADDRESS:
143 DRACUT ROAD
HUDSON, NH 33011

SEAL:

Authorized by "Patrick P. Barry"
17 Nov 2020 01:16:01

DATE DRAWN:	11/09/20
ATC JOB NO:	13014796
ATC LEGACY #:	---

ELECTRICAL DETAILS

SHEET NUMBER:	REVISION:
E-501	0





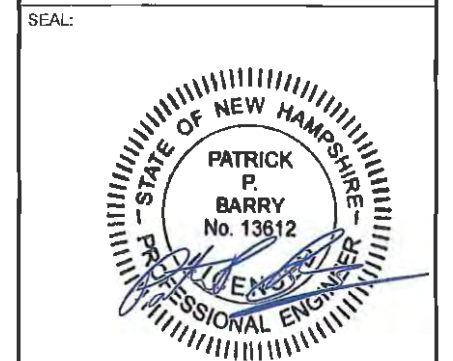
AMERICAN TOWER®
 dba SPECIALTY TOWER SERVICES
 3500 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 468-0112
 COA: 1571

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIORITY ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	NW	11/09/20

ATC SITE NUMBER:
202096
 ATC SITE NAME:
HUDSON 3 NH

SITE ADDRESS:
 143 DRAUT ROAD
 HUDSON, NH 33011

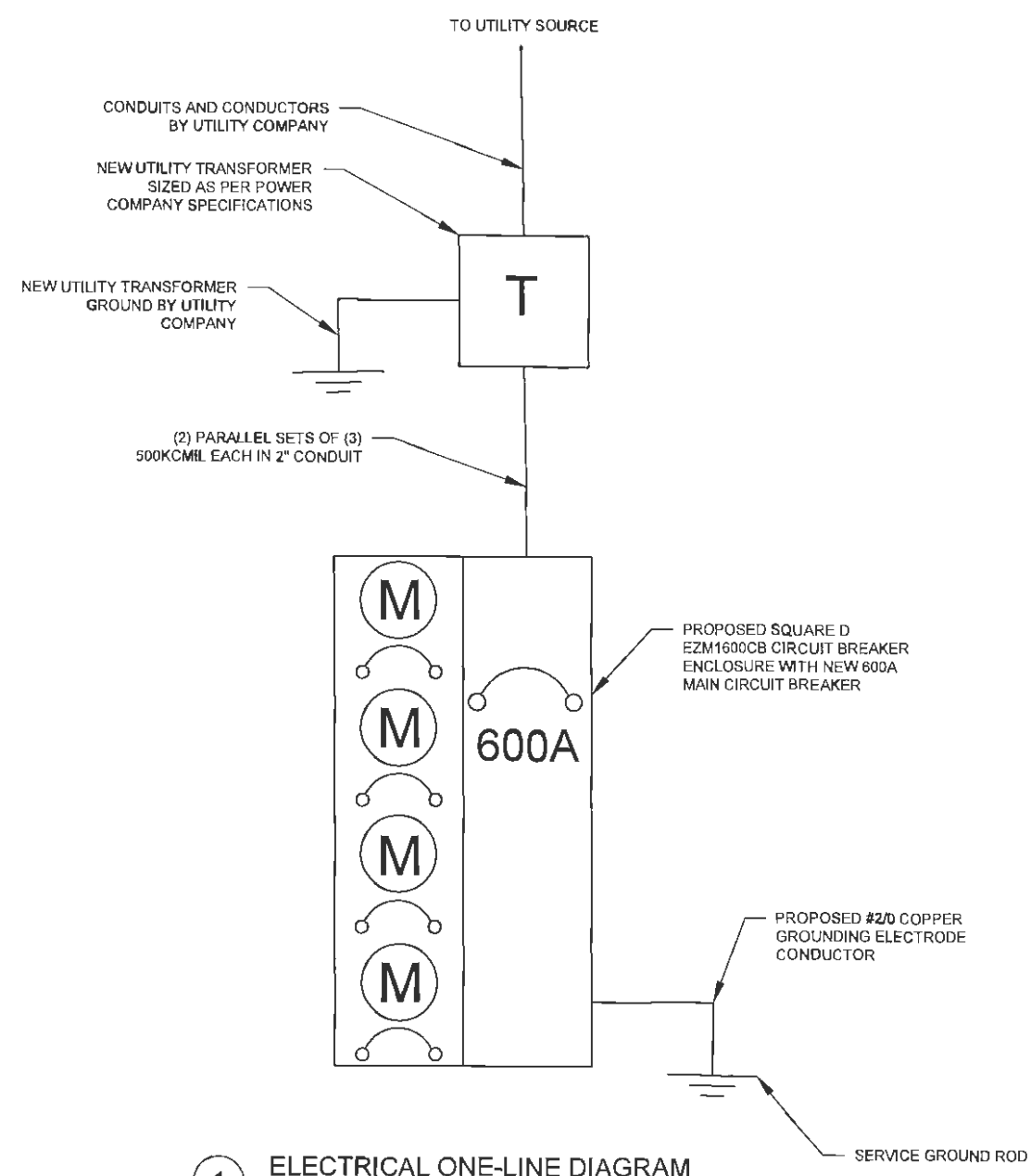


Authorized by "Patrick P. Barry"
 17 Nov 2020 01:16:01



DATE DRAWN:	11/09/20
ATC JOB NO:	13014796
ATC LEGACY #:	

ELECTRICAL ONE LINE DIAGRAM	
SHEET NUMBER: E-601	REVISION: 0



1 **ELECTRICAL ONE-LINE DIAGRAM**
 SCALE: N.T.S.

APPROVED BY THE HUDSON, NH PLANNING BOARD
 DATE OF MEETING _____
 PLANNING BOARD:
 CHAIRMAN _____ SIGNATURE DATE: _____
 SECRETARY _____ SIGNATURE DATE: _____
 SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

PROPERTY OWNER:
 TOM W. & ROSA C. CHAN
 143 DRAUT ROAD
 HUDSON, NH 03051
 LANDLORD SIGNATURE: _____

CAP EX INSPECTION NOTES

THE SPECIAL INSPECTION (SI) PROCEDURE IS INTENDED TO CONFIRM THAT CONSTRUCTION AND INSTALLATION MEETS ENGINEERING DESIGN, ATC PROCEDURES AND ATC STANDARD SPECIFICATIONS FOR WIRELESS TOWER SITES.

TO ENSURE THAT THE REQUIREMENTS OF THE SI ARE MET, IT IS VITAL THAT THE GENERAL CONTRACTOR AND THE INSPECTOR BEGIN COMMUNICATING AND COORDINATING AS SOON AS A PO IS RECEIVED FROM AMERICAN TOWER CORPORATION (ATC). IT IS EXPECTED THAT EACH PARTY WILL PROACTIVELY REACH OUT TO THE OTHER PARTY. IF CONTACT INFORMATION IS NOT KNOWN, CONTACT YOUR AMERICAN TOWER POINT OF CONTACT.

SPECIAL INSPECTOR

THE SPECIAL INSPECTOR IS REQUIRED TO CONTACT THE GENERAL CONTRACTOR AS SOON AS RECEIVING A PO FROM ATC. UPON RECEIVING A PO FROM ATC THE SPECIAL INSPECTOR AT A MINIMUM MUST:

- REVIEW THE REQUIREMENTS OF THE SI CHECKLIST.
- WORK WITH THE GENERAL CONTRACTOR TO DEVELOP A SCHEDULE TO CONDUCT ON-SITE INSPECTIONS, INCLUDING FOUNDATION INSPECTIONS.
- ANY CONCERNS WITH THE SCOPE OF WORK OR PROJECT COMMITMENT MUST BE RELAYED TO THE ATC POINT OF CONTACT IMMEDIATELY.

THE SPECIAL INSPECTOR IS RESPONSIBLE FOR COLLECTING ALL GENERAL CONTRACTOR INSPECTION AND TEST REPORTS, REVIEWING THESE DOCUMENTS FOR ADHERENCE TO CONTRACT DOCUMENTS, CONDUCTING THE IN-FIELD INSPECTIONS, AND SUBMITTING THE SI REPORT TO AMERICAN TOWER CORPORATION.

GENERAL CONTRACTOR

THE GENERAL CONTRACTOR IS REQUIRED TO CONTACT THE SI INSPECTOR AS SOON AS RECEIVING A PO FOR THE MODIFICATION INSTALLATION OR TURNKEY PROJECT TO, AT A MINIMUM:

- REVIEW THE REQUIREMENTS OF THE SI CHECKLIST.
- WORK WITH THE SI TO DEVELOP A SCHEDULE TO CONDUCT ON-SITE INSPECTIONS, INCLUDING FOUNDATION INSPECTIONS.
- BETTER UNDERSTAND ALL INSPECTION AND TESTING REQUIREMENTS.

THE GENERAL CONTRACTOR SHALL PERFORM AND RECORD THE TEST AND INSPECTION RESULTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SI CHECKLIST.

CAP EX SPECIAL INSPECTION CHECKLIST

INSPECTION ITEM	DESCRIPTION	INSPECTION TESTING REQUIRED	RESPONSIBILITY	SI REVIEW REQUIRED			INSPECTION FREQUENCY	
				PRE CX	DURING CX	POST CX	PERIODIC	CONTINUOUS
SPECIAL INSPECTION FIELD WORK & REPORT	DOCUMENTATION AND SITE VISIT CONDUCTED BY AN ATC APPROVED SPECIAL INSPECTOR AS REQUIRED BY ATC AND OTHER AUTHORITIES HAVING JURISDICTION. INSPECTION PARAMETERS TO FOLLOW ATC'S CONSTRUCTION SPECIFICATIONS FOR WIRELESS TOWER SITES.	Y	SI			✓		
ENGINEERING ASSEMBLY DRAWINGS	GC SHALL SUBMIT DRAWINGS TO SI FOR INCLUSION IN SI REPORT	Y	GC	✓				
FABRICATED MATERIAL VERIFICATION & INSPECTION	MTR AND OR MILL CERTIFICATIONS FOR SUPPLIED MATERIALS GC SHALL SUPPLY SI WITH REPORTS TO BE INCLUDED IN SI REPORT WHEN REQUIRED BY ATC	Y	SI	✓				
ROAD INSPECTION	STONE SHOULD HAVE A MINIMUM DEPTH OF 6". ENTRANCE SHALL HAVE A MINIMUM WIDTH OF 20' FOR A MINIMUM LENGTH OF 30' AND A 30' RADIUS, IF POSSIBLE. TRAVEL LANE SHALL HAVE A MIN. WIDTH OF 12' IN THE TANGENTS AND 15' AT THE CURVES. ROAD HAS NO SIGNS OF RILLS AND EROSION. ROAD IS PROPERLY CROWNED OR SUPER-ELEVATED. ALL DIMENSIONS AND DEPTHS SHALL BE PER THE PLANS OR ABOVE UNLESS OTHERWISE SPECIFIED.	Y	GC / SI			✓	✓	
DITCH INSPECTION	A DITCH SHOULD BE INSTALLED PER THE APPROVED PLANS. INSPECT EROSION PROBLEMS, DAMAGE TO VEGETATION, SEDIMENT AND DEBRIS ACCUMULATION (ADDRESS WHEN >3 INCHES AT ANY SPOT OR COVERING VEGETATION). INSPECT FOR POOLS OF STANDING WATER. IF REQUIRED, DEWATER AND DISCHARGE TO AN APPROVED LOCATION AND RESTORE GRADE TO PROVIDE POSITIVE DRAINAGE. VEGETATION ALONG THE SURFACE OF THE DITCH SHOULD BE KEPT IN GOOD CONDITION, AND ANY BARE SPOTS IMMEDIATELY RE-VEGETATED. IF THE DITCH IS RIP-RAP VERIFY IF ADDITIONAL RIP-RAP NEEDS TO BE INSTALLED. THE CHANNEL SHOULD BE CLEANED WHENEVER THE TOTAL DEPTH IS REDUCED BY 25% AT ANY LOCATION OR A MINIMUM 9" DEPTH IS NOT ACHIEVED.	Y	SI			✓	✓	
CHECK DAM INSPECTION	INSPECT AND CORRECT CHECK DAMS WHEN SIGNS OF ALTERED WATER FLOW (CHANNELIZATION, OBSTRUCTIONS, EROSION ETC.) ARE IDENTIFIED. CHECK DAMS SHOULD BE HALF OF THE DITCH HEIGHT. A CHECK DAM SHALL BE INSTALLED AT THE CULVERT TO PREVENT BYPASS FLOW.	Y	SI		✓	✓	✓	
WATER BAR INSPECTION	IS THE WATER BAR FUNCTIONING PROPERLY AND PREVENT WATER FROM TRAVELING DOWN THE ROADWAY IN STEEP SLOPES OR AT CURVES. SHOULD BE CONSTRUCTED AND MAINTAINED AT A CROSS SLOPE OF 2% AND DISCHARGE TO A DITCH OR WELL VEGETATED AREA.	Y	SI		✓	✓	✓	
TURN-OUT INSPECTION	IS THE TURNOUT LOCATED TO TAKE ADVANTAGE OF NATURAL DRAINAGE COURSES OR BUFFER AREAS WHERE POSSIBLE? INSPECT AND VERIFY IF THE TURNOUTS ARE FUNCTIONING PROPERLY AND IF EARTHEN BERMS OR RIP-RAP IS NECESSARY TO MAINTAIN THE DRAINAGE PATTERN.	Y	SI		✓	✓	✓	
CULVERT INSPECTION	INSTALLED THE CORRECT SIZE AND MATERIAL TYPE AND AT THE PROPER LOCATIONS WITH A MINIMUM OF 1' COVER. CULVERTS SHOULD BE KEPT CLEAN AND ENSURE WATER FLOW. UNLESS AT A LOW POINT ALL A DOWNSTREAM EARTHEN OR STONE BERM SHALL BE INSTALLED AT THE CULVERT TO PREVENT BYPASS FLOW.	Y	SI		✓	✓	✓	
OUTLET PROTECTION INSPECTION	SHALL BE INSTALLED ON LEVEL GRADE TO PREVENT SCOUR AND EROSION AT PIPE OR CHANNEL OUTFALL. DISPLACED RIP-RAP SHALL BE REPLACED. DEPTH SHALL BE 1.5 TIMES THE STONE SIZE OR MIN OF 8". A MINIMUM LENGTH OF 8' IS REQUIRED. MIN STONE SIZE: AASHTO R-3 RIP RAP (3"-6" CLEAN STONE).	Y	SI		✓	✓	✓	
BASIN INSPECTION	UP GRADIENT CULVERTS, CATCH BASINS AND INLETS OF BASIN SHOULD BE INSPECTED AND CLEANED. VEGETATION ALONG THE SURFACE OF THE BASIN SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED AS SOON AS POSSIBLE. INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, EROSION CONTROL MEASURES, SIGNS OF WATER CONTAMINATION/SPILLS, AND SLOPE STABILITY IN THE BERMS AND PONDING OF WATER GREATER THAN 72 HOURS SINCE THE LAST RUNOFF EVENT.	Y	SI		✓	✓	✓	
SILT FENCE INSPECTION	ALL SILT FENCE AND STAKES SHOULD BE REMOVED BY THE CONTRACTOR AFTER THE SITES HAS ACHIEVED STABILIZATION. NO LONG TERM MAINTENANCE IS REQUIRED.	Y	SI			✓	✓	
SEEDING INSPECTION	SITES SHOULD OBTAIN AND MAINTAIN AT LEAST 70% STABILIZATION. STONE IS CONSIDERED STABILIZED.	Y	SI			✓	✓	
COMPACTION VERIFICATION	CONTRACTOR SHALL PROVIDE AN INDEPENDENT THIRD PARTY CERTIFIED INSPECTION WHICH PROVIDES TEST RESULTS FOR COMPACTION TEST OF SOILS IN PLACE TO ASTM STANDARDS.	Y	GC / TA			✓		
COMPOUND INSPECTION	THE COMPOUND SHALL HAVE A MAXIMUM GRADE OF 5% AND A MINIMUM OF 1% IN ANY DIRECTION. A 1' MINIMUM GRAVEL APRON AROUND THE COMPOUND WITH A DITCH INSTALLED PER THE PLANS SURROUNDING THE UP GRADIENT PERIMETER OF THE COMPOUND. THE DITCH SHALL FREELY GRAVITY DRAIN TO AN APPROPRIATE LOCATION WITH NO IMPACT TO DOWN GRADIENT FEATURES SUCH AS THE ACCESS ROAD OR OTHER STRUCTURES.	Y	GC / TA			✓	✓	
SLOPE STABILITY INSPECTION	EROSION CONTROL BLANKETS SHALL BE USED ON ALL SLOPES GREATER THAN 2H:1V OR STEEPER OR AS DIRECTED BY LOCAL REGULATING AGENCIES, AND WHERE POTENTIAL EXISTS FOR SEDIMENT POLLUTION TO RECEIVING SURFACE WATERS. SINCE ROCK SLOPES POSE LITTLE, IF ANY, POTENTIAL FOR EROSION, CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILL SLOPES DO NOT NEED TO BE BLANKETED.	Y	SI			✓	✓	
POWER AND GROUNDING	POWER PANELS, DISCONNECTS, ATS, TROUGH, H-FRAME, CONDUIT AND GROUNDING SYSTEMS ARE IN CONFORMANCE WITH THE DESIGN DRAWINGS	Y	SI			✓	✓	
GC AS-BUILT DRAWINGS WITH CONSTRUCTION RED-LINES	GC SHALL SUBMIT "AS-BUILT" DRAWINGS INDICATING ANY APPROVED CHANGES TO ENGINEERED PLANS TO SI FOR APPROVAL/REVIEW AND INCLUSION IN SI REPORT	Y	GC			✓		
SI AS-BUILT DRAWINGS WITH INSPECTION RED-LINES (AS REQUIRED)	SI SHALL SUBMIT "AS-BUILT" DRAWINGS INDICATING ANY APPROVED CHANGES TO ENGINEERED PLANS WITHIN SI REPORT	Y	SI			✓		
PHOTOGRAPHS	PHOTOGRAPHIC EVIDENCE OF SPECIAL INSPECTION, ON SITE REMEDIATION, AND ITEMS FAILING INSPECTION & REQUIRING FOLLOW UP TO BE INCLUDED WITHIN THE SI REPORT. COMPLETE PHOTO LOG IS TO BE SUBMITTED WITHIN SI REPORT.	Y	GC / SI			✓		

NOTE:
 1. SPECIAL INSPECTIONS ARE INTENDED TO BE A COLLABORATIVE EFFORT BETWEEN GC AND SI. WHENEVER POSSIBLE GC IS TO PROVIDE SI WITH PHOTOGRAPHIC OR OTHER ACCEPTABLE EVIDENCE OF PROPER INSTALLATION IF PERIODIC INSPECTION FREQUENCY IS ACCEPTABLE. THE GC AND SI SHALL WORK TO COMPILE EVIDENCE OF PROPER CONSTRUCTION AND LIMIT THE NUMBER OF SI SITE VISITS REQUIRED.
 2. GC TO REFERENCE TOWER AND FOUNDATION DRAWINGS FOR SPECIAL INSPECTION REQUIREMENTS.

TABLE KEY:
 SI - ATC APPROVED SPECIAL INSPECTOR
 GC - GENERAL CONTRACTOR
 CX - CONSTRUCTION
 CM - CONSTRUCTION MANAGER
 TA - 3RD PARTY TESTING AGENCY
 ATC - AMERICAN TOWER CORPORATION

COMMENTS:



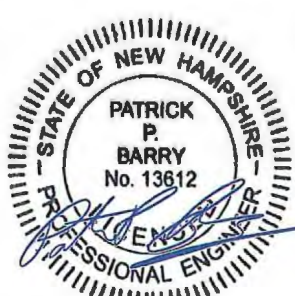
AMERICAN TOWER®
 dba SPECIALTY TOWER SERVICES
 3600 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 468-0112
 COA: 1671

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
1	FOR CONSTRUCTION	NW	11/09/20
2	ADDED SPECIAL INSPECTION	NW	11/17/20

ATC SITE NUMBER:
202096
 ATC SITE NAME:
HUDSON 3 NH
 SITE ADDRESS:
 143 DRACUT ROAD
 HUDSON, NH 33011

SEAL:



Authorized by "Patrick P. Barry"
 17 Nov 2020 01:16:02

DATE DRAWN: 11/09/20
 ATC JOB NO: 13014796
 ATC LEGACY #: ---

SPECIAL INSPECTIONS WORKSHEET

SHEET NUMBER: **R-601** REVISION: **2**

Copyright © 2017 ATC IP LLC. All Rights Reserved.

cosign

EXHIBIT 3
PHOTO SIMULATIONS

Photographic Simulation Package

Proposed Wireless Telecommunications Facility:

202096 Hudson 3 NH
143 Dracut Road
Hudson, NH 33011

- Balloon Test Conducted 11/6/2020



Package prepared by:

Virtual Site Simulations, LLC
24 Salt Pond Road
Suite C3
South Kingstown, Rhode Island 02879

www.VirtualSiteSimulations.com
www.ThinkVSSFirst.com

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution





Wireless Telecommunications Facility:

202096 Hudson 3 NH
 143 Dracut Road
 Hudson, NH 33011

Legend:

- ★ Facility Location
- 1 Mile Radius
- Reconnaissance Track Log
- Photo location - Balloon visible
- Photo location - Year Round Visibility
- ⓧ Photo location - Balloon visible - Obscured Visibility
- Photo location - Balloon NOT visible

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Existing



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
1	Dracut Rd	42.70073	-71.38898	0.1 Miles	North-East	239	Year Round

Site: 202096 Hudson 3 NH

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Simulation



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
1	Dracut Rd	42.70073	-71.38898	0.1 Miles	North-East	239	Year Round

Site: 202096 Hudson 3 NH

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Existing



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
2	Dracut Rd	42.70018	-71.3886	0.11 Miles	East	262	Obscured

Site: 202096 Hudson 3 NH

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Simulation



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
2	Dracut Rd	42.70018	-71.3886	0.11 Miles	East	262	Obscured

Site: 202096 Hudson 3 NH

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Existing



Photo #	Approximate Location	Gps Coordinates	Distance to site	Orientation	Bearing to site	Visibility
3	Dracut Rd	42.70131 -71.38941	0.11 Miles	North-East	215	Obscured

Site: 202096 Hudson 3 NH

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Simulation



Photo #	Approximate Location	Gps Coordinates	Distance to site	Orientation	Bearing to site	Visibility
3	Dracut Rd	42.70131 -71.38941	0.11 Miles	North-East	215	Obscured

Site: 202096 Hudson 3 NH

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Existing



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
4	Sherburne Rd	42.70113	-71.38827	0.15 Miles	North-East	237	Obscured

Site: 202096 Hudson 3 NH

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution





Photo #	Approximate Location	Gps Coordinates	Distance to site	Orientation	Bearing to site	Visibility
4	Sherburne Rd	42.70113 -71.38827	0.15 Miles	North-East	237	Obscured

Site: 202096 Hudson 3 NH

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Existing



Photo #	Approximate Location	Gps Coordinates	Distance to site	Orientation	Bearing to site	Visibility
5	Ponderosa Dr	42.70287 -71.39109	0.2 Miles	North	174	Obscured

Site: 202096 Hudson 3 NH

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Simulation



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
5	Ponderosa Dr	42.70287	-71.39109	0.2 Miles	North	174	Obscured

Site: 202096 Hudson 3 NH

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Existing

Balloon not visible from this location



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
6	Long Pond Rd	42.69747	-71.38768	0.23 Miles	South-East	318	Not Visible

Site: 202096 Hudson 3 NH

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Existing

Balloon not visible from this location



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
7	Norris Rd	42.69723	-71.39339	0.23 Miles	South-West	36	Not Visible

Site: 202096 Hudson 3 NH

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Existing

Balloon not visible from this location



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
8	Sherburne Rd	42.70137	-71.38643	0.24 Miles	North-East	246	Not Visible

Site: 202096 Hudson 3 NH

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Existing

Balloon not visible from this location



Photo #	Approximate Location	Gps Coordinates	Distance to site	Orientation	Bearing to site	Visibility
9	Schaefer Cir	42.70139 -71.39559	0.27 Miles	West	112	Not Visible

Site: 202096 Hudson 3 NH

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Existing

Balloon not visible from this location



Photo #	Approximate Location	Gps Coordinates	Distance to site	Orientation	Bearing to site	Visibility
10	Ponderosa Dr	42.70383 -71.38873	0.29 Miles	North	200	Not Visible

Site: 202096 Hudson 3 NH

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Existing

Balloon not visible from this location



Photo #	Approximate Location	Gps Coordinates	Distance to site	Orientation	Bearing to site	Visibility
11	Beverlee Rd	42.69464 -71.38991	0.37 Miles	South	354	Not Visible

Site: 202096 Hudson 3 NH

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Existing

Balloon not visible from this location



Photo #	Approximate Location	Gps Coordinates	Distance to site	Orientation	Bearing to site	Visibility
12	Sagewood Dr	42.69927 -71.38334	0.38 Miles	East	277	Not Visible

Site: 202096 Hudson 3 NH

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Existing

Balloon not visible from this location



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
13	Schaefer Cir	42.69999	-71.40021	0.48 Miles	West	90	Not Visible

Site: 202096 Hudson 3 NH

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Existing

Balloon not visible from this location



Photo #	Approximate Location	Gps Coordinates	Distance to site	Orientation	Bearing to site	Visibility
14	Norris Rd	42.69484 -71.40056	0.61 Miles	South-West	55	Not Visible

Site: 202096 Hudson 3 NH

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Existing

Balloon not visible from this location



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
15	Anna Louise Dr	42.70109	-71.40307	0.63 Miles	West	97	Not Visible

Site: 202096 Hudson 3 NH

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Existing

Balloon not visible from this location



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
16	Robert Rd	42.69191	-71.39712	0.64 Miles	South-West	30	Not Visible

Site: 202096 Hudson 3 NH

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Existing

Balloon not visible from this location



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
17	Spring St	42.69306	-71.38211	0.65 Miles	South-East	318	Not Visible

Site: 202096 Hudson 3 NH

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Existing

Balloon not visible from this location



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
18	Spaulding Hill Rd	42.70478	-71.37852	0.7 Miles	North-East	242	Not Visible

Site: 202096 Hudson 3 NH

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Existing

Balloon not visible from this location



Photo #	Approximate Location	Gps Coordinates	Distance to site	Orientation	Bearing to site	Visibility
19	Parham Rd	42.68917 -71.38534	0.79 Miles	South	340	Not Visible

Site: 202096 Hudson 3 NH

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Existing

Balloon not visible from this location



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
20	Sherburne Rd	42.70393	-71.37529	0.83 Miles	East	251	Not Visible

Site: 202096 Hudson 3 NH

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Existing

Balloon not visible from this location



Photo #	Approximate Location	Gps Coordinates	Distance to site	Orientation	Bearing to site	Visibility
21	Williams Dr	42.7072 -71.40393	0.84 Miles	North-West	127	Not Visible

Site: 202096 Hudson 3 NH

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Existing

Balloon not visible from this location



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
22	Crestwood Dr	42.71194	-71.39395	0.84 Miles	North	169	Not Visible

Site: 202096 Hudson 3 NH

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Existing

Balloon not visible from this location



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
23	Summer St	42.69119	-71.37885	0.85 Miles	South-East	315	Not Visible

Site: 202096 Hudson 3 NH

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Existing

Balloon not visible from this location



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
24	Slavin Dr	42.70976	-71.37801	0.93 Miles	North-East	224	Not Visible

Site: 202096 Hudson 3 NH

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Existing

Balloon not visible from this location



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
25	Gowing Rd	42.71497	-71.39429	1.05 Miles	North	170	Not Visible

Site: 202096 Hudson 3 NH

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



EXHIBIT 4
ENGINEER STAMPED
STRUCTURAL LETTER

Michael F. Plahovinsak, P.E.

18301 State Route 161, Plain City, Ohio 43064

(614) 398-6250 - mike@mfpeng.com

December 29, 2020

American Tower

Re: Proposed 155-ft Pine Tree Monopole
Located in Hillsborough Co., NH: 202096 Hudson 3 NH
MFP Project #: 23518-104 r2 / TAPP Project Number: TP-19494

I understand that there may be some concern on the part of local building officials regarding the potential for failure of the proposed communication **monopole**. Communication structures are designed in accordance with the Telecommunications Industry Association ANSI/TIA-222-G , "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures". This Structure is to be fabricated by TransAmerican Power Products

I have designed this monopole to withstand a 3-sec. gusted wind speed of 97 mph as recommended by ANSI/TIA-222-G for Hillsborough Co., NH. The design also conforms to the requirements of the 2006-2015 **International Building Code** for an equivalent ultimate wind speed of 125 mph (Vult).

This monopole has been designed to accommodate a theoretical fall radius. The upper 81' of the pole has been designed to meet the wind loads of the design, however, the lower portion of the pole has been designed with a minimum 10% extra capacity. Assuming the pole has been designed according to my design, and well maintained, in the event of a failure due to extreme wind and comparable appurtenance antenna load (winds in excess of the design wind load), it would yield/buckle at the 74' elevation. The yielded section is designed to swing down and rest on the ground, resulting in an approximate 34-ft fall radius

The structure has been designed with all of the applicable factors as required by the code. A properly designed, constructed and maintained pole has never collapsed; monopoles are safe structures with a long history of reliable operation.

I hope this review of the monopole design has given you a greater degree of comfort regarding the design capacity inherent in pole structures. If you have any additional questions please call me at 614-398-6250 or email mike@mfpeng.com.

Sincerely,

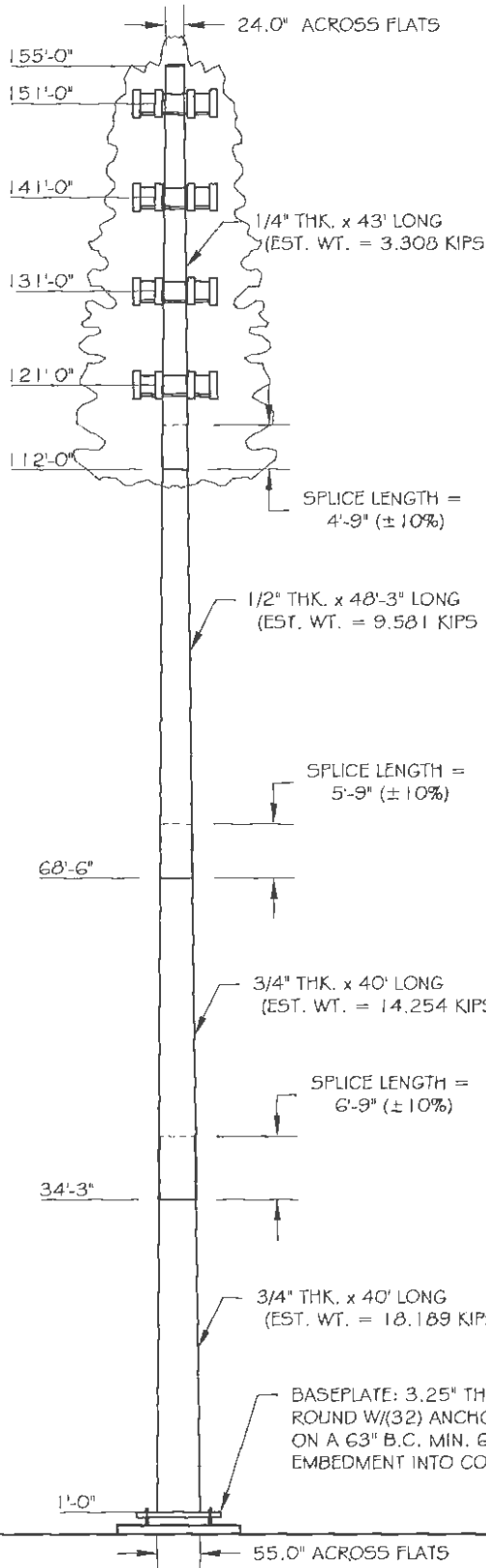
Michael F. Plahovinsak, P.E.



Michael F. Plahovinsak, P.E.
Sole Proprietor - Independent Engineer
P.E. Licensed in 48 Jurisdictions



Page 1 of 2	Job Number: 23518-104
Eng: MFP	Customer Ref: TP-19494
	Date: 12/29/2020
Structure: 155-FT PINE TREE	
Site: 202096 HUDSON 3 NH	
Location: HILLSBOROUGH CO., NH / 42°42'1", -71°23'32"	
Owner: AMERICAN TOWER	
Revision No.: Revision Date:	



DESIGN			
Building Code: 2006-2015 INTERNATIONAL BUILDING CODE			
Design Standard: ANSI/TIA-222-G			
Wind Speed Load Cases: ASCE-7-05 CONVERTED TO ASCE-7-10			
Load Case #1: 97 MPH Design Wind Speed - $V_{A=0}$ ($V_{LEF} = 125$ MPH)			
Load Case #2: 40 MPH Wind with 1" Ice Accumulation			
Load Case #3: 60 MPH Service Wind Speed			
Structure Class Risk Category	Exposure Cat.	Topography Cat.	Crest Height
II	C	I	

STRUCTURE MEETS THE MINIMUM REQUIREMENTS OF TIA-222-H

EQUIPMENT LIST	
Elev.	Description
151	(12) PANEL ANTENNAS + MOUNTING (125 FT ² / 2,000 LBS)
151	GENERIC ANTENNA MOUNT
141	(12) PANEL ANTENNAS + MOUNTING (175 FT ² / 2,250 LBS)
141	GENERIC ANTENNA MOUNT
131	(12) PANEL ANTENNAS + MOUNTING (175 FT ² / 2,250 LBS)
131	GENERIC ANTENNA MOUNT
121	(12) PANEL ANTENNAS + MOUNTING (125 FT ² / 2,000 LBS)
121	GENERIC ANTENNA MOUNT

ANTENNA FEED LINES ROUTED ON THE INSIDE OF THE POLE
POLE DESIGNED FOR A MAX 34-FT FALL RADIUS
PINE TREE BRANCHES SPACED EVENLY FROM 110'-0"

STRUCTURE PROPERTIES					
Cross-Section: 18-Sided			Taper: 0.22078 in/ft		
Shaft Steel: ASTM A572 GR 65			Baseplate Steel: ASTM A572 GR 50		
Anchor Rods: 2.25 in. A615 GR. 75 X 7'-0"					
Sect.	Length (ft)	Thickness (in)	Splice (ft)	Top Dia. (in)	Bot Dia. (in)
1	43.00	0.2500	4.75	24.00	33.49
2	48.25	0.5000	5.75	31.94	42.60
3	40.00	0.7500	6.75	40.33	49.16
4	40.00	0.7500	0.00	46.17	55.00



BASE REACTIONS FOR FOUNDATION DESIGN

Moment: 10300 ft-kip
Shear: 83 kip
Axial: 73 kip



2427 Kelly Lane
Houston, Texas 77066
281-444-8277

Page 2 of 2	Job Number: 23518-104
Eng: MFP	Customer Ref: TP-19494
	Date: 12/29/2020
Structure: 155-FT PINE TREE	
Site: 202096 HUDSON 3 NH	
Location: HILLSBOROUGH CO., NH / 42°42'1", -71°23'32"	
Owner: AMERICAN TOWER	
Revision No.:	Revision Date:

FOUNDATION NOTES:

1. ALL FOUNDATION CONCRETE SHALL USE TYPE II CEMENT AND ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE SHALL HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.46 AND SHALL BE AIR ENTRAINED 6% (± 1.5%). ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318, "THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", LATEST EDITION.

2. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 VERTICAL BARS SHALL BE GRADE 60, AND TIES OR STIRRUPS SHALL BE A MINIMUM OF GRADE 40. THE PLACEMENT OF ALL REINFORCEMENT SHALL CONFORM TO ACI 315, "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", LATEST EDITION.

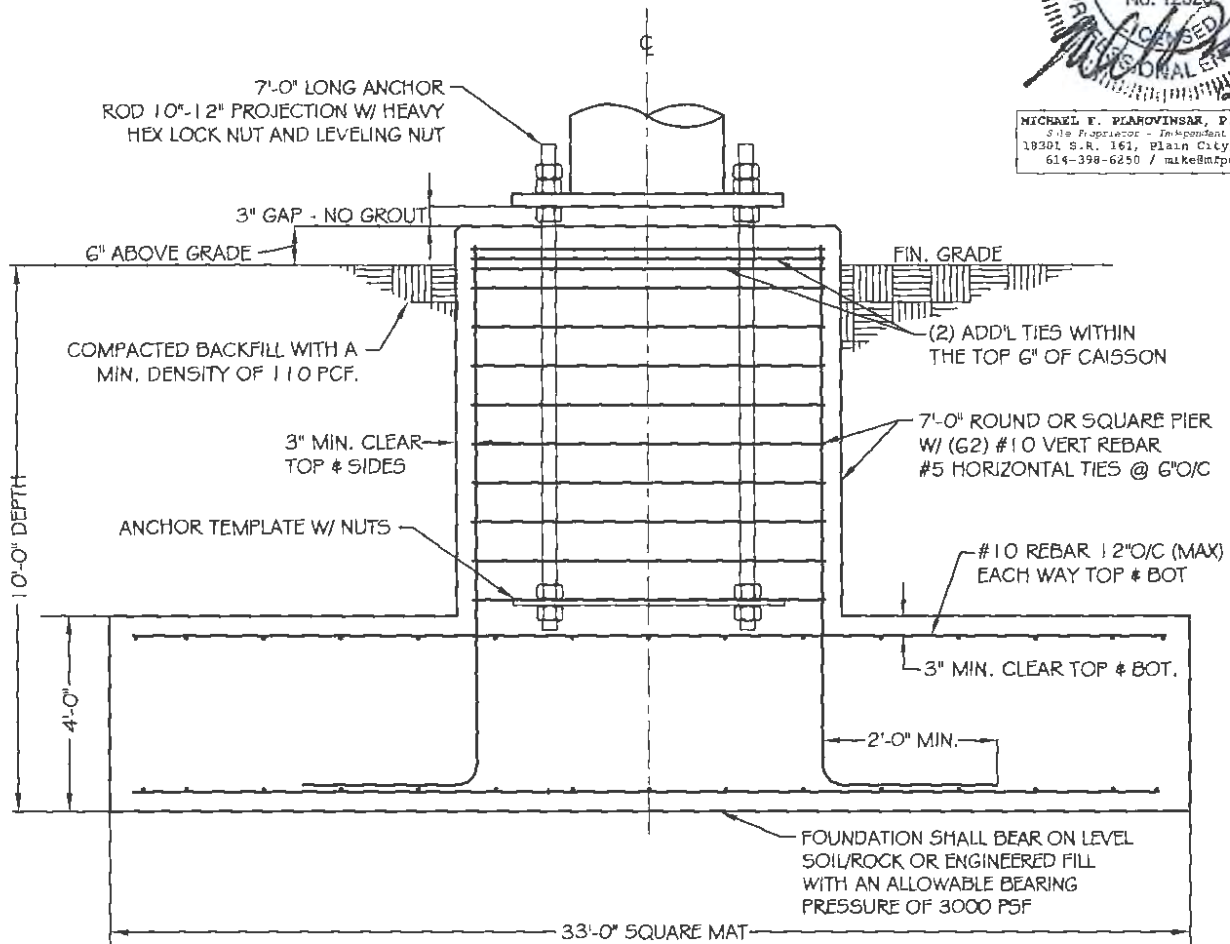
3. THE CONTRACTOR SHALL DETERMINE THE MEANS AND METHODS TO SUPPORT THE EXCAVATION DURING CONSTRUCTION. THE CONTRACTOR SHALL READ THE GEOTECHNICAL REPORT AND SHALL CONSULT THE GEOTECHNICAL ENGINEER AS NECESSARY PRIOR TO CONSTRUCTION.

4. FOUNDATION DESIGN IS BASED ON GEOTECHNICAL REPORT BY:
ENGINEER: SGS, INC.
REPORT NO.: 2006026 (DATED 10/29/20)

5. ESTIMATED CONCRETE VOLUME = 173.1 CUBIC YARDS.

6. THE FOUNDATION HAS BEEN DESIGNED TO RESIST THE FOLLOWING

FACTORED LOADS:
MOMENT: 10300 FT*KIPS
SHEAR: 83 KIPS
AXIAL: 73 KIPS



SPREAD FOOTING

NOT TO SCALE

tnxTower Michael Plahovinsak, P.E. 18301 State Route 161 Plain City, OH 43064 Phone: 614-398-6250 FAX: mike@nfpeng.com	Job 155-ft Pine Tree - MFP #23518-104 r2	Page 1 of 6
	Project 202096 Hudson 3 NH	Date 09:12:48 12/21/20
	Client TP-19494	Designed by JC

Tower Input Data

The tower is a monopole.

This tower is designed using the TIA-222-G standard.

The following design criteria apply:

Tower is located in Hillsborough County, New Hampshire.

Basic wind speed of 97 mph.

Structure Class II.

Exposure Category C.

Topographic Category 1.

Crest Height 0.00 ft.

Nominal ice thickness of 1.0000 in.

Ice thickness is considered to increase with height.

Ice density of 56 pcf.

A wind speed of 40 mph is used in combination with ice.

Temperature drop of 50 °F.

Deflections calculated using a wind speed of 60 mph.

A non-linear (P-delta) analysis was used.

Pressures are calculated at each section.

Stress ratio used in pole design is 1.

Local bending stresses due to climbing loads, feed line supports, and appurtenance mounts are not considered.

Tapered Pole Section Geometry

Section	Elevation ft	Section Length ft	Splice Length ft	Number of Sides	Top Diameter in	Bottom Diameter in	Wall Thickness in	Bend Radius in	Pole Grade
L1	155.00-112.00	43.00	4.75	18	24.0000	33.4935	0.2500	1.0000	A572-65 (65 ksi)
L2	112.00-68.50	48.25	5.75	18	31.9448	42.5974	0.5000	2.0000	A572-65 (65 ksi)
L3	68.50-34.25	40.00	6.75	18	40.3279	49.1591	0.7500	3.0000	A572-65 (65 ksi)
L4	34.25-1.00	40.00		18	46.1688	55.0000	0.7500	3.0000	A572-65 (65 ksi)

Tapered Pole Properties

Section	Tip Dia. in	Area in ²	I in ⁴	r in	C in	I/C in ³	J in ⁴	I/Q in ²	w in	w/t
L1	24.3317	18.8456	1342.9976	8.4313	12.1920	110.1540	2687.7623	9.4246	3.7840	15.136
	33.9716	26.3787	3683.0265	11.8014	17.0147	216.4614	7370.8992	13.1919	5.4549	21.819
L2	33.4254	49.9029	6233.9181	11.1629	16.2280	384.1467	12476.0390	24.9562	4.7423	9.485
	43.1774	66.8086	14958.2329	14.9446	21.6395	691.2473	29936.1483	33.4106	6.6171	13.234
L3	42.1234	94.2152	18645.0950	14.0502	20.4866	910.1124	37314.7237	47.1166	5.7777	7.704
	49.8017	115.2378	34118.2242	17.1852	24.9728	1366.2144	68281.3421	57.6299	7.3320	9.776
L4	48.2786	108.1195	28178.2159	16.1237	23.4538	1201.4367	56393.5094	54.0700	6.8057	9.074
	55.7328	129.1421	48018.0880	19.2587	27.9400	1718.6145	96099.3595	64.5833	8.3600	11.147

Tower Elevation	Gusset Area (per face)	Gusset Thickness	Gusset Grade	Adjust. Factor A _f	Adjust. Factor A _r	Weight Mult.	Double Angle Stitch Bolt Spacing Diagonals	Double Angle Stitch Bolt Spacing Horizontals	Double Angle Stitch Bolt Spacing Redundants
ft	ft ²	in					in	in	in
L1				1	1	1			

tnxTower Michael Plahovinsak, P.E. 18301 State Route 161 Plain City, OH 43064 Phone: 614-398-6250 FAX: mike@mfpeng.com	Job 155-ft Pine Tree - MFP #23518-104 r2	Page 2 of 6
	Project 202096 Hudson 3 NH	Date 09:12:48 12/21/20
	Client TP-19494	Designed by JC

Tower Elevation	Gusset Area (per face)	Gusset Thickness	Gusset Grade	Adjust. Factor A_f	Adjust. Factor A_r	Weight Mult.	Double Angle Stitch Bolt Spacing Diagonals	Double Angle Stitch Bolt Spacing Horizontals	Double Angle Stitch Bolt Spacing Redundants
ft	ft ²	in					in	in	in
155.00-112.00				1	1	1			
L2									
112.00-68.50				1	1	1			
L3									
68.50-34.25				1	1	1			
L4									
34.25-1.00									

Feed Line/Linear Appurtenances - Entered As Area

Description	Face or Leg	Allow Shield	Exclude From Torque Calculation	Component Type	Placement ft	Total Number	$C_i A_i$ ft ² /ft	Weight plf
1 5/8"	C	No	Yes	Inside Pole	151.00 - 1.00	9	No Ice 0.00 1/2" Ice 0.00 1" Ice 0.00	0.92 0.92 0.92
1 5/8"	C	No	Yes	Inside Pole	141.00 - 1.00	12	No Ice 0.00 1/2" Ice 0.00 1" Ice 0.00	0.92 0.92 0.92
1 5/8"	C	No	Yes	Inside Pole	131.00 - 1.00	12	No Ice 0.00 1/2" Ice 0.00 1" Ice 0.00	0.92 0.92 0.92
1 5/8"	C	No	Yes	Inside Pole	121.00 - 1.00	9	No Ice 0.00 1/2" Ice 0.00 1" Ice 0.00	0.92 0.92 0.92

Feed Line/Linear Appurtenances Section Areas

Tower Section	Tower Elevation ft	Face	A_R ft ²	A_F ft ²	$C_i A_i$ In Face ft ²	$C_o A_o$ Out Face ft ²	Weight K
L1	155.00-112.00	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	0.000	0.000	0.92
L2	112.00-68.50	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	0.000	0.000	1.68
L3	68.50-34.25	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	0.000	0.000	1.32
L4	34.25-1.00	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	0.000	0.000	1.28

Feed Line/Linear Appurtenances Section Areas - With Ice

Tower Section	Tower Elevation ft	Face or Leg	Ice Thickness in	A_R ft ²	A_F ft ²	$C_i A_i$ In Face ft ²	$C_o A_o$ Out Face ft ²	Weight K
L1	155.00-112.00	A	2.298	0.000	0.000	0.000	0.000	0.00
		B		0.000	0.000	0.000	0.000	0.00
		C		0.000	0.000	0.000	0.000	0.92
L2	112.00-68.50	A	2.210	0.000	0.000	0.000	0.000	0.00
		B		0.000	0.000	0.000	0.000	0.00
		C		0.000	0.000	0.000	0.000	1.68

tnxTower Michael Plahovinsak, P.E. 18301 State Route 161 Plain City, OH 43064 Phone: 614-398-6250 FAX: mike@mfpeng.com	Job 155-ft Pine Tree - MFP #23518-104 r2	Page 3 of 6
	Project 202096 Hudson 3 NH	Date 09:12:48 12/21/20
	Client TP-19494	Designed by JC

Tower Section	Tower Elevation ft	Face or Leg	Ice Thickness in	A_R ft ²	A_F ft ²	$C_A A_1$ In Face ft ²	$C_A A_1$ Out Face ft ²	Weight K
L3	68.50-34.25	A	2.090	0.000	0.000	0.000	0.000	0.00
		B		0.000	0.000	0.000	0.000	0.00
		C		0.000	0.000	0.000	0.000	1.32
L4	34.25-1.00	A	1.879	0.000	0.000	0.000	0.000	0.00
		B		0.000	0.000	0.000	0.000	0.00
		C		0.000	0.000	0.000	0.000	1.28

Discrete Tower Loads

Description	Face or Leg	Offset Type	Offsets: Horz Lateral Vert ft ft ft	Azimuth Adjustment °	Placement ft	$C_A A_1$ Front ft ²	$C_A A_1$ Side ft ²	Weight K	
Pine Tree Branches	C	None		0.0000	155.00	No Ice	55.00	55.00	0.45
						1/2" Ice	63.00	63.00	0.53
						1" Ice	71.00	71.00	0.61
Pine Tree Branches	C	None		0.0000	146.00	No Ice	84.00	84.00	0.69
						1/2" Ice	97.00	97.00	0.81
						1" Ice	110.00	110.00	0.93
Pine Tree Branches	C	None		0.0000	136.00	No Ice	101.00	101.00	0.83
						1/2" Ice	116.00	116.00	0.97
						1" Ice	131.00	131.00	1.11
Pine Tree Branches	C	None		0.0000	126.00	No Ice	118.00	118.00	0.96
						1/2" Ice	136.00	136.00	1.13
						1" Ice	154.00	154.00	1.30
Pine Tree Branches	C	None		0.0000	116.00	No Ice	135.00	135.00	1.10
						1/2" Ice	155.00	155.00	1.30
						1" Ice	175.00	175.00	1.49
**									
Antennas + Mount (EPA 125 ft2 / 2,000 lbs)	C	None		0.0000	151.00	No Ice	125.00	125.00	2.00
						1/2" Ice	175.00	175.00	2.50
						1" Ice	225.00	225.00	3.00
Antennas + Mount (EPA 175 ft2 / 2,250 lbs)	C	None		0.0000	141.00	No Ice	175.00	175.00	2.25
						1/2" Ice	200.00	200.00	2.75
						1" Ice	225.00	225.00	3.25
Antennas + Mount (EPA 175 ft2 / 2,250 lbs)	C	None		0.0000	131.00	No Ice	175.00	175.00	2.25
						1/2" Ice	200.00	200.00	2.75
						1" Ice	225.00	225.00	3.25
Antennas + Mount (EPA 125 ft2 / 2,000 lbs)	C	None		0.0000	121.00	No Ice	125.00	125.00	2.00
						1/2" Ice	175.00	175.00	2.50
						1" Ice	225.00	225.00	3.00

Load Combinations

Comb. No.	Description
1	Dead Only
2	1.2 Dead+1.6 Wind 0 deg - No Ice
3	0.9 Dead+1.6 Wind 0 deg - No Ice
4	1.2 Dead+1.6 Wind 90 deg - No Ice
5	0.9 Dead+1.6 Wind 90 deg - No Ice
6	1.2 Dead+1.6 Wind 180 deg - No Ice
7	0.9 Dead+1.6 Wind 180 deg - No Ice
8	1.2 Dead+1.0 Ice+1.0 Temp

inxTower Michael Plahovinsak, P.E. 18301 State Route 161 Plain City, OH 43064 Phone: 614-398-6250 FAX: mike@mpeng.com	Job 155-ft Pine Tree - MFP #23518-104 r2	Page 4 of 6
	Project 202096 Hudson 3 NH	Date 09:12:48 12/21/20
	Client TP-19494	Designed by JC

Comb. No.	Description
9	1.2 Dead+1.0 Wind 0 deg+1.0 Ice+1.0 Temp
10	1.2 Dead+1.0 Wind 90 deg+1.0 Ice+1.0 Temp
11	1.2 Dead+1.0 Wind 180 deg+1.0 Ice+1.0 Temp
12	Dead+Wind 0 deg - Service
13	Dead+Wind 90 deg - Service
14	Dead+Wind 180 deg - Service

Maximum Member Forces

Section No.	Elevation ft	Component Type	Condition	Gov. Load Comb.	Axial K	Major Axis Moment kip-ft	Minor Axis Moment kip-ft
L1	155 - 112	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	8	-33.11	0.00	0.00
			Max. Mx	4	-11.17	-1147.29	0.00
			Max. My	2	-11.17	0.00	1147.29
			Max. Vy	4	57.17	-1147.29	0.00
			Max. Vx	2	-57.17	0.00	1147.29
L2	112 - 68.5	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	8	-52.69	0.00	0.00
			Max. Mx	4	-26.98	-3975.85	0.00
			Max. My	2	-26.98	0.00	3975.85
			Max. Vy	4	68.84	-3975.85	0.00
			Max. Vx	2	-68.84	0.00	3975.85
L3	68.5 - 34.25	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	8	-74.45	0.00	0.00
			Max. Mx	4	-46.13	-6324.38	0.00
			Max. My	2	-46.13	0.00	6324.38
			Max. Vy	4	72.21	-6324.38	0.00
			Max. Vx	2	-72.21	0.00	6324.38
L4	34.25 - 1	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	8	-104.56	0.00	0.00
			Max. Mx	4	-73.16	-9269.82	0.00
			Max. My	2	-73.16	0.00	9269.82
			Max. Vy	4	74.60	-9269.82	0.00
			Max. Vx	2	-74.60	0.00	9269.82

Maximum Tower Deflections - Service Wind

Section No.	Elevation ft	Horz. Deflection in	Gov. Load Comb.	Tilt °	Twist °
L1	155 - 112	31.388	12	1.8366	0.0000
L2	116.75 - 68.5	17.449	12	1.5016	0.0000
L3	74.25 - 34.25	6.695	12	0.8537	0.0000
L4	41 - 1	2.041	12	0.4602	0.0000

Critical Deflections and Radius of Curvature - Service Wind

Elevation ft	Appurtenance	Gov. Load Comb.	Deflection in	Tilt °	Twist °	Radius of Curvature ft
155.00	Pine Tree Branches	12	31.388	1.8366	0.0000	27188
151.00	Antennas + Mount (EPA 125 ft / 2,000 lbs)	12	29.845	1.8091	0.0000	27188

inxTower Michael Plahovinsak, P.E. 18301 State Route 161 Plain City, OH 43064 Phone: 614-398-6250 FAX: mike@mjfpeng.com	Job 155-ft Pine Tree - MFP #23518-104 r2	Page 5 of 6
	Project 202096 Hudson 3 NH	Date 09:12:48 12/21/20
	Client TP-19494	Designed by JC

Elevation	Appurtenance	Gov. Load Comb.	Deflection	Tilt	Twist	Radius of Curvature
ft			in	°	°	ft
146.00	Pine Tree Branches	12	27.925	1.7741	0.0000	15104
141.00	Antennas + Mount (EPA 175 ft2 / 2,250 lbs)	12	26.025	1.7372	0.0000	9709
136.00	Pine Tree Branches	12	24.156	1.6976	0.0000	7154
131.00	Antennas + Mount (EPA 175 ft2 / 2,250 lbs)	12	22.328	1.6543	0.0000	5663
126.00	Pine Tree Branches	12	20.554	1.6062	0.0000	4686
121.00	Antennas + Mount (EPA 125 ft2 / 2,000 lbs)	12	18.844	1.5525	0.0000	3997
116.00	Pine Tree Branches	12	17.209	1.4920	0.0000	3617

Maximum Tower Deflections - Design Wind

Section No.	Elevation	Horz. Deflection	Gov. Load Comb.	Tilt	Twist
	ft	in		°	°
L1	155 - 112	146.540	2	8.5858	0.0000
L2	116.75 - 68.5	81.579	2	7.0236	0.0000
L3	74.25 - 34.25	31.341	2	3.9968	0.0000
L4	41 - 1	9.559	2	2.1555	0.0000

Critical Deflections and Radius of Curvature - Design Wind

Elevation	Appurtenance	Gov. Load Comb.	Deflection	Tilt	Twist	Radius of Curvature
ft			in	°	°	ft
155.00	Pine Tree Branches	2	146.540	8.5858	0.0000	6062
151.00	Antennas + Mount (EPA 125 ft2 / 2,000 lbs)	2	139.352	8.4580	0.0000	6062
146.00	Pine Tree Branches	2	130.407	8.2946	0.0000	3367
141.00	Antennas + Mount (EPA 175 ft2 / 2,250 lbs)	2	121.554	8.1229	0.0000	2162
136.00	Pine Tree Branches	2	112.844	7.9383	0.0000	1591
131.00	Antennas + Mount (EPA 175 ft2 / 2,250 lbs)	2	104.328	7.7363	0.0000	1258
126.00	Pine Tree Branches	2	96.058	7.5121	0.0000	1039
121.00	Antennas + Mount (EPA 125 ft2 / 2,000 lbs)	2	88.085	7.2613	0.0000	885
116.00	Pine Tree Branches	2	80.459	6.9792	0.0000	798

Pole Design Data

Section No.	Elevation	Size	L	L _w	KI/r	A	P _w	φP _w	Ratio P _w / φP _w
	ft		ft	ft		in ²	K	K	
L1	155 - 112 (1)	TP33.4935x24x0.25	43.00	0.00	0.0	25.5466	-11.17	1761.31	0.006
L2	112 - 68.5 (2)	TP42.5974x31.9448x0.5	48.25	0.00	0.0	64.7939	-26.98	4813.86	0.006
L3	68.5 - 34.25 (3)	TP49.1591x40.3279x0.75	40.00	0.00	0.0	111.690	-46.13	8298.03	0.006
L4	34.25 - 1 (4)	TP55x46.1688x0.75	40.00	0.00	0.0	127.303	-71.54	9457.95	0.008

inxTower Michael Plahovinsak, P.E. 18301 State Route 161 Plain City, OH 43064 Phone: 614-398-6250 FAX: mike@mjpeng.com	Job 155-ft Pine Tree - MFP #23518-104 r2	Page 6 of 6
	Project 202096 Hudson 3 NH	Date 09:12:48 12/21/20
	Client TP-19494	Designed by JC

Pole Bending Design Data

Section No.	Elevation ft	Size	M_{ux}	ϕM_{ux}	Ratio	M_{uy}	ϕM_{uy}	Ratio
			kip-ft	kip-ft	$\frac{M_{ux}}{\phi M_{ux}}$	kip-ft	kip-ft	$\frac{M_{uy}}{\phi M_{uy}}$
L1	155 - 112 (1)	TP33.4935x24x0.25	1147.29	1166.15	0.984	0.00	1166.15	0.000
L2	112 - 68.5 (2)	TP42.5974x31.9448x0.5	3975.84	4023.99	0.988	0.00	4023.99	0.000
L3	68.5 - 34.25 (3)	TP49.1591x40.3279x0.75	6324.38	7941.95	0.796	0.00	7941.95	0.000
L4	34.25 - 1 (4)	TP55x46.1688x0.75	9009.17	10337.33	0.872	0.00	10337.33	0.000

Pole Shear Design Data

Section No.	Elevation ft	Size	Actual V_u	ϕV_u	Ratio	Actual T_u	ϕT_u	Ratio
			K	K	$\frac{V_u}{\phi V_u}$	kip-ft	kip-ft	$\frac{T_u}{\phi T_u}$
L1	155 - 112 (1)	TP33.4935x24x0.25	57.17	880.65	0.065	0.00	2337.88	0.000
L2	112 - 68.5 (2)	TP42.5974x31.9448x0.5	68.84	2406.93	0.029	0.00	8072.67	0.000
L3	68.5 - 34.25 (3)	TP49.1591x40.3279x0.75	72.21	4149.01	0.017	0.00	15941.42	0.000
L4	34.25 - 1 (4)	TP55x46.1688x0.75	74.54	4763.14	0.016	0.00	20743.58	0.000

Pole Interaction Design Data

Section No.	Elevation ft	Ratio P_u	Ratio M_{ux}	Ratio M_{uy}	Ratio V_u	Ratio T_u	Comb. Stress Ratio	Allow. Stress Ratio	Criteria
		ϕP_u	ϕM_{ux}	ϕM_{uy}	ϕV_u	ϕT_u			
L1	155 - 112 (1)	0.006	0.984	0.000	0.065	0.000	0.994	1.000	4.8.2 ✓
L2	112 - 68.5 (2)	0.006	0.988	0.000	0.029	0.000	0.994	1.000	4.8.2 ✓
L3	68.5 - 34.25 (3)	0.006	0.796	0.000	0.017	0.000	0.802	1.000	4.8.2 ✓
L4	34.25 - 1 (4)	0.008	0.872	0.000	0.016	0.000	0.879	1.000	4.8.2 ✓

Section Capacity Table

Section No.	Elevation ft	Component Type	Size	Critical Element	P K	ϕP_{allow} K	% Capacity	Pass Fail
L1	155 - 112	Pole	TP33.4935x24x0.25	1	-11.17	1761.31	99.4	Pass
L2	112 - 68.5	Pole	TP42.5974x31.9448x0.5	2	-26.98	4813.86	99.4	Pass
L3	68.5 - 34.25	Pole	TP49.1591x40.3279x0.75	3	-46.13	8298.03	80.2	Pass
L4	34.25 - 1	Pole	TP55x46.1688x0.75	4	-71.54	9457.95	87.9	Pass
Summary								
Pole (L2)							99.4	Pass
RATING =							99.4	Pass

Michael F. Plahovinsak, P.E. 18301 State Route 161 W Plain City, OH 43064 Phone: 614-398-6250 email: mike@mfspeng.com	Job 155-ft pine tree monopole - MFP #23518-104 r2	Page BP & AB Calc
	Project 202096 Hudson 3 NH	Date 12/29/2020
	Client TAPP TP-19494	Designed by Mike

Anchor Rod and Base Plate Calculation

ANSI/TIA-222-G

Factored Base Reactions:	Pole Shape:	Anchor Rods:	Base Plate:
Moment: 9270 ft-kips	18-Sided	(32) 2.25 in. A615 GR. 75	3.25 in. x 69 in. Round
Shear: 75 kips	Pole Dia. (D _p):	Anchor Rods Evenly Spaced	f _y = 50 ksi
Axial: 73 kips	55.00 in	On a 63 in Bolt Circle	

Anchor Rod Calculation According to TIA-222-G section 4.9.9

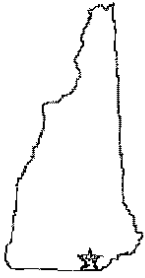
$\phi_t, \phi_v =$	0.80	TIA 4.9.9
$I_{bolts} =$	15876.00 in ²	Moment of Inertia
$P_u =$	223 kips	Compr Force
$V_u =$	2.3 kips	Shear Force
$R_{nt} =$	325.00 kips	Nominal Tensile Strength
n	0.50	for detail type (d)
Stress Rating =	87.6%	Satisfies TIA-G 4.9.9

Base Plate Calculation According to TIA-222-G

$\phi =$	0.90	TIA 4.7
$M_{PL} =$	533.9 in-kip	Plastic Moment
$L =$	5.4 in	Section Length
$Z =$	14.3	Plastic Section Modulus
$M_p =$	712.9 in-kip	Plastic Moment
$\phi M_n =$	641.6 in-kip	Factored Resistance
<i>Calculated Moment vs Factored Resistance</i>		
	533.89 in-kip	≤ 642 in-kip
Stress Rating =	83.2%	

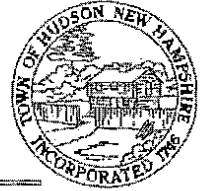
Anchor Rods Are Adequate	87.6%	<input checked="" type="checkbox"/>
Base Plate is Adequate	83.2%	<input checked="" type="checkbox"/>

EXHIBIT 5
ZONING DETERMINATION #20-116



TOWN OF HUDSON

Land Use Division



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

Zoning Determination #20-116

October 28, 2020

Daniel D. Klasnick
210 Broadway
Suite 204
Lynnfield, MA 01940

Re: 143 Dracut Road Map 259 Lot 011-000
District: Residential Two (R-2) and General One (G-1)

Dear Mr. Klasnick,

Based on our telephone/GOTO meeting of today, regarding the proposed uses on this parcel as mixed uses.

Zoning Review / Determination:

This lot is a legal non-conforming lot with regards to the area and frontage requirements per §334-32. This lot is bisected with 2 zoning districts: R-2 in front & G-1 in back. There is existing conforming residential use in the front portion within the R-2 district. The proposed siting of the cellular tower etc. is in the G-1 district, is a permitted use but would require a Special Exception as this is a mixed use per §334-10-D: *"Multiple or mixed uses on a single lot, which includes a residential use, shall only be allowed by Special Exception in accordance with the general requirements listed in Article VI, § 334-23. In addition to the general requirements for special exception listed in Article VI, § 334-23, the mixed or dual uses shall be compatible."*

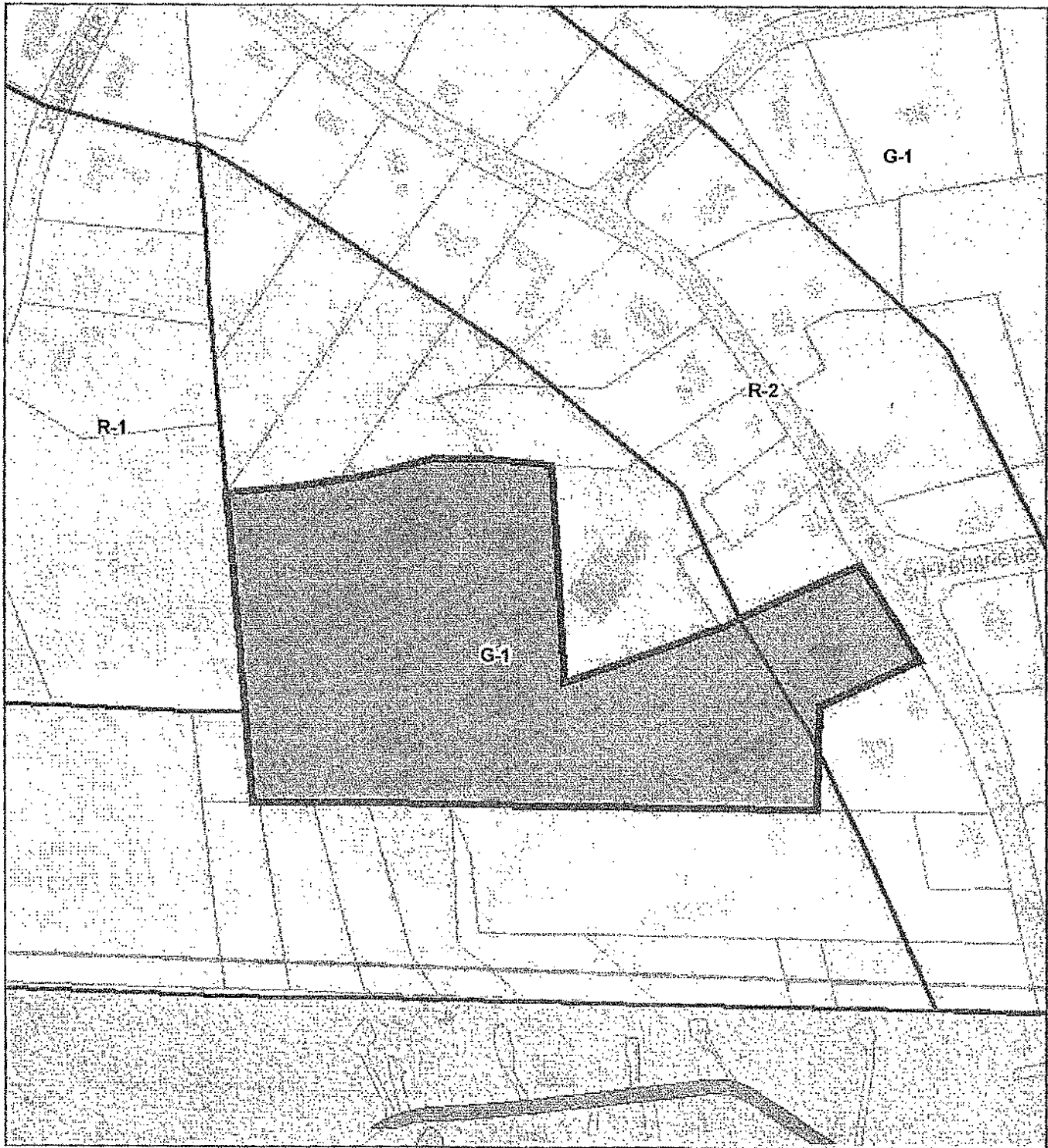
Sincerely,

Bruce Buttrick, MCP
Zoning Administrator/Code Enforcement Officer
(603) 816-1275
bbuttrick@hudsonnh.gov

cc: Public File
B. Groth, Town Planner
File

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

143 Dracut Rd split zones R-2 and G-1



October 28, 2020

Legend

 Zoning Outlines  Parcels

Zoning

G-1 - General 1

R-1 - Residential 1

R-2 - Residential 2

1:3,024

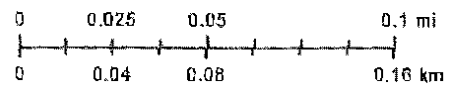


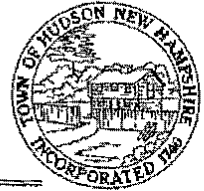
EXHIBIT 6

ZONING DETERMINATION #20-011 AND #20-039



TOWN OF HUDSON

Land Use Division



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

Zoning Determination #20-011

February 12, 2020

Daniel D. Klasnick
210 Broadway
Suite 204
Lynnfield, MA 01940

Re: 143 Dracut Road Map 259 Lot 011-000
District: Residential Two (R-2) and General One (G-1)

Dear Mr. Klasnick,

Your request: Permitting requirements for:
Installation of 155' multi-user monopole camouflage tower,
Setback requirements for monopole tower, T-Mobile ground equipment and fenced compound from side yard,
Article XVIII Commercial Wireless Telecommunications use in General One (G-1) zoning district,
Based on submitted plans, reference: Title Sheet - G-001 rev D.

Zoning Review / Determination:

This lot is a legal non-conforming lot with regards to the area and frontage requirements per §334-32. This lot is bisected with 2 zoning districts: R-2 & G-1. The proposed siting of the tower etc. is in the G-1 district. The proposed use is allowed as secondary use per §334-95 A.

This development is subject to a conditional use permit and concurrent site plan approval by the Planning Board per §334-96.2 Conditional use permit required, and in accordance with §334-96.1 Table of Conditionally Permitted Facilities, which may require a submission of an RF Engineering/Facilities Master Plan per §334-95 E.

This proposal does not appear to satisfy the required fall zone calculations per §334-102, for the monopole tower, in regards to the (southerly) property line, as the proposed height is 155', thus the base must be at least 155' from the property line.
Fences are regulated per §334-12 Fences and similar enclosures.

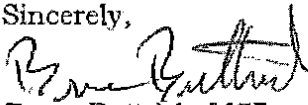
NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

Ground equipment setbacks are regulated in accordance with §334-27 Table of Minimum Dimensional Requirements, per §334-6 Definitions (Structure).

Please contact Brian Groth – Town Planner (603) 886-6008 for the Planning Board conditional use permit and site plan approval process/procedure.

Building permit process would apply if successful with the required approvals from the Planning Board.

Sincerely,



Bruce Buttrick, MCP

Zoning Administrator/Code Enforcement Officer

(603) 816-1275

bbuttrick@hudsonnh.gov

cc: Public File
B. Groth, Town Planner
File

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.



TOWN OF HUDSON

Land Use Division



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

Zoning Determination #20-039

April 29, 2020

Daniel D. Klasnick
210 Broadway Street
Suite 203
Lynnfield, MA 01940

Re: **143 Dracut Road Map 259 Lot 011-000**
District: Residential Two (R-2) and General One (G-1)

Dear Mr. Klasnick,

Your request: Satisfaction of Fall Zone requirement.
Based on submitted plan, reference: Grading Plan & Profile C-102 dated 01/02/20
rev F.

Zoning Review / Determination:

This proposal would appear to satisfy the required fall zone per §334-102A, based on engineering details (not submitted) of a collapsible tower framework, capable of satisfying §334-102A.

A variance would not be required from the Zoning Board of Adjustment, if you wish to proceed with this proposal as presented.

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

EXHIBIT 7
T-MOBILE RF REPORT

REPORT OF
RADIO FREQUENCY ENGINEER

The undersigned hereby states the following in support of the application by American Tower Corporation ("*American Tower*") and T-Mobile Northeast LLC ("*T-Mobile*") (together, the "*Applicants*") to construct a 155' above ground level (hereafter "AGL") monopole-style tower (the "Monopole"), install panel antennas at the 151' AGL antenna centerline mark on the Monopole, together with related amplifiers, cables, fiber and other associated antenna equipment, including remote radio heads, surge arrestors, and global positioning system antennas with associated electronic equipment, emergency backup power generator and other appurtenances located on the proposed concrete equipment pad located within a compound enclosed by a chain link fence (the "Facility") located at 143 Dracut Road, Hudson, New Hampshire (the "Site").

1. I am a Radio Frequency Engineer working on behalf of T-Mobile, with an office located at 15 Commerce Way, Suite B, Norton, Massachusetts. Attached is a copy of my qualifications.
2. My primary responsibilities include radio frequency design and planning in the State of New Hampshire, including the Town of Hudson and surrounding communities.
3. As enabled under its Federal Communications Commission ("FCC") License, T-Mobile seeks to design its wireless network to provide reliable and adequate wireless services to its customers, whether those customers are on the street, in a vehicle, or in a building. Providing reliable and adequate service to its customers in each context is critical for T-Mobile to provide the quality of wireless service that customers demand, and to meet the objectives of Congress that a robust, competitive and low cost wireless communications capacity be developed to serve the entire nation.
4. T-Mobile is also designing its network to provide enhanced high speed data services commonly referred to as LTE - "long term evolution" service. LTE will be incorporated into this Facility.
5. T-Mobile is using its best efforts, to the maximum extent possible, to install its wireless communications services facilities network utilizing existing structures to avoid the need to construct new towers.
6. I have thoroughly reviewed the radio frequency engineering studies, reports and computer models prepared by T-Mobile with respect to the Facility.
7. In order to build out its network and meet customer demand for voice and data services, as well as enhance its network to improve high speed data services, T-Mobile must have in place a system of low power 'cell sites' to serve mobile devices. A typical cell site, such as the one proposed, consists of antennas mounted to a building, tower, church or other structure. The antennas are connected to radio operating equipment housed at or near the structure.
8. To maintain effective, reliable and uninterrupted service, there must be a continuous series of cell sites located within close proximity to each other so as to overlap in a system comparable to a honeycomb pattern. If there is no cell site available to accept/receive the signal, network service to the mobile device, will terminate involuntarily. Accordingly, the overlap of coverage is necessary for the signal to transfer from one cell site to another cell site seamlessly and without involuntary termination.

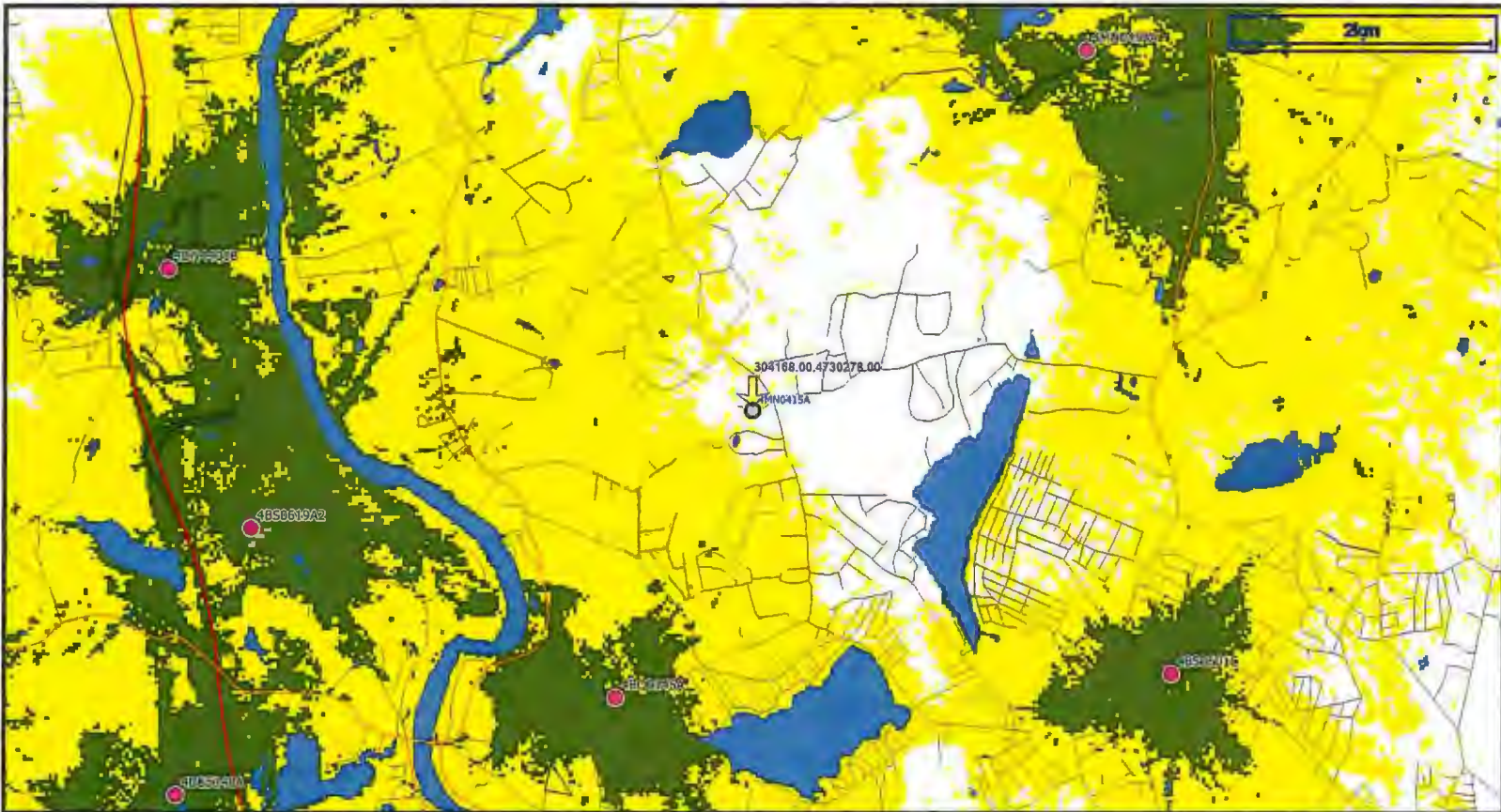
9. A number of factors determine the distance between cell sites, including, but not limited to, topography, physical obstructions, foliage, antenna height, operating frequency and line-of-sight.
10. Based on the radio frequency studies, reports and computer models prepared in connection with this project, it is my professional assertion that there is inadequate network service available to existing and potential T-Mobile customers within the Town of Hudson, especially along Dracut Road, Sanders Road, NH Route 3A/Frost Road, Norris Road including surrounding residential homes and commercial establishments
11. Based on the radio frequency studies, reports and computer models prepared in connection with this Facility, it is my further professional opinion that T-Mobile would be able to achieve the coverage objective by filling these significant gaps in coverage through the installation of the Facility at the Site.
12. Based on the above-mentioned studies, an installation located on the Site at the proposed height would provide adequate coverage for T-Mobile.
13. The Facility will enhance T-Mobile's ability to provide adequate coverage in the area and will increase its capacity to better serve the residents and businesses around these areas of Hudson and to individuals traveling through these areas.
14. The Facility will be in compliance with the FCC Guidelines for Evaluating the Environmental Effects of Radio Frequency Radiation.
15. The Facility will be installed, erected, maintained and used in compliance with all applicable Federal, State and local regulations, including, but not limited to applicable regulations administered by the Federal Aviation Administration, Massachusetts Aeronautics Commission and the FCC.
16. T-Mobile is assigned specific frequencies within which it must operate its facilities. The proposed Facility will not interfere with existing public safety communications systems, television or radio signals.
17. Based upon the best radio frequency technology available at this time, it is my professional opinion that the Facility is at the height necessary to ensure adequate service to area residents and businesses and those traveling within the geographic area described above.

Executed this 12th day of October, 2020.

Ryan Monte de Ramos

Ryan Monte de Ramos, Radio Frequency Engineer for T-Mobile

Existing LTE Midband Coverage in Hudson, NH



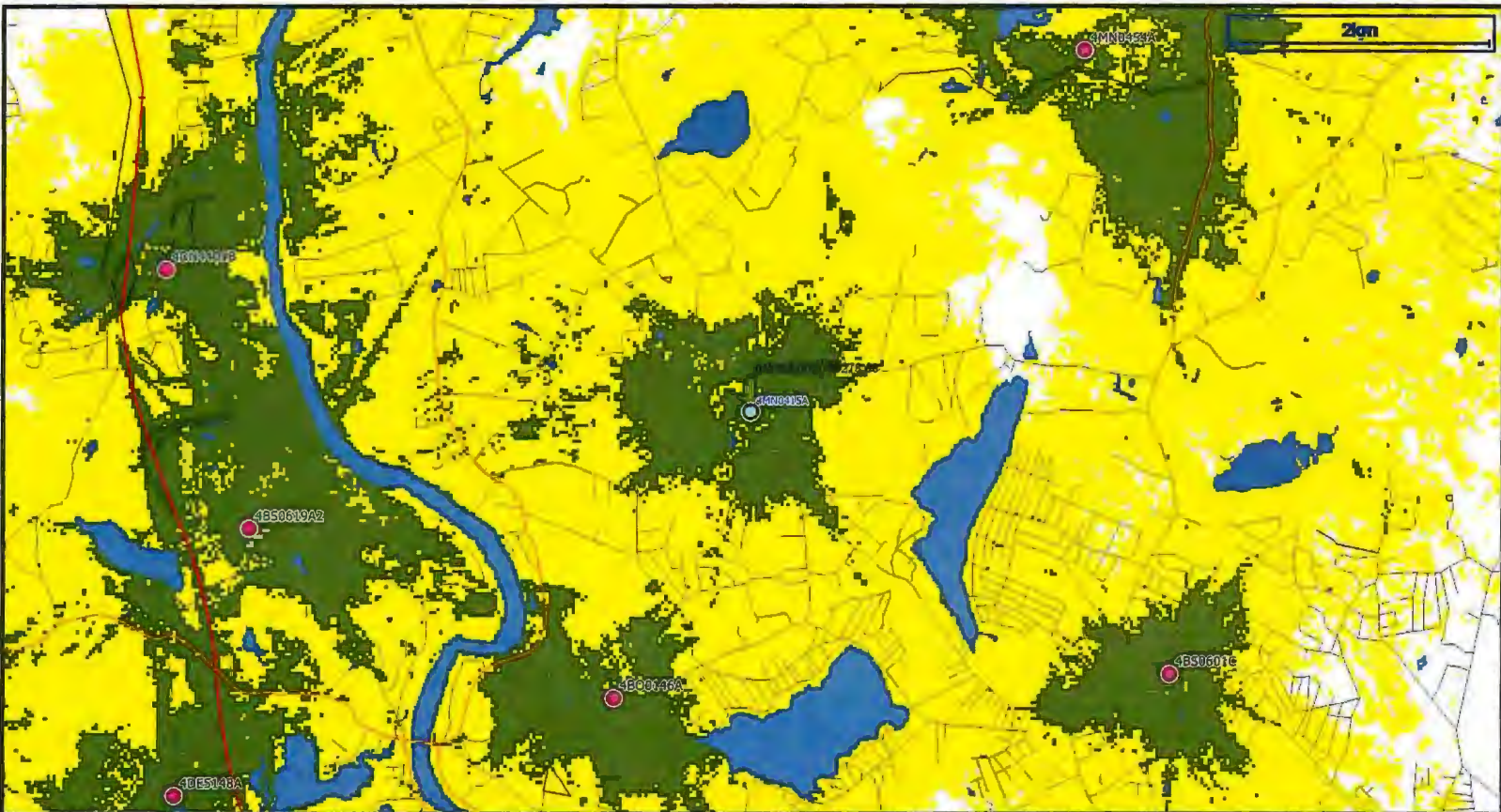
- Existing T-Mobile On-Air Site
- Propose T-Mobile Site

- Other_Road
 - Line — Line 1
- Primary_Road
 - Line — Line 1
- Secondary_Road
 - Line — Line 1
- Neighborhood_Road
 - Line — Line 1

Ranges

Minimum	Maximum	Label	Colour
-114	-97	In-Vehicle	
-97	0	In-Building	

Propose LTE Midband Coverage with Candidate 4MN0415A at 151 feet



- Existing T-Mobile On-Air Site
- Propose T-Mobile Site

- Other_Road
 - Line ——— Line 1
- Primary_Road
 - Line ——— Line 1
- Secondary_Road
 - Line ——— Line 1
- Neighborhood_Road
 - Line ——— Line 1

Minimum	Maximum	Label	Colour
-114	-97	In-Vehicle	
-97	0	In-Building	



Propose New Location for
4MN0415A

Site Address: 143 Dracut
Road, Hudson, NH 03051

Latitude: 42°42'00.15" N

Longitude: 71°23'27.40" W

Structure Height: 155 Ft. AGL

EXHIBIT 8
STATEMENT OF SHARED USE
EVALUATION AND TOWER AVAILABILITY



August 1, 2020

Town of Hudson, NH
Zoning Board of Adjustment
12 School Street
Hudson, NH 03051

American Tower Corporation: Wireless Communications Facility Project in Hudson, NH Statement of Shared Use Evaluation and Tower Availability

To Whom It May Concern:

This letter is written in connection with a proposal by American Tower Corporation ("ATC") to install a new wireless telecommunications facility consisting of a 155' monopine tower and compound at 143 Dracut Road, Hudson, NH, 33011. The proposed coordinates for the Tower at the time of the municipal permit application submission are as follows:

Lat.: 42-42-00.15, Long.: 71-23-27.40

By this letter, and in accordance with the Town of Hudson Zoning Ordinance, you are hereby notified that the proposed Tower has been designed to be structurally capable of accommodating multiple communications providers, and that ATC will lease space on the Tower and within the compound at industry-standard, commercially-reasonable rates. Heights of up to 150' are available for commercial carrier equipment. For further information concerning the Tower in Hudson, please contact Justine Paul at 781-926-7191 or via email at Justine.Paul@AmericanTower.com.

Sincerely,

American Tower Corporation

By: Justine Paul
[ATC leasing contact]

cc: Regional Commercial Carriers, including:
New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
Sprint U.S.A. U.S. Cellular
Verizon Wireless

EXHIBIT 9
TOWER FACILITY REMOVAL ESTIMATE



Oct 5, 2020

Mr. Gregory Csapo
Network Development Project Manager
American Tower Corporation
10 Presidential Way
Woburn, MA 01801

Re: Tower Facility Removal Estimate
ATC Site Name: Hudson NH
143 Dracut Road Hudson NH 33011
ATC Site Number: 202096

Mr. Csapo,

Removal estimate below for Hudson NH

155' Monopine removal and disposal – 11,000.00
Remove Foundation 1ft below grade - \$6,500.00
Meter Bank, Fence and Bollard removal - \$3,000.00
Restore compound area remove stone - \$3,500
Remove culvert and restore Ditch line – 1,500.00
Remove underground utilities 6" below grade - \$2,500.00

Total = \$28,000.00

Please let me know if you have any questions.

Thanks,

Jon Rodgers
Sr. Construction Manager
American Tower Corporation
10 Presidential Way
Woburn, MA. 01801
(781)-926-7855 (Office)
(617)-839-5143 (Mobile)
jon.rodgers@americantower.com

EXHIBIT 10
CERTIFICATE OF INSURANCE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/12/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Aon Risk Services Northeast, Inc. Boston MA Office 53 State Street Suite 2201 Boston MA 02109 USA	CONTACT NAME: PHONE (A/C. No. Ext): (866) 283-7122	FAX (A/C. No.): (800) 363-0105
	E-MAIL ADDRESS:	
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED American Tower Corporation 116 Huntington Avenue 11th Floor Boston MA 02116-5786 USA	INSURER A: Greenwich Insurance Company	22322
	INSURER B: XL Specialty Insurance Co	37885
	INSURER C: Great American Insurance Company of NY	22136
	INSURER D:	
	INSURER E:	

Holder Identifier :

COVERAGES CERTIFICATE NUMBER: 570079511797 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. Limits shown are as requested

INSR LTR	TYPE OF INSURANCE	ADDITIONAL SUBROGATION WAIVED	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:		RGD943761407	12/01/2019	12/01/2020	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$5,000,000 PRODUCTS - COMP/CP AGG \$2,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		RAD943761507	12/01/2019	12/01/2020	COMBINED SINGLE LIMIT (Ea accident) \$2,000,000 BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$25,000		UMB2969758	12/01/2019	12/01/2020	EACH OCCURRENCE \$10,000,000 AGGREGATE \$10,000,000
B	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY <input type="checkbox"/> ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in MA) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	RWD943538607 (ACS) RWR943547007 (Retro Ded.)	12/01/2019	12/01/2020	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE-EA EMPLOYEE \$1,000,000 E.L. DISEASE-POLICY LIMIT \$1,000,000
D						

Certificate No.: 570079511797

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Evidence of Coverage.

CERTIFICATE HOLDER

CANCELLATION

American Tower Corporation
 116 Huntington Avenue, 11th Floor
 Boston MA 02116-5786 USA

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Aon Risk Services Northeast, Inc.



ADDITIONAL REMARKS SCHEDULE

AGENCY Aon Risk Services Northeast, Inc.		NAMED INSURED American Tower Corporation 116 Huntington Avenue Boston, Massachusetts 02116-5786	
POLICY NUMBER R6D943761407, RAD943761507, UMB2969758, RWD943538607, RWR943547007		EFFECTIVE DATE: 12/1/2019-12/31/2020	
CARRIER Great American Assurance Company Greenwich Insurance Company XL Specialty Insurance Co	NAIC CODE 22136 22322 37885	United States	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

ADDITIONAL INFORMATION

Named Insureds:

American Tower Corporation, including all subsidiaries and affiliated entities.

American Tower Corporation has Additional Insured Endorsements that apply to the Commercial General Liability and Automobile Liability policies issued by Greenwich Insurance Company. Because of the nature of these endorsements, it is not necessary to specifically schedule parties with a contractual and insurable interest, as Additional Insured status is extended to those parties by the nature of the written business relationship as follows:

BLANKET ADDITIONAL INSURED INCLUDES:

Any person or organization with an insurable interest is additional insured, as required by written contract with the named insured, but only in accordance with the policy terms.

ADDITIONAL INSURED – Scheduled Designated Person or Organization

Schedule: ALL PREMISES WHERE REQUIRED BY CONTRACT

The insurance provided will not exceed the lesser of:

1. The coverage and/or limits of this policy, or
2. The coverage and/or limits required by said contract or agreement.

The insurance provided does not apply to:

1. Any "occurrence" which takes place after you cease to be a tenant in that premises.
2. Structural alterations, new construction or demolition operations performed by or on behalf of the person or organization shown in the schedule.
3. Professional Services.

CANCELLATION NOTIFICATION TO OTHERS ENDORSEMENT applies to GL, Auto, and WC Policies:

In the event coverage is cancelled for any statutorily permitted reason, other than nonpayment of premium, 30 days advanced written notice will be mailed or delivered to Certificate Holders by XL Specialty Insurance Co and Greenwich Insurance Company respectively.

ADDITIONAL INSURED LESSOR – Additional Insured and Loss payee – Automobile Liability

Schedule: Where required by written contract.



ADDITIONAL REMARKS SCHEDULE

AGENCY Aon Risk Services Northeast, Inc.		NAMED INSURED American Tower Corporation 116 Huntington Avenue Boston, Massachusetts 02116-5786 United States	
POLICY NUMBER RGD943761407, RAD943761507, UM82969758, RWD943538607, RWR943547007		EFFECTIVE DATE: 12/1/2019-12/1/2020	
CARRIER Great American Assurance Company Greenwich Insurance Company XL Specialty Insurance Co	NAIC CODE 22136 22322 37885		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

Description: Any auto leased or rented to you.

A. Coverage:

1. Any "leased auto" designated or described in the schedule will be considered a covered "auto" you own and not a covered "auto" you hire or borrow. For a covered "auto" that is a "leased auto," Who Is An Insured is changed to include as an "insured" the lessor named in the Schedule.
2. The coverages provided under this endorsement apply to any "leased auto" described in the Schedule until the expiration date shown in the Schedule, or when the lessor or his or her agent takes possession of the "leased auto," whichever occurs first.

B. Loss Payable Clause:

1. Greenwich Insurance Company will pay, as interest may appear, American Tower Corporation and the lessor named in this endorsement for "loss" to a "leased auto."
2. The insurance covers the interest of the lessor unless the "loss" results from fraudulent acts or omissions on your part.
3. If Greenwich Insurance Company makes any payment to the lessor, Greenwich Insurance Company will obtain his or her rights against any other party.

C. Cancellation:

1. If Greenwich Insurance Company cancels the policy, we will mail notice to the lessor in accordance with the cancellation Common Policy Condition
2. If American Tower Corporation cancels the policy, Greenwich Insurance Company will mail notice to the lessor.
3. Cancellation ends this agreement.

D. The lessor is not liable for payment of your premium.

E. Additional Definition:

"Leased auto" means an "auto" leased or rented to you, including any substitute, replacement or extra "auto" needed to meet seasonal or other needs, under a leasing or rental agreement that requires you to provide direct primary insurance for the lessor.

EXHIBIT 11
REAL ESTATE MARKET STUDY

Daniel D. Klasnick, Esq.
Duval & Klasnick, LLC
210 Broadway #204
Lynnfield, MA 01940

RE: Proposed Wireless Communication Facility
Site: Hudson 3 NH
143 Dracut Rd
Hudson, NH 03051

December 1, 2020

Atty. Klasnick,

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

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

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

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

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

Also included in this report are the results of a national survey of appraisers regarding this question and information obtained from other appraisers known to have researched this same question.

It is my opinion that the proposed tower will have no measurable impact on surrounding property values due to proximity or visibility.

Sincerely,



Mark Correnti, SRA
New Hampshire NHCR #460
Massachusetts # 103752

Copyright

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

Assumptions and Limiting Conditions

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

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

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

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

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

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

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

General comment

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

Randall Bell, PhD. MAI has written extensively about property damages: in his work Real Estate Damages: An Analysis of Detrimental Conditions¹, makes the following statement:

“The most significant issue in assessing the consequences of a detrimental condition on residential property values is the general predisposition of people to believe that detrimental conditions affect residential property values...If market value is going to be affected, then this particular detrimental condition has to be given enough weight in the decision process of buyers and sellers to have a material effect on the price.”

In other words, the detrimental condition issue has to be important relative to all the other variables that influence the home purchase decision, (public safety, quality of schools, access to employment ... special features of the home, affordability, etc.)”

Appraisers can examine data to determine if a detrimental condition affects value by application of sensitivity analysis which is a method used to isolate the effect of individual variables on value.

The two most common types of sensitivity analysis used in general real estate practice are:

1. Paired sales by which two properties - One with cell tower influence is matched to a similar property without cell tower influence to see if there is a price difference that can be attributed to the cell tower.
2. Grouped data analysis which matches a property with cell tower influence to the median price paid for groups of sales of similar properties without the cell tower influence. Again, to see if there is a price difference attributable to the cell tower. Similar properties are properties a buyer would find to be acceptable alternatives to the property with the cell tower influence (similar style, size, etc.).

Due to the diversity of home styles in New England, most appraisers use grouped data analysis.

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

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

Data limitations – Scarcity

Whenever possible there is an attempt to obtain local data first, however sales with a view of a tower in Hudson are scarce. In considering properties for comparison in this assignment, they must have sold and have visibility of a tower. Although there are various cell towers in Hudson, not all had sales of single-family residences that included the tower in its view shed. This scarcity of sales is why local data is supplemented with sales from other communities.

This report contains information on seven single-family residences or developments that have sold. One in Hudson, two in Nashua, three in Pelham, and one in Windham, NH.

The view from each sale included in this report is different and depends on topography, distance, tree cover and home orientation to the tower.

Certification

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

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

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

I have provided the following valuation² services on the property within the preceding three years from the date of this letter: None.

I have no present or prospective interest in the subject property, I have no personal interest with respect to the parties and have no bias with respect to the subject property or to the parties involved with this assignment.

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

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

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

I have inspected the subject property. I have studied the plans, reviewed the community GIS data and municipal records about the property. I have also discussed the property with the client and believe I have a sufficient understanding of the attributes unique to the property.



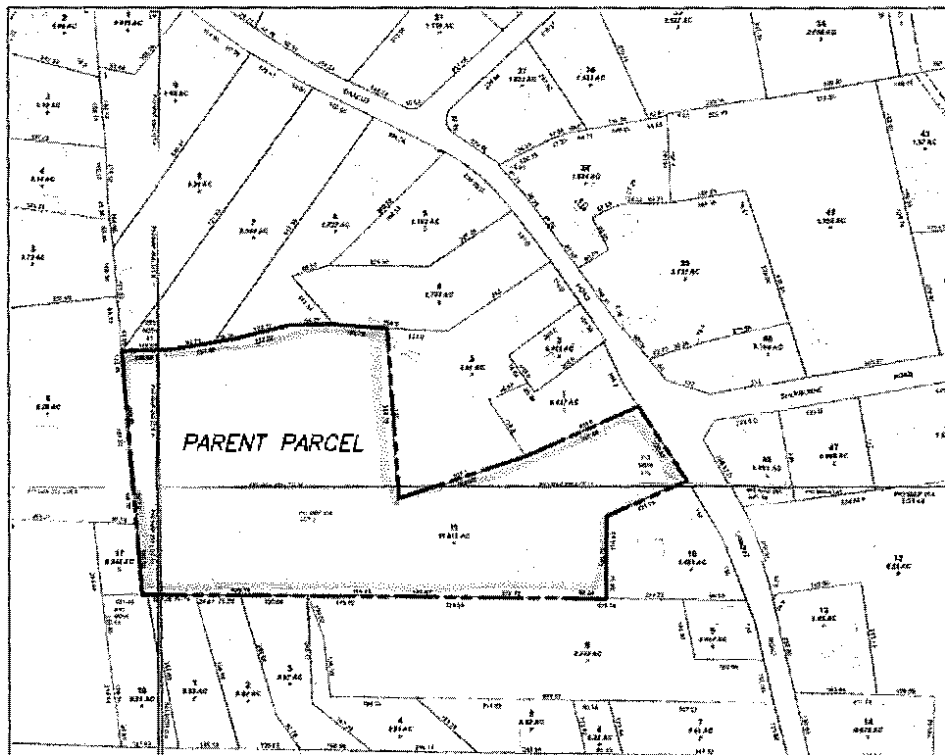
Mark Correnti, SRA
New Hampshire NHCR #460
Massachusetts # 103752

² Listing, selling, repairs, maintenance, appraisal, consulting, review, property inspections, tax abatements

Property Description: 143 Dracut Road, Hudson NH 03051

Proposed Site

The lot is identified as in the Hudson assessment records as lot 259-11 and is located in two residential zones. The frontage is located in the "R-2" (Residential-2) zone and the majority of the land is located in the "G-1" (General) zone. The 11.82-acre irregular shaped site is currently used as a 2,739 square foot, ranch-style, single-unit dwelling with an attached 697 square foot garage. According to town assessing records, the house was built in 2004



The site is situated on a well-travelled, yellow-line road that connects Hudson to Tyngsboro MA. Most of the properties in the immediate vicinity are single-family houses built in the mid-1900s. Adjacent to the site is a small auto-body shop.

Subject neighborhood views



Front view

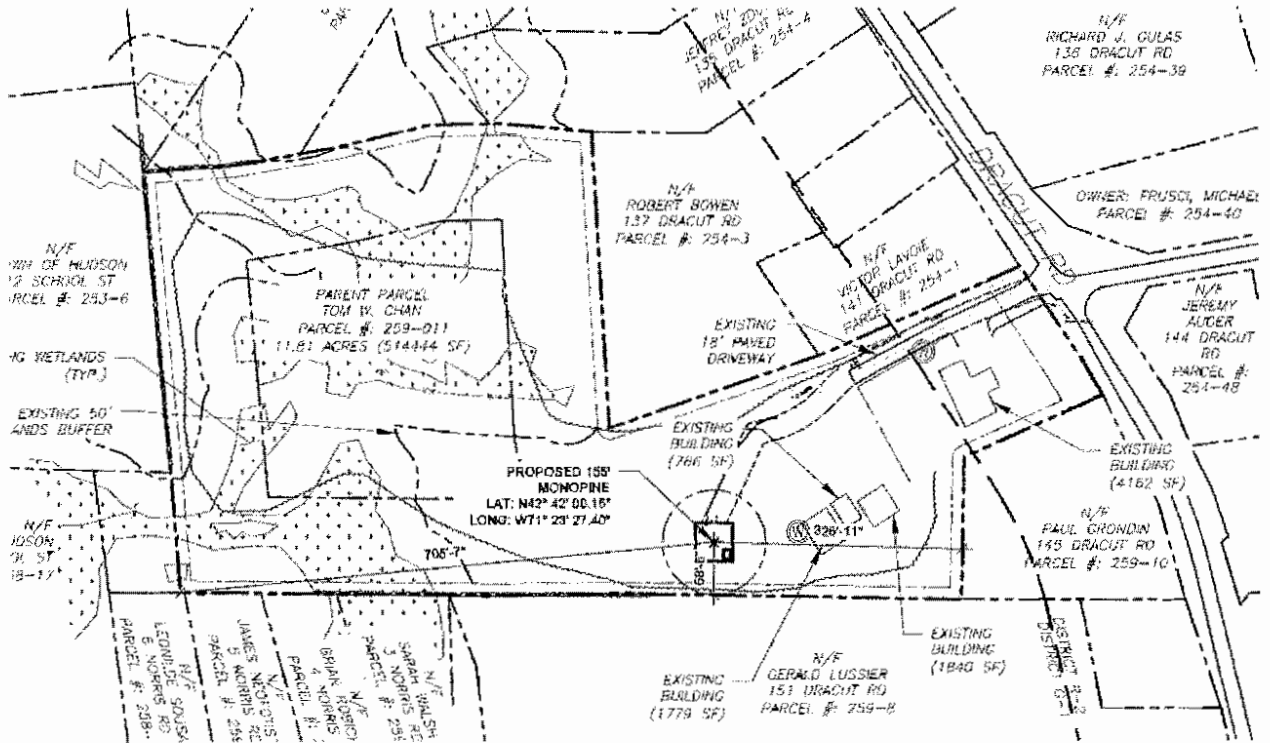


Street view

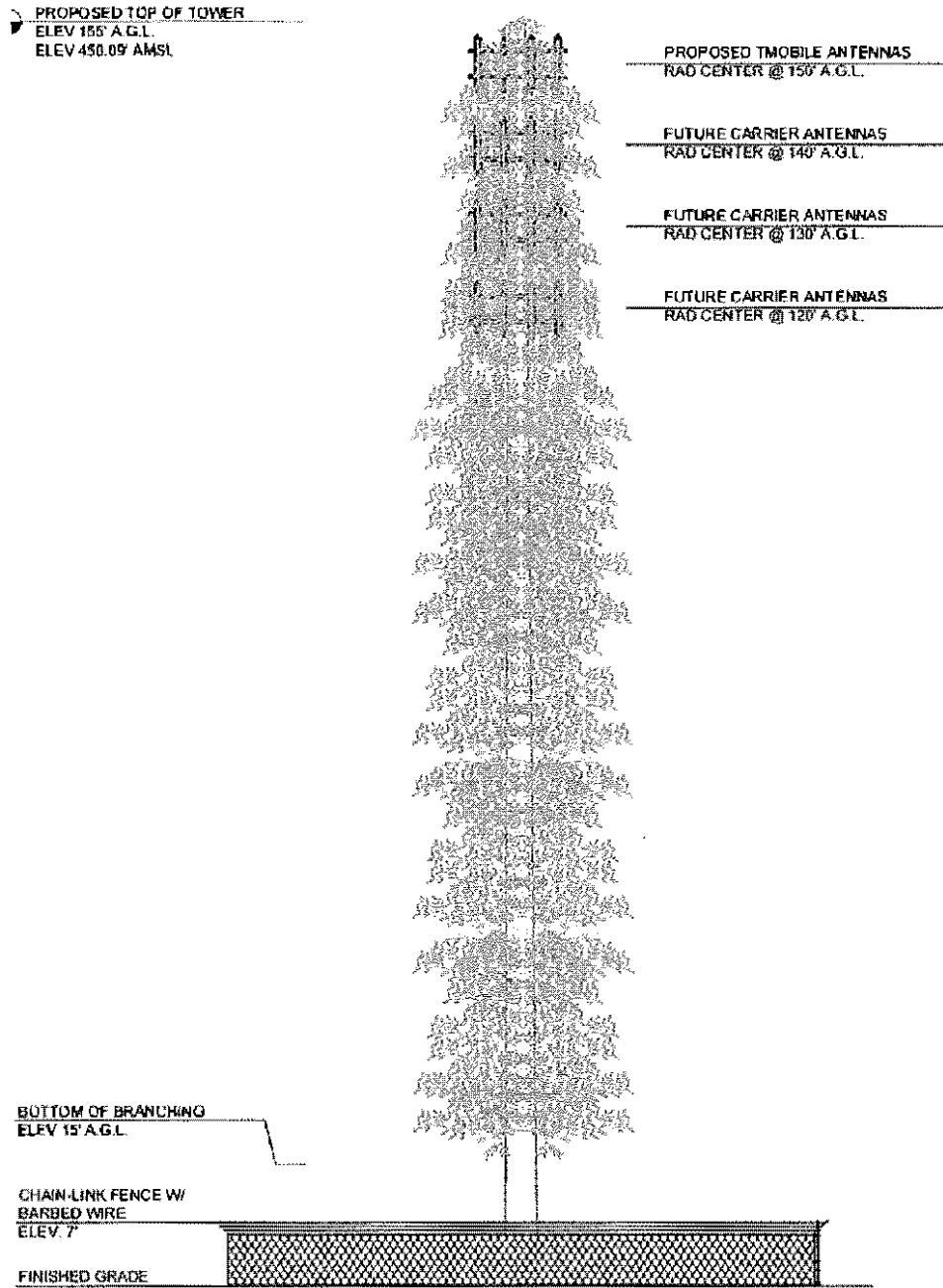




The tower compound will be 50' x 50' in size and will be accessed by a right of way that will extend off of the existing residential driveway.



The proposed 'mono-pine' tower will be 155' in height. The schematic below is representative of what will be placed on site.



Simulated Proposed Tower Pictures

In this instance, the applicant has commissioned a “balloon simulation” to assist the Board in visualizing the proposed tower as it relates to surrounding properties.

Below is a map showing the locations from where photos were taken. The yellow star shows the proposed tower location, a green dot a view of the tower, a yellow indicates an obstructed view, and a red dot with no view. Those photos showing no view of the proposed tower are not included in this report.



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



Photo #	Approximate Location	Gps Coordinates	Distance to site	Orientation	Bearing to site	Visibility
1	Dracut Rd	42.70073 -71.38898	0.1 Miles	North-East	239	Year Round



Photo #	Approximate Location	Gps Coordinates	Distance to site	Orientation	Bearing to site	Visibility
2	Dracut Rd	42.70018 -71.3886	0.11 Miles	East	262	Obscured



Photo #	Approximate Location	Gps Coordinates	Distance to site	Orientation	Bearing to site	Visibility
3	Dracut Rd	42.70131 -71.38941	0.11 Miles	North-East	215	Obscured



Photo #	Approximate Location	Gps Coordinates	Distance to site	Orientation	Bearing to site	Visibility
4	Sherburne Rd	42.70113 -71.38827	0.15 Miles	North-East	237	Obscured



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
5	Ponderosa Dr	42.70287	-71.39109	0.2 Miles	North	174	Obscured

Community based research

Over the past several years FairMarket Advisors, LLC. has researched the issue of residential property values and cell towers throughout New England, the primary focus being in New Hampshire and Massachusetts.

The research consists of identifying recent sales of homes having either proximity to or a view of a communication tower with the community considering the development of a new tower. Often data from surrounding communities is researched and included to supplement local data.

Each identified sale is shown in *bold italics*; underneath it is the median calculated for the competitive sales examined. The data medians (from left to right) is: the number of competitive sales, the size range examined, lot size in acres, listing price, sale price, percent variance between the list and sale price, room, bedroom, bath count, garage size and days on market.

This type of comparison enables identification of sales with substantial deviation from the median. If a sale presents a substantial deviation from the median further review is done to determine the reason for the price deviation. An explanation for the deviation is provided, as necessary.

Hudson N.H. market research

A search was made for properties that have recently sold and are located within 1,000 feet of existing towers in Hudson. Most of the cell towers in Hudson are in commercial and/or industrial zones or otherwise located in rural areas with limited visibility to surrounding properties.

The property at 3 Sir Isaac Way Hudson NH sold August 19, 2013 for \$359,000. This 12-year -old 3,000 square foot Colonial has 8 rooms, 4 bedrooms and built in 2-car garage. According to the agent it was in pristine condition with many built-ins. The top of the tower located off 166 Bush Hill Rd can be seen from this home because of the home's elevation. The tower is located about 1,700 feet to the north west.



count	Street	Dist to Twr	Acres	Style	Yr Built	Closed	List	Sale	Spread	SqFt Fin	Rms	BR	Baths	Gar.	DOM
194	median		0.805		1984		\$269,900	\$266,500	98%	2,128	7	3	3	2	58
	3 Sir Isaac Way	1,700	0.87	Colonial	2001	8/19/2013	\$359,000	\$352,500	98%	3,059	8	4	3	2	30
17	≥ 2,700 sf - 3,400sf ≤		1.02		1,998		\$362,400	\$352,750	98%	3,001	9	4	3	2	75

Seventeen other colonial homes ranging in size from 2,700 to 3,400 square feet sold in Hudson in 2013. These homes are the most similar comparables to 3 Sir Isaac Way.

The median time on market for these comparables is 75 days; 3 Sir Isaac Way sold in 30 days. The median for all sales in Hudson in 2013 was 58.4 days.

The price paid for 3 Sir Isaac Way was equal to the median price paid for the 17 comparable homes. The median home price in Hudson for 2013 was \$266,900.

Finally, the difference between listing and sale price (spread) 98% reported for all sales in Hudson in 2013 is the same for 3 Sir Isaac Way and its comparable data set.

Based on this information, the sale was not impacted by the proximity of the tower.

Nashua, NH market research

In 2010 an application for a 180' cell tower to be located on 19-acres at 124 Ridge Rd, Nashua was presented to the Nashua Zoning Board of Adjustment. 124 Ridge Rd is also known as Camp Doucet which is an open woodland camp for the Boys and Girls Club of Greater Nashua. Although the application was granted, the Nashua ZBA heard concerns from surrounding property owners during the public comment period. The below before and after aerial photos and data are presented to show how the market performed in the decade since the granting of the application for the 180' cell tower at 124 Ridge Rd.



Google Maps – Prior to the placement of the cell tower - Camp Doucet is the large wooded area in the center.



Google Maps – 10 years after the placement of the cell tower

What has occurred in the last ten years around the cell tower that was built in 2011 is that a significant amount of single-family residences were developed. The top aerial photo from 2009 show the neighborhood prior to the approval and placement of the 180' cell tower. The next aerial photo shows residential development in the top left- and right-hand corners.

Two residential sale that are the most recent and proximate to the cell tower are reviewed. Both 12 Ballerina Ct and 4 Cotillion Ln are sales of new construction that occurred in the last year. Both sales are within 1,000' and both have views of the cell tower.



View from the corner of Ballerina and Cherrywood Ln



4 Cotillion is the blue house on the right

Both 12 Ballerina Ct and 4 Cotillion Ln were marketed as new construction in 2019 and both closed in early 2020. Both have been marketed, and are in, a neighborhood of predominantly high values.

count	Street	Acres	Style	Yr Built	Closed	List	Sale	Spread	SqFt Fin	Rms	BR	Baths	Gar.	DOM
690	Median	0.30		1978	≥ 6 months ≤	\$399,250	\$399,200	100%	1,924	8	4	2.5	2	7
Viz	12 Ballerina Ct	0.3	Colonial	2020	3/12/2020	\$619,900	\$600,000	97%	3,054	9	4	3.5	2	106
12		0.24		2019	≥ 6 months ≤	\$429,450	\$421,877	98%	2,115	7	3	2.5	2	46

count	Street	Acres	Style	Yr Built	Closed	List	Sale	Spread	SqFt Fin	Rms	BR	Baths	Gar.	DOM
693	Median	0.30		1978	≥ 6 months ≤	\$399,450	\$399,200	100%	1,947	8	4	2.5	2	7
Viz	4 Cotillion Ln	0.3	Colonial	2020	3/4/2020	\$559,900	\$550,000	98%	2,464	9	4	2.5	2	172
13		0.24		2019	≥ 6 months ≤	\$429,900	\$425,000	99%	2,157	7	3	2.5	2	51

In both cases 12 Ballerina and 4 Cotillion sold considerably above the median price point in Nashua (top line), as well as those homes with which they directly compete (bottom line). Days on market for new construction can be significant due to the construction process. What can be derived from the data is that buyers are placing a locational premium on the neighborhood where these residences are located.

Both 12 Ballerina and 4 Cotillion have a 180' cell tower in their view shed, yet both sold significantly above what competing properties have sold for. Based on the above data, there does not appear to be any adverse market reaction associated with a cell tower location or view in the neighborhood.

Windham N.H. market research

In Windham NH, there is a 140-foot-high tower at 14 Haverhill Rd (Rte 111). A property located at 4 Yorkshire Rd Windham sold for \$825,000 April 29, 2016. This property is located at the end of a cul-de-sac. The top of the 140 Ft tower and several arrays can be seen from in front of this home.



count	Street	Dist to Twr	Acres	Style	Yr Built	Closed	List	Sale	Spread	SqFt Fin	Rms	BR	Baths	Gar.	DOM
206	Averages		1.8		1989		\$504,473	\$497,444	99%	3,094	9	4	3	2	95
count	Street	Dist to Twr	Acres	Style	Yr Built	Closed	List	Sale	Spread	SqFt Fin	Rms	BR	Baths	Gar.	DOM
	4 Yorkshire Road	990	4.28	Colonial	2002	4/29/2016	\$825,000	\$825,000	100%	5,074	11	4	5	3	2
8	average ≥4,900sf - 5,900sf ≤		2		2,001		\$700,950	\$688,488	99%	5,342	11	4	4	3	121

This home sold for more than the average for 8 similarly sized homes in the community in a shorter period. This sale indicates that a view of the tower had no effect on the price or marketing time.

Pelham NH research

The property located at 10 Pondview Drive sold on June 22, 2016 for \$318,000. This is a 6 room 3-bedroom colonial is facing Gumpas Hill with a view of the tower on Gumpas Hill from the front doorstep.



Photo credit to NERENMLS



count	Street	Acres	Style	Yr Built	Closed	List	Sale	Spread	SqFt Fin	Rms	BR	Baths	Gar.	DOM
194	Median	2.00		1999		\$399,900	\$389,500	99%	2,255	8	3	2.5	2	31
Viz	10 Pondview Dr	1.92	Colonial	1996	6/26/2016	\$329,000	\$318,000	97%	1,666	6	3	2.0	2	70
41	≥ 1,500 sf - 1,900 sf≤	1.03		1980		\$319,900	\$320,000	100%	1,728	6	3	2.0	2	19

The listing agent for 10 Pondview reported that 10 Pondview Dr. was under contract within 8 days of its initial listing. However, due to buyer's financing falling through the property was re-listed on 04/28/2016 and under contract the second time 9 days later.

The listing agent for 10 Pondview reported that there were multiple showings on the property. There was no feedback from any buyer agent that the cell tower on Gumpas Hill was a concern.

A review of assessment records show that 10 Pondview Dr. is not discounted for a negative external influence, nor is there a history of a request for a tax abatement regarding a view of a tower.

The above data shows that 10 Pondview Dr. is 96.4% of the size of the residence that it directly competes against and sold at 99% of the median sales price, or expressed in terms of price per square foot, 10 Pondview sold at \$191 per sf and the residence that it competes against sold at \$185 per sf.

This sale indicates that a view of the tower had no effect on the price or marketing time.

The property located at 438 Mammoth Rd, Pelham sold October 14, 2016 for \$378,642. This is a 6 room 1-bedroom ranch with an inground pool and in-law suite. It is located on Mammoth Road and directly faces the cell tower on Gumpas Hill directly across the street.



Photo credit to NERENMLS

count	Street	Acres	Style	Yr Built	Closed	List	Sale	Spread	SqFt Fin	Rms	BR	Baths	Gar.	DOM
194	Median	2.00		1999		\$399,900	\$389,500	99%	2,255	8	3	2.5	2	31
Viz	438 Mammoth Rd	1	Rsd Ranch	1968	10/14/2016	\$374,900	\$378,642	101%	1,417	6	1	2.0	1	25
7	SFR with In law suite	1.06		1987		\$355,000	\$350,000	99%	2,298	6	3	2.0	2	91

Both the listing agent and the buyer’s agent were interviewed regarding buyer feedback and motivations for the sale. The listing agent reported that the cell tower was a “non-event” for the listing. She reported that there were “countless” showings on the property. The listing agent believed that the buyers were motivated by the floor plan and in-law accessory unit.

The buyer’s agent confirmed that the primary motivating factor for the buyers was in fact the in-law accessory unit. In addition to the dwelling meeting the buyer’s lifestyle needs, the buyers found the grounds to be well kept and landscaped which contributed to the property’s overall good curb appeal. The buyer’s agent reported that the cell tower was not a factor in the buyer’s purchase decision.

The above data compares 438 Mammoth Rd with the seven other sales in Pelham that have closed in the last year. It shows that 438 Mammoth Rd sold above the median sales price in Pelham for a residence with an in-law apartment as well as on a square foot basis.

A review of assessment records show that 438 Mammoth Rd is not discounted for a negative external influence, nor is there a history of a request for a tax abatement regarding a view of a tower.

This sale indicates that a view of the tower had no effect on the price or marketing time.

New Construction at Rolling Ridge



The prior examples provide a quantitative approach, whereas the new construction at Rolling Ridge (as well as the new homes at 12 Ballerina and 4 Cotillion previously analyzed) provides a qualitative approach to this assignment.

New construction answers a fundamental principle in real estate valuation: What is the highest and best use of land? Land, if left idle and vacant, is not productive and based on market forces (supply and demand) can transform to its highest and best use. In the case of Rolling Ridge 19.31 acres was purchased by a developer in 2015 and transformed into 17 house lots with new construction commencing in 2016. As of the date of this report all residential lots have sold.

The residential developments at Rolling Ridge and at Camp Doucet in Nashua are unique in this assignment as it represents a tower that predates the construction of nearby residential houses. Considering the economic risks, a developer would not subject investment to a negative external influence that would put capital at risk.

The listing agent for Rolling Ridge commented that the cell tower at the top of the hill had not been an issue for any prospective buyer. Motivating factors for most buyers are material and upgrade options to the houses.

In the case of the 17 houses built at Rolling Ridge, the proximity and view to a cell tower had not hindered or impacted the build out of the sub-division.

Summary and Conclusion

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

Objection to site development for cell towers usually comes from a change in the view from an abutting property. This change causes surrounding landowners to assume that their property will lose value because the of a view of a tower reduces value. This report contains sale data of homes with a view of a cell tower that have sold; these sales do not support the value loss assumption

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

ADDENDUM

General market research

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

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

National Survey of Appraisers & Assessors

A national e-mail survey of appraisers and assessors was initiated in 2009. The purpose of this survey is to obtain input from appraisal and assessment professionals from a broader perspective to see what other professionals have observed.

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

The survey solicited responses to the follow three questions:

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

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

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

Jason R. Strebels, MAA
Director of Assessing
Mashpee, MA
October 3, 2018 in a public letter to Mashpee town manager

"...in sixteen years, not one homeowner, property appraiser, or resident has suggested to this office that the nearby cell towers were a detriment to their property value or purchase price."

Dick Harriman,
CEO/Assessor
Town of Orrington

"I have one tower and no problems or complaints"

Michelle Boisjoly,
Assessor
Dayton, Ohio

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

Marlene Tepper
Certified Residential Appraiser
Westchester, NY

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

Leland T Bookhout MAI, SRA
Rhinebeck, NY

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

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

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

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

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

Melinda Fonda
Assessor
Stratford, CT

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

From: Orban Winton
Socorro, NM

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

Carl Brinegar, SRA, SRPA
San Angelo, TX

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

Linda Truitt, MAI
Springfield, MO

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

Ned Farrone, MAI
Larchmont, NY

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

Survey of New Hampshire, Massachusetts and Vermont Assessors

All assessors were asked the follow three questions:

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

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

Population	Town	Population	Town	Population	Town	Population	Town
2,042	Newbury	5,620	Hopkinton	13,040	Durham	28,486	Dover
2,215	Andover	6,561	Newport	13,388	Claremont	29,558	Salem
2,460	Plainfield	7,098	Stratham	15,450	Hampton	42,336	Concord
3,537	Gilmanton	7,322	Belmont	17,060	Laconia	87,321	Nashua
4,463	New London	8,020	Bow	22,778	Keene	109,691	Manchester
4,867	Henniker	8,434	Seabrook	24,568	Hudson		
4,880	New Boston	11,156	Hanover	24,837	Londonderry		

Massachusetts assessor results

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

Vermont assessors / lister results

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

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

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

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

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

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

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

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

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

Summary. The preceding analysis demonstrates that cellular telecommunications facilities in competitive residential locations do not affect real estate prices adversely. Research and analysis in other areas supports this conclusion: there is no measurable impact on residential sales prices due to the presence of such facilities. *Conclusion.* Based upon my inspection of the subject site and neighborhood, of comparable sites, my detailed review of the proposed project, and my review of pertinent empirical studies, it is my professional opinion that the construction and operation of the project will not have any adverse effect upon the property values of any real estate located near the site.

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

Based upon the material presented herein it is this appraiser's opinion that the Market Value of the Fee Simple Title to any of the properties in the vicinity of the proposed cell tower will experience no diminution in value resulting from its construction as of February 05, 2007.

Patricia Amadon, MAI - October 2006 – Falmouth ME

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT 12
RADIO FREQUENCY COMPLIANCE REPORT

DONALD L. HAES, JR., CHP, CLSO

Radiation Safety Specialist

PO Box 198, Hampstead, NH 03841

617-680-6262

Email: donald_haes_chp@comcast.net

October 2, 2020

RE: Installation of radio base station antennas and associated equipment for the proposed American Tower “Monopine” at 143 Dracut Road Hudson, NH.

PURPOSE

I have reviewed the information pertinent to the proposed installation at the above location. To determine regulatory compliance, theoretical calculations of maximal radio-frequency (RF) fields have been prepared. The physical conditions are that T-Mobile proposes to install personal wireless services (PWS) directional panel antennas (three antennas each in “arrays” aimed along the 30°, 150°, and 270° azimuths) on a proposed 155’ American Tower “monopine” (monopole designed to look like a pine tree). For proposed location, see Figure 2. The mounting centerline of the antennas is proposed to be 150 feet above ground level (AGL). The proposed installation will allow T-Mobile to continue deployment of their long-term evolution (“LTE” a.k.a. “4G”) and Advanced Wireless Services (AWS) systems. The monopine is designed to host up to three (3) additional PWS provider’s antennas (See Figure 3). This report includes not only the T-Mobile, but the hypothetical condition of being “fully loaded” to capacity.

This report considers the contributions of all the proposed and hypothetical PWS transmitters operating at their typical FCC licensed capacities. The calculated values of RF fields are presented as a percent of current Maximum Permissible Exposures (%MPE) as adopted by the Federal Communications Commission (FCC).^{i,ii}

SUMMARY

Theoretical RF field calculations data indicate the summation of the proposed T-Mobile maximum PWS RF contributions would be within the established RF exposure guidelines; see Figure 4. The additional calculations also suggest that even if the monopine had up to three (3) additional PWS provider’s antennas attached, the site would comply with all established RF exposure guidelines; see Figure 5.

This includes all publicly accessible areas, and the surrounding neighborhood in general. The results support compliance with the pertinent sections of the FCC’s guidelines for RF exposure.

Based on the results of the additional theoretical RF fields I have calculated, it is my expert opinion that this facility would comply with all regulatory guidelines for RF exposure.

Note: The analyses, conclusions and professional opinions are based upon the precise parameters and conditions of this particular site; **Monopine at 143 Dracut Road Hudson, NH**. Utilization of these analyses, conclusions and professional opinions for any personal wireless services installation, existing or proposed, other than the aforementioned has not been sanctioned by the author, and therefore should not be accepted as evidence of regulatory compliance.

EXPOSURE LIMITS AND GUIDELINES

RF exposure guidelines enforced by the FCC were established by the Institute of Electrical and Electronics Engineers (IEEE)ⁱⁱⁱ and the National Council on Radiation Protection and Measurement (NCRP).^{iv} The RF exposure guidelines are listed for RF workers and members of the public. The applicable FCC RF exposure guidelines for the public are listed in Table 1 and depicted in Figure 1. All listed values are intended to be averaged over any contiguous 30-minute period.

Frequency Bands	Electric Fields	Magnetic Fields	Equivalent Power Density
0.3 – 1.34 MHz	614 (V/m)	1.63 (A/m)	(100) mW/cm ²
1.34 - 30 MHz	824/ <i>f</i> (V/m)	2.19/ <i>f</i> (A/m)	(100) mW/cm ²
30 - 300 MHz	27.5 (V/m)	0.073 (A/m)	0.2 mW/cm ²
300 - 1500 MHz	--	--	<i>f</i> / 1500 mW/cm ²
1500 - 100,000	--	--	1.0 mW/cm ²

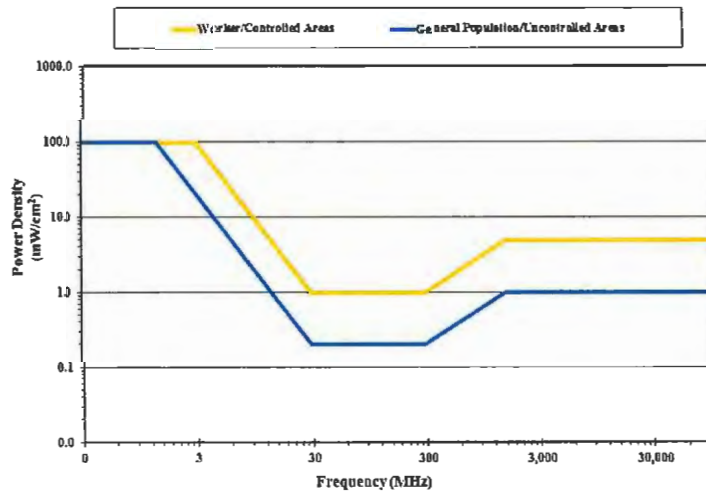


Figure 1: FCC Limits for Maximum Permissible Exposure (MPE)

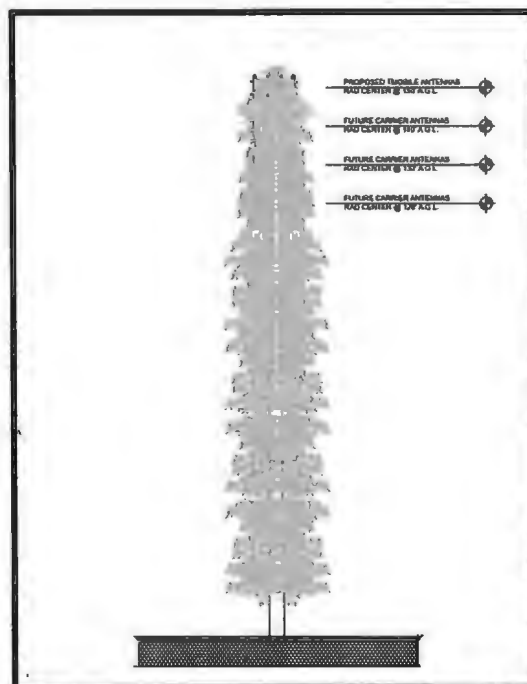
NOTE: FCC “5% Rule” – When the exposure limits are exceeded in an accessible area due to the emissions from multiple fixed RF sources, actions necessary to bring the area into compliance are the shared responsibility of all licensees whose RF sources produce, at the area in question, levels that exceed 5% of the applicable exposure limit proportional to power. ^v

FACILITY LOCATION AND BUILD-OUT



**Figure 2: Proposed Monopine Location
143 Dracut Road Hudson, NH**

(Picture courtesy Google Earth Pro® and may not represent current conditions.)



**Figure 3: Hypothetical Loading of Monopine (T-Mobile Antennas at the Top)
143 Dracut Road Hudson, NH**
(Picture courtesy American Tower.)

INTRODUCTORY INFORMATION: MAKING SENSE OF THE “G”S

There are many references to the so-called “generation” of wireless technologies in use. Each new “generation” of wireless technologies has colloquially been designated a numbered “G”.¹ The latest “G” to come out, the fifth generation of wireless technologies or so called “5G”, has attracted extensive research interest, both inside and outside the scientific community. According to the 3rd generation partnership project,² 5G networks should support three major families of applications: (1) Enhanced mobile broadband; (2) Machine type communications, and (3) Ultra-reliable and low-latency communications. There are also enhanced “vehicle-to-everything” communications which are expected to be supported by 5G networks. These situations require much more “connectivity” than the latest fourth generation (aka “4G” or “Long Term Evolution (LTE)”) networks can handle.

Thus, new networks must be able to handle this high system throughput, in addition to supporting existing older technologies still in use. This is being accomplished through additional spectrum assignments both higher and lower than currently assigned frequencies used by PWS facilities. In fact, currently deployed 5G networks are operating at frequencies once used by television stations.

Nonetheless, frequencies assigned by the FCC for 5G use are all within the bands currently under regulatory oversight, including setting safe limits of exposure to RF energy for both workers, and members of the public. Just recently (4/2020) the FCC has reaffirmed the efficacy of their regulatory exposure limits to RF energy, including those for 5G. From an RF safety standpoint, there is nothing peculiar about the fifth generation of wireless technologies that would set it apart from any of the other advancements of technologies; including the first two generations (first analog then digital communications), the third generation (the first to be referred to a numbered-series as “3G”), and the currently deployed fourth generations (LTE). Recently published studies in peer-reviewed journals^{vi} have shown typical exposures to RF energy from operating 5G systems to be well-within the exposure limits.

The FCC currently has categories for Citizens Broadband Radio Service (CBRS): Category “A” refers to a lower power base station, Category “B” must be deployed outdoors and has higher maximum power limits compared with Category “A” devices, and Category “C”. The maximum allowable Equivalent Isotropically Radiated Power (EIRP; the total RF power radiated by the antenna.) is 30 dBm (1 watt), 47 dBm (50 watts), and 62 dBm (1585 watts) for the listed categories “A”, “B”, and “C”, per 10 MHz of bandwidth, respectively.

¹ PWS “Generations”: 1G: Analog voice; 2G: Digital voice; 3G: Mobile data; 4G: LTE and mobile Internet; 5G: Mobile networks interconnect people, control machines, objects, and devices with multi-Gbps peak rates and ultra-low latency.

² SOURCE: (<https://www.3gpp.org/about-3gpp>) The 3rd Generation Partnership Project (3GPP) unites [Seven] telecommunications standard development organizations (ARIB, ATIS, CCSA, ETSI, TSDSI, TTA, TTC), known as “Organizational Partners” and provides their members with a stable environment to produce the Reports and Specifications that define 3GPP technologies.

THEORETICAL RF FIELD CALCULATIONS - GROUND LEVELS

METHODOLOGY

These calculations are based on what are called "worst-case" estimates. That is, the estimates assume 100% use of all transmitters simultaneously. Additionally, the calculations make the assumption that the surrounding area is a flat plane, and there is no degradation of signal strength due to the presence of foliage, building materials, atmospheric conditions, etc. The resultant values are thus conservative in that they over predict actual resultant power densities.

The calculations are based on the following information (See Table 2 data for T-Mobile calculations, and Table 3 for hypothetical data representing a "fully loaded" monopine):

1. Effective Radiated Power (ERP).
2. Antenna height (centerline, above ground level (AGL)).
3. Antenna vertical energy patterns (See Appendix A); the source of the negative gain (G) values. "Directional" antennas are designed to focus the RF signal, resulting in "patterns" of signal loss and gain. Antenna energy patterns display the loss of signal strength relative to the direction of propagation due to elevation angle changes. The gain is expressed as " G^E ".

Note: "G" is a unitless factor usually expressed in decibels (dB); where $G = 10^{(dB/10)}$
For example: for an antenna *gain* of 3 dB, the net factor (G) = $10^{(3/10)} = 2$
For an antenna *loss* of -3 dB, the net factor (G) = $10^{(-3/10)} = 0.5$

To determine the magnitude of the RF field, the power density (S) from an isotropic RF source is calculated, making use of the power density formula as outlined in FCC's OET Bulletin 65, Edition 97-01:^{vii}

$$S = \frac{P \cdot G}{4 \cdot \pi \cdot R^2}$$

Where:

P → Power to antenna (watts)

G → Gain of antenna

R → Distance (range) from antenna source to point of intersection with the ground (feet)

$R^2 = (\text{Height})^2 + (\text{Horizontal distance})^2$

Since: $P \cdot G = \text{EIRP}$ (Effective Isotropic Radiated Power) for broadcast antennas, the equation can be presented in the following form:

$$S = \frac{\text{EIRP}}{4 \cdot \pi \cdot R^2}$$

In the situation of off-axis power density calculations, apply the negative elevation gain (G^E) value from the vertical energy patterns with the following formula:

$$S = \frac{\text{EIRP} \cdot G^E}{4 \cdot \pi \cdot R^2}$$

Ground reflections may add in-phase with the direct wave, and essentially double the electric field intensity. Because power density is proportional to the *square* of the electric field, the power density may quadruple, that is, increase by a factor of four (4). Since ERP is routinely used, it is necessary to convert ERP into EIRP by multiplying by the factor of 1.64 (the gain of a half-wave dipole relative to an isotropic radiator). Therefore, downrange power density estimates can be calculated by using the formula:

$$S = \frac{4 \cdot (\text{ERP} \cdot 1.64) \cdot G^E}{4 \cdot \pi \cdot R^2} = \frac{\text{ERP} \cdot 1.64 \cdot G^E}{\pi \cdot R^2} = \frac{0.522 \cdot \text{ERP} \cdot G^E}{R^2}$$

To calculate the % MPE, use the formula:

$$\% \text{ MPE} = \frac{S}{\text{MPE}} \cdot 100$$

The results of the calculations for the potential maximum RF emissions resulting from the summation of the *proposed* T-Mobile PWS system (See Table 2 inventory) are depicted in Figure 4 as plotted against linear distance from the base of the monopine in any direction. The results of the calculations for the potential maximum RF emissions resulting from the summation of the *proposed* T-Mobile PWS plus *future hypothetical additional PWS carrier's* transmitter and antenna installation (See Table 3 inventory) are similarly depicted in Figure 5. Note that the values have been calculated for a height of 6' AGL in accordance with regulatory rationale, and assumes all antennas are directed along the same azimuths.

Also depicted on the graphs are values for a height of 16' AGL (height of a typical 2nd story). A logarithmic scale was used to plot the calculated theoretical %MPE values in order to compare with the MPE limit values of 100% (Public) and 500% (note that 100% Worker limit = 500% Public limit), which are so much larger that they would be off the page in a linear plot. The curves are variable due to the application of the vertical energy patterns (See Appendix A).

OBSERVATIONS IN CONSIDERATION WITH FCC RULES §1.1307(B) & §1.1310

Will it be physically possible to stand next to or touch any omnidirectional antenna and/or stand in front of a directional antenna?

NO; access to the monopine will be restricted, and the site will adhere to RF safety guidelines regarding the transmitting antennas, including appropriate signage.

ANTENNA INVENTORY

Table 2: Proposed Antenna & Transmitter Inventory 155' Monopine at 143 Dracut Road Hudson, NH			
Antenna Centerline (AGL)	Typical Antenna Configuration	Typical Parameters: ERP & Transmit Frequencies	Typical Use
Proposed by T-Mobile			
150'	APXVAARR24	5014 watts ERP; ≈ 750 MHz	"700" (LTE)
150'	APXVAARR24	6313 watts ERP; ≈ 1900 MHz	PCS-LTE
150'	APXVAARR24	8714 watts ERP; ≈ 1700 MHz 7417 watts ERP; ≈ 2100 MHz	AWS-1700 AWS-2100
150'	25.7" "Microwave Dish" (30° azimuth only)	5660 watts ERP; ≈ 5-10 GHz	Back Haul (Point-to-Point Radio)
Table Notes: AWS: Advanced Wireless Services LTE: Long Term Evolution ("4G") PCS: Personal Communication System			

**Table 3: Hypothetical Antenna & Transmitter Inventory
155' Monopine at 143 Dracut Road Hudson, NH**

Antenna Centerline (AGL)	Typical Antenna Configuration	Typical Parameters: ERP & Transmit Frequencies	Typical Use
Hypothetical PWS Carrier #1			
140'	CCI/ HPA-65R-BUU-H6	5677 watts ERP; ≈ 777 MHz 8516 watts ERP; ≈ 777 MHz 9777 watts ERP; ≈ 850 MHz 15,496 watts ERP; ≈ 2170 MHz 1930 watts ERP; ≈ 1950 MHz	LTE-700 LTE-700 UMTS-850 AWS-2100 PCS/LTE-1900
Hypothetical PWS Carrier #2			
130'	SBNHH-1D45	8322 watts ERP; ≈ 750 MHz 2807 watts ERP; ≈ 850 MHz 10,452 watts ERP; ≈ 2170 MHz 9083 watts ERP; ≈ 1950 MHz	LTE-700 CDMA-850 AWS-2100 PCS/LTE-1900
Hypothetical PWS Carrier #3			
120'	KMW EPBQ- 654L8H8-L2	8322 watts ERP; ≈ 750 MHz 10,452 watts ERP; ≈ 2150 MHz	LTE-700 AWS-2100

Table Notes:

- AWS:** Advanced Wireless Services
- CDMA:** Code Division Multiple Access (“cellular”)
- LTE:** Long Term Evolution (a.k.a. “4G”)
- PCS:** Personal Communication System
- UMTS:** Universal Mobile Telecommunications Services

RESULTS OF THEORETICAL RF FIELD CALCULATIONS

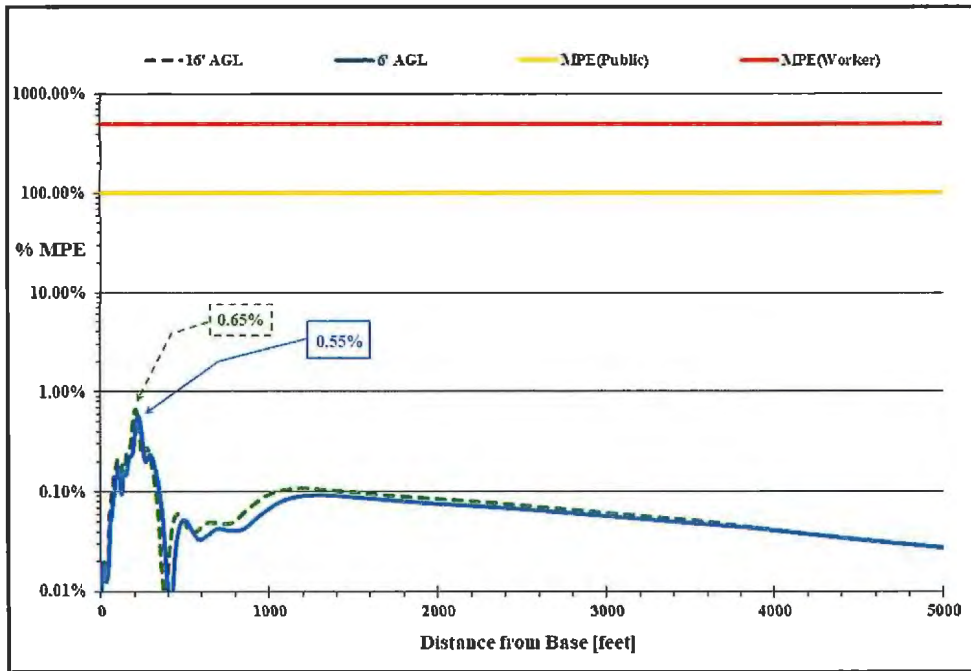


Figure 4: Theoretical Cumulative Maximum Percent MPE - vs. - Distance (Combined T-Mobile RF Contributions)

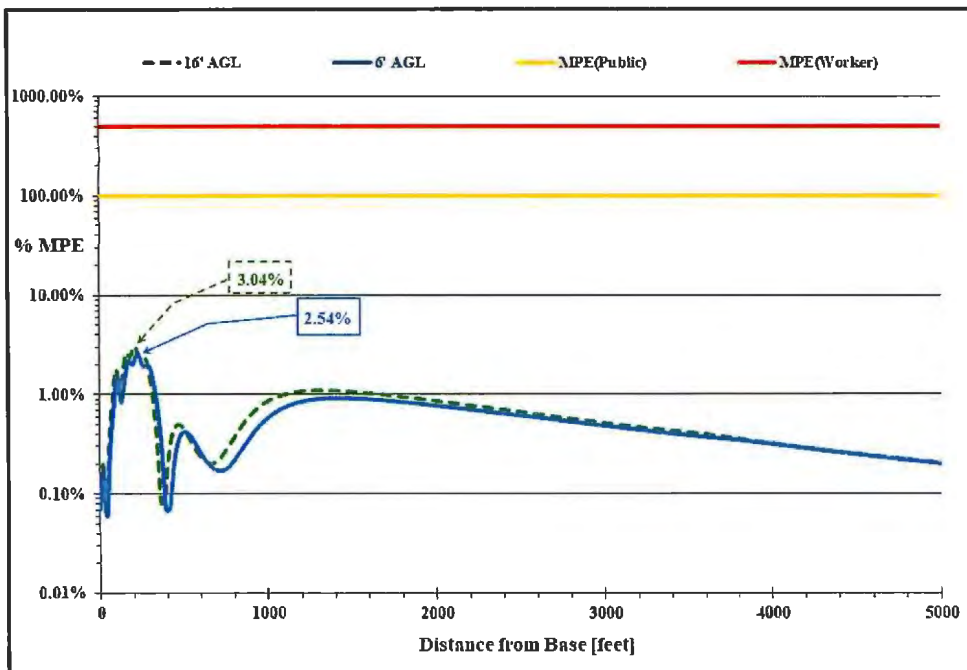


Figure 5: Theoretical Cumulative Maximum Percent MPE - vs. - Distance (Combined RF Contributions Representing a "Fully Loaded" Monopole)

CONCLUSION

Theoretical RF field calculations data indicate the summation of the proposed T-Mobile maximum PWS RF contributions would be within the established RF exposure guidelines; see Figure 4. The additional calculations also suggest that even if the monopine had up to three (3) additional PWS provider's antennas attached, the site would comply with all established RF exposure guidelines; see Figure 5.

This includes all publicly accessible areas, and the surrounding neighborhood in general. The results support compliance with the pertinent sections of the FCC's guidelines for RF exposure.

The number and duration of calls passing through PWS facilities cannot be accurately predicted. Thus, in order to estimate the highest RF fields possible from operation of these installations, the maximal amount of usage was considered. Even in this so-called "worst-case", the resultant increase in RF field levels are far below established levels considered safe.

Based on the results of the additional theoretical RF fields I have calculated, it is my expert opinion that this facility would comply with all regulatory guidelines for RF exposure.

Feel free to contact me if you have any questions.

Sincerely,



Donald L. Haes, Jr.
Certified Health Physicist

DONALD L. HAES, JR., CHP, CLSO

Radiation Safety Specialist

PO Box 198, Hampstead, NH 03841

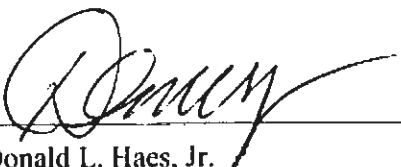
617-680-6262

Email: donald_haes_chp@comcast.net

STATEMENT OF CERTIFICATION

1. I certify to the best of my knowledge and belief, the statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are personal, unbiased professional analyses, opinions and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.
4. My compensation is not contingent upon the reporting of a predetermined energy level or direction in energy level that favors the cause of the client, the amount of energy level estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. This assignment was not based on a requested minimum environmental energy level or specific power density.
6. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
7. The consultant has accepted this assessment assignment having the knowledge and experience necessary to complete the assignment competently.
8. My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the *American Board of Health Physics* (ABHP) statements of standards of professional responsibility for Certified Health Physicists.

Date: October 2, 2020

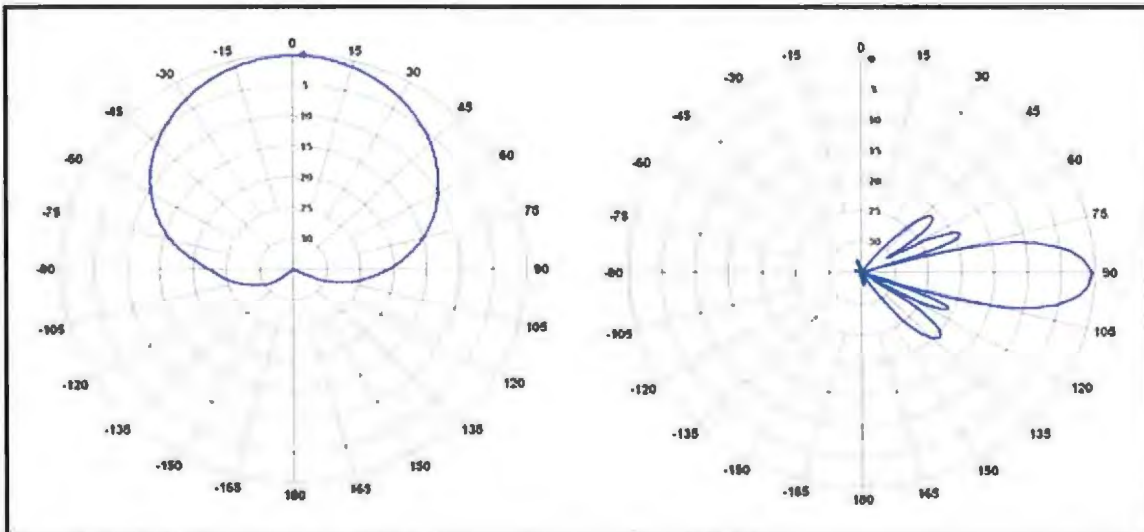
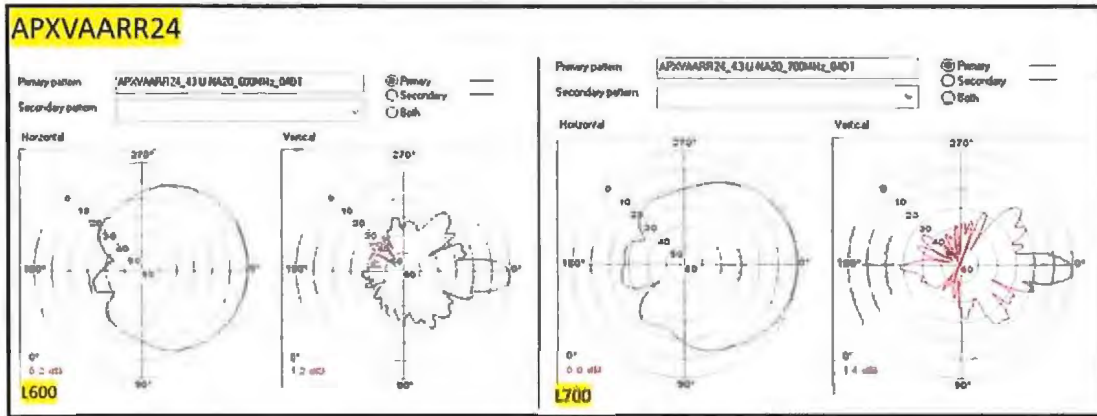
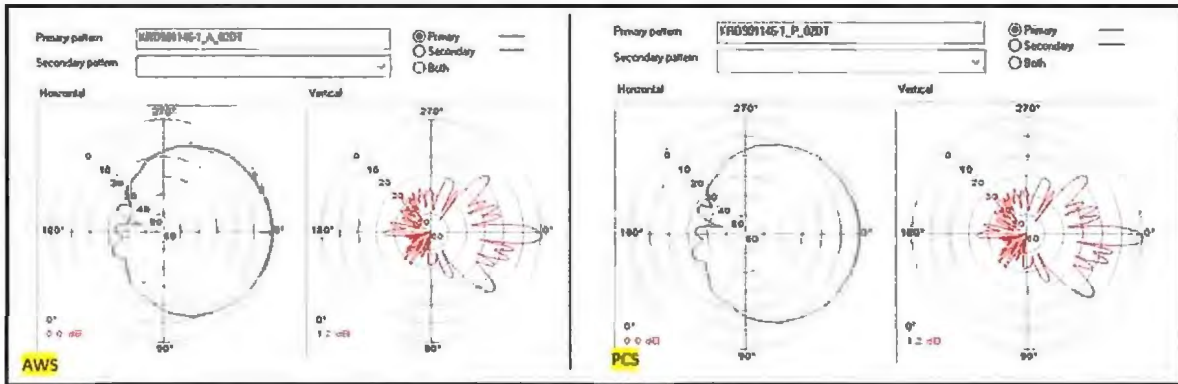


Donald L. Haes, Jr.

Certified Health Physicist

APPENDIX A

Vertical & Horizontal Energy Patterns



DONALD L. HAES, JR., CHP, CLSO

Radiation Safety Specialist

PO Box 198, Hampstead, NH 03841

617-680-6262

Email: donald_haes_chp@comcast.net

SUMMARY OF QUALIFICATIONS

• **Academic Training -**

- Graduated from Chelmsford High School, Chelmsford, MA; June 1973.
- Completed Naval Nuclear Power School, 6-12/1976.
- Completed Naval Nuclear Reactor Plant Mechanical Operator and Engineering Laboratory Technician (ELT) schools and qualifications, Prototype Training Unit, Knolls Atomic Power Laboratory, Windsor, Connecticut, 1-9/1977.
- Graduated Magna Cum Laude from University of Lowell with a Bachelor of Science Degree in *Radiological Health Physics*; 5/1987.
- Graduated from University of Lowell with a Master of Science Degree in *Radiological Sciences and Protection*; 5/1988.

• **Certification -**

- Board Certified by the American Board of Health Physics 1994; renewed 1998, 2002, 2006, 2010, 2014, and 2018. Expiration 12/31/2022.
- Board Certified by the Board of Laser Safety 2008; renewed 2011, 2014, 2017. Expiration 12/31/2020.

• **Employment History -**

- Consulting Health Physicist; Ionizing/Nonionizing Radiation, 1988 - present.
- Radiation, RF and Laser Safety Officer; BAE Systems, 2005–2018 (retired).
- Assistant Radiation Safety Officer; MIT, 1988 – 2005 (retired).
- Radiopharmaceutical Production Supervisor - DuPont/NEN, 1981 – 1988 (retired).
- United States Navy; Nuclear Power Qualifications, 1975 – 1981 (Honorably Discharged).

• **Professional Societies -**

- Health Physics Society [HPS].
- American Academy of Health Physics [AAHP]
- Institute of Electrical and Electronics Engineers [IEEE];
- International Committee on Electromagnetic Safety [ICES] (ANSI C95 series).
- Laser Institute of America [LIA].
- Board of Laser Safety [BLS].
- American National Standards Institute Accredited Standards Committee [ASC Z136].
- Committee on Man and Radiation [COMAR].

ENDNOTES

- i. Federal Register, Federal Communications Commission Rules; *Radiofrequency radiation; environmental effects evaluation guidelines* Volume 1, No. 153, 41006-41199, August 7, 1996. (47 CFR Part 1; Federal Communications Commission).
- ii. Telecommunications Act of 1996, 47 USC; Second Session of the 104th Congress of the United States of America, January 3, 1996.
- iii. IEEE C95.1-1999: American National Standard, *Safety levels with respect to human exposure to radio frequency electromagnetic fields, from 3 kHz to 300 GHz (Updated in 2019)*.
- iv. National Council on Radiation Protection and Measurements (NCRP); *Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields*, NCRP Report 86, 1986.
- v. Federal Register, Federal Communications Commission Rules; Vol. 85, No. 63 / Wednesday, April 1, 2020 / Rules and Regulations 18145.
- vi. Jamshed, Muhammad Ali (Institute of Communication Systems (ICS), Home of 5G Innovation Centre (5GIC), University of Surrey, Guildford GU2 7XH, U.K). *Electro-magnetic field exposure reduction/avoidance for the next generations of wireless communication systems*. IEEE Journal of Electromagnetics, RF, And Microwaves in Medicine and Biology, Vol. 4, No. 1, March 2020.
- vii. OET Bulletin 65: Federal Communications Commission Office of Engineering and Technology, *Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields*; Edition 97-01, August 1999.

EXHIBIT 13
FAA/TOW AIR REPORT

 * Federal Airways & Airspace *
 * Summary Report: New Construction *
 * Antenna Structure *

Airspace User:

File: 202096

Location: Nashua, NH

Latitude: 42°-42'-0.15" Longitude: 71°-23'-27.4"

SITE ELEVATION AMSL.....282 ft.
 STRUCTURE HEIGHT.....160 ft.
 OVERALL HEIGHT AMSL.....442 ft.

NOTICE CRITERIA

FAR 77.9(a): NNR (DNE 200 ft AGL)
 FAR 77.9(b): NNR (DNE Notice Slope)
 FAR 77.9(c): NNR (Not a Traverse Way)
 FAR 77.9: NNR FAR 77.9 IFR Straight-In Notice Criteria for ASH
 FAR 77.9: NNR FAR 77.9 IFR Straight-In Notice Criteria for LWM
 FAR 77.9(d): NNR (Off Airport Construction)

NR = Notice Required
 NNR = Notice Not Required
 PNR = Possible Notice Required (depends upon actual IFR procedure)
 For new construction review Air Navigation Facilities at bottom
 of this report.

Notice to the FAA is not required at the analyzed location and height for
 slope, height or Straight-In procedures. Please review the 'Air Navigation'
 section for notice requirements for offset IFR procedures and EMI.

OBSTRUCTION STANDARDS

FAR 77.17(a)(1): DNE 499 ft AGL
 FAR 77.17(a)(2): DNE - Airport Surface
 FAR 77.19(a): DNE - Horizontal Surface
 FAR 77.19(b): DNE - Conical Surface
 FAR 77.19(c): DNE - Primary Surface
 FAR 77.19(d): DNE - Approach Surface
 FAR 77.19(e): DNE - Approach Transitional Surface
 FAR 77.19(e): DNE - Abeam Transitional Surface

VFR TRAFFIC PATTERN AIRSPACE FOR: ASH: BOIRE FIELD

Type: A RD: 41718.53 RE: 192
 FAR 77.17(a)(1): DNE
 FAR 77.17(a)(2): DNE - Greater Than 5.99 NM.
 VFR Horizontal Surface: DNE
 VFR Conical Surface: DNE
 VFR Primary Surface: DNE
 VFR Approach Surface: DNE
 VFR Transitional Surface: DNE

VFR TRAFFIC PATTERN AIRSPACE FOR: LWM: LAWRENCE MUNI

Type: A RD: 70552.14 RE: 133.8
 FAR 77.17(a)(1): DNE
 FAR 77.17(a)(2): DNE - Greater Than 5.99 NM.
 VFR Horizontal Surface: DNE
 VFR Conical Surface: DNE
 VFR Primary Surface: DNE
 VFR Approach Surface: DNE
 VFR Transitional Surface: DNE

TERPS DEPARTURE PROCEDURE (FAA Order 8260.3, Volume 4)

FAR 77.17(a)(3) Departure Surface Criteria (40:1)
 DNE Departure Surface

MINIMUM OBSTACLE CLEARANCE ALTITUDE (MOCA)

FAR 77.17(a)(4) MOCA Altitude Enroute Criteria
 The Maximum Height Permitted is 1920 ft AMSL

PRIVATE LANDING FACILITIES

FACIL	BEARING	RANGE	DELTA ARP	FAA
IDENT TYP NAME	To FACIL	IN NM	ELEVATION	IFR
36NH HEL LONG POND LANDING	86.9	.88	+257	
No Impact to Private Landing Facility Structure is beyond notice limit by 347 feet.				
MA74 SEA LARSON'S	246.59	1.31	+352	
Possible Impact to Private Landing Facility Possible Exceeds Horizontal Surface (N/A Private Airport). Possible Impact to Private Landing Facility. Possible Exceeds VFR Transitional Surface (N/A Private Airport).				
NH78 AIR STECK FARM	18.79	2.99	-18	
No Impact to Private Landing Facility. DNE 200 ft AGL within 3 NM of Airport.				

15NH HEL NASHUA TECHNOLOGY PARK 279.49 3.02 +207
 No Impact to Private Landing Facility
 Structure is beyond notice limit by 13350 feet.

NH42 HEL C S S 298.8 4.56 +230
 No Impact to Private Landing Facility
 Structure is beyond notice limit by 22707 feet.

NH37 HEL SOUTHERN NH MEDICAL CENTER 316.82 4.57 +250 IFR
 No Impact to Private Landing Facility
 Structure is beyond notice limit by 22760 feet.

NH93 HEL SEAN 41.62 5.04 +292
 No Impact to Private Landing Facility
 Structure is beyond notice limit by 25624 feet.

NH03 HEL GRANITE 10.27 5.74 +225
 No Impact to Private Landing Facility
 Structure is beyond notice limit by 29877 feet.

AIR NAVIGATION ELECTRONIC FACILITIES

FAC IDNT	TYPE	SI AT	FREQ	VECTOR	DIST (ft)	DELTA ELEVA ST	LOCATION	GRND ANGLE	APCH BEAR
LW	NDB	D	40	111.4	59949	+317	MA HAGET	.32	
MHT	VOR/DME	R	114.4	5.34	61674	-28	NH MANCHESTER	-.03	
Does Not Exceed FAA's adverse obstacle height assumption rule. Predict not within FAR 77.9 Final IFR Area for 6B6: VOR/DME RWY 21									
MJ	NDB	I	20	328.29	70345	+208	NH FITZY	.17	
MJE	LOM	I		328.31	70346	+208	NH RWY 06 MANCHESTER	.17	
AS	NDB	D	35	308.46	72378	+225	NH CHERN	.18	
BE	NDB	D	33	179.6	80296	+242	MA BEDDS	.17	
LWM	VOR/DME	I	112.5	79.42	80925	+136	MA LAWRENCE	.10	
MHT	RADAR	I	2805.	15.09	94367	-275	NH MANCHESTER	-.17	
No Impact. This structure does not require Notice based upon EMI. The studied location is within 20 NM of a Radar facility. The calculated Radar Line-Of-Sight (LOS) distance is: 59 NM. This location and height is within the Radar Line-Of-Sight.									
BOS	RADAR	I	2820.	141.12	164642	+392	MA GENERAL EDWARD LA	.14	
BOS	VOR/DME	R	112.7	139.22	165221	+424	MA BOSTON	.15	
GDM	VOR/DME	I	110.6	252.41	188167	-838	MA GARDNER	-.26	
CON	VOR/DME	R	112.9	345.45	195761	-273	NH CONCORD	-.08	
ORH	RADAR WXL	I		219.53	202809	-561	MA WORCESTER	-.16	
PSM	VOR/DME	R	116.5	46.73	205107	+334	NH PEASE	.09	
REQS	TD	I	5610.	148.12	232905	+177	MA BOSTON TDWR	.04	

CFR Title 47, §1.30000-\$1.30004

AM STUDY NOT REQUIRED: Structure is not near a FCC licensed AM station.
 Movement Method Proof as specified in §73.151(c) is not required.
 Please review 'AM Station Report' for details.

Nearest AM Station: WCAP @ 5615 meters.

Airspace® Summary Version 20.7.580

AIRSPACE® and TERPS® are registered ® trademarks of Federal Airways & Airspace®
 Copyright © 1999 - 2020

09-04-2020
 06:49:49

Goodwyn, Tracy

From: Dan Klasnick <dklasnick@dkt-legal.com>
Sent: Tuesday, January 26, 2021 7:55 AM
To: Buttrick, Bruce; Goodwyn, Tracy
Subject: RE: 143 Dracut Rd- Special Exception Application

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Hi Bruce,

Good morning. No change in the 155' AGL height. It was just updated to reflect the details in the plans that include the bottom branch height at 15-feet.

Please let me know if you have any other questions.

Enjoy your day, Dan

Daniel D. Klasnick, Esq.
Duval & Klasnick LLC
Counselors at Law
dklasnick@dkt-legal.com
Direct Dial: (781) 873-0021
Mobile: (774) 249-2814

 Please consider the environment before printing this e-mail.

This transmittal may be a confidential attorney-client communication or may otherwise be privileged or confidential. If it is not clear that you are the intended recipient, any review, dissemination, distribution, or copying of this transmittal is strictly prohibited. If you suspect you have received this communication in error, please notify us immediately and immediately delete this message and all attachments.

IRS CIRCULAR 230 DISCLOSURE: To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. tax advice contained in this document is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter that contained herein.

Our Expertise. Your Future. Succeeding Together.®

From: Buttrick, Bruce <bbuttrick@hudsonnh.gov>
Sent: Tuesday, January 26, 2021 7:10 AM
To: Dan Klasnick <dklasnick@dkt-legal.com>; Goodwyn, Tracy <tgoodwyn@hudsonnh.gov>
Subject: RE: 143 Dracut Rd- Special Exception Application

Dan,

Does this affect the total height (of tower) above finished grade?

Bruce

From: Dan Klasnick <dklasnick@dk-legal.com>
Sent: Monday, January 25, 2021 7:02 PM
To: Buttrick, Bruce <bbuttrick@hudsonnh.gov>; Goodwyn, Tracy <tgoodwyn@hudsonnh.gov>
Subject: 143 Dracut Rd- Special Exception Application

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.


Hi Bruce and Tracy,

I hope you are both doing well. To reflect the design detail that includes a stealth tower with branches at the bottom height of 15-feet above ground level, I am providing a revised structural letter and tower design drawing. As noted in my correspondence, the attached replaces the Exhibit 4 to the Special Exception Application. I will be sending by FedEx 11-sets of the attachment.

My apologies for any inconvenience. Please let me know if you have any questions.

Thanks, Dan

Daniel D. Klasnick, Esq.
Duval & Klasnick LLC
Counselors at Law
dklasnick@dk-legal.com
Direct Dial: (781) 873-0021
Mobile: (774) 249-2814

 Please consider the environment before printing this e-mail.

This transmittal may be a confidential attorney-client communication or may otherwise be privileged or confidential. If it is not clear that you are the intended recipient, any review, dissemination, distribution, or copying of this transmittal is strictly prohibited. If you suspect you have received this communication in error, please notify us immediately and immediately delete this message and all attachments.

IRS CIRCULAR 230 DISCLOSURE: To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. tax advice contained in this document is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter that contained herein.

Our Expertise. Your Future. Succeeding Together.®

DUVAL & KLASNICK LLC
COUNSELORS AT LAW



Daniel D. Klasnick
Licensed in Massachusetts, New Hampshire and New York
Desk: (781) 873-0021 - Mobile: (774) 249-2814
dklasnick@dkl-legal.com

January 25, 2021

Town of Hudson
Zoning Board of Adjustment
12 School Street
Hudson, New Hampshire 03051

**Re: Application for Special Exception
143 Dracut Road, Hudson, NH**


Dear Board Members:

On January 4, 2021, American Towers LLC and T-Mobile Northeast LLC submitted an application for a Special Exception for approval to allow a proposed wireless telecommunications facility at 143 Dracut Road.

To reflect that the stealth tower design includes bottom branch height at 15-feet above ground level, I am providing a revised stamped Engineer Structural Letter dated January 21, 2021 and Tower Design Drawing dated January 22, 2021. The update results in some minor changes to the previously provided documents. The enclosure should be considered as a replacement to the documents tabbed as Exhibit 4 as submitted with the Application for Special Exception.

In accordance with the filing requirements, I am enclosing eleven (11) copies of the supplementary Application materials.

If you have any questions, please don't hesitate to contact me. Thank you.

Very truly yours,
DUVAL & KLASNICK LLC


By: Daniel D. Klasnick
Attorney at Law

Michael F. Plahovinsak, P.E.

18301 State Route 161, Plain City, Ohio 43064

(614) 398-6250 - mike@mfpeng.com

January 21, 2021

American Tower

Re: Proposed 155-ft Pine Tree Monopole
Located in Hillsborough Co., NH: 202096 Hudson 3 NH
MFP Project #: 23518-104 r3 / TAPP Project Number: TP-19494

I understand that there may be some concern on the part of local building officials regarding the potential for failure of the proposed communication monopole. Communication structures are designed in accordance with the Telecommunications Industry Association ANSI/TIA-222-G, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures". This Structure is to be fabricated by TransAmerican Power Products

I have designed this monopole to withstand a 3-sec. gust wind speed of 97 mph as recommended by ANSI/TIA-222-G for Hillsborough Co., NH. The design also conforms to the requirements of the 2006-2015 International Building Code for an equivalent ultimate wind speed of 125 mph (Vult).

This monopole has been designed to accommodate a theoretical fall radius. The upper 81' of the pole has been designed to meet the wind loads of the design, however, the lower portion of the pole has been designed with a minimum 5% extra capacity. Assuming the pole has been designed according to my design, and well maintained, in the event of a failure due to extreme wind and comparable appurtenance antenna load (winds in excess of the design wind load), it would yield/buckle at the 74' elevation. The yielded section is designed to swing down and rest on the ground, resulting in an approximate 36-ft fall radius

The structure has been designed with all of the applicable factors as required by the code. A properly designed, constructed and maintained pole has never collapsed; monopoles are safe structures with a long history of reliable operation.

I hope this review of the monopole design has given you a greater degree of comfort regarding the design capacity inherent in pole structures. If you have any additional questions please call me at 614-398-6250 or email mike@mfpeng.com.

Sincerely,

Michael F. Plahovinsak, P.E.



Michael F. Plahovinsak, P.E.
Sole Proprietor - Independent Engineer
P.E. Licensed in 48 Jurisdictions

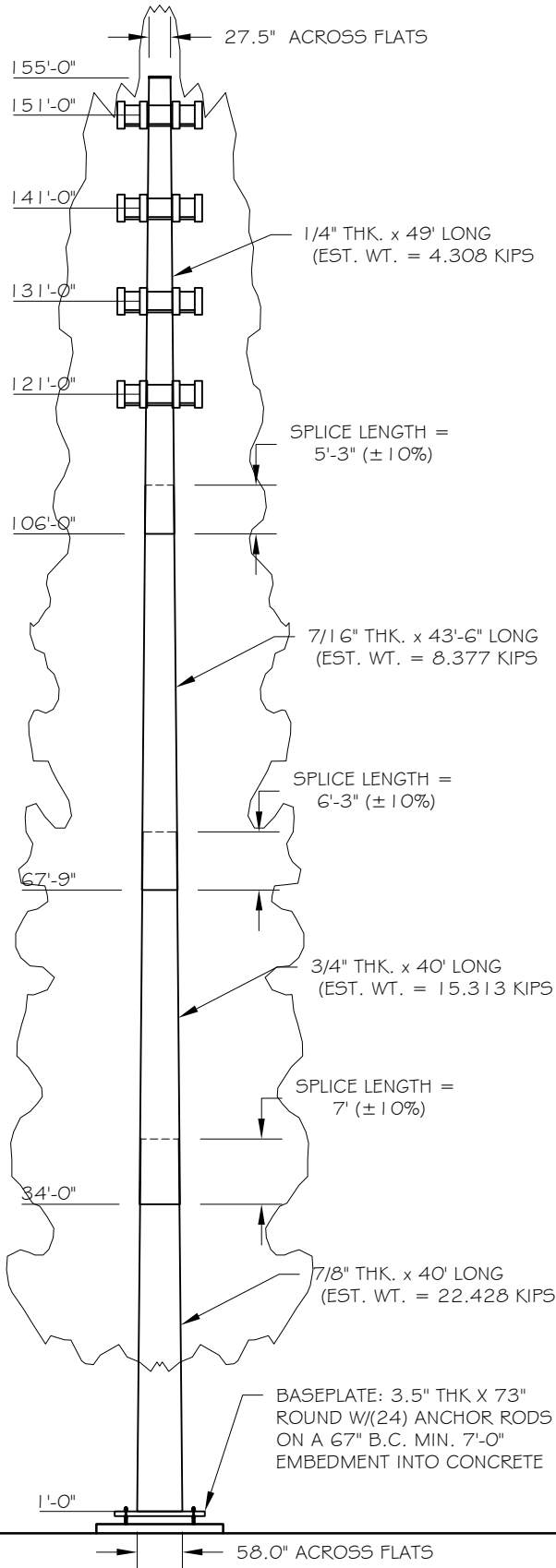




TAPP

2427 Kelly Lane
Houston, Texas 77066
281-444-8277

QUALITY STEEL POLES. DELIVERED.



Page 1 of 2	Job Number: 23518-104 r3
Eng: MFP	Customer Ref: TP-19494
	Date: 12/29/2020
Structure:	155-FT PINE TREE MONOPOLE
Site:	202096 HUDSON 3 NH
Location:	HILLSBOROUGH CO., NH / 42°42'1", -71°23'32"
Owner:	AMERICAN TOWER
Revision No.:	Revision Date:

DESIGN			
Building Code: 2006-2015 INTERNATIONAL BUILDING CODE			
Design Standard: ANSI/TIA-222-G			
Wind Speed Load Cases: ASCE-7-05 CONVERTED TO ASCE-7-10			
Load Case #1: 97 MPH Design Wind Speed - V_{ASD} ($V_{ULT} = 125$ MPH)			
Load Case #2: 40 MPH Wind with 1" Ice Accumulation			
Load Case #3: 60 MPH Service Wind Speed			
Structure Class Risk Category	Exposure Cat.	Topography Cat.	Crest Height
II	C	I	

STRUCTURE MEETS THE MINIMUM REQUIREMENTS OF TIA-222-H

EQUIPMENT LIST	
Elev.	Description
151	(12) PANEL ANTENNAS + MOUNTING (125 FT ² / 2,000 LBS)
151	GENERIC ANTENNA MOUNT
141	(12) PANEL ANTENNAS + MOUNTING (175 FT ² / 2,250 LBS)
141	GENERIC ANTENNA MOUNT
131	(12) PANEL ANTENNAS + MOUNTING (175 FT ² / 2,250 LBS)
131	GENERIC ANTENNA MOUNT
121	(12) PANEL ANTENNAS + MOUNTING (125 FT ² / 2,000 LBS)
121	GENERIC ANTENNA MOUNT

ANTENNA FEED LINES ROUTED ON THE INSIDE OF THE POLE
POLE DESIGNED FOR A MAX 36-FT FALL RADIUS
PINE TREE BRANCHES SPACED EVENLY FROM 15'-0"

STRUCTURE PROPERTIES					
Cross-Section: 18-Sided			Taper: 0.21672 in/ft		
Shaft Steel: ASTM A572 GR 65			Baseplate Steel: ASTM A572 GR 50		
Anchor Rods: 2.5 in. F1554 GR. 105 X 8'-0"					
Sect.	Length (ft)	Thickness (in)	Splice (ft)	Top Dia. (in)	Bot Dia. (in)
1	49.00	0.2500	5.25	27.50	38.12
2	43.50	0.4375	6.25	36.48	45.91
3	40.00	0.7500	7.00	43.68	52.35
4	40.00	0.8750	0.00	49.33	58.00



MICHAEL F. PLAHOVINSAK, P.E. #12326
Sole Proprietor - Independent Engineer
18301 S.R. 161, Plain City, OH 43064
614-398-6250 / mike@mfpeng.com

BASE REACTIONS FOR FOUNDATION DESIGN

Moment: 13468 ft-kip
Shear: 141 kip
Axial: 90 kip

Page 2 of 2	Job Number: 23518-104 r3
Eng: MFP	Customer Ref: TP-19494
	Date: 12/29/2020
Structure:	155-FT PINE TREE MONOPOLE
Site:	202096 HUDSON 3 NH
Location:	HILLSBOROUGH CO., NH / 42°42'1", -71°23'32"
Owner:	AMERICAN TOWER
Revision No.:	Revision Date:

FOUNDATION NOTES:

1. ALL FOUNDATION CONCRETE SHALL USE TYPE II CEMENT AND ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI AT 28 DAYS. CONCRETE SHALL HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.45 AND SHALL BE AIR ENTRAINED 6% ($\pm 1.5\%$). ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318, "THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", LATEST EDITION.

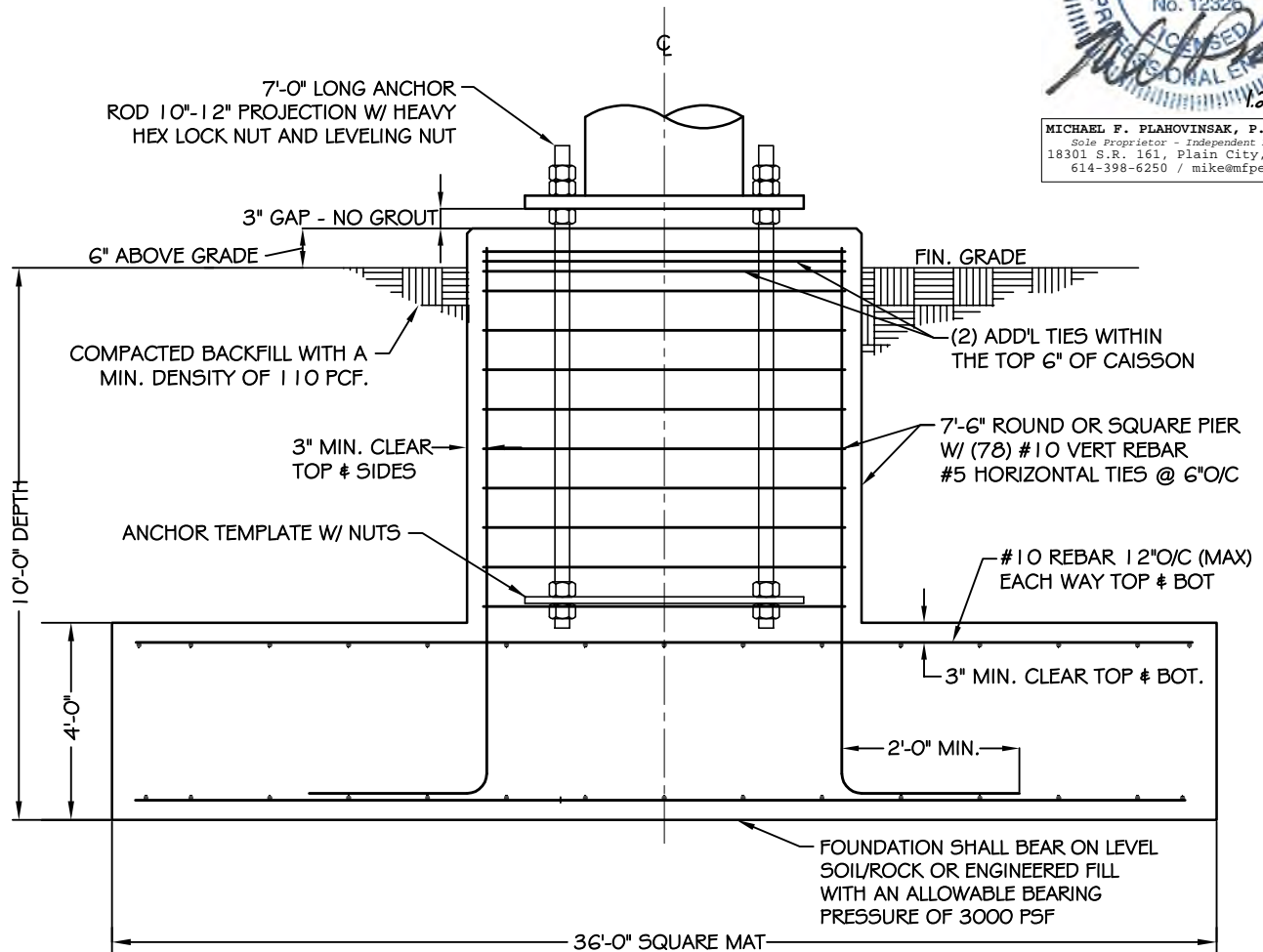
2. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 VERTICAL BARS SHALL BE GRADE 60, AND TIES OR STIRRUPS SHALL BE A MINIMUM OF GRADE 40. THE PLACEMENT OF ALL REINFORCEMENT SHALL CONFORM TO ACI 315, "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", LATEST EDITION.

3. THE CONTRACTOR SHALL DETERMINE THE MEANS AND METHODS TO SUPPORT THE EXCAVATION DURING CONSTRUCTION. THE CONTRACTOR SHALL READ THE GEOTECHNICAL REPORT AND SHALL CONSULT THE GEOTECHNICAL ENGINEER AS NECESSARY PRIOR TO CONSTRUCTION.

4. FOUNDATION DESIGN IS BASED ON GEOTECHNICAL REPORT BY:
ENGINEER: SGS, INC.
REPORT NO.: 2006026 (DATED 10/28/20)

5. ESTIMATED CONCRETE VOLUME = 205 CUBIC YARDS.

6. THE FOUNDATION HAS BEEN DESIGNED TO RESIST THE FOLLOWING FACTORED LOADS:
MOMENT: 13468 FT*KIPS
SHEAR: 141 KIPS
AXIAL: 90 KIPS



SPREAD FOOTING

NOT TO SCALE

tnxTower Michael Plahovinsak, P.E. 18301 State Route 161 Plain City, OH 43064 Phone: 614-398-6250 FAX: mike@mfpeng.com	Job 155-ft Pine Tree - MFP #23518-104 r3	Page 1 of 6
	Project 202096 Hudson 3 NH	Date 16:17:52 01/21/21
	Client TP-19494	Designed by JC

Tower Input Data

The tower is a monopole.

This tower is designed using the TIA-222-G standard.

The following design criteria apply:

Tower is located in Hillsborough County, New Hampshire.

Basic wind speed of 97 mph.

Structure Class II.

Exposure Category C.

Topographic Category 1.

Crest Height 0.00 ft.

Nominal ice thickness of 1.0000 in.

Ice thickness is considered to increase with height.

Ice density of 56 pcf.

A wind speed of 40 mph is used in combination with ice.

Temperature drop of 50 °F.

Deflections calculated using a wind speed of 60 mph.

A non-linear (P-delta) analysis was used.

Pressures are calculated at each section.

Stress ratio used in pole design is 1.

Local bending stresses due to climbing loads, feed line supports, and appurtenance mounts are not considered.

Tapered Pole Section Geometry

Section	Elevation ft	Section Length ft	Splice Length ft	Number of Sides	Top Diameter in	Bottom Diameter in	Wall Thickness in	Bend Radius in	Pole Grade
L1	155.00-106.00	49.00	5.25	18	27.5000	38.1193	0.2500	1.0000	A572-65 (65 ksi)
L2	106.00-67.75	43.50	6.25	18	36.4815	45.9089	0.4375	1.7500	A572-65 (65 ksi)
L3	67.75-34.00	40.00	7.00	18	43.6794	52.3482	0.7500	3.0000	A572-65 (65 ksi)
L4	34.00-1.00	40.00		18	49.3312	58.0000	0.8750	3.5000	A572-65 (65 ksi)

Tapered Pole Properties

Section	Tip Dia. in	Area in ²	I in ⁴	r in	C in	I/C in ³	J in ⁴	I _t /Q in ²	w in	w/t
L1	27.8857	21.6229	2028.5415	9.6738	13.9700	145.2070	4059.7522	10.8135	4.4000	17.6
	38.6688	30.0493	5444.3600	13.4436	19.3646	281.1499	10895.8838	15.0275	6.2690	25.076
L2	38.1322	50.0516	8215.2844	12.7956	18.5326	443.2878	16441.3787	25.0306	5.6507	12.916
	46.5496	63.1427	16494.4205	16.1423	23.3217	707.2559	33010.5449	31.5774	7.3100	16.708
L3	45.6129	102.1934	23794.1161	15.2399	22.1891	1072.3323	47619.5411	51.1064	6.3676	8.49
	53.0401	122.8295	41315.1795	18.3174	26.5929	1553.6174	82684.7226	61.4264	7.8933	10.524
L4	51.4976	134.5749	39920.8382	17.2019	25.0602	1592.9954	79894.2053	67.3002	7.1423	8.163
	58.7598	158.6504	65408.0294	20.2794	29.4640	2219.9304	130902.124	79.3403	8.6680	9.906

tnxTower Michael Plahovinsak, P.E. 18301 State Route 161 Plain City, OH 43064 Phone: 614-398-6250 FAX: mike@mfpeng.com	Job	155-ft Pine Tree - MFP #23518-104 r3	Page	2 of 6
	Project	202096 Hudson 3 NH	Date	16:17:52 01/21/21
	Client	TP-19494	Designed by	JC

Tower Elevation	Gusset Area (per face)	Gusset Thickness	Gusset Grade	Adjust. Factor A_f	Adjust. Factor A_r	Weight Mult.	Double Angle Stitch Bolt Spacing Diagonals	Double Angle Stitch Bolt Spacing Horizontals	Double Angle Stitch Bolt Spacing Redundants
ft	ft ²	in					in	in	in
L1 155.00-106.00				1	1	1			
L2 106.00-67.75				1	1	1			
L3 67.75-34.00				1	1	1			
L4 34.00-1.00				1	1	1			

Feed Line/Linear Appurtenances - Entered As Area

Description	Face or Leg	Allow Shield	Exclude From Torque Calculation	Component Type	Placement ft	Total Number	C_{AA}	Weight	
							ft ² /ft	plf	
1 5/8"	C	No	Yes	Inside Pole	151.00 - 1.00	9	No Ice	0.00	0.92
							1/2" Ice	0.00	0.92
							1" Ice	0.00	0.92
1 5/8"	C	No	Yes	Inside Pole	141.00 - 1.00	12	No Ice	0.00	0.92
							1/2" Ice	0.00	0.92
							1" Ice	0.00	0.92
1 5/8"	C	No	Yes	Inside Pole	131.00 - 1.00	12	No Ice	0.00	0.92
							1/2" Ice	0.00	0.92
							1" Ice	0.00	0.92
1 5/8"	C	No	Yes	Inside Pole	121.00 - 1.00	9	No Ice	0.00	0.92
							1/2" Ice	0.00	0.92
							1" Ice	0.00	0.92

Feed Line/Linear Appurtenances Section Areas

Tower Section	Tower Elevation ft	Face	A_R	A_F	C_{AA} In Face	C_{AA} Out Face	Weight
			ft ²	ft ²	ft ²	ft ²	K
L1	155.00-106.00	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	0.000	0.000	1.16
L2	106.00-67.75	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	0.000	0.000	1.47
L3	67.75-34.00	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	0.000	0.000	1.30
L4	34.00-1.00	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	0.000	0.000	1.27

Feed Line/Linear Appurtenances Section Areas - With Ice

Tower Section	Tower Elevation ft	Face or Leg	Ice Thickness in	A_R	A_F	C_{AA} In Face	C_{AA} Out Face	Weight
			in	ft ²	ft ²	ft ²	ft ²	K
L1	155.00-106.00	A	2.293	0.000	0.000	0.000	0.000	0.00
		B		0.000	0.000	0.000	0.000	0.00
		C		0.000	0.000	0.000	0.000	1.16
L2	106.00-67.75	A	2.202	0.000	0.000	0.000	0.000	0.00
		B		0.000	0.000	0.000	0.000	0.00

tnxTower Michael Plahovinsak, P.E. 18301 State Route 161 Plain City, OH 43064 Phone: 614-398-6250 FAX: mike@mfpeng.com	Job	155-ft Pine Tree - MFP #23518-104 r3	Page	3 of 6
	Project	202096 Hudson 3 NH	Date	16:17:52 01/21/21
	Client	TP-19494	Designed by	JC

Tower Section	Tower Elevation ft	Face or Leg	Ice Thickness in	A _R ft ²	A _F ft ²	C _{AA} In Face ft ²	C _{AA} Out Face ft ²	Weight K
L3	67.75-34.00	C	2.088	0.000	0.000	0.000	0.000	1.47
		A		0.000	0.000	0.000	0.000	0.00
		B		0.000	0.000	0.000	0.000	0.00
L4	34.00-1.00	C	1.878	0.000	0.000	0.000	0.000	1.30
		A		0.000	0.000	0.000	0.000	0.00
		B		0.000	0.000	0.000	0.000	0.00
		C		0.000	0.000	0.000	0.000	1.27

Discrete Tower Loads

Description	Face or Leg	Offset Type	Offsets: Horz Lateral Vert ft ft ft	Azimuth Adjustment °	Placement ft	C _{AA} Front ft ²	C _{AA} Side ft ²	Weight K	
Pine Tree Branches	C	None		0.0000	149.70	No Ice	127.00	124.00	1.04
						1/2" Ice	147.00	143.00	1.23
						1" Ice	162.00	71.00	0.61
Pine Tree Branches	C	None		0.0000	124.90	No Ice	272.00	252.00	2.23
						1/2" Ice	314.00	291.00	2.62
						1" Ice	330.00	110.00	0.93
Pine Tree Branches	C	None		0.0000	93.80	No Ice	344.00	307.00	2.82
						1/2" Ice	397.00	355.00	3.32
						1" Ice	403.00	131.00	1.11
Pine Tree Branches	C	None		0.0000	62.70	No Ice	417.00	362.00	3.42
						1/2" Ice	481.00	418.00	4.02
						1" Ice	474.00	154.00	1.30
Pine Tree Branches	C	None		0.0000	31.60	No Ice	489.00	417.00	4.01
						1/2" Ice	565.00	482.00	4.72
						1" Ice	547.00	175.00	1.49
** Antennas + Mount (EPA 125 ft2 / 2,000 lbs)	C	None		0.0000	151.00	No Ice	125.00	125.00	2.00
1/2" Ice						175.00	175.00	2.50	
1" Ice						225.00	225.00	3.00	
Antennas + Mount (EPA 175 ft2 / 2,250 lbs)	C	None		0.0000	141.00	No Ice	175.00	175.00	2.25
						1/2" Ice	200.00	200.00	2.75
						1" Ice	225.00	225.00	3.25
Antennas + Mount (EPA 175 ft2 / 2,250 lbs)	C	None		0.0000	131.00	No Ice	175.00	175.00	2.25
						1/2" Ice	200.00	200.00	2.75
						1" Ice	225.00	225.00	3.25
Antennas + Mount (EPA 125 ft2 / 2,000 lbs)	C	None		0.0000	121.00	No Ice	125.00	125.00	2.00
						1/2" Ice	175.00	175.00	2.50
						1" Ice	225.00	225.00	3.00

Load Combinations

Comb. No.	Description
1	Dead Only
2	1.2 Dead+1.6 Wind 0 deg - No Ice
3	0.9 Dead+1.6 Wind 0 deg - No Ice
4	1.2 Dead+1.6 Wind 90 deg - No Ice
5	0.9 Dead+1.6 Wind 90 deg - No Ice
6	1.2 Dead+1.6 Wind 180 deg - No Ice
7	0.9 Dead+1.6 Wind 180 deg - No Ice

tnxTower Michael Plahovinsak, P.E. 18301 State Route 161 Plain City, OH 43064 Phone: 614-398-6250 FAX: mike@mfpeng.com	Job 155-ft Pine Tree - MFP #23518-104 r3	Page 4 of 6
	Project 202096 Hudson 3 NH	Date 16:17:52 01/21/21
	Client TP-19494	Designed by JC

Comb. No.	Description
8	1.2 Dead+1.0 Ice+1.0 Temp
9	1.2 Dead+1.0 Wind 0 deg+1.0 Ice+1.0 Temp
10	1.2 Dead+1.0 Wind 90 deg+1.0 Ice+1.0 Temp
11	1.2 Dead+1.0 Wind 180 deg+1.0 Ice+1.0 Temp
12	Dead+Wind 0 deg - Service
13	Dead+Wind 90 deg - Service
14	Dead+Wind 180 deg - Service

Maximum Member Forces

Section No.	Elevation ft	Component Type	Condition	Gov. Load Comb.	Axial K	Major Axis Moment kip-ft	Minor Axis Moment kip-ft
L1	155 - 106	Pole	Max Tension	4	0.00	0.00	0.00
			Max. Compression	8	-32.24	0.00	0.00
			Max. Mx	4	-13.77	-1413.36	0.00
			Max. My	2	-13.77	0.00	1413.36
			Max. Vy	4	60.11	-1413.36	0.00
			Max. Vx	2	-60.11	0.00	1413.36
L2	106 - 67.75	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	8	-49.97	0.00	0.00
			Max. Mx	4	-28.95	-4079.74	0.00
			Max. My	2	-28.95	0.00	4079.74
			Max. Vy	4	81.79	-4079.74	0.00
			Max. Vx	2	-81.79	0.00	4079.74
L3	67.75 - 34	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	8	-75.44	0.00	0.00
			Max. Mx	4	-52.58	-7264.32	0.00
			Max. My	2	-52.58	0.00	7264.32
			Max. Vy	4	104.83	-7264.32	0.00
			Max. Vx	2	-104.83	0.00	7264.32
L4	34 - 1	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	8	-113.50	0.00	0.00
			Max. Mx	4	-90.12	-12120.98	0.00
			Max. My	2	-90.12	0.00	12120.98
			Max. Vy	4	126.99	-12120.98	0.00
			Max. Vx	2	-126.99	0.00	12120.98

Maximum Tower Deflections - Service Wind

Section No.	Elevation ft	Horz. Deflection in	Gov. Load Comb.	Tilt °	Twist °
L1	155 - 106	27.454	12	1.5567	0.0000
L2	111.25 - 67.75	13.997	12	1.2463	0.0000
L3	74 - 34	5.982	12	0.7526	0.0000
L4	41 - 1	1.862	12	0.4114	0.0000

Critical Deflections and Radius of Curvature - Service Wind

Elevation ft	Appurtenance	Gov. Load Comb.	Deflection in	Tilt °	Twist °	Radius of Curvature ft
151.00	Antennas + Mount (EPA 125 ft2 / 2,000 lbs)	12	26.141	1.5363	0.0000	36842

tnxTower Michael Plahovinsak, P.E. 18301 State Route 161 Plain City, OH 43064 Phone: 614-398-6250 FAX: mike@mfpeng.com	Job	155-ft Pine Tree - MFP #23518-104 r3	Page	5 of 6
	Project	202096 Hudson 3 NH	Date	16:17:52 01/21/21
	Client	TP-19494	Designed by	JC

Elevation	Appurtenance	Gov. Load Comb.	Deflection in	Tilt °	Twist °	Radius of Curvature ft
149.70	Pine Tree Branches	12	25.715	1.5296	0.0000	34756
141.00	Antennas + Mount (EPA 175 ft2 / 2,250 lbs)	12	22.887	1.4827	0.0000	13157
131.00	Antennas + Mount (EPA 175 ft2 / 2,250 lbs)	12	19.723	1.4202	0.0000	7674
124.90	Pine Tree Branches	12	17.866	1.3750	0.0000	6119
121.00	Antennas + Mount (EPA 125 ft2 / 2,000 lbs)	12	16.716	1.3425	0.0000	5417
93.80	Pine Tree Branches	12	9.782	1.0217	0.0000	4485
62.70	Pine Tree Branches	12	4.258	0.6241	0.0000	4728
31.60	Pine Tree Branches	12	1.200	0.3185	0.0000	5902

Maximum Tower Deflections - Design Wind

Section No.	Elevation ft	Horz. Deflection in	Gov. Load Comb.	Tilt °	Twist °
L1	155 - 106	128.305	2	7.2838	0.0000
L2	111.25 - 67.75	65.482	2	5.8331	0.0000
L3	74 - 34	28.005	2	3.5239	0.0000
L4	41 - 1	8.720	2	1.9267	0.0000

Critical Deflections and Radius of Curvature - Design Wind

Elevation	Appurtenance	Gov. Load Comb.	Deflection in	Tilt °	Twist °	Radius of Curvature ft
151.00	Antennas + Mount (EPA 125 ft2 / 2,000 lbs)	2	122.178	7.1886	0.0000	8112
149.70	Pine Tree Branches	2	120.190	7.1573	0.0000	7652
141.00	Antennas + Mount (EPA 175 ft2 / 2,250 lbs)	2	106.987	6.9379	0.0000	2895
131.00	Antennas + Mount (EPA 175 ft2 / 2,250 lbs)	2	92.220	6.6460	0.0000	1686
124.90	Pine Tree Branches	2	83.550	6.4350	0.0000	1342
121.00	Antennas + Mount (EPA 125 ft2 / 2,000 lbs)	2	78.181	6.2832	0.0000	1187
93.80	Pine Tree Branches	2	45.778	4.7830	0.0000	973
62.70	Pine Tree Branches	2	19.935	2.9226	0.0000	1015
31.60	Pine Tree Branches	2	5.618	1.4917	0.0000	1262

Pole Design Data

Section No.	Elevation ft	Size	L ft	L _u ft	Kl/r	A in ²	P _u K	φP _n K	Ratio P _u / φP _n
L1	155 - 106 (1)	TP38.1193x27.5x0.25	49.00	0.00	0.0	29.1465	-13.77	1910.96	0.007
L2	106 - 67.75 (2)	TP45.9089x36.4815x0.4375	43.50	0.00	0.0	61.2618	-28.95	4542.58	0.006
L3	67.75 - 34 (3)	TP52.3482x43.6794x0.75	40.00	0.00	0.0	119.218	-52.58	8857.32	0.006
L4	34 - 1 (4)	TP58x49.3312x0.875	40.00	0.00	0.0	158.650	-90.12	11786.90	0.008

tnxTower Michael Plahovinsak, P.E. 18301 State Route 161 Plain City, OH 43064 Phone: 614-398-6250 FAX: mike@mfpeng.com	Job 155-ft Pine Tree - MFP #23518-104 r3	Page 6 of 6
	Project 202096 Hudson 3 NH	Date 16:17:52 01/21/21
	Client TP-19494	Designed by JC

Pole Bending Design Data

Section No.	Elevation ft	Size	M_{ux}	ϕM_{nx}	Ratio	M_{uy}	ϕM_{ny}	Ratio
			kip-ft	kip-ft	$\frac{M_{ux}}{\phi M_{nx}}$	kip-ft	kip-ft	$\frac{M_{uy}}{\phi M_{ny}}$
L1	155 - 106 (1)	TP38.1193x27.5x0.25	1413.36	1444.90	0.978	0.00	1444.90	0.000
L2	106 - 67.75 (2)	TP45.9089x36.4815x0.4375	4079.74	4112.58	0.992	0.00	4112.58	0.000
L3	67.75 - 34 (3)	TP52.3482x43.6794x0.75	7264.32	9057.58	0.802	0.00	9057.58	0.000
L4	34 - 1 (4)	TP58x49.3312x0.875	12121.00	13744.17	0.882	0.00	13744.17	0.000

Pole Shear Design Data

Section No.	Elevation ft	Size	Actual V_u	ϕV_n	Ratio	Actual T_u	ϕT_n	Ratio
			K	K	$\frac{V_u}{\phi V_n}$	kip-ft	kip-ft	$\frac{T_u}{\phi T_n}$
L1	155 - 106 (1)	TP38.1193x27.5x0.25	60.11	955.48	0.063	0.00	2896.31	0.000
L2	106 - 67.75 (2)	TP45.9089x36.4815x0.4375	81.79	2271.29	0.036	0.00	8247.52	0.000
L3	67.75 - 34 (3)	TP52.3482x43.6794x0.75	104.83	4428.66	0.024	0.00	18178.08	0.000
L4	34 - 1 (4)	TP58x49.3312x0.875	126.99	5893.47	0.022	0.00	27585.17	0.000

Pole Interaction Design Data

Section No.	Elevation ft	Ratio P_u	Ratio M_{ux}	Ratio M_{uy}	Ratio V_u	Ratio T_u	Comb. Stress Ratio	Allow. Stress Ratio	Criteria
		ϕP_n	ϕM_{nx}	ϕM_{ny}	ϕV_n	ϕT_n			
L1	155 - 106 (1)	0.007	0.978	0.000	0.063	0.000	0.989	1.000	4.8.2 ✓
L2	106 - 67.75 (2)	0.006	0.992	0.000	0.036	0.000	1.000	1.000	4.8.2 ✓
L3	67.75 - 34 (3)	0.006	0.802	0.000	0.024	0.000	0.809	1.000	4.8.2 ✓
L4	34 - 1 (4)	0.008	0.882	0.000	0.022	0.000	0.890	1.000	4.8.2 ✓

Section Capacity Table

Section No.	Elevation ft	Component Type	Size	Critical Element	P K	ϕP_{allow} K	% Capacity	Pass Fail
L1	155 - 106	Pole	TP38.1193x27.5x0.25	1	-13.77	1910.96	98.9	Pass
L2	106 - 67.75	Pole	TP45.9089x36.4815x0.4375	2	-28.95	4542.58	100.0	Pass
L3	67.75 - 34	Pole	TP52.3482x43.6794x0.75	3	-52.58	8857.32	80.9	Pass
L4	34 - 1	Pole	TP58x49.3312x0.875	4	-90.12	11786.90	89.0	Pass
Summary								
Pole (L2)							100.0	Pass
RATING =							100.0	Pass

Michael F. Plahovinsak, P.E. 18301 State Route 161 W Plain City, OH 43064 Phone: 614-398-6250 email: mike@mfpeng.com	Job 155-ft pine tree monopole - MFP #23518-104 r3	Page BP & AB Calc
	Project 202096 Hudson 3 NH	Date 12/29/2020
	Client TAPP TP-19494	Designed by Mike

Anchor Rod and Base Plate Calculation

ANSI/TIA-222-G

<i>Factored Base Reactions:</i>	<i>Pole Shape:</i>	<i>Anchor Rods:</i>	<i>Base Plate:</i>
Moment: 12121 ft-kips	18-Sided	(24) 2.5 in. F1554 GR. 105	3.5 in. x 73 in. Round
Shear: 127 kips	<i>Pole Dia. (D_f):</i>	Anchor Rods Evenly Spaced	fy = 50 ksi
Axial: 90 kips	58.00 in	On a 67 in Bolt Circle	

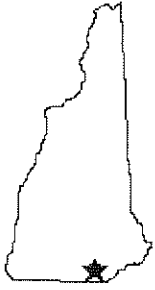
Anchor Rod Calculation According to TIA-222-G section 4.9.9

$\phi_t, \phi_v =$	0.80	<small>TIA 4.9.9</small>
$I_{bolts} =$	13467.00	<small>in² Momet of Inertia</small>
$P_u =$	366	<small>kips Compr Force</small>
$V_u =$	5.3	<small>kips Shear Force</small>
$R_{nt} =$	500.00	<small>kips Nominal Tensile Strength</small>
n	0.50	<small>for detail type (d)</small>
Stress Rating =	94.0%	<small>Satisfies TIA-G 4.9.9</small>

Base Plate Calculation According to TIA-222-G

$\phi =$	0.90	<small>TIA 4.7</small>
$M_{PL} =$	989.8	<small>in-kip Plate Moment</small>
$L =$	7.6	<small>in Section Length</small>
$Z =$	23.3	<small>Plastic Section Modulus</small>
$M_P =$	1162.6	<small>in-kip Plastic Moment</small>
$\phi M_n =$	1046.3	<small>in-kip Factored Resistance</small>
<i>Calculated Moment vs Factored Resistance</i>		
	989.80 in-kip	\leq 1046 in-kip
Stress Rating =	94.6%	

Anchor Rods Are Adequate	94.0% <input checked="" type="checkbox"/>
Base Plate is Adequate	94.6% <input checked="" type="checkbox"/>



TOWN OF HUDSON

Land Use Division

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142



Zoning Administrator Staff Report

Meeting Date: February 25, 2021

RB 2-17-21

Case 199-023 (02-25-21): Marc & Gail Mousseau, 75 Pelham Rd., Hudson, NH [Map 199, Lot 023-000; Zoned General (G)] requests the following:

- a. An Equitable Waiver of Dimensional Requirement per RSA 674:33-a: due to the location of an existing garage, which encroaches eleven (11) feet into the front yard setback leaving 39 feet where 50 feet is required as shown on the Certified Plot Plan dated November 18, 2020. [HZO Article VII, Dimensional Requirements, §334-27, Table of Minimum Dimensional Requirements.]

Address: 75 Pelham Rd

Zoning district: General (G)

Summary:

Applicant requests an Equitable Waiver of Dimensional Requirement per RSA 674:33-a: due to the location of an existing garage within the front setback.

Property description:

Developed conforming lot of record.

HISTORY:

- 1) Special Exception for Accessory Living Unit granted 11/13/1997.
- 2) April 30, 2001 B.P. # 2001-527 issued for 36x30 garage w/game room. With accompanying proposed plot plan dated April 17, 2001 indicating 50 ft front setback.
- 3) B.P. application #2020-00775 denial.

Attachments:

- “A” Assessing record.
- “B” B.P. #2001-527 issued April 30, 2001.
- “C” Accompanying plot plan for B.P. #2001-527 dated April 17, 2001.
- “D” B.P. 2020-00775 denial / Zoning Determination #20-089
- “E” Certified plot plan dated Nov 18, 2020
- “F” Copy of Code Enforcement (MuniSmart) no code enforcement.

Previous Assessments

Year	Code	Building	Yard Items	Land Value	Acres	Special Land	Total
2020	107 - ALU	278,100	103,800	106,900	1.83	0.00	488,800
2020	107 - ALU	261,700	103,400	106,900	1.83	0.00	472,000
2019	107 - ALU	261,700	103,400	106,900	1.83	0.00	472,000
2019	107 - ALU	261,700	103,400	106,900	1.83	0.00	472,000
2018	107 - ALU	261,700	103,400	106,900	1.83	0.00	472,000
2018	107 - ALU	261,700	103,400	106,900	1.83	0.00	472,000
2017	107 - ALU	261,700	103,400	106,900	1.83	0.00	472,000
2017	107 - ALU	234,100	95,200	102,900	1.83	0.00	432,200
2017	107 - ALU	261,700	103,400	106,900	1.83	0.00	472,000
2016	107 - ALU	234,100	97,200	102,900	1.83	0.00	434,200
2016	107 - ALU	234,100	72,500	102,900	1.83	0.00	409,500
2015	107 - ALU	234,100	72,500	102,900	1.83	0.00	409,500
2015	107 - ALU	234,100	72,500	102,900	1.83	0.00	409,500
2014	107 - ALU	234,100	70,000	102,900	1.83	0.00	407,000
2014	107 - ALU	234,100	70,000	102,900	1.83	0.00	407,000
2013	107 - ALU	234,100	70,000	102,900	1.83	0.00	407,000
2013	107 - ALU	234,100	70,000	102,900	1.83	0.00	407,000
2012	107 - ALU	234,100	70,000	102,900	1.83	0.00	407,000
2012	107 - ALU	251,200	52,200	136,100	1.83	0.00	439,500
2011	107 - ALU	244,000	50,700	136,100	1.83	0.00	430,800
2011	107 - ALU	244,000	50,700	136,100	1.83	0.00	430,800
2010	107 - ALU	244,000	50,700	136,100	1.83	0.00	430,800
2010	107 - ALU	244,000	50,700	136,100	1.83	0.00	430,800
2009	107 - ALU	244,000	50,700	136,100	1.83	0.00	430,800
2008	107 - ALU	244,000	50,700	136,100	1.83	0.00	430,800
2008	107 - ALU	244,000	50,700	136,100	1.83	0.00	430,800
2007	107 - ALU	244,000	50,700	136,100	1.83	0.00	430,800
2007	107 - ALU	217,700	44,300	107,400	1.83	0.00	369,400
2006	107 - ALU	217,700	44,300	107,400	1.83	0.00	369,400
2006	107 - ALU	217,700	44,300	107,400	1.83	0.00	369,400
2005	107 - ALU	217,700	44,300	107,400	1.83	0.00	369,400
2005	107 - ALU	217,700	44,300	107,400	1.83	0.00	369,400
2004	107 - ALU	217,700	44,300	107,400	1.83	0.00	369,400
2004	107 - ALU	171,000	28,000	82,200	1.83	0.00	281,200
2003	104 - TWO FAM	171,000	28,000	82,200	1.83	0.00	281,200
2003	104 - TWO FAM	164,700	28,000	82,200	1.83	0.00	274,900
2002	104 - TWO FAM	164,700	28,000	82,200	1.83	0.00	274,900
2002	104 - TWO FAM	164,700	28,000	82,200	1.83	0.00	274,900
2001	104 - TWO FAM	133,100	0	62,900		0.00	196,000
2000	104 - TWO FAM	132,300	800	62,900	1.83	0.00	196,000

"A"

Year	Code	Building	Yard Items	Land Value	Acres	Special Land	Total
1999	104 - TWO FAM	0	0	0	1.83	0.00	0

"A"

BUILDING PERMIT

Amount Paid

Date 30-Apr-2001 Permit# 2001-527

Applicant Marc Mousseau

75 Pelham Road

Contractor's License

Permit To Addition

0 Story Garage

of Dwelling Units 0

At (Location) 75 Pelham Road

Zoning District

Between Lowell Road

And Bush Hill Road

Subdivision

Map 17

Lot 19

Sublot 1

Lot Size 0

Building is to be

0 ft. Wide by

0 ft. Long by

0 ft. in Height and Shall Conform in Construction

to Type Wood Frame

Use Group

Foundation Type

Remarks All construction must conform to Hudson Town Codes.

Construct a 36 x 30 garage with a game room.

Area or Volume

0 Estimated Cost \$

\$24,000.00 Permit Fee \$

\$86.00

Owner

Marc & Gail Mousseau

Approved

William J. [Signature]

Address

75 Pelham Road, Hudson, NH 03051

Date

4-30-01

"B"

2001-527

RECEIVED

APR 26 2001

TOWN OF HUDSON



TOWN OF HUDSON — Building/Zoning

APPLICATION FOR PLAN EXAMINATION AND BUILDING PERMIT 886-6005

MAP 17 LOT 19-1 STREET 75 Pelham Rd

IMPORTANT — Applicant to complete all items in sections I, II, III, IV, and IX.

I. LOCATION OF BUILDING AT (LOCATION) 75 Pelham RD. (NO) (STREET) ZONING DISTRICT BETWEEN Lowell RD. (RT 3A) AND Bush Hill (CROSS STREET) SUBDIVISION MAP 17 LOT 19-1 LOT SIZE 80000 sq ft +

II. TYPE AND COST OF BUILDING — All applicants complete Parts A-D

A. TYPE OF IMPROVEMENT 1 [X] New Building 2 [] Addition... 3 [] Alteration... 4 [] Repair... 5 [] Wrecking... 6 [] Moving... 7 [] Foundation only. B. OWNERSHIP 8 [X] Private... 9 [] Public... D. PROPOSED USE - Residential 12 [] One family 13 [] Two family 14 [] Transient hotel... 15 [X] Garage 16 [] Carport 17 [] Multi-Family... 18 [X] Other - Specify (shed, pool, fireplace) Rec Room. Non-Residential 18 [] Amusement... 19 [] Church... 20 [] Industrial 21 [] Parking garage 22 [] Service station... 23 [] Hospital... 24 [] Office... 25 [] Public utility 26 [] School... 27 [] Stores... 28 [] Tanks... 29 [] Other - Specify

C. COST (Omit cents) 12 Cost of improvement \$21000 a Electrical 1500 b Plumbing c Heating, air conditioning 1500 d Other... 11. TOTAL COST OF IMPROVEMENT \$24000. Nonresidential - Describe in detail proposed use of buildings... If use of existing building is being changed, enter proposed use.

III. SELECTED CHARACTERISTICS OF BUILDING - For new buildings and additions, complete Parts E-L; for wrecking, complete only Part J, for all others skip to IV.

E. PRINCIPAL TYPE OF FRAME 30 [] Masonry... 31 [X] Wood Frame 32 [] Structural steel 33 [] Reinforced concrete 34 [] Other - Specify. G. TYPE OF SEWAGE DISPOSAL 40 [] Town or private company 41 [] Private (septic tank, etc.) (N40 requires town permit). H. TYPE OF WATER SUPPLY 42 [] Public or private company 43 [] Private (well, cistern). J. DIMENSIONS 48. Number of stories 1 49. Total square feet of floor area all floors, based on exterior dimensions 1080 50. Total land area, sq. ft. 1080. K. NUMBER OF OFF-STREET PARKING SPACES 51. Enclosed 2 52. Outdoors 0. L. RESIDENTIAL BUILDINGS ONLY 53. Total Bedroom Capacity Finished 0 Unknown 0 54 Number of bathrooms Full 0 Partial

B

cell 490-7699

IV. IDENTIFICATION - To be completed by all applicants

	NAME	MAILING ADDRESS - NUMBER, STREET, CITY, AND STATE	ZIP CODE	TEL. NO.
1. Owner or Lessee	Marc & Gail Mousseau	75 Pelham RD. Hudson, NH	03051	603-598-4961
2. Elec., Plumb, Masonry, Heating, Gen. Contractor				
3. Architect or Engineer				

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

SIGNATURE OF APPLICANT <i>Marc Mousseau</i>	ADDRESS 75 Pelham RD HUDSON	APPLICATION DATE 4-23-01
--	--------------------------------	-----------------------------

DO NOT WRITE BELOW THIS LINE

V. PLAN REVIEW RECORD - For office use

Plans Review Required	Date Rec'd.	Date Plans Check	Started	Date Plans By	Approved	By	Notes
BUILDING							
PLUMBING							
MECHANICAL							
ELECTRICAL							
SITE							
OTHER							

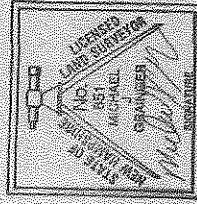
VI. ZONING PLAN EXAMINERS NOTES	VII. REQUIRED PERMIT APPROVAL NOS.
DISTRICT:	SEPTIC PERMIT:
USE:	SEWER PERMIT:
FRONT YARD:	SUBDIVISION APPROVAL:
SIDE YARD: SIDE YARD:	CONSTRUCTION APPROVAL:
REAR YARD: LIVING AREA:	EXCAVATION PERMIT:
LOT AREA: ZBA APPROVAL:	DRIVEWAY PERMIT:
FRONTAGE: SPEC. EXCEPTION:	SITE PLAN APPROVAL:
NOTES:	H.C.R.D. PLAN NO.:

VIII. VALIDATION	
BLDG. PERMIT NO. _____	IMPACT FEES \$ _____
BLDG. PERMIT ISSUED _____ 19 _____	REVIEW FEES \$ _____
BLDG. PERMIT FEE \$ _____	INSPECTION FEES \$ _____
APPROVED BY <i>[Signature]</i> 4/27/01 BUILDING INSPECTOR	SEWER FEES \$ _____
BLDG. PERMIT FEE COLLECTED \$ _____	OTHER FEES \$ _____
BY FINANCE _____	\$ _____
TITLE _____	\$ _____

"B"

MAP REFERENCE: UNDEVELOPED PLANS OF PEELHAM, HUDSON COUNTY, NEW JERSEY, SHOWING THE LOCATION OF THE PROPERTY AS SHOWN ON THIS PLAN WAS DETERMINED BY A FIELD SURVEY AND CONFORMS TO THE LATEST SETBACK REGULATIONS OF THE TOWN OF HUDSON.

I CERTIFY THAT THE LOCATION OF THE POINTS AS SHOWN ON THIS PLAN WAS DETERMINED BY A FIELD SURVEY AND CONFORMS TO THE LATEST SETBACK REGULATIONS OF THE TOWN OF HUDSON.

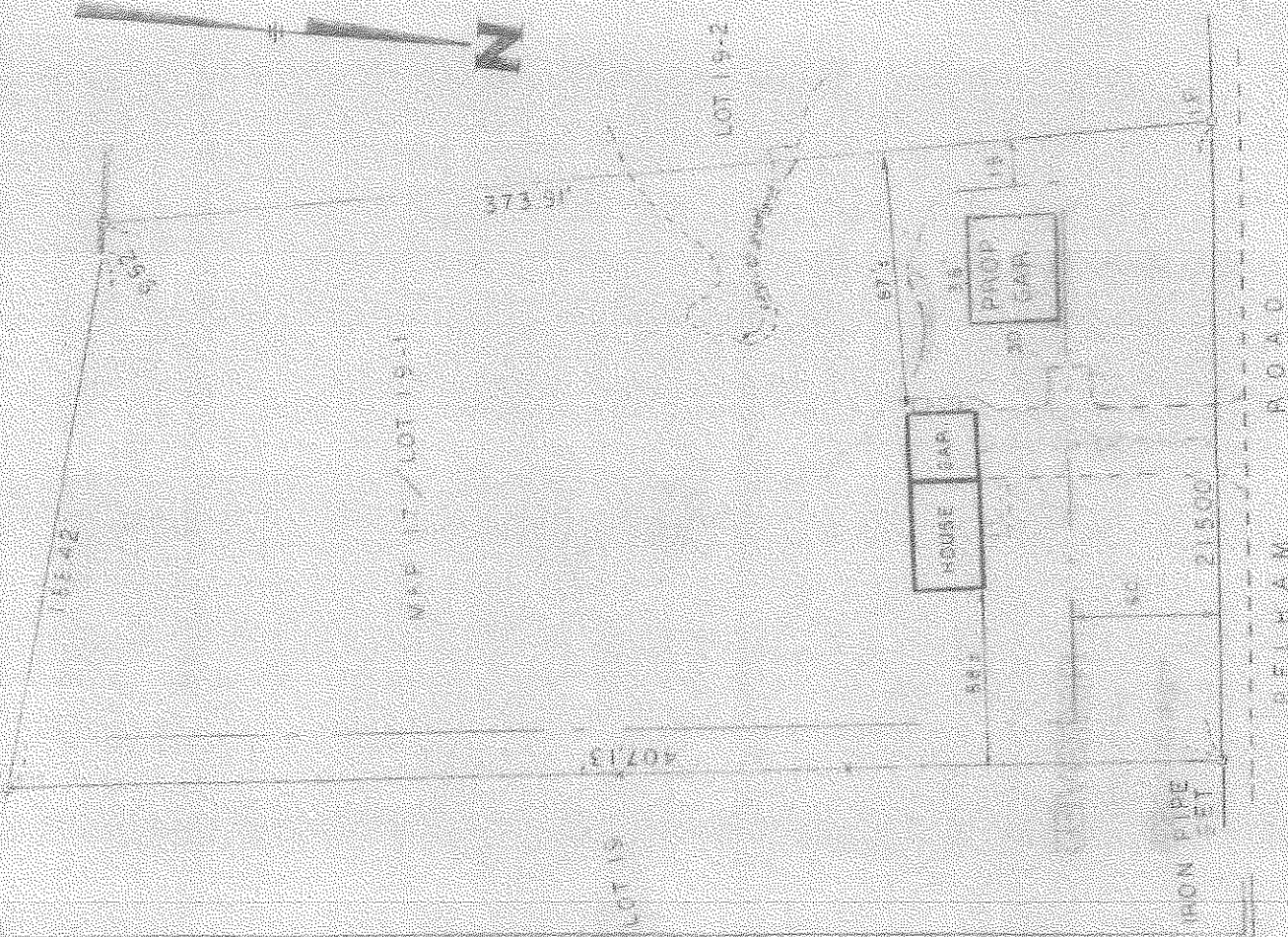


TAX MAP 17 (LOT 19-1)
CERTIFIED PLOT PLAN
 75 PELHAM ROAD
 HUDSON N.H.

REGISTERED PROFESSIONAL ENGINEER
 25 PELHAM ROAD
 HUDSON, N.H.

APRIL 17, 2001 SCALE 1" = 40'

M. J. CRANGER ENGINEERING, INC.
 PROFESSIONAL ENGINEER LICENSE NO. 10000
 25 PELHAM ROAD, HUDSON, N.H.



102



TOWN OF HUDSON

Land Use Division



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

Building Permit application 2020-00775 denial Zoning Determination #20-089

Marc Mousseau
75 Pelham Rd
Hudson, NH 03051

Re: 75 Pelham Rd Map 199 Lot 023-000
District: General (G)

Dear Marc,

Your building permit application: to construct a “roof over existing deck 5’ x 15’ and 2’ x 12’ over garage door” has been denied.

Zoning Review / Determination:

The submitted old (2002) certified plot plan titled “75 Pelham Rd Plot Plan” (attached) is not accurate as to the location of the existing garage.

According to our GIS titled “setback requirement note”, 1/3 of that structure is in the front setback of 50ft. Our Town Engr. has overlaid the actual building location over the (old) certified plot plan titled “75 Pelham – actual plot plan layout 2020”.

Therefore, due to this dimensional setback requirement for front yard, I have to deny the permit with the portion of: “the 2 x 12 new overhang of the existing garage door opening”.

To continue with this proposal you would need to do the following:

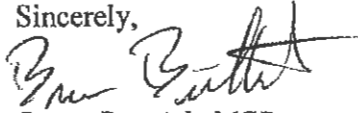
- 1) Obtain an Equitable Waiver of Dimension from the ZBA (should be easy as this is clearly a mistake by the original surveyor).
- 2) Obtain a variance from the ZBA to expand an existing non-conforming structure (the 2x12 overhang) §334-31 Alteration and expansion of nonconforming structures & §334-27 Table of Minimum Dimensional Requirements.

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

"D"

I enclose both applications for your use.

Sincerely,



Bruce Buttrick, MCP

Zoning Administrator/Code Enforcement Officer

(603) 816-1275

bbuttrick@hudsonnh.gov

encl: Equitable Waiver of Dimensional Requirement and Variance applications

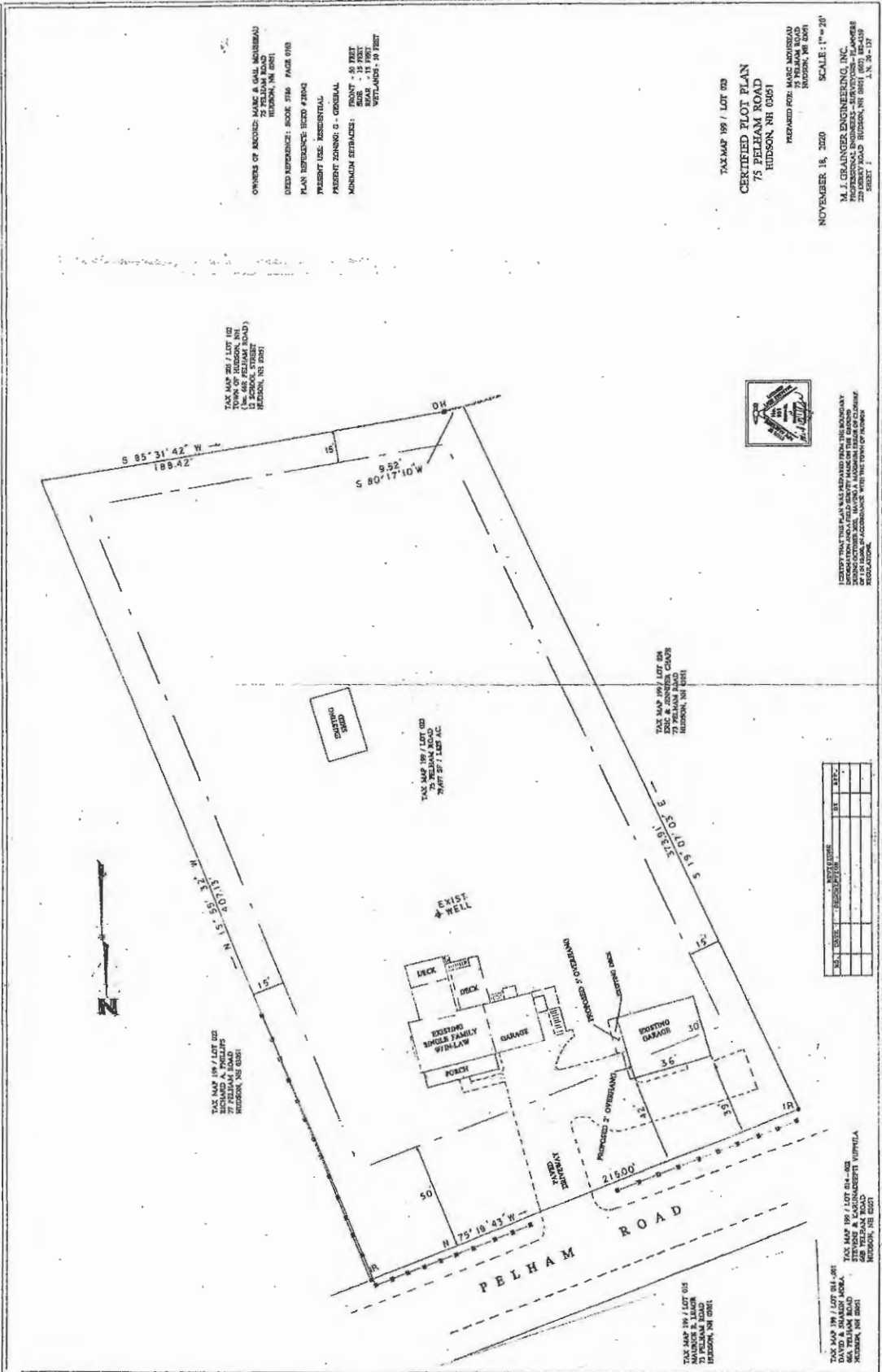
cc: Public Folder

D. Hebert, Building Official

File

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

"D"



NOVEMBER 18, 2020 SCALE: 1" = 20'

M.J. GRANGER ENGINEERING, INC.
 PROFESSIONAL ENGINEERS - SURVEYORS - PLANNERS
 225 WEST MAIN STREET, SUITE 200
 HUDSON, NH 03051

NO.	DATE	DESCRIPTION	BY	CHK.

THIS PLAN WAS PREPARED FROM THE BOUNDARY SURVEY CONDUCTED ON 11/18/2020 BY M.J. GRANGER ENGINEERING, INC. WITH A LICENSED SURVEYOR ON FILE WITH THE STATE OF NEW HAMPSHIRE.

TAX MAP 199 / LOT 01
 DAVID & SHARON MORA
 86A PELHAM ROAD
 HUDSON, NH 03051

Handwritten red "N" with arrows pointing to the north arrow on the plan.



"E" N

No noted Code Enforcement actions at 75 Pelham Rd:

Code Enforcement 8.7.4.1 - Town of Hudson, NH

File Edit Entry Reports Utility Setup Window Help Press F7 for Spell Check

Browse Violations ? X

Street:

Violation Number	Violation Date	Street Num	Street Name	Unit	Owner	Map/Lot	
V2008-00082	1/31/2008	27	PELHAM RD		BEAULIEU, RONALD L.	198-179-000	Hez
V2013-0016	6/15/2010	27	PELHAM RD		BEAULIEU, RONALD L.	198-179-000	Hez
V2012-00060	4/13/2012	27	PELHAM RD		BEAULIEU, RONALD L.	198-179-000	Hot
V2013-00046	5/08/2013	27	PELHAM RD		BEAULIEU, RONALD L.	198-179-000	Hez
V2020-00018	4/08/2020	27	PELHAM RD		BEAULIEU, RONALD L.	198-179-000	Hez
V2008-00095	2/11/2008	32	PELHAM RD		GIBSON, NANCY A. GI	198-156-000	Buil
V2012-00107	6/01/2012	36	PELHAM RD		POWERS, TIMOTHY J.	198-157-000	Buil
V2014-00063	10/31/2014	41	PELHAM RD		JEWETT, KEITH A. JEY	198-174-000	Buil
V2012-00063	4/23/2013	49	PELHAM RD		KOTAU, YAUHANI KO	199-031-000	Buil
V2013-00030	5/08/2013	49	PELHAM RD		KOTAU, YAUHANI KO	199-031-000	Hez
V2009-00154	11/23/2009	50	PELHAM RD		QUINLAN, RICHARD S	199-005-000	Zor
V2010-00003	7/20/2010	90	PELHAM RD		LEVESQUE, DANIEL J.	192-018-000	Zor
V2009-00012	3/03/2009	91	PELHAM RD		MALOUIN, LENA L., LIF	200-004-000	Zor
V2011-00152	12/17/2012	91	PELHAM RD		MALOUIN, LENA L.	200-004-000	Zor

Dates: Occured: 6/15/2010 Issued: / /

Owner Information:
 BEAULIEU, RONALD L. GRINOLS, BARBARA C.
 0 27 PELHAM ROAD

"F"

HUDSON ZONING BOARD OF ADJUSTMENT

EQUITABLE WAIVER DECISION WORKSHEET

Equitable Waivers are granted, pursuant to RSA 674:33-a, for area violations of the Ordinance, which exist without negatively impacting the community. All four of the following criteria must meet the satisfaction of the Zoning Board of Adjustment for an Equitable Waiver to be granted.

On **02/25/21**, the Hudson Zoning Board of Adjustment heard Case **199-023**, being a request by **Marc & Gail Mousseau, 75 Pelham Rd., Hudson, NH** to allow a Waiver from the provisions of **HZO Article VII, Section 334-27**. Applicant(s) request **to allow the location of an existing garage, which encroaches eleven (11) feet into the front yard setback leaving 39 feet where 50 feet is required as shown on the Certified Plot Plan dated November 18, 2020. [Map 199, Lot 023-000; Zoned General (G), HZO Article VII, Dimensional Requirements, §334-27, Table of Minimum Dimensional Requirements.]**

Y N
 INNOCENT MISTAKE. The applicant has demonstrated that the structure was built in violation of the setback(s) because knowledge of the setback encroachment occurred after the structure was substantially completed; and

Y N
 DISCOVERED TOO LATE. The applicant has successfully demonstrated that the encroachment is not “an outcome of ignorance of the law, or ordinance, or bad faith on any part of the owner, but was caused by good faith error in measurement or calculation made by the owner or by an error in ordinance interpretation or applicability made by an official in the process of issuing a permit...”, and

Y N
 NO NUISANCE. The applicant has successfully demonstrated that the encroachment does not constitute a public or private nuisance, or adversely affect any present or permissible future uses of the property; and

Y N
 HIGH CORRECTION COST. The applicant has successfully demonstrated that the costs for remedy far outweigh the public benefit and it would be inequitable to require the encroachment to be corrected.

- OR -

Y N
 The applicant has demonstrated that the structure has existed for ten years or more, and there has been no enforcement action commenced by the municipality or any person directly affected; and

APPLICATION FOR AN EQUITABLE WAIVER

JAN 27 2021

Zoning Department

To: Zoning Board of Adjustment
Town of Hudson

Entries in this box are to be filled out by
Land Use Division personnel

Case No. 199-023 (02-25-21)

Date Filed 1/27/21

Name of Applicant Marc + Gail Mousseau Map: 199 Lot: 023 Zoning District: 6

Telephone Number (Home) 603-598-4961 (Work) 603-765-5227

Mailing Address 75 Pelham Rd, Hudson, NH 03051

Owner Marc + Gail Mousseau

Location of Property 75 Pelham Rd. Hudson, NH 03051
(Street Address)

Marc Mousseau
Signature of Applicant

1/25/2021
Date

Gail Mousseau
Signature of Property-Owner(s)

1/25/2021
Date

NOTE: Fill in all portions of the Application Form(s) as appropriate. This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if space provided is inadequate. If you are not the property owner, you must provide written documentation signed by the property owner(s) to confirm that the property owner(s) are allowing you to speak on his/her/their behalf or that you have permission to seek the described equitable waiver.

Items in this box are to be filled out by Land Use Division personnel

COST:

Application fee:	.10	\$130.00
<u>4</u> Direct Abutters x \$4.05 =		<u>16.40</u>
<u>N/A</u> Indirect Abutters x \$0.55 =		
Total amount due:		<u>\$146.40</u>

Date received: 1/27/21

Amt. received: \$146.40

Receipt No.: 627,430

check #
357

Received by: TSG

By determination of the Zoning Administrator or Building Inspector, the following Departmental review is required:

_____ Engineering _____ Fire Department _____ Health Officer _____ Planner

TOWN OF HUDSON, NH NOTICE TO APPLICANTS

The following **requirements/checklist** pertain to the Town of Hudson, NH, Zoning Board of Adjustment applications, as applicable:

Applicant Initials		Staff Initials
<u> </u>	The applicant must provide ¹² 13 copies including the original of the filled-out application form, together with this checklist and any required attachments listed. (Paper clips, no staples)	<u>TG</u>
<u>WMA</u>	Before making the ⁷ 13 copies, please review the application with the Zoning Administrator or staff.	<u>1/25/21 TG</u>
<u>WMA</u>	A separate application shall be submitted for each request, with a separate application fee for each request i.e.: Variance, Special Exception, Home Occupation Special Exception, Wetland Special Exception, Appeal from an Administrative Decision, and Equitable Waiver but only one abutter notification fee will be charged for multiple requests. If paying by check, make the check payable to the Town of Hudson.	<u>TG.</u>
<u>N/A</u>	If the applicant is not the property owner(s), the applicant must provide to the Town written authorization, signed and dated by the property owner(s), to allow the applicant or any representative to apply on the behalf of the property owner(s). (NOTE: if such an authorization is required, the Land Use Division will not process the application until this document has been supplied.)	<u>N/A</u>
<u>WMA</u>	Provide two (2) sets of mailing labels from the abutter notification lists (Pages 4 & 5) prepared by applicant, with the proper mailing addresses, must be dated within (30) thirty days of submittal of the application. The abutter lists can be obtained from the assessor's office. (NOTE: the Land Use Division cannot process your application without the abutter lists. It is the applicant's responsibility to ensure that the abutter lists are complete and correct. If at the time of the hearing any applicable property owner is found not to have been notified because the lists are incomplete or incorrect, the Zoning Board will defer the hearing to a later date, following notification of such abutters.)	<u>TG.</u>
<u>WMA</u>	A copy of both sides of the assessor's card shall be provided. (NOTE: these copies are available from the Assessor's Office)	<u>TG. Single sided</u>
<u>WMA</u>	A copy of the Zoning Administrator's correspondence confirming either that the requested use is not permitted or that action by the Zoning Board of Adjustment is required must be attached to your application.	<u>TG</u>
<u>N/A</u>	For a Wetland Special Exception, a letter or a copy of the relevant decision from the Hudson Conservation Commission shall be attached to the application for existing single-family and duplex residential uses. All other Wetland Special Exceptions (multifamily, commercial, or industrial uses) must have letters both from the Conservation Commission and from the Planning Board.	<u>N/A.</u>

PLOT PLAN-

- M/M Except for requests pertaining to above-ground pools, sheds, decks and use variances, the application must include a copy of a certified plot plan from a licensed land surveyor. The required plot plan shall include all of the items listed below. Pictures and construction plans will also be helpful. (NOTE: it is the responsibility of the applicant to make sure that all of the requirements are satisfied. The application may be deferred if all items are not satisfactorily submitted): TG
- a) M/M The plot plan shall be drawn to scale on an 8 1/2" x 11" or 11" x 17" sheet with a North pointing arrow shown on the plan. TG
- b) M/M The plot plan shall be up-to date and dated, and shall be no more than three years old. TG .
- c) M/M The plot plan shall have the signature and the name of the preparer, with his/her/their seal. TG .
- d) M/M The plot plan shall include lot dimensions and bearings, with any bounding streets and with any rights-of-way and their widths as a minimum, and shall be accompanied by a copy of the GIS map of the property. (NOTE: copies of the GIS map can be obtained at the Land Use Division.) TG .
- e) M/M The plot plan shall include the location and dimensions of existing or required services, the area (total square footage), all buffer zones, natural features, any landscaped areas, any recreation areas, any safety zones, all signs, streams or other wetland bodies, and any drainage easements. TG
- f) M/M The plot plan shall include all existing buildings or other structures, together with their dimensions and the distances from the lot lines, as well as any encroachments. TG
- g) M/M The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments. TG .
- h) M/M The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance. TG
- i) M/M The plot plan shall indicate all parking spaces and lanes, with dimensions. TG

The applicant has signed and dated this form to show his/her awareness of these requirements.

Mare Mawson
Signature of Applicant(s)

1/25/2021
Date

The Land Use Division will schedule a public hearing at the next available meeting of the Hudson Zoning Board of Adjustment for your properly-completed application. Applications are scheduled on a first-come, first-served basis. Public notice of the hearing will be posted on public bulletin boards in the Town Hall, the Post Office, and the Rogers Library and also printed in a newspaper, and a notice will be mailed to the applicant, all abutters, and any other parties whom the Board may deem to have an interest.

After the public hearing, the Board will deliberate and then reach a decision either to grant the request (perhaps with stipulations to make it palatable) or to deny the request—or to defer final action to another meeting, or perhaps to accept a request for withdrawal. You will be sent a Notice of Decision during the following week.

If you believe that the Board's decision is wrong, you have the right to appeal. In addition, any third party/parties affected by the decision also has/have the right to appeal the decision of your case. To appeal, you must first ask the Board for a rehearing; this motion for rehearing may be in the form of a letter to the Board. The rehearing request must be made in writing within thirty (30) days following the Board's decision, and must set forth the grounds on which it is claimed the decision is unlawful or unreasonable.

The Board may grant such a rehearing if, in the Board's opinion, good reason is stated in the motion. In general, the Board will not allow a rehearing unless a majority of its sitting members conclude either that the protested decision was illegal or unreasonable or that the request for rehearing demonstrates the availability of new evidence that was not available at the original hearing. The Board will not reopen a case based on the same set of facts unless it is convinced that an injustice would be created by not doing so. Whether or not a rehearing is held, you must have requested one before you can appeal the decision to the Court(s). When a rehearing is held, the same procedure is followed as for the first hearing, including public notice and notice to abutters.

Please refer to NH RSA Chapter 677 for more detail on rehearing and appeal procedures.

ALL DIRECT ABUTTERS


List name(s) and mailing addresses of the owner(s) of record of the property and all direct abutters as of the time of the last assessment of taxation made by the Town of Hudson, including persons whose property is either contiguous or separated from the subject tract of land by a street or stream. If at the time of your hearing any applicable property owner is found not to have been notified because your lists are incorrect or incomplete, the Zoning Board will defer your hearing to a later date, following notification of such abutters. (Use additional copies of this page if necessary)

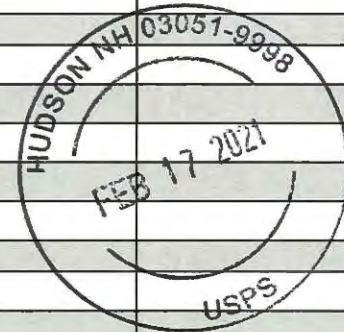
MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
199	015	Maurice Leator	72 Pelham Rd. Hudson, NH 03051
199	022	Richard Phillips	77 Pelham Rd Hudson, NH 03051
199	024	Eric Chafe Jennifer Chafe	73 Pelham Rd. Hudson, NH 03051
205	102	Town of Hudson	65 R Pelham Rd Hudson, NH 03051
192	017	Town of Hudson	68 Pelham Rd Hudson, NH 03051
199	023	Marc Mousseau Gail Mousseau	75 Pelham Rd Hudson, NH 03051

ALL INDIRECT ABUTTERS WITHIN 200 FEET

List name(s) and mailing addresses of all indirect abutters (those whose property is not contiguous but is within 200 feet from the property in question) as of the time of the last assessment of taxation made by the Town of Hudson. If at the time of your hearing any applicable property owner is found not to have been notified because your lists are incorrect or incomplete, the Zoning Board will defer your hearing to a later date, following notification of such abutters. (Use additional copies of this page if necessary)

MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
		N/A.	

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 199-023 EQUITABLE WAIVER & VARIANCE 75 Pelham Rd Map 199/Lot 023-000 1 of 1
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	02/25/2021 ZBA Meeting
1	7018 1130 0001 8113 7842	MOUSSEAU, MARC R. & GAIL M. 75 PELHAM ROAD, HUDSON, NH 03051	APPLICANT/OWNER NOTICE MAILED
2	7018 1130 0001 8113 7835	LEAOR, MAURICE R. 72 PELHAM RD., HUDSON, NH 03051	ABUTTER NOTICE MAILED
3	7018 1130 0001 8113 7859	PHILLIPS, RICHARD A. 77 PELHAM ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
4	7018 1130 0001 8113 7866	CHAFE, ERIC J. & JENNIFER 73 PELHAM ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	DO NOT MAIL	HUDSON, TOWN OF 12 SCHOOL STREET, HUDSON, NH 03051	Equitable Waiver & Variance Applications R'cvd- Notice in file
6			
7			
8			
9			
10			
11			
12			
	Total Number of pieces listed by sender 4	Total number of pieces rec'vd at Post Office 4	Postmaster (receiving Employee) 



For any appeal, the application form must be properly filled out. The application form is intended to be self-explanatory, but be sure that you show:

1. Who owns the property? If the applicant is not the owner, please include a statement from the owner that you have permission to speak on his/her behalf.
2. Where the property is located.
3. What you propose to do. Supply twelve copies of an 8.5" x 11" or 11" x 17" scale plan which gives lot area, frontage, side and rear lot lines, natural features, existing and proposed structures, alteration to the lot, and distance to lot lines or wetlands. Pictures and construction plans are helpful.
4. Why your proposed use requires an appeal. Please fill out the attached appeal forms completely. Include why the appeal should be granted.
5. List of abutters, per NH RSA 672:3. This includes property and the name(s) of the owner(s) of properties which physically touch the subject property, across the street and kitty-corner to the subject property.

Prepare a list of all abutting property owners using the Assessing Office records, and attach it to your application. **The accuracy of the list is your responsibility. If the list is found to be incorrect, you may be required to appear before the ZBA a second time, at your expense.**

6. Deliver the completed application, with all attachments, to the office of the Zoning Administrator. A fee is charged sufficient to cover the cost of preparing and mailing the legally required notices. If paying by check, make the check payable to the Town of Hudson and submit with your application.

The Zoning Office will schedule a public hearing within thirty (30) days of receipt of your **properly-completed** application. Applications are scheduled on a first come, first serve basis. **Only completed applications will be scheduled for a hearing.** Public notice of the hearing will be posted and printed in a newspaper, and a notice will be mailed to you, all abutters and other parties whom the Board may deem to have an interest.

After the public hearing, the Board will reach a decision. You will be sent a Notice of Decision.

If you believe that the Board's decision is wrong, you have the right to appeal. Any party affected has the right to appeal the decision of your case. To appeal, you just first ask the Board for a rehearing; this motion for rehearing may be in the form of a letter to the Board. The motion must be made within thirty (30) days of the Board's decision, and must set forth the grounds on which it is claimed the decision is unlawful or unreasonable.

The Board may grant such a rehearing if, in its' opinion, good reason is stated in the motion. The Board will not reopen a case based on the same set of facts unless it is convinced that an injustice would be created by not doing so. Whether or not a rehearing is held, you must have requested one before you can appeal the decision to the Court(s). When a rehearing is held, the same procedure is followed as for the first hearing, including public notice and notice to abutters.

See **NH RSA Chapter 677** for more detail on rehearing and appeal procedures.

Requests before the Board may require connection to the municipal sewer system. Please contact the Town Engineer prior to submittal of this application to determine if connection is required, and the procedures for such application.

APPLICATION FOR AN EQUITABLE WAIVER

Equitable Waivers are granted for area violations of the ordinance and which have existed for a long period of time without negatively impacting the community. The following criteria must meet the satisfaction of the Zoning Board of Adjustment:

1. **INNOCENT MISTAKE.** Please explain how long the structure has been built, and under what circumstances was it permitted to be built in violation of the dimensional requirements of the ordinance:

A certified plot plan, dated April 17, 2001, was submitted with the permit application. Permit # 2001-527 was issued April 30, 2001.

2. **DISCOVERED TOO LATE.** Please explain when it was discovered that the structure was built in violation.

Discovery of the set back violation was on August 25, 2020 by the building inspector after a building permit was applied for a garage door overhang.



TOWN OF HUDSON

Land Use Division



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

Building Permit application 2020-00775 denial Zoning Determination #20-089

Marc Mousseau
75 Pelham Rd
Hudson, NH 03051

Re: 75 Pelham Rd Map 199 Lot 023-000
District: General (G)

Dear Marc,

Your building permit application: to construct a “roof over existing deck 5’ x 15’ and 2’ x 12’ over garage door” has been denied.

Zoning Review / Determination:

The submitted old (2002) certified plot plan titled “75 Pelham Rd Plot Plan” (attached) is not accurate as to the location of the existing garage.

According to our GIS titled “setback requirement note”, 1/3 of that structure is in the front setback of 50ft. Our Town Engr. has overlaid the actual building location over the (old) certified plot plan titled “75 Pelham – actual plot plan layout 2020”.

Therefore, due to this dimensional setback requirement for front yard, I have to deny the permit with the portion of: “the 2 x 12 new overhang of the existing garage door opening”.

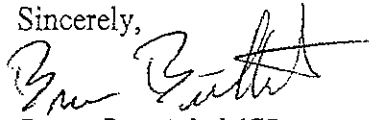
To continue with this proposal you would need to do the following:

- 1) Obtain an Equitable Waiver of Dimension from the ZBA (should be easy as this is clearly a mistake by the original surveyor).
- 2) Obtain a variance from the ZBA to expand an existing non-conforming structure (the 2x12 overhang) §334-31 Alteration and expansion of nonconforming structures & §334-27 Table of Minimum Dimensional Requirements.

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

I enclose both applications for your use.

Sincerely,



Bruce Buttrick, MCP

Zoning Administrator/Code Enforcement Officer

(603) 816-1275

bbuttrick@hudsonnh.gov

encl: Equitable Waiver of Dimensional Requirement and Variance applications

cc: Public Folder

D. Hebert, Building Official

File

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

199 023 000
MAP LOT SUB

1 of 1 RESIDENTIAL
CARD

Hudson

Total Card / Total Parcel
APPRaised: 488,800 / 488,800
USE VALUE: 488,800 / 488,800
ASSESSed: 488,800 / 488,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		PELHAM RD, HUDSON
OWNERSHIP		
Owner 1:	Unit #:	
MOUSSEAU, MARC R.		
Owner 2:	MOUSSEAU, GAIL M.	
Owner 3:		
Street 1:	75 PELHAM ROAD	
Street 2:		
Twn/City:	HUDSON	
SU/Prov:	Cntry	Own Occ:
NH		
Postal:	03051	
Type:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
107	1.825	278,100	103,800	106,900	488,800
Total Card	1.825	278,100	103,800	106,900	488,800
Total Parcel	1.825	278,100	103,800	106,900	488,800
Source: Market Adj Cost		Total Value per SQ unit /Card: 199.59		/Parcel: 199.59	

Legal Description	User Acct
	9279
	GIS Ref
	GIS Ref
	Insp Date
	04/10/97
	12163!



PREVIOUS OWNER

Owner 1:	-
Owner 2:	-
Street 1:	
Twn/City:	
SU/Prov:	Cntry
Postal:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	107	JB	261,700	103400	1.825	106,900	472,000	472,000	Year End Roll	5/6/2020
2019	107	FV	261,700	103400	1.825	106,900	472,000	472,000	Year End Roll	9/16/2019
2019	107	JB	261,700	103400	1.825	106,900	472,000	472,000	Year End Roll	5/8/2019
2018	107	FV	261,700	103400	1.825	106,900	472,000	472,000	Year End Roll	8/27/2018
2018	107	JB	261,700	103400	1.825	106,900	472,000	472,000	Year End Roll	5/9/2018
2017	107	FV	261,700	103400	1.825	106,900	472,000	472,000	Year End Roll	10/26/2017
2017	107	PV	261,700	103400	1.825	106,900	472,000	472,000	Year End Roll	8/28/2017
2017	107	JB	234,100	95200	1.825	102,900	432,200	432,200	Year End Roll	5/10/2017

NARRATIVE DESCRIPTION

This parcel contains 1.825 ACRES of land mainly classified as ALU with a COLONIAL Building built about 1997, having primarily VINYL Exterior and 2449 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 8 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETERSEN BUILT	5786-0763		1/30/1997		151,000	No	No		
ETCHSTONE PROPE	5729-1431		6/26/1996	FAMILY TRANS		Yes	No		

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	GD	GENERAL		water	9	PRIV WATER
o				Sewer	0	SEPTIC
n				Electri		
Census: Exmpt						
Flood Haz: C						
D				Topo	3	BEL ST
s				Street		
t				Gas:		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
11/5/2019	2019-00884	ELECTRIC		C				
9/9/2019	2019-00884	STRUCTUR	15,000	C				
10/6/2016	2016-975	PORCH	2,000	C				
1/21/2015	2015-00059	STRUCTUR	8,000	C			20X30STRUCTURE 10X	
1/21/2015	2015-00059	STRUCTUR	8,000	C			20X30' STEEL BLDG	
7/25/2012	29012-0045	ELECTRIC	3,000	C			INSTALL 15KW GEN	
7/19/2012	2012-00442	MECHANIC	1,000	C			INSTALL 15KW GEN	
6/22/2011	2011-084-1E	ELECTRIC	100	C			ELECTRICAL 8x36 OP	
3/21/2011	2011-00084	PORCH	5,000	C			Constr 8x36 Farmer	
3/12/2002	2002-369	ADDITION	8,000	C	4/12/2002			

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2020	Permit Visit	21	DEP ASR
3/27/2017	Measured	16	CCAG-R
5/25/2016	Permit Visit	12	TECH ASMNT
4/8/2015	Permit Visit	15	APPR TECH 5
11/16/2012	Permit Visit	12	TECH ASMNT
11/15/2011	Measured	14	APPR TECH 4
7/21/2007	Measured	6	RB
9/3/2003	Permit Visit	3	ASMNT TECH
4/12/2002	Permit Visit	0	PATRIOT

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class	Spec Land %	J Code	Fact Use Value	Notes
107	ALU		1		SITE ACRE SITE			0	110,000.	0.95	RE			LOCATIC	-5		104,500				104,500	ALU
107	ALU		0.825		ACRES EXCESS			0	4,750.	0.62	RE			WET/LO	-50		2,449				2,400	WET

Total AC/HA: 1.82500 Total SF/SM: 79497 Parcel LUC: 107 ALU Prime NB Desc: RES AVG Total: 106,949 Spl Credit: Total: 106,900

EXTERIOR INFORMATION

Type:	06 - COLONIAL
Sty HI:	2 - TWO STY
(Liv) Units:	2 Total: 2
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	04 - VINYL
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPH SHING
Color:	CREAM
View / Desir:	

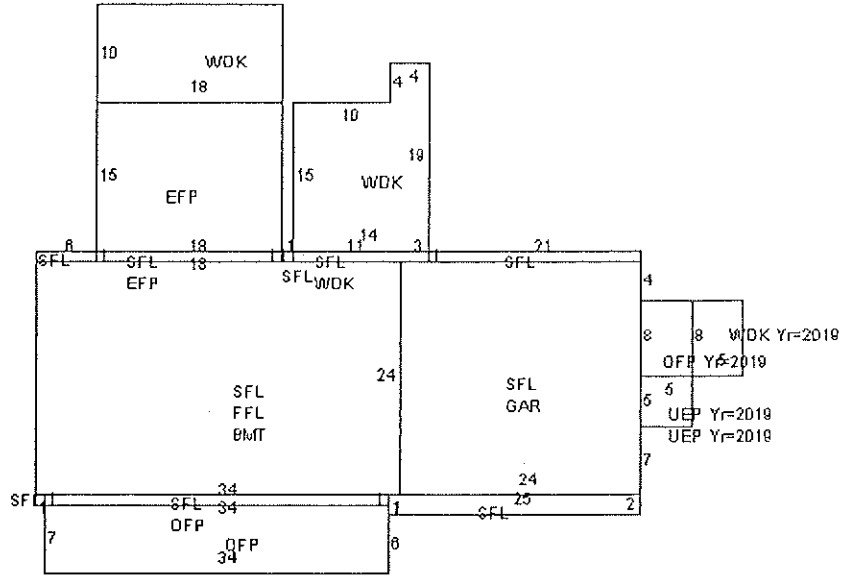
BATH FEATURES

Full Bath:	2	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

36x30 detached gar with 400 sf gameroom/alu is over attached garage//2020-added opf, deck and 5x5 hc lift enclosure to sketch.

SKETCH



GENERAL INFORMATION

Grade:	B - GOOD/AVG		
Year Bilt:	1997	Eff Yr Bilt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

OTHER FEATURES

Kits:	2	Rating:	GOOD
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc:	CONV	# Units:	2
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMs:	12	BRs:	8
	Baths:	2	HB	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	4	M
Totals			
2	12	8	

INTERIOR INFORMATION

Avg HI/FL:	STD		
Prim Int Wall:	1 - DRYWALL		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	03 - HARDWOOD		
Sec Floors:	04 - CARPET 50%		
Bsmnt Flr:	12 - CONCRETE		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S -		
Heat Fuel:	4 - PROPANE		
Heat Type:	1 - FORCED AIR		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	% Sprinkled		

DEPRECIATION

Phys Cond:	GD - Good	21.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		21.2%

CALC SUMMARY

Basic \$ / SQ:	94.00
Size Adj:	0.86749697
Const Adj:	0.98980004
Adj \$ / SQ:	80.713
Other Features:	30112
Grade Factor:	1.20
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	352945
Depreciation:	74824
Depreciated Total:	278120

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:				AvRate:	Ind.Val
Juris. Factor:				Before Depr:	96.86
Special Features:	0			Val/Su Net:	55.63
Final Total:	278100			Val/Su SzAd:	113.56

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	SECOND FLR	1,585	80.710	127,930	
BMT	BASEMENT	864	16.140	13,947	
FFL	FIRST FLOOR	864	80.710	69,736	
GAR	GARAGE	576	34.050	19,613	
WDK	WOOD DECK	460	13.130	6,040	
OFF	OPEN PCH	312	27.470	8,571	
EFP	ENC PORCH	288	48.260	13,899	
UEP	UNFN ENC POR	50	85.440	4,272	
Net Sketched Area:		4,999	Total:	264,008	
Size Ad	2449	Gross Area	4999	FinArea	2449

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu #	Ten
8	8	WDK	Yr=2019		
8		OFF	Yr=2019		
5	5	UEP	Yr=2019		
5		UEP	Yr=2019		

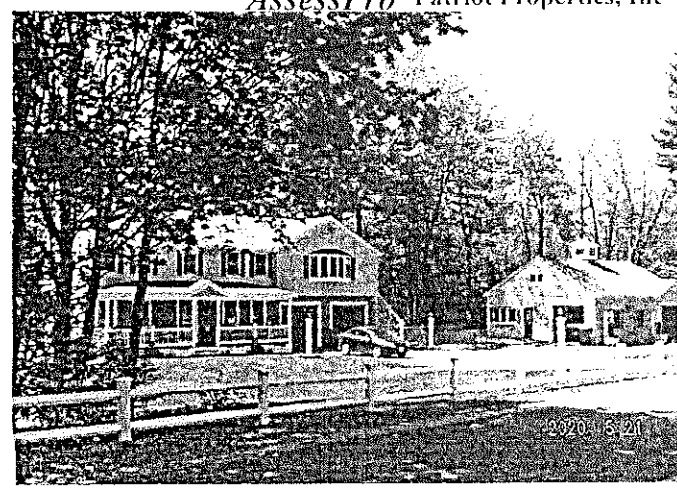
MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

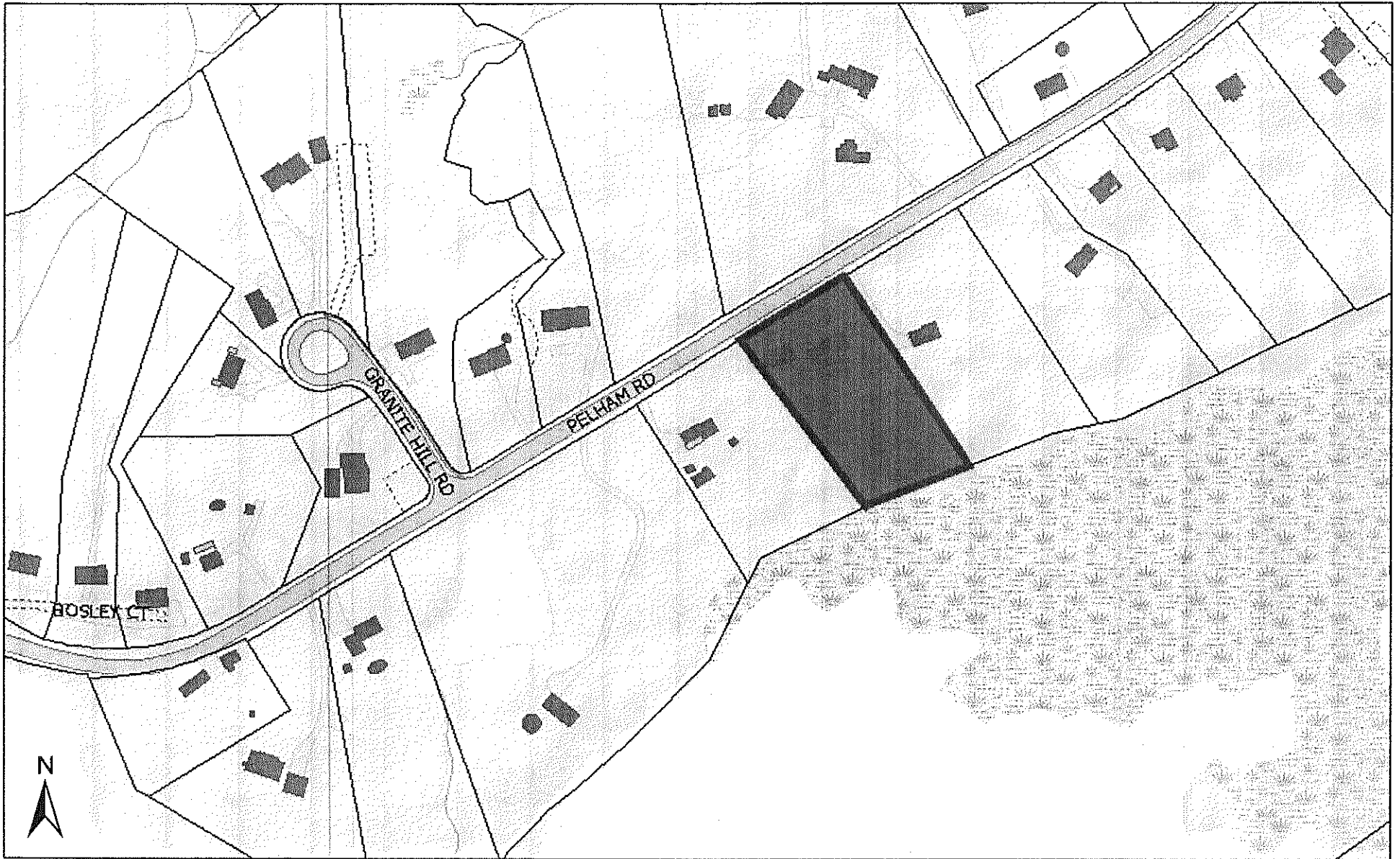
SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
5	GAR-IMP	D Y		1.30X36	EX	EX	2001	66.07	T	8	107			65,700			65,700
22	DECK-WOOD	D Y		1.6X16	AV	AV	2016	22.02	T	10	107			1,900			1,900
GEN	GENERATOR-R	D Y		1.15	AV	EX	2012	375.00	T	5	107			5,300			5,300
4	GAR/LOFT	D Y		1.600	GD	EX	2015	51.94	T	1	107			30,900			30,900

IMAGE



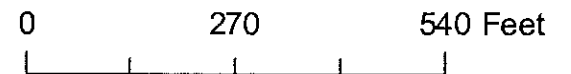
Mousseau GIS

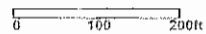
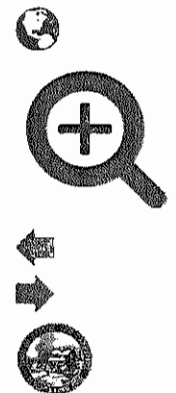
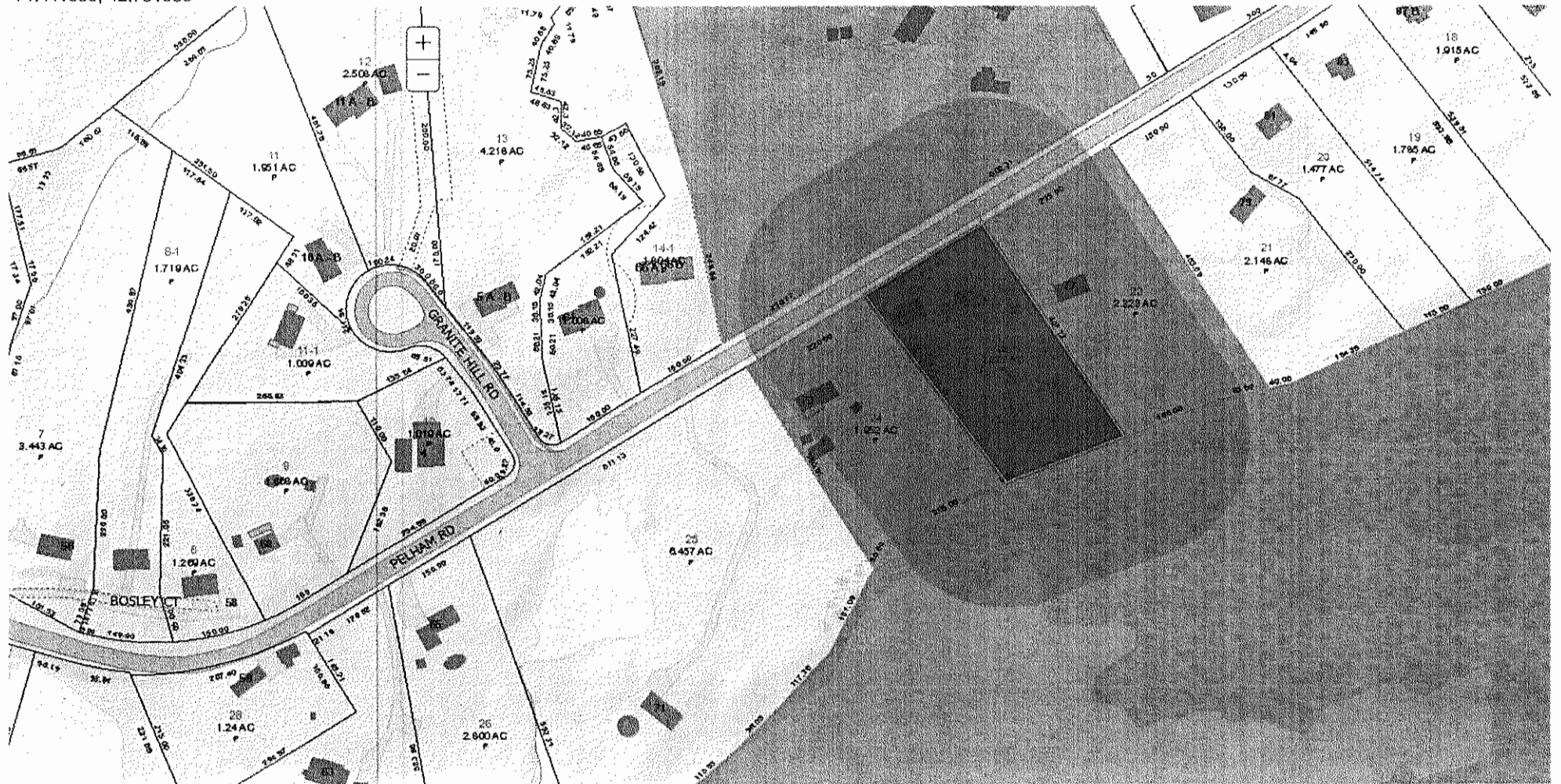


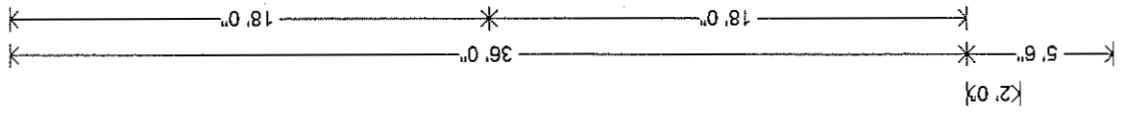
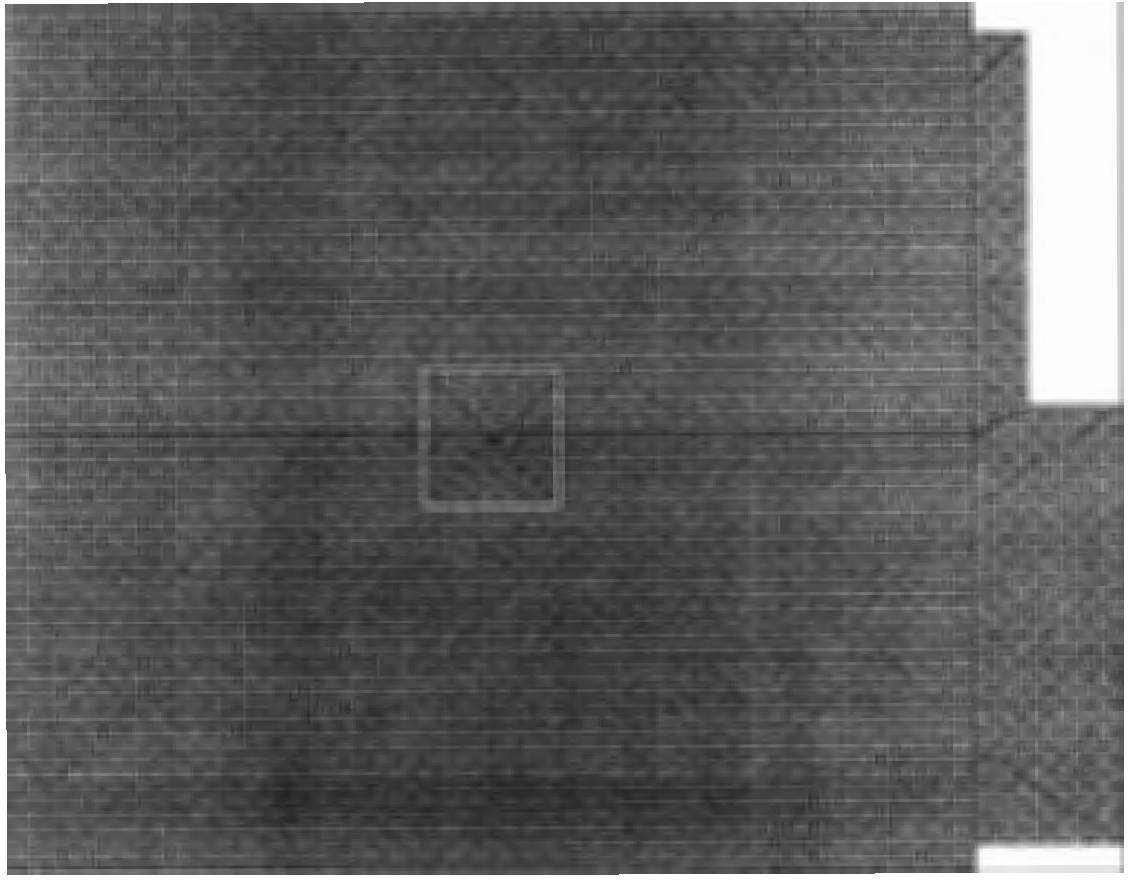
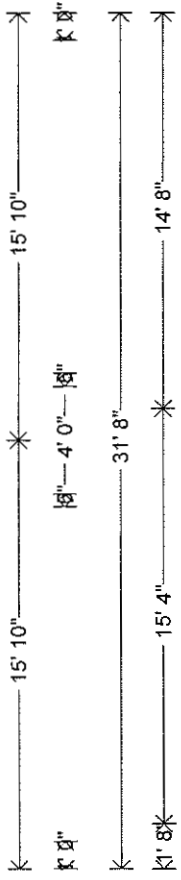
January 14, 2021

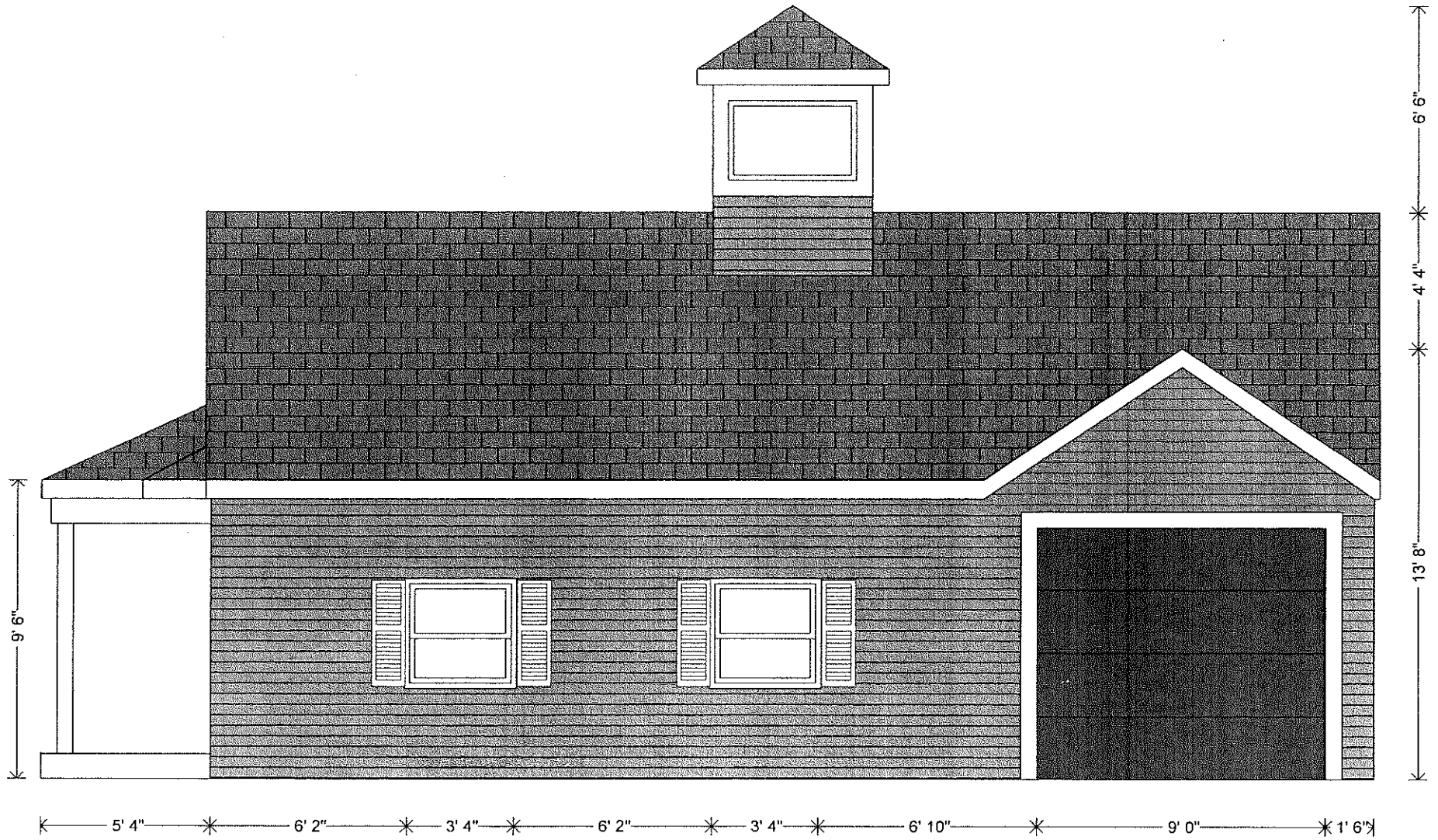
- Easement_Lines
- Parcels

1 inch = 246 feet

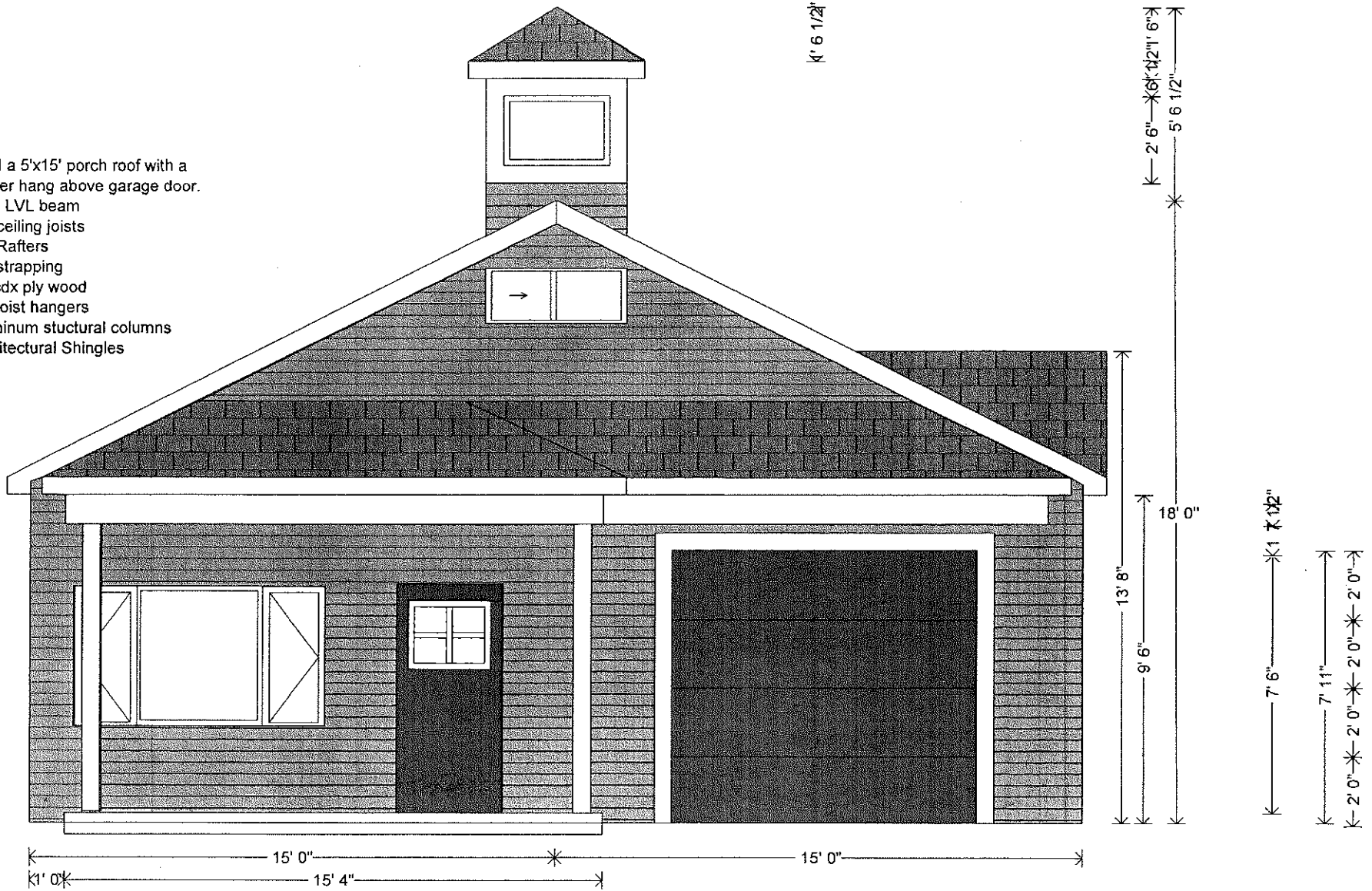


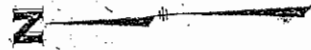






Build a 5'x15' porch roof with a
 2' over hang above garage door.
 2x10 LVL beam
 2x8 ceiling joists
 2x8 Rafters
 1x3 strapping
 1/2 cdx ply wood
 2x8 joist hangers
 Aluminum structural columns
 Architectural Shingles





TAX MAP 199 / LOT 022
RICHARD A. PHILLIPS
77 PELHAM ROAD
HUDSON, NH 03051

TAX MAP 205 / LOT 102
TOWN OF HUDSON, NH
(loc. 66R PELHAM ROAD)
12 SCHOOL STREET
HUDSON, NH 03051

OWNERS OF RECORD: MARC & GAIL MOUSSEAU
75 PELHAM ROAD
HUDSON, NH 03051
DEED REFERENCE: BOOK 5786 PAGE 0763
PLAN REFERENCE: HCRD #28042
PRESENT USE: RESIDENTIAL
PRESENT ZONING: G - GENERAL
MINIMUM SETBACKS: FRONT - 50 FEET
SIDE - 15 FEET
REAR - 15 FEET
WETLANDS - 50 FEET

TAX MAP 199 / LOT 023
75 PELHAM ROAD
79,497 SF / 1.825 AC.

EXISTING SHED

TAX MAP 199 / LOT 024
ERIC & JENNIFER CHAPE
73 PELHAM ROAD
HUDSON, NH 03051

TAX MAP 199 / LOT 015
MAURICE R. LEAOR
73 PELHAM ROAD
HUDSON, NH 03051

TAX MAP 199 / LOT 014-.001
DAVID & SHARON MORA
66A PELHAM ROAD
HUDSON, NH 03051

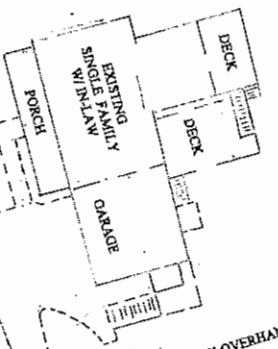
TAX MAP 199 / LOT 014-.002
STEVENS & KARUNADEEPTI YUPPULA
68B PELHAM ROAD
HUDSON, NH 03051

PELHAM ROAD

PAVED DRIVEWAY

PROPOSED 2' OVERHANG

PROPOSED 5' OVERHANG



EXISTING DECK



REVISIONS				
NO.	DATE	DESCRIPTION	BY	APP.

I CERTIFY THAT THIS PLAN WAS PREPARED FROM THE BOUNDARY INFORMATION AND A FIELD SURVEY MADE ON THE GROUND DURING OCTOBER 2020, HAVING A MAXIMUM ERROR OF CLOSURE OF 1 IN 10,000, IN ACCORDANCE WITH THE TOWN OF HUDSON REGULATIONS.



TAX MAP 199 / LOT 023
CERTIFIED PLOT PLAN
75 PELHAM ROAD
HUDSON, NH 03051

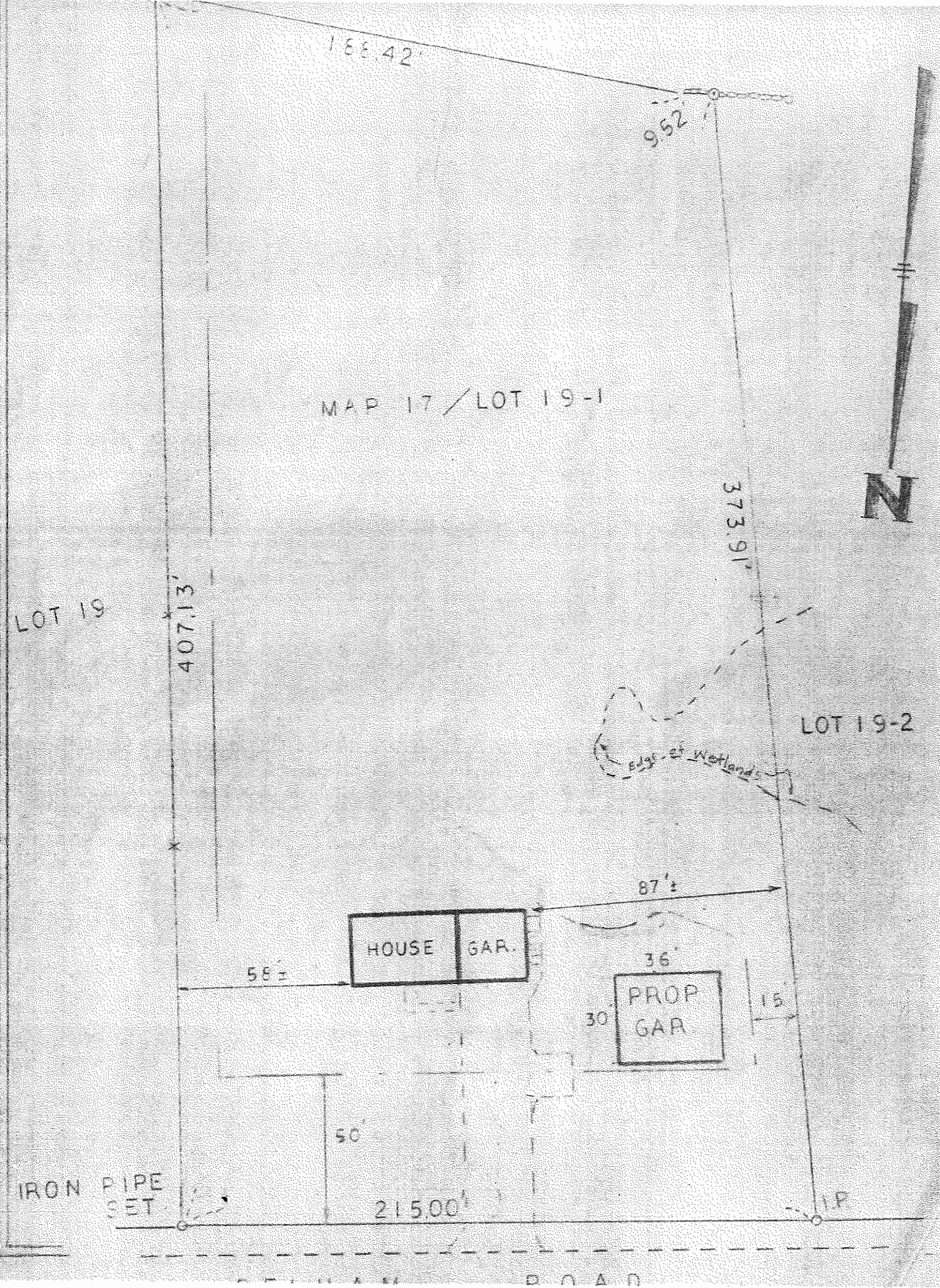
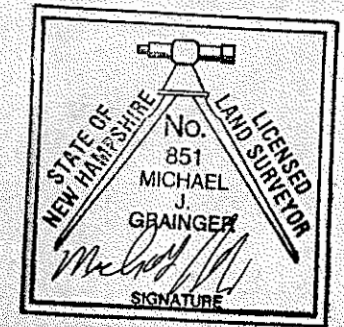
PREPARED FOR: MARC MOUSSEAU
75 PELHAM ROAD
HUDSON, NH 03051

NOVEMBER 18, 2020 SCALE: 1" = 20'

M. J. GRAINGER ENGINEERING, INC.
PROFESSIONAL ENGINEERS - SURVEYORS - PLANNERS
220 DERRY ROAD HUDSON, NH 03051 (603) 882-4359
SHEET 1 I. N. 20-137

PREPARED FOR: MARC MOUSSEAU, 75 PELHAM ROAD, HUDSON, NH...
PREPARED FOR: STONESTONE PROPERTIES, INC., 167 WEST HOLLIS STREET, NASHUA, NH,
SCALE: 1"=100', DATE: JUNE 15, 1995 BY
MAYNARD & PAQUETTE, INC., NASHUA, NH AND RECORDED
AT THE NCRD AS PLAN NO. 28042

I CERTIFY THAT THE LOCATION OF THE FOUNDATION AS SHOWN ON THIS PLAN WAS DETERMINED BY A FIELD SURVEY AND CONFORMS TO THE ZONING SETBACK REGULATIONS OF THE TOWN OF HUDSON.



(TAX MAP 17 / LOT 19 - 1)
CERTIFIED PLOT PLAN
75 PELHAM ROAD
HUDSON, N.H.

PREPARED FOR: MARC MOUSSEAU
75 PELHAM ROAD
HUDSON, N.H.

APRIL 17, 2001

SCALE: 1" = 40'

M. J. GRAINGER ENGINEERING, INC.
PROFESSIONAL ENGINEERS - SURVEYORS - PLANNERS
220 DERRY ROAD - HUDSON, N.H. 03051-8822 - 4039

Printed
1/27/2021
2:40PM
Created
1/27/2021
2:18 PM

Transaction Receipt

Town of Hudson, NH
12 School Street
Hudson, NH 03051-4249

Receipt# 627,430
tgoodwyn

	Description	Current Invoice	Payment	Balance Due
1.00	Zoning Application- 02/25/21 ZBA Mtg. 75 Pelham Rd Map/Lot 199-023-000 Equitable Waiver	0.00	146.4000	0.00
	Variance	0.00	130.0000	0.00
			Total:	276.40

Remitter	Pay Type	Reference	Tendered	Change	Net Paid
Paul Roy	CHECK	CHECK # 357	146.40	0.00	146.40
Paul Roy	CHECK	CHECK # 358	130.00	0.00	130.00

Total Due:	276.40
Total Tendered:	276.40
Total Change:	0.00
Net Paid:	276.40



TOWN OF HUDSON

Land Use Division

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142



Zoning Administrator Staff Report

Meeting Date: February 25, 2021

BP 2-17-21

Case 199-023 (02-25-21): Marc & Gail Mousseau, 75 Pelham Rd., Hudson, NH [Map 199, Lot 023-000; Zoned General (G)] requests the following:

b. A Variance to construct a 2 ft. x 12 ft. roof/garage door overhang which encroaches eight (8) feet into the front yard setback leaving 42 feet where 50 feet is required. [HZO Article VIII, Nonconforming Uses, Structures and Lots, §334-31, Alteration and expansion of nonconforming structures and HZO Article VII, Dimensional Requirements, §334-27, Table of Minimum Dimensional Requirements.]

Address: 75 Pelham Rd

Zoning district: General (G)

Summary:

Applicant requests a Variance to construct a 2 ft. x 12 ft. roof/garage door overhang which encroaches eight (8) feet into the front yard setback leaving 42 feet where 50 feet is required.

Property description:

Developed conforming lot of record, this structure was permitted (BP #2001-527), approved and inspected. It got oriented wrongly thereby putting it in violation today as it sits.

HISTORY:

- 1) Special Exception for Accessory Living Unit granted 11/13/1997.
- 2) April 30, 2001 B.P. # 2001-527 issued for 36x30 garage w/game room. With accompanying proposed plot plan dated April 17, 2001 indicating 50 ft front setback.
- 3) B.P. application #2020-00775 denial.

Attachments:

- “A” Assessing record.
- “B” B.P. #2001-527 issued April 30, 2001.
- “C” Accompanying plot plan for B.P. #2001-527 dated April 17, 2001.
- “D” B.P. 2020-00775 denial / Zoning Determination #20-089
- “E” Certified plot plan dated Nov 18, 2020

Previous Assessments

Year	Code	Building	Yard Items	Land Value	Acres	Special Land	Total
2020	107 - ALU	278,100	103,800	106,900	1.83	0.00	488,800
2020	107 - ALU	261,700	103,400	106,900	1.83	0.00	472,000
2019	107 - ALU	261,700	103,400	106,900	1.83	0.00	472,000
2019	107 - ALU	261,700	103,400	106,900	1.83	0.00	472,000
2018	107 - ALU	261,700	103,400	106,900	1.83	0.00	472,000
2018	107 - ALU	261,700	103,400	106,900	1.83	0.00	472,000
2017	107 - ALU	261,700	103,400	106,900	1.83	0.00	472,000
2017	107 - ALU	234,100	95,200	102,900	1.83	0.00	432,200
2017	107 - ALU	261,700	103,400	106,900	1.83	0.00	472,000
2016	107 - ALU	234,100	97,200	102,900	1.83	0.00	434,200
2016	107 - ALU	234,100	72,500	102,900	1.83	0.00	409,500
2015	107 - ALU	234,100	72,500	102,900	1.83	0.00	409,500
2015	107 - ALU	234,100	72,500	102,900	1.83	0.00	409,500
2014	107 - ALU	234,100	70,000	102,900	1.83	0.00	407,000
2014	107 - ALU	234,100	70,000	102,900	1.83	0.00	407,000
2013	107 - ALU	234,100	70,000	102,900	1.83	0.00	407,000
2013	107 - ALU	234,100	70,000	102,900	1.83	0.00	407,000
2012	107 - ALU	234,100	70,000	102,900	1.83	0.00	407,000
2012	107 - ALU	251,200	52,200	136,100	1.83	0.00	439,500
2011	107 - ALU	244,000	50,700	136,100	1.83	0.00	430,800
2011	107 - ALU	244,000	50,700	136,100	1.83	0.00	430,800
2010	107 - ALU	244,000	50,700	136,100	1.83	0.00	430,800
2010	107 - ALU	244,000	50,700	136,100	1.83	0.00	430,800
2009	107 - ALU	244,000	50,700	136,100	1.83	0.00	430,800
2008	107 - ALU	244,000	50,700	136,100	1.83	0.00	430,800
2008	107 - ALU	244,000	50,700	136,100	1.83	0.00	430,800
2007	107 - ALU	244,000	50,700	136,100	1.83	0.00	430,800
2007	107 - ALU	217,700	44,300	107,400	1.83	0.00	369,400
2006	107 - ALU	217,700	44,300	107,400	1.83	0.00	369,400
2006	107 - ALU	217,700	44,300	107,400	1.83	0.00	369,400
2005	107 - ALU	217,700	44,300	107,400	1.83	0.00	369,400
2005	107 - ALU	217,700	44,300	107,400	1.83	0.00	369,400
2004	107 - ALU	217,700	44,300	107,400	1.83	0.00	369,400
2004	107 - ALU	171,000	28,000	82,200	1.83	0.00	281,200
2003	104 - TWO FAM	171,000	28,000	82,200	1.83	0.00	281,200
2003	104 - TWO FAM	164,700	28,000	82,200	1.83	0.00	274,900
2002	104 - TWO FAM	164,700	28,000	82,200	1.83	0.00	274,900
2002	104 - TWO FAM	164,700	28,000	82,200	1.83	0.00	274,900
2001	104 - TWO FAM	133,100	0	62,900		0.00	196,000
2000	104 - TWO FAM	132,300	800	62,900	1.83	0.00	196,000

"A"

Year	Code	Building	Yard Items	Land Value	Acres	Special Land	Total
1999	104 - TWO FAM	0	0	0	1.83	0.00	0

"A"

BUILDING PERMIT

Amount Paid

Date 30-Apr-2001 Permit# 2001-527

Applicant **Marc Mousseau** 75 Pelham Road Contractor's License
Permit To **Addition** 0 Story **Garage** # of Dwelling Units **0**

At (Location) **75 Pelham Road** Zoning District
Between **Lowell Road** And **Bush Hill Road**

Subdivision Map **17** Lot **19** Sublot **1** Lot Size **0**
Building is to be **0** ft. Wide by **0** ft. Long by **0** ft. in Height and Shall Conform in Construction
to Type **Wood Frame** Use Group Foundation Type

Remarks **All construction must conform to Hudson Town Codes.**
Construct a 36 x 30 garage with a game room.

Area or Volume **0** Estimated Cost \$ **\$24,000.00** Permit Fee \$ **\$86.00**
Owner **Marc & Gail Mousseau** Approved *Marc Mousseau*
Address **75 Pelham Road, Hudson, NH 03051** Date *4-30-01*

"B"

2001-527

RECEIVED

APR 23 2001

TOWN OF HUDSON

MAP 17 LOT 19-1 STREET 75 Pelham Rd



TOWN OF HUDSON — Building/Zoning

APPLICATION FOR
PLAN EXAMINATION AND
BUILDING PERMIT
886-6005

IMPORTANT — Applicant to complete all items in sections I, II, III, IV, and IX.

I. LOCATION OF BUILDING	AT (LOCATION) <u>75 Pelham RD.</u> ZONING DISTRICT _____
	(IND) _____ (STREET) _____
	BETWEEN <u>Lowell RD. (RT 3A)</u> AND <u>Bush Hill</u>
	(CROSS STREET) _____ (CROSS STREET) _____
SUBDIVISION _____ MAP <u>17</u> LOT <u>19-1</u> LOT SIZE <u>80000 sq. ft.</u> +	

II. TYPE AND COST OF BUILDING — All applicants complete Parts A-D

<p>A. TYPE OF IMPROVEMENT</p> <p>1 <input checked="" type="checkbox"/> New Building</p> <p>2 <input type="checkbox"/> Addition (If residential, enter number of Bdrm/Baths added, if any, in Sec. III, Part L.)</p> <p>3 <input type="checkbox"/> Alteration (See 2 above)</p> <p>4 <input type="checkbox"/> Repair, replacement</p> <p>5 <input type="checkbox"/> Wrecking (If multi-family residential, enter number of units in building in Part D, 13)</p> <p>6 <input type="checkbox"/> Moving (relocation)</p> <p>7 <input type="checkbox"/> Foundation only</p>	<p>D. PROPOSED USE - (For "Wrecking" most recent use)</p> <table border="0"> <tr> <td style="vertical-align: top;"> <p>Residential</p> <p>12 <input type="checkbox"/> One family</p> <p>13 <input type="checkbox"/> Two family</p> <p>14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter number of units _____</p> <p>15 <input checked="" type="checkbox"/> Garage</p> <p>16 <input type="checkbox"/> Carport</p> <p>17 <input type="checkbox"/> Multi-Family - Townhouse, Apartment, etc (enter number of residential units)</p> <p>18 <input checked="" type="checkbox"/> Other - Specify (shed, pool, fireplace) <u>Rec Room</u></p> </td> <td style="vertical-align: top;"> <p>Non-Residential</p> <p>18 <input type="checkbox"/> Amusement, recreational</p> <p>19 <input type="checkbox"/> Church, other religious</p> <p>20 <input type="checkbox"/> Industrial</p> <p>21 <input type="checkbox"/> Parking garage</p> <p>22 <input type="checkbox"/> Service station, repair garage</p> <p>23 <input type="checkbox"/> Hospital, institutional</p> <p>24 <input type="checkbox"/> Office, bank, professional</p> <p>25 <input type="checkbox"/> Public utility</p> <p>26 <input type="checkbox"/> School, library, other educational</p> <p>27 <input type="checkbox"/> Stores, merchantile</p> <p>28 <input type="checkbox"/> Tanks, towers</p> <p>29 <input type="checkbox"/> Other - Specify _____</p> </td> </tr> </table>	<p>Residential</p> <p>12 <input type="checkbox"/> One family</p> <p>13 <input type="checkbox"/> Two family</p> <p>14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter number of units _____</p> <p>15 <input checked="" type="checkbox"/> Garage</p> <p>16 <input type="checkbox"/> Carport</p> <p>17 <input type="checkbox"/> Multi-Family - Townhouse, Apartment, etc (enter number of residential units)</p> <p>18 <input checked="" type="checkbox"/> Other - Specify (shed, pool, fireplace) <u>Rec Room</u></p>	<p>Non-Residential</p> <p>18 <input type="checkbox"/> Amusement, recreational</p> <p>19 <input type="checkbox"/> Church, other religious</p> <p>20 <input type="checkbox"/> Industrial</p> <p>21 <input type="checkbox"/> Parking garage</p> <p>22 <input type="checkbox"/> Service station, repair garage</p> <p>23 <input type="checkbox"/> Hospital, institutional</p> <p>24 <input type="checkbox"/> Office, bank, professional</p> <p>25 <input type="checkbox"/> Public utility</p> <p>26 <input type="checkbox"/> School, library, other educational</p> <p>27 <input type="checkbox"/> Stores, merchantile</p> <p>28 <input type="checkbox"/> Tanks, towers</p> <p>29 <input type="checkbox"/> Other - Specify _____</p>
<p>Residential</p> <p>12 <input type="checkbox"/> One family</p> <p>13 <input type="checkbox"/> Two family</p> <p>14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter number of units _____</p> <p>15 <input checked="" type="checkbox"/> Garage</p> <p>16 <input type="checkbox"/> Carport</p> <p>17 <input type="checkbox"/> Multi-Family - Townhouse, Apartment, etc (enter number of residential units)</p> <p>18 <input checked="" type="checkbox"/> Other - Specify (shed, pool, fireplace) <u>Rec Room</u></p>	<p>Non-Residential</p> <p>18 <input type="checkbox"/> Amusement, recreational</p> <p>19 <input type="checkbox"/> Church, other religious</p> <p>20 <input type="checkbox"/> Industrial</p> <p>21 <input type="checkbox"/> Parking garage</p> <p>22 <input type="checkbox"/> Service station, repair garage</p> <p>23 <input type="checkbox"/> Hospital, institutional</p> <p>24 <input type="checkbox"/> Office, bank, professional</p> <p>25 <input type="checkbox"/> Public utility</p> <p>26 <input type="checkbox"/> School, library, other educational</p> <p>27 <input type="checkbox"/> Stores, merchantile</p> <p>28 <input type="checkbox"/> Tanks, towers</p> <p>29 <input type="checkbox"/> Other - Specify _____</p>		

<p>B. OWNERSHIP</p> <p>8 <input checked="" type="checkbox"/> Private (individual, corporation, nonprofit institution, etc.)</p> <p>9 <input type="checkbox"/> Public (Federal, State, or local government)</p>	<p>C. COST</p> <p>(Omit cents)</p> <p>10 Cost of improvement \$21000 <i>To be installed but not included in the above cost</i></p> <p>a Electrical 1500</p> <p>b Plumbing _____</p> <p>c Heating, air conditioning 1500</p> <p>d Other (elevator, etc.) _____</p> <p>11. TOTAL COST OF IMPROVEMENT \$24000</p>	<p>Nonresidential - Describe in detail proposed use of buildings, e.g., food processing, machine shop, laundry building, schools, college, parking garage, rental office building, industrial plant. If use of existing building is being changed, enter proposed use.</p>
---	---	--

III. SELECTED CHARACTERISTICS OF BUILDING - For new buildings and additions, complete Parts E-L; for wrecking, complete only Part J, for all others skip to IV.

<p>E. PRINCIPAL TYPE OF FRAME</p> <p>30 <input type="checkbox"/> Masonry (wall bearing)</p> <p>31 <input checked="" type="checkbox"/> Wood Frame</p> <p>32 <input type="checkbox"/> Structural steel</p> <p>33 <input type="checkbox"/> Reinforced concrete</p> <p>34 <input type="checkbox"/> Other - Specify _____</p>	<p>G. TYPE OF SEWAGE DISPOSAL</p> <p>40 <input type="checkbox"/> Town or private company</p> <p>41 <input type="checkbox"/> Private (septic tank, etc.) (#40 requires town permit)</p>	<p>J. DIMENSIONS</p> <p>48. Number of stories 1</p> <p>49. Total square feet of floor area all floors, based on exterior dimensions 1080</p> <p>50. Total land area, sq. ft. 1080</p>	
	<p>H. TYPE OF WATER SUPPLY</p> <p>42 <input type="checkbox"/> Public or private company</p> <p>43 <input type="checkbox"/> Private (well, cistern)</p>	<p>K. NUMBER OF OFF-STREET PARKING SPACES</p> <p>51. Enclosed 2</p> <p>52. Outdoors 0</p>	
<p>F. PRINCIPAL TYPE OF HEATING FUEL</p> <p>35 <input checked="" type="checkbox"/> Gas 35a <input checked="" type="checkbox"/> Undergnd</p> <p>36 <input type="checkbox"/> Oil 36b <input checked="" type="checkbox"/> Tank</p> <p>37 <input type="checkbox"/> Electricity</p> <p>48 <input type="checkbox"/> Coal</p> <p>49 <input type="checkbox"/> Other - Specify _____</p>	<p>I. TYPE OF MECHANICAL</p> <p>Will there be central air conditioning?</p> <p>44 <input type="checkbox"/> Yes 45 <input checked="" type="checkbox"/> No</p> <p>Will there be an elevator?</p> <p>46 <input type="checkbox"/> Yes 47 <input checked="" type="checkbox"/> No</p>	<p>L. RESIDENTIAL BUILDINGS ONLY</p> <p>53. Total Bedroom Capacity { Finished: 0, Unfinished: 0 } "B"</p> <p>54. Number of bathrooms { Full: 0, Partial: 0 }</p>	

cell 490-7699

IV. IDENTIFICATION - To be completed by all applicants

	NAME	MAILING ADDRESS - NUMBER, STREET, CITY, AND STATE	ZIP CODE	TEL. NO.
1. Owner or Lessee	Marc & Gail MOusseau	75 Pelham RD. Hudson, NH	03051	603-598-4961
2. Elec., Plumb., Masonry, Heating, Gen. Contractor				
3. Architect or Engineer				

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

SIGNATURE OF APPLICANT <i>Marc R Mousseau</i>	ADDRESS 75 Pelham RD HUDSON	APPLICATION DATE 4-23-01
--	--------------------------------	-----------------------------

DO NOT WRITE BELOW THIS LINE

V. PLAN REVIEW RECORD - For office use

Plans Review Required	Date Rec'd.	Date Plans Check	Started	Date Plans By	Approved	By	Notes
BUILDING							
PLUMBING							
MECHANICAL							
ELECTRICAL							
SITE							
OTHER							

VI. ZONING PLAN EXAMINERS NOTES

VII. REQUIRED PERMIT APPROVAL NOS.

DISTRICT:	SEPTIC PERMIT:
USE:	SEWER PERMIT:
FRONT YARD:	SUBDIVISION APPROVAL:
SIDE YARD:	CONSTRUCTION APPROVAL:
REAR YARD:	EXCAVATION PERMIT:
LOT AREA:	DRIVEWAY PERMIT:
FRONTAGE:	SITE PLAN APPROVAL:
NOTES:	H.C.R.D. PLAN NO.:

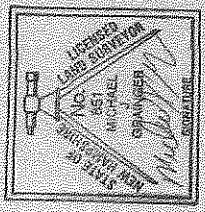
VIII. VALIDATION

BLDG. PERMIT NO. _____	IMPACT FEES \$ _____
BLDG. PERMIT ISSUED _____ 19 _____	REVIEW FEES \$ _____
BLDG. PERMIT FEE \$ _____	INSPECTION FEES \$ _____
APPROVED BY <i>[Signature]</i> 4-27-01 BUILDING INSPECTOR	SEWER FEES \$ _____
BLDG. PERMIT FEE COLLECTED \$ _____	OTHER FEES \$ _____
BY FINANCE _____	\$ _____
TITLE _____	\$ _____

"B"

MADE IN ACCORDANCE WITH THE PROVISIONS OF THE REGULATION CONCERNING THE PRACTICE OF SURVEYING IN NEW HAMPSHIRE, AS AMENDED BY PUBLIC LAWS 1998:1, 1998:2, 1998:3, 1998:4, 1998:5, 1998:6, 1998:7, 1998:8, 1998:9, 1998:10, 1998:11, 1998:12, 1998:13, 1998:14, 1998:15, 1998:16, 1998:17, 1998:18, 1998:19, 1998:20, 1998:21, 1998:22, 1998:23, 1998:24, 1998:25, 1998:26, 1998:27, 1998:28, 1998:29, 1998:30, 1998:31, 1998:32, 1998:33, 1998:34, 1998:35, 1998:36, 1998:37, 1998:38, 1998:39, 1998:40, 1998:41, 1998:42, 1998:43, 1998:44, 1998:45, 1998:46, 1998:47, 1998:48, 1998:49, 1998:50, 1998:51, 1998:52, 1998:53, 1998:54, 1998:55, 1998:56, 1998:57, 1998:58, 1998:59, 1998:60, 1998:61, 1998:62, 1998:63, 1998:64, 1998:65, 1998:66, 1998:67, 1998:68, 1998:69, 1998:70, 1998:71, 1998:72, 1998:73, 1998:74, 1998:75, 1998:76, 1998:77, 1998:78, 1998:79, 1998:80, 1998:81, 1998:82, 1998:83, 1998:84, 1998:85, 1998:86, 1998:87, 1998:88, 1998:89, 1998:90, 1998:91, 1998:92, 1998:93, 1998:94, 1998:95, 1998:96, 1998:97, 1998:98, 1998:99, 1998:100.

I CERTIFY THAT THE LOCATION OF THE FOUNDATION AS SHOWN ON THIS PLAN WAS DETERMINED BY A FIELD SURVEY AND CONFORMS TO THE LUNING SETBACK REGULATIONS OF THE TOWN OF HUDSON.

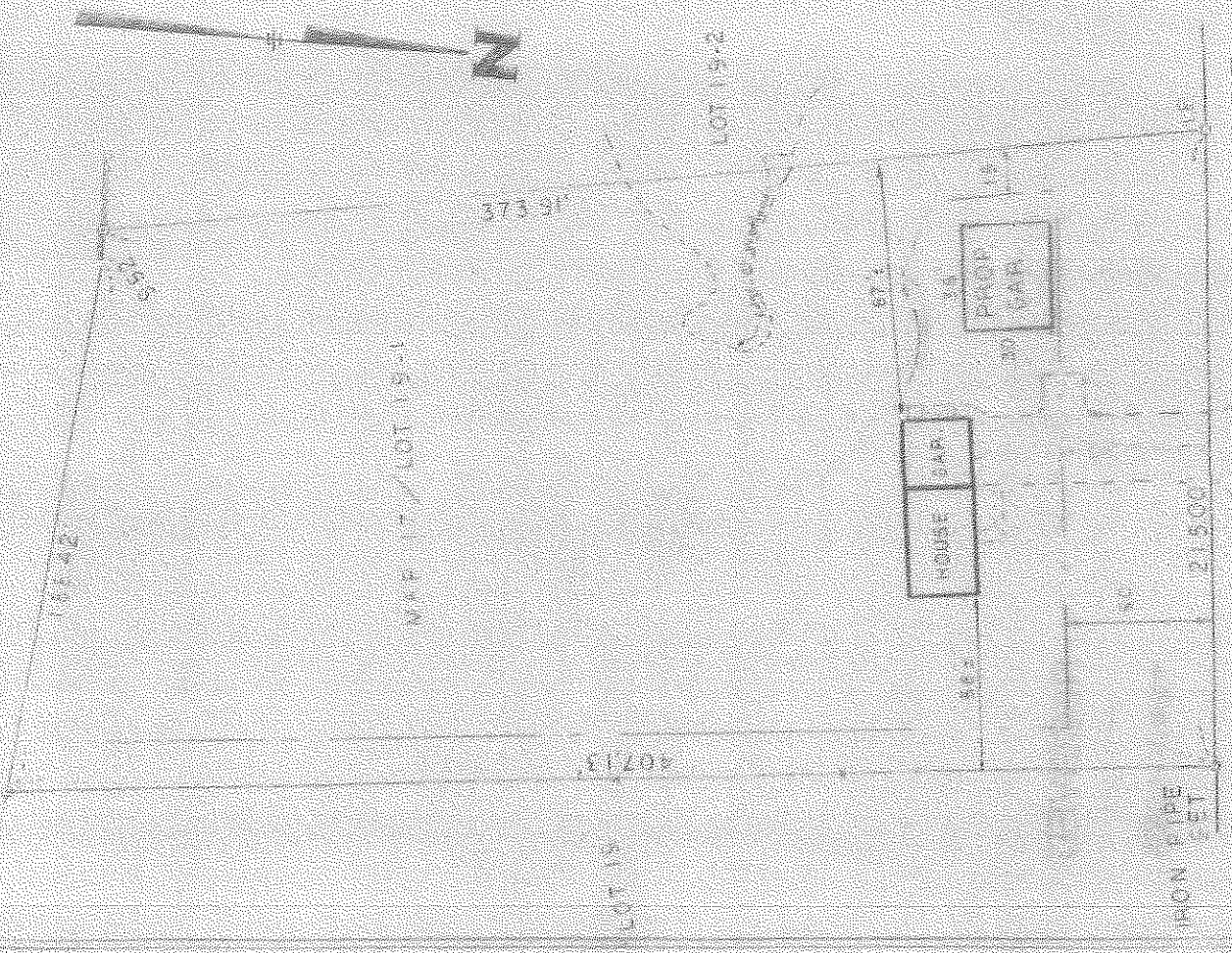


TAX MAP 17 / LOT 19-1
CERTIFIED PLOT PLAN
 75 PELHAM ROAD
 HUDSON, N.H.

PREPARED FOR: BRASS AND ASSOCIATES
 15 PELHAM ROAD
 HUDSON, N.H.

APRIL 17, 2001 SCALE: 1" = 40'

M. J. GRANGER ENGINEERING, INC.
 PROFESSIONAL ENGINEER
 100 PELHAM ROAD, HUDSON, N.H. 03051



UNCLASIFIED

2
 2



TOWN OF HUDSON

Land Use Division



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

Building Permit application 2020-00775 denial Zoning Determination #20-089

Marc Mousseau
75 Pelham Rd
Hudson, NH 03051

Re: **75 Pelham Rd Map 199 Lot 023-000**
District: General (G)

Dear Marc,

Your building permit application: to construct a “roof over existing deck 5’ x 15’ and 2’ x 12’ over garage door” has been denied.

Zoning Review / Determination:

The submitted old (2002) certified plot plan titled “75 Pelham Rd Plot Plan” (attached) is not accurate as to the location of the existing garage.

According to our GIS titled “setback requirement note”, 1/3 of that structure is in the front setback of 50ft. Our Town Engr. has overlaid the actual building location over the (old) certified plot plan titled “75 Pelham – actual plot plan layout 2020”.

Therefore, due to this dimensional setback requirement for front yard, I have to deny the permit with the portion of: “the 2 x 12 new overhang of the existing garage door opening”.

To continue with this proposal you would need to do the following:

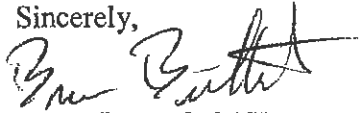
- 1) Obtain an Equitable Waiver of Dimension from the ZBA (should be easy as this is clearly a mistake by the original surveyor).
- 2) Obtain a variance from the ZBA to expand an existing non-conforming structure (the 2x12 overhang) §334-31 Alteration and expansion of nonconforming structures & §334-27 Table of Minimum Dimensional Requirements.

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

"D"

I enclose both applications for your use.

Sincerely,



Bruce Buttrick, MCP

Zoning Administrator/Code Enforcement Officer

(603) 816-1275

bbuttrick@hudsonnh.gov

encl: Equitable Waiver of Dimensional Requirement and Variance applications

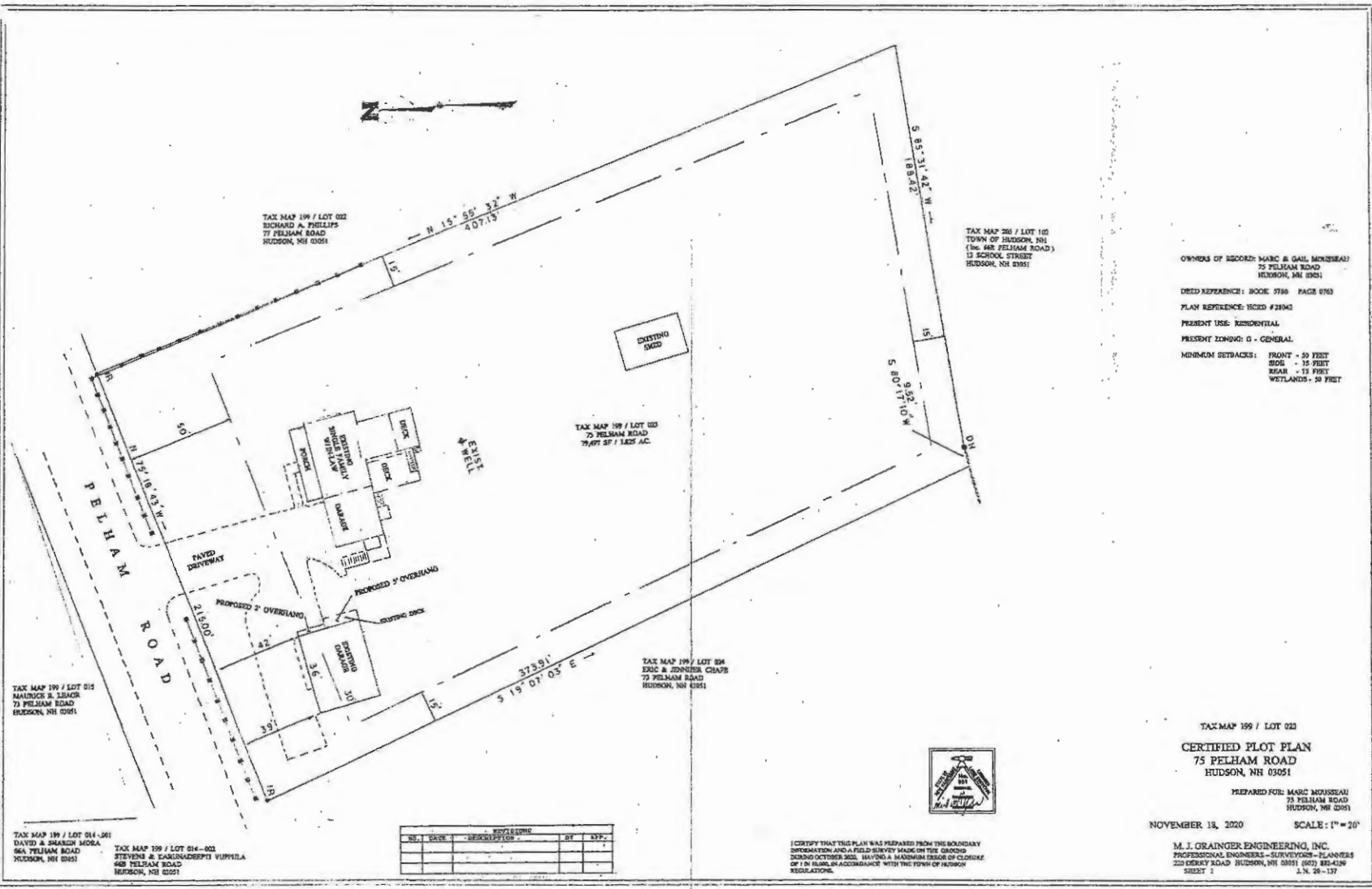
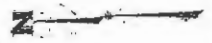
cc: Public Folder

D. Hebert, Building Official

File

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

"D"



TAX MAP 199 / LOT 022
 RICHARD A. PHELPS
 77 PELHAM ROAD
 HUDSON, NH 03051

TAX MAP 200 / LOT 102
 TOWN OF HUDSON, NH
 (300 PELHAM ROAD)
 12 SCHOOL STREET
 HUDSON, NH 03051

TAX MAP 199 / LOT 023
 75 PELHAM ROAD
 79,077 SF / 1,822 AC.

TAX MAP 199 / LOT 024
 ERIC & JENNIFER CHAVEZ
 73 PELHAM ROAD
 HUDSON, NH 03051

TAX MAP 199 / LOT 015
 MAURICE S. LEACH
 73 PELHAM ROAD
 HUDSON, NH 03051

TAX MAP 199 / LOT 014-021
 DAVID & MARION MOIRA
 66A PELHAM ROAD
 HUDSON, NH 03051

TAX MAP 199 / LOT 014-022
 STEVENS & EARGNADEPPI VUPPILA
 66B PELHAM ROAD
 HUDSON, NH 03051

OWNERS OF RECORD: MARC & GAIL MOUSSEAU
 75 PELHAM ROAD
 HUDSON, NH 03051

DEED REFERENCE: BOOK 5786 PAGE 078

PLAN REFERENCE: BOOK #28043

PRESENT USE: RESIDENTIAL

PRESENT ZONING: G - GENERAL

MINIMUM SETBACKS: FRONT - 50 FEET
 SIDE - 15 FEET
 REAR - 15 FEET
 WETLANDS - 25 FEET

TAX MAP 199 / LOT 023
CERTIFIED PLOT PLAN
 75 PELHAM ROAD
 HUDSON, NH 03051

PREPARED FOR: MARC MOUSSEAU
 75 PELHAM ROAD
 HUDSON, NH 03051

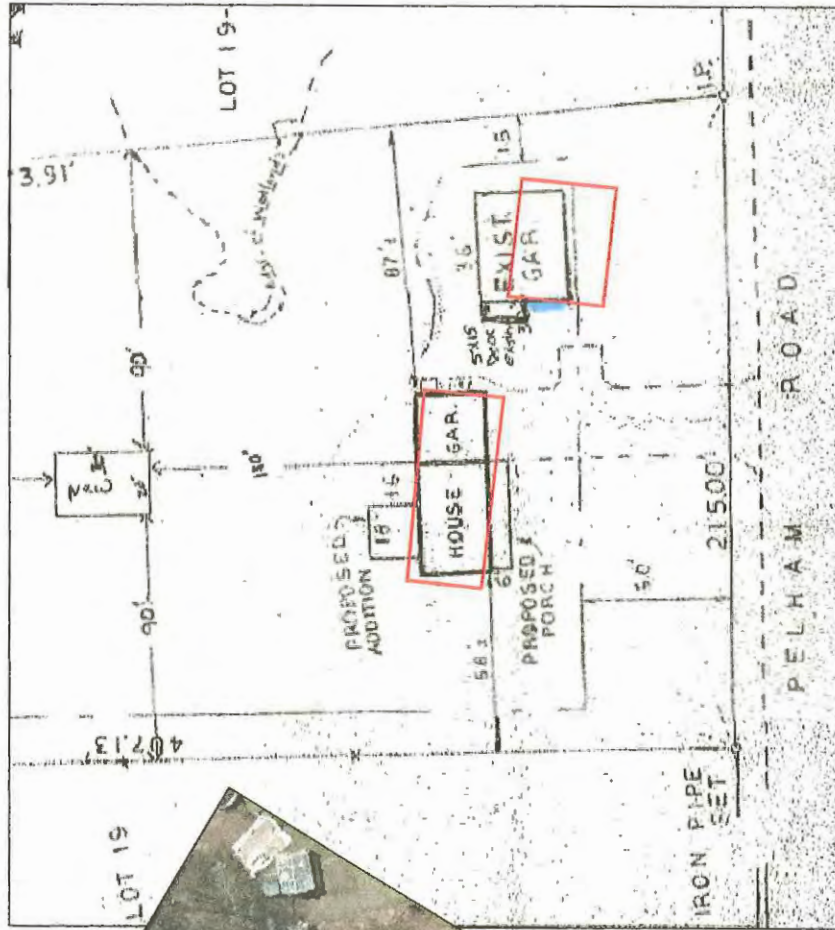
NOVEMBER 18, 2020 SCALE: 1" = 20'



I CERTIFY THAT THIS PLAN WAS PREPARED FROM THE BOUNDARY INFORMATION AND A FIELD SURVEY MADE ON THE GROUND DURING OCTOBER 2020, HAVING A MAXIMUM DEGREE OF CLOSENESS OF 1 IN 10,000 IN ACCORDANCE WITH THE TOWN OF HUDSON REGULATIONS.

NO.	DATE	DESCRIPTION	BY	EXP.

15



N
N

**HUDSON ZONING BOARD OF ADJUSTMENT
Variance Decision Work Sheet (Rev 11-06-18)**

On **02/25/21**, the Zoning Board of Adjustment heard Case **199-023**, being a case brought by **Marc & Gail Mousseau, 75 Pelham Rd., Hudson, NH** for a Variance to **construct a 2 ft. x 12 ft. roof/garage door overhang, which encroaches eight (8) feet into the front yard setback leaving 42 feet where 50 feet is required.** [Map 199, Lot 023-000; Zoned General (G), HZO Article VIII, Nonconforming Uses, Structures and Lots, §334-31, Alteration and expansion of nonconforming structures and HZO Article VII, Dimensional Requirements, §334-27, Table of Minimum Dimensional Requirements.]

After reviewing the petition, hearing all of the evidence, and taking into consideration any personal knowledge of the property in question, the undersigned member of the Zoning Board of Adjustment sitting for this case made the following determination:

Y **N** **1.** Granting of the requested variance will not be contrary to the public interest, since the proposed use does not conflict with the explicit or implicit purpose of the ordinance and does not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure “public rights.”

Y **N** **2.** The proposed use will observe the spirit of the ordinance, since the proposed use does not conflict with the explicit or implicit purpose of the ordinance and does not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure “public rights.”

Y **N** **3.** Substantial justice would be done to the property-owner by granting the variance, and the benefits to the property owner are not outweighed by harm to the general public or to other individuals.

Y **N** **4.** The proposed use will not diminish the values of surrounding properties.

Y **N** **5.** Special conditions exist such that literal enforcement of the ordinance would result in **unnecessary hardship**, either because the restriction applied to the property by the ordinance does not serve the purpose of the restriction in a “fair and reasonable” way *and also* because the special conditions of the property cause the proposed use to be reasonable, or, alternatively, there is no reasonable use that can be made of the property that would be permitted under the ordinance, because of the special conditions of the property.

Member Decision: _____

Signed: _____

Sitting member of the Hudson ZBA

_____ Date

Stipulations: _____

APPLICATION FOR A VARIANCE

JAN 27 2021

Zoning Department
Zoning Board of Adjustment
Town of Hudson

Entries in this box are to be filled out by
Land Use Division personnel
Case No. 199-023 (02-25-21)
Date Filed 1/27/21

Name of Applicant Marc + Gail Mousseau Map: 199 Lot: 023 Zoning District: G

Telephone Number (Home) 603-598-4961 (Work) 603-765-5227

Mailing Address 75 Pelham Rd Hudson, NH 03051

Owner Marc + Gail Mousseau

Location of Property 75 Pelham Rd Hudson, NH 03051
(Street Address)

Marc Mousseau
Signature of Applicant

1/25/2021
Date

Gail M. Mousseau
Signature of Property-Owner(s)

1/25/2021
Date

NOTE: Fill in all portions of the Application Form(s) as appropriate. This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if space provided is inadequate. If you are not the property owner, you must provide written documentation signed by the property owner(s) to confirm that the property owner(s) are allowing you to speak on his/her/their behalf or that you have permission to seek the described variance.

Items in this box are to be filled out by Land Use Division personnel

COST:

Application fee:	\$130.00	Date received: <u>1/27/21</u>
<u>4</u> Direct Abutters x \$4.05 =	<u>—</u> no charge	
<u>N/A</u> Indirect Abutters x \$0.55 =		
Total amount due:	<u>\$ 130.00</u>	Amt. received: <u>\$ 130.00</u>
		Receipt No.: <u>627,430</u>

Received by: TSG

By determination of the Zoning Administrator or Building Inspector, the following Departmental review is required:

_____ Engineering _____ Fire Department _____ Health Officer _____ Planner

check
358

TOWN OF HUDSON, NH

NOTICE TO APPLICANTS

The following **requirements/checklist** pertain to the Town of Hudson, NH, Zoning Board of Adjustment applications, as applicable:

Applicant Initials		Staff Initials
	The applicant must provide 13 copies including the original of the filled-out application form, together with this checklist and any required attachments listed. (Paper clips, no staples)	TG
MM	Before making the 13 copies, please review the application with the Zoning Administrator or staff.	TG 1-25-21
MM	A separate application shall be submitted for each request, with a separate application fee for each request i.e.: Variance, Special Exception, Home Occupation Special Exception, Wetland Special Exception, Appeal from an Administrative Decision, and Equitable Waiver but only one abutter notification fee will be charged for multiple requests. If paying by check, make the check payable to the Town of Hudson.	TG
N/A	If the applicant is not the property owner(s), the applicant must provide to the Town written authorization, signed and dated by the property owner(s), to allow the applicant or any representative to apply on the behalf of the property owner(s). (NOTE: if such an authorization is required, the Land Use Division will not process the application until this document has been supplied.)	N/A
MM	Provide two (2) sets of mailing labels from the abutter notification lists (Pages 4 & 5) prepared by applicant, with the proper mailing addresses, must be dated within (30) thirty days of submittal of the application. The abutter lists can be obtained from the assessor's office. (NOTE: the Land Use Division cannot process your application without the abutter lists. It is the applicant's responsibility to ensure that the abutter lists are complete and correct. If at the time of the hearing any applicable property owner is found not to have been notified because the lists are incomplete or incorrect, the Zoning Board will defer the hearing to a later date, following notification of such abutters.)	TG
MM	A copy of both sides of the assessor's card shall be provided. (NOTE: these copies are available from the Assessor's Office)	TG
MM	A copy of the Zoning Administrator's correspondence confirming either that the requested use is not permitted or that action by the Zoning Board of Adjustment is required must be attached to your application.	TG
N/A	For a Wetland Special Exception, a letter or a copy of the relevant decision from the Hudson Conservation Commission shall be attached to the application for existing single-family and duplex residential uses. All other Wetland Special Exceptions (multifamily, commercial, or industrial uses) must have letters both from the Conservation Commission and from the Planning Board.	N/A

PLOT PLAN-

- MM Except for requests pertaining to above-ground pools, sheds, decks and use variances, the application must include a copy of a certified plot plan from a licensed land surveyor. The required plot plan shall include all of the items listed below. Pictures and construction plans will also be helpful. (NOTE: it is the responsibility of the applicant to make sure that all of the requirements are satisfied. The application may be deferred if all items are not satisfactorily submitted):
- a) MM The plot plan shall be drawn to scale on an 8 1/2" x 11" or 11" x 17" sheet with a North pointing arrow shown on the plan.
- b) MM The plot plan shall be up-to date and dated, and shall be no more than three years old.
- c) MM The plot plan shall have the signature and the name of the preparer, with his/her/their seal.
- d) MM The plot plan shall include lot dimensions and bearings, with any bounding streets and with any rights-of-way and their widths as a minimum, and shall be accompanied by a copy of the GIS map of the property. (NOTE: copies of the GIS map can be obtained at the Land Use Division.)
- e) MM The plot plan shall include the location and dimensions of existing or required services, the area (total square footage), all buffer zones, natural features, any landscaped areas, any recreation areas, any safety zones, all signs, streams or other wetland bodies, and any drainage easements.
- f) MM The plot plan shall include all existing buildings or other structures, together with their dimensions and the distances from the lot lines, as well as any encroachments.
- g) MM The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments.
- h) MM The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance.
- i) MM The plot plan shall indicate all parking spaces and lanes, with dimensions.

76

✓

The applicant has signed and dated this form to show his/her awareness of these requirements.

Marc Stoumen
Signature of Applicant(s)

1/25/2021
Date

The Land Use Division will schedule a public hearing at the next available meeting of the Hudson Zoning Board of Adjustment for your properly-completed application. Applications are scheduled on a first-come, first-served basis. Public notice of the hearing will be posted on public bulletin boards in the Town Hall, the Post Office, and the Rogers Library and also printed in a newspaper, and a notice will be mailed to the applicant, all abutters, and any other parties whom the Board may deem to have an interest.

After the public hearing, the Board will deliberate and then reach a decision either to grant the request (perhaps with stipulations to make it palatable) or to deny the request—or to defer final action to another meeting, or perhaps to accept a request for withdrawal. You will be sent a Notice of Decision during the following week.

If you believe that the Board's decision is wrong, you have the right to appeal. In addition, any third party/parties affected by the decision also has/have the right to appeal the decision of your case. To appeal, you must first ask the Board for a rehearing; this motion for rehearing may be in the form of a letter to the Board. The rehearing request must be made in writing within thirty (30) days following the Board's decision, and must set forth the grounds on which it is claimed the decision is unlawful or unreasonable.


The Board may grant such a rehearing if, in the Board's opinion, good reason is stated in the motion. In general, the Board will not allow a rehearing unless a majority of its sitting members conclude either that the protested decision was illegal or unreasonable or that the request for rehearing demonstrates the availability of new evidence that was not available at the original hearing. The Board will not reopen a case based on the same set of facts unless it is convinced that an injustice would be created by not doing so. Whether or not a rehearing is held, you must have requested one before you can appeal the decision to the Court(s). When a rehearing is held, the same procedure is followed as for the first hearing, including public notice and notice to abutters.

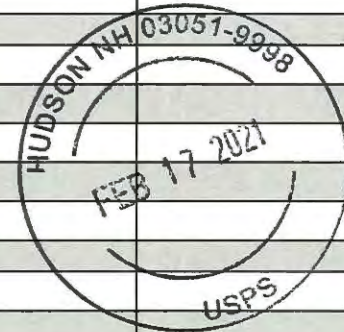
Please refer to NH RSA Chapter 677 for more detail on rehearing and appeal procedures.

ALL DIRECT ABUTTERS

List name(s) and mailing addresses of the owner(s) of record of the property and all direct abutters as of the time of the last assessment of taxation made by the Town of Hudson, including persons whose property is either contiguous or separated from the subject tract of land by a street or stream. If at the time of your hearing any applicable property owner is found not to have been notified because your lists are incorrect or incomplete, the Zoning Board will defer your hearing to a later date, following notification of such abutters. (Use additional copies of this page if necessary)

MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
199	015	Maurice Leator	72 Pelham Rd. Hudson, NH 03051
199	022	Richard Phillips	77 Pelham Rd. Hudson, NH 03051
199	024	Eric Chafe Jennifer Chafe	73 Pelham Rd. Hudson, NH 03051
205	102	Town of Hudson	65 R Pelham Rd Hudson, NH 03051
192	017	Town of Hudson	68 Pelham Rd Hudson, NH 03051
199	023	Marc Mousseau Gail Mousseau	75 Pelham Rd Hudson, NH 03051

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 199-023 EQUITABLE WAIVER & VARIANCE 75 Pelham Rd Map 199/Lot 023-000 1 of 1
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	02/25/2021 ZBA Meeting
1	7018 1130 0001 8113 7842	MOUSSEAU, MARC R. & GAIL M. 75 PELHAM ROAD, HUDSON, NH 03051	APPLICANT/OWNER NOTICE MAILED
2	7018 1130 0001 8113 7835	LEAOR, MAURICE R. 72 PELHAM RD., HUDSON, NH 03051	ABUTTER NOTICE MAILED
3	7018 1130 0001 8113 7859	PHILLIPS, RICHARD A. 77 PELHAM ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
4	7018 1130 0001 8113 7866	CHAFE, ERIC J. & JENNIFER 73 PELHAM ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	DO NOT MAIL	HUDSON, TOWN OF 12 SCHOOL STREET, HUDSON, NH 03051	Equitable Waiver & Variance Applications R'cvd- Notice in file
6			
7			
8			
9			
10			
11			
12			
	Total Number of pieces listed by sender 4	Total number of pieces rec'vd at Post Office 4	Postmaster (receiving Employee) 



APPLICATION FOR A VARIANCE

This form constitutes a request for a variance from the literal provisions of the Hudson Zoning Ordinance Article ^{TG} ~~VIII~~, ^{TG} ~~VII~~ of HZO Section(s) ~~334-31 & 334-27~~ in order to permit the following change or use:

To encroach 8' from front setback to add 2' x 12' garage door overhang.

You must attach to this application a copy of some form of determination that the proposed change or use is not permitted without a variance, consisting of a denial in writing of a building permit or use authorization by the Zoning Administrator, with the reasons for the denial being cited thereon.

FACTS SUPPORTING THIS REQUEST:

The power to grant variances from the local zoning ordinances is established in NH RSA 674:33 I(b), as follows:

- I. "The Zoning Board of Adjustment shall have the power to:
 - (b) Authorize upon appeal in specific cases a variance from the terms of the zoning ordinance if:
 - (1) The variance will not be contrary to the public interest;
 - (2) The spirit of the ordinance is observed;
 - (3) Substantial justice is done;
 - (4) The values of surrounding properties are not diminished; and
 - (5) Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.
 - (A) For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:
 - (i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and
 - (ii) The proposed use is a reasonable one.
 - (B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, 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.

The definition of "unnecessary hardship" set forth in subparagraph (5) shall apply whether the provision of the ordinance from which a variance is sought is a restriction of use, a dimensional or other limitation on a permitted use, or any other requirement of the ordinance.

New Hampshire case law has established, on the basis of the preceding statute and/or its precedent versions, that all of the following requirements must be satisfied in order for a Zoning Board of Adjustment to grant a variance. You must demonstrate by your answers in the following blanks that you do or will meet each and every requirement; do not presume or say that a requirement does not apply, or your request will be disqualified. Note that your answers here can be summary in nature, and you can provide additional testimony at the time of your hearing.

1. Granting of the requested variance will not be contrary to the public interest, because:
(Explain why you feel this to be true—keeping in mind that the proposed use must not conflict with the explicit or implicit purpose of the ordinance and that it must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure “public rights.”)

The granting of this variance will have no negative effect on the neighborhood's present uses, atmosphere or values as the addition of the overhang would increase aesthetics and value to the property.

2. The proposed use will observe the spirit of the ordinance, because:
(Explain why you feel this to be true—keeping in mind that, as detailed above, the proposed use must not conflict with the explicit or implicit purpose of the ordinance and must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure “public rights.”)

The slight intrusion into the set back will not affect safety, or the character of the neighborhood.

3. Substantial justice would be done to the property-owner by granting the variance, because:
(Explain why you believe this to be true—keeping in mind that the benefits to the applicant must not be outweighed by harm to the general public or to other individuals.)

The property owner is investing and improving the architecture of the neighborhood.

4. The proposed use will not diminish the values of surrounding properties, because:
(Explain why you believe this to be true—keeping in mind that the Board will consider expert testimony but also may consider other evidence of the effect on property values, including personal knowledge of the members themselves.)

It will not result in a change of use or any visible change in appearance of the properties or an increase in density.

5. Special conditions exist such that literal enforcement of the ordinance results in **unnecessary hardship**, because:

(Explain why you believe this to be true—keeping in mind that you must establish that, because of the special conditions of the property in question, the restriction applied to the property by the ordinance does not serve the purpose of the restriction in a “fair and reasonable” way and also that you must establish that the special conditions of the property cause the proposed use to be reasonable. Alternatively, you can establish that, because of the special conditions of the property, there is no reasonable use that can be made of the property that would be permitted under the ordinance.)

Granting of this variance to the setback requirement will result in no change to the current density of development and no detrimental effect on the ordinance's purpose of limiting density. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property. It would result in unnecessary hardship by preventing the owner from improving the property.

Requests before the Zoning Board of Adjustment may require connection to the municipal sewer system. Please contact the Town Engineer's Office prior to submittal of this application to determine if connection is required or will be allowed, together with the procedure for such application.



TOWN OF HUDSON

Land Use Division



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

Building Permit application 2020-00775 denial Zoning Determination #20-089

Marc Mousseau
75 Pelham Rd
Hudson, NH 03051

Re: 75 Pelham Rd Map 199 Lot 023-000
District: General (G)

Dear Marc,

Your building permit application: to construct a “roof over existing deck 5’ x 15’ and 2’ x 12’ over garage door” has been denied.

Zoning Review / Determination:

The submitted old (2002) certified plot plan titled “75 Pelham Rd Plot Plan” (attached) is not accurate as to the location of the existing garage.

According to our GIS titled “setback requirement note”, 1/3 of that structure is in the front setback of 50ft. Our Town Engr. has overlaid the actual building location over the (old) certified plot plan titled “75 Pelham – actual plot plan layout 2020”.

Therefore, due to this dimensional setback requirement for front yard, I have to deny the permit with the portion of: “the 2 x 12 new overhang of the existing garage door opening”.

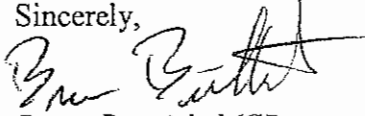
To continue with this proposal you would need to do the following:

- 1) Obtain an Equitable Waiver of Dimension from the ZBA (should be easy as this is clearly a mistake by the original surveyor).
- 2) Obtain a variance from the ZBA to expand an existing non-conforming structure (the 2x12 overhang) §334-31 Alteration and expansion of nonconforming structures & §334-27 Table of Minimum Dimensional Requirements.

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

I enclose both applications for your use.

Sincerely,



Bruce Buttrick, MCP

Zoning Administrator/Code Enforcement Officer

(603) 816-1275

bbuttrick@hudsonnh.gov

encl: Equitable Waiver of Dimensional Requirement and Variance applications

cc: Public Folder

D. Hebert, Building Official

File

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

199 023 000
MAP LOT SUB

1 of 1 RESIDENTIAL
CARD Hudson

Total Card / Total Parcel
APPRaised: 488,800/ 488,800
USE VALUE: 488,800/ 488,800
ASSESSed: 488,800/ 488,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		PELHAM RD, HUDSON

OWNERSHIP

Owner	Name
Owner 1:	MOUSSEAU, MARC R.
Owner 2:	MOUSSEAU, GAIL M.
Owner 3:	
Street 1:	75 PELHAM ROAD
Street 2:	
Twn/City:	HUDSON
St/Prov:	NH
Postal:	03051

PREVIOUS OWNER

Owner 1:	-
Owner 2:	-
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 1.825 ACRES of land mainly classified as 1LU with a COLONIAL Building built about 1997, having primarily VINYL Exterior and 2449 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	GD	GENERAL		water	9	PRIV WATER
				Sewer	0	SEPTIC
				Electri		
				Exmpt		
				Topo	3	BEL ST
				Street		
				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class	Spec Land	J Code	Fact	Use Value	Notes
107	ALU		1		SITE ACRE SITE			0 110,000.	0.95	RE				LOCATIC	-5		104,500					104,500	ALU
107	ALU		0.825		ACRES EXCESS			0 4,750.	0.62	RE				WET/LOI	-50		2,449					2,400	WET

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
107	1.825	278,100	103,800	106,900	488,800
Total Card	1.825	278,100	103,800	106,900	488,800
Total Parcel	1.825	278,100	103,800	106,900	488,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		199.59	/Parcel: 199.59

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	107	JB	261,700	103400	1.825	106,900	472,000	472,000	Year End Roll	5/6/2020
2019	107	FV	261,700	103400	1.825	106,900	472,000	472,000	Year End Roll	9/16/2019
2019	107	JB	261,700	103400	1.825	106,900	472,000	472,000	Year End Roll	5/8/2019
2018	107	FV	261,700	103400	1.825	106,900	472,000	472,000	Year End Roll	8/27/2018
2018	107	JB	261,700	103400	1.825	106,900	472,000	472,000	Year End Roll	5/9/2018
2017	107	FV	261,700	103400	1.825	106,900	472,000	472,000	Year End Roll	10/26/2017
2017	107	PV	261,700	103400	1.825	106,900	472,000	472,000	Year End Roll	8/28/2017
2017	107	JB	234,100	95200	1.825	102,900	432,200	432,200	Year End Roll	5/10/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETERSEN BUILT	5786-0763		1/30/1997		151,000	No	No		
ETCHSTONE PROPE	5729-1431		6/26/1996	FAMILY TRANS		Yes	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
11/5/2019	2019-00884	ELECTRIC		C				
9/9/2019	2019-00884	STRUCTUR	15,000	C				
10/6/2016	2016-975	PORCH	2,000	C				
1/21/2015	2015-00059	STRUCTUR	8,000	C			20X30STRUCTURE 10X	
1/21/2015	2015-00059	STRUCTUR	8,000	C			20X30' STEEL BLDG	
7/25/2012	29012-0045	ELECTRIC	3,000	C			INSTALL 15KW GEN	
7/19/2012	2012-00442	MECHANIC	1,000	C			INSTALL 15KW GEN	
6/22/2011	2011-084-1E	ELECTRIC	100	C			ELECTRICAL 8x36 OP	
3/21/2011	2011-00084	PORCH	5,000	C			Constr 8x36 Farmer	
3/12/2002	2002-369	ADDITION	8,000	C	4/12/2002			

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2020	Permit Visit	21	DEP ASR
3/27/2017	Measured	16	CCAG-R
5/25/2016	Permit Visit	12	TECH ASMNT
4/8/2015	Permit Visit	15	APPR TECH 5
11/16/2012	Permit Visit	12	TECH ASMNT
11/15/2011	Measured	14	APPR TECH 4
7/21/2007	Measured	6	RB
9/3/2003	Permit Visit	3	ASMNT TECH
4/12/2002	Permit Visit	0	PATRIOT

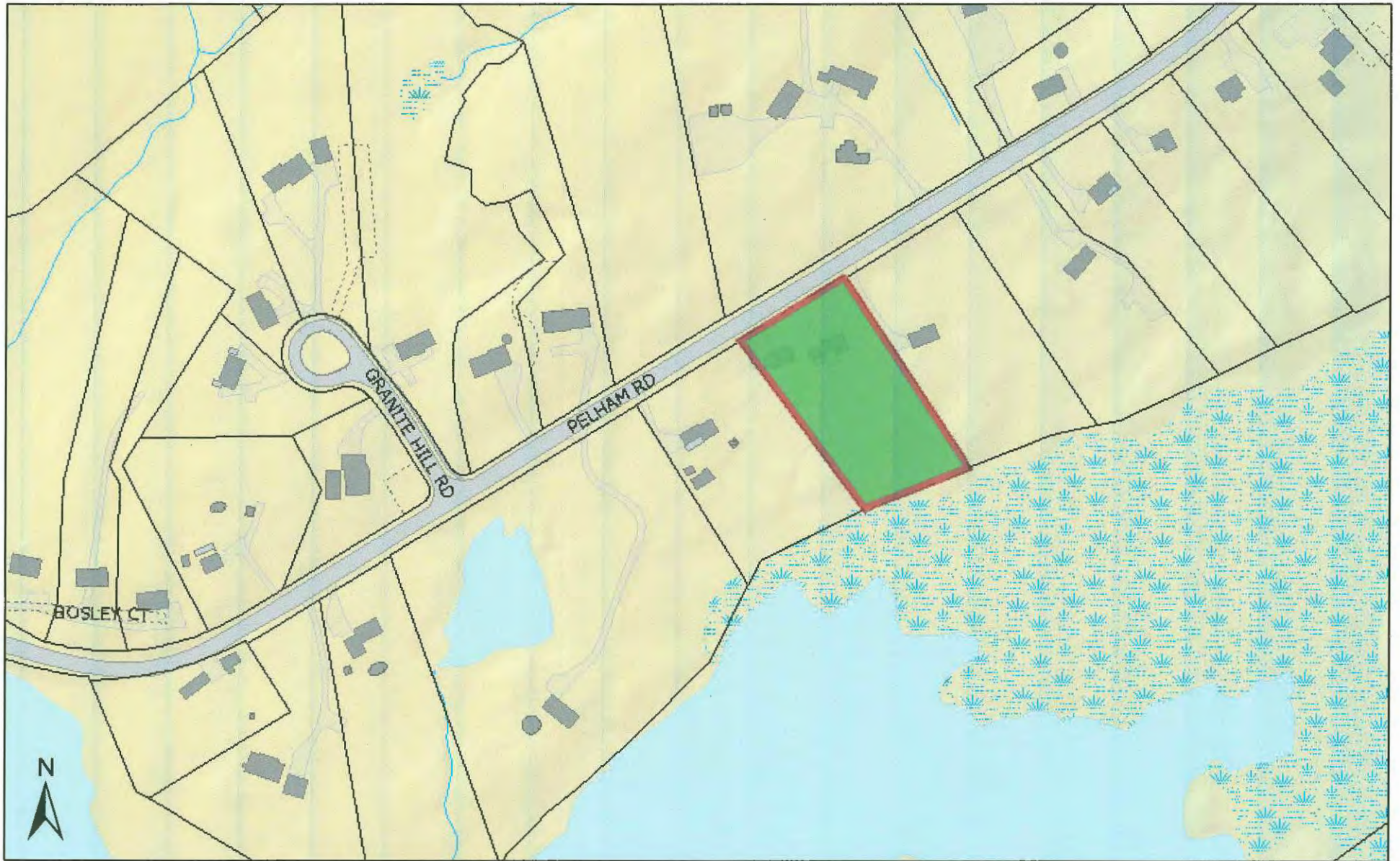


USER DEFINED

Prior Id # 1:	0017
Prior Id # 2:	0019
Prior Id # 3:	0001
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bld Reason:	
Civil District:	
Ratio:	

Total AC/HA: 1.82500 Total SF/SM: 79497 Parcel LUC: 107 ALU Prime NB Desc RES AVG Total: 106,949 Spl Credit Total: 106,900

Mousseau GIS



January 14, 2021

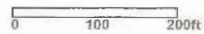
----- Easement_Lines

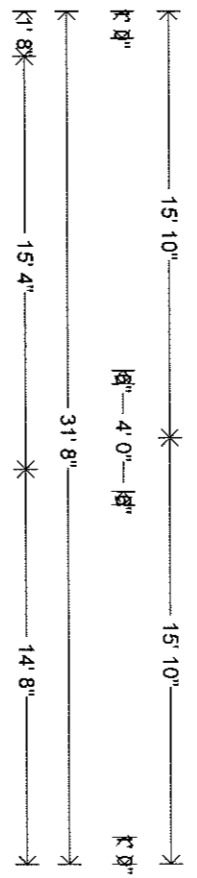
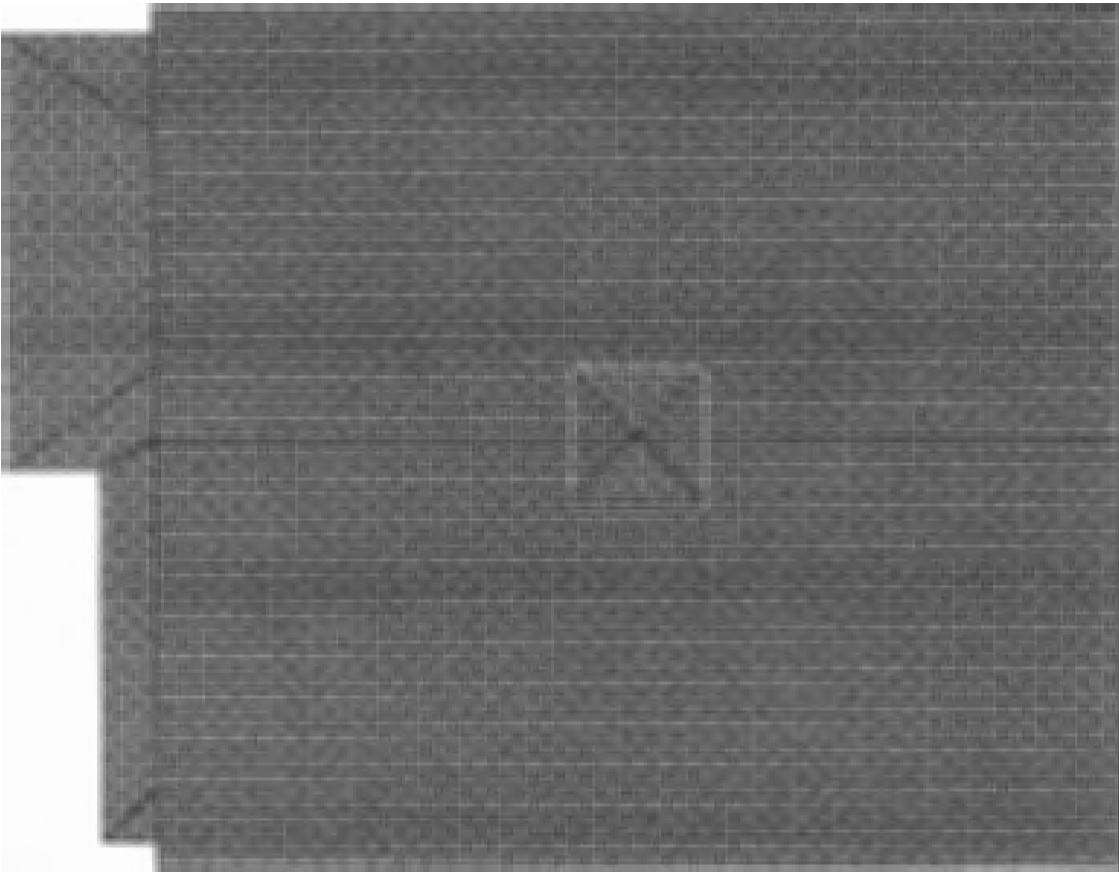
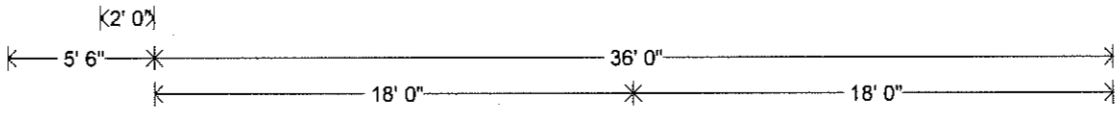
□ Parcels

1 inch = 246 feet

0 270 540 Feet

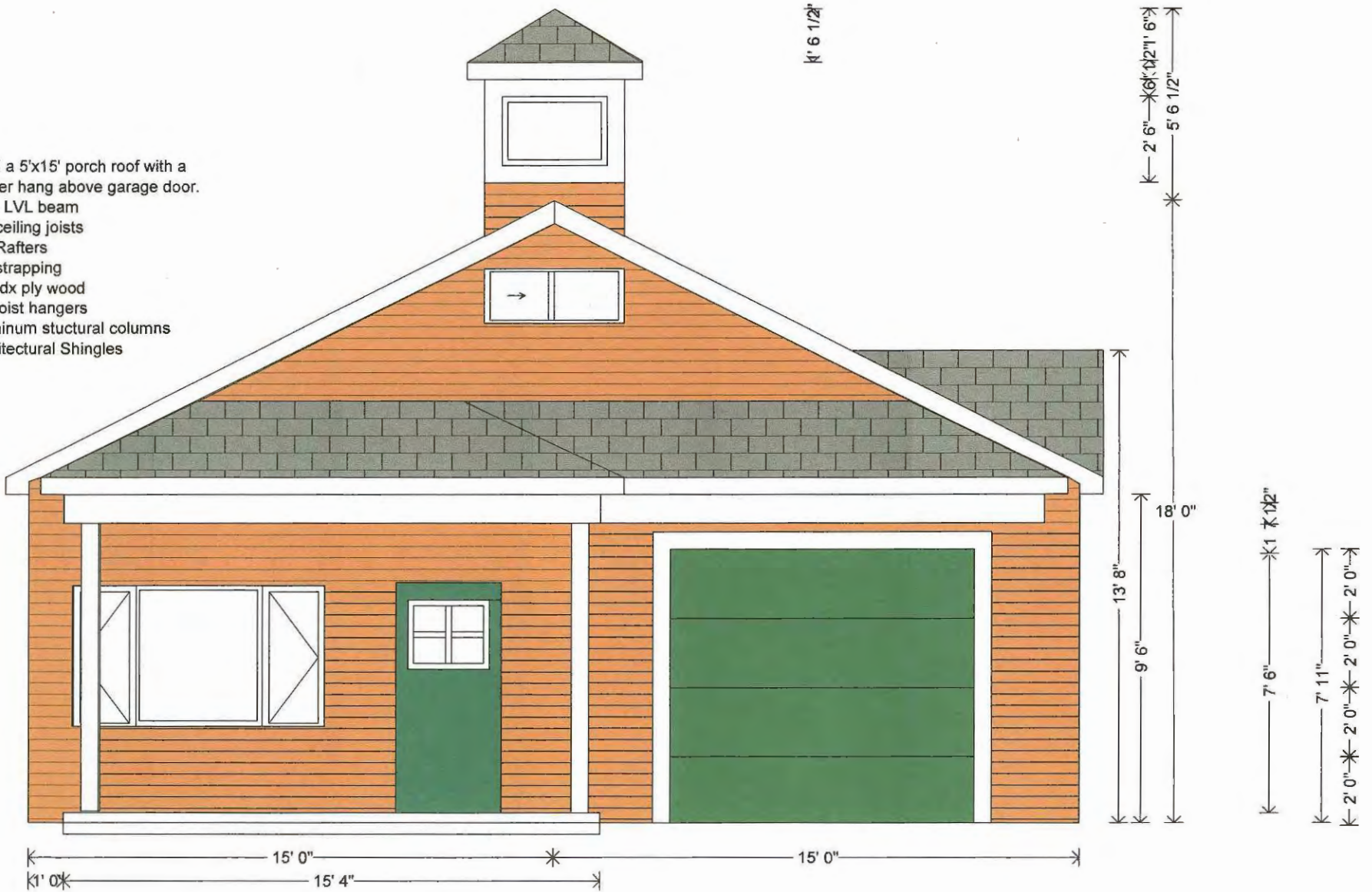






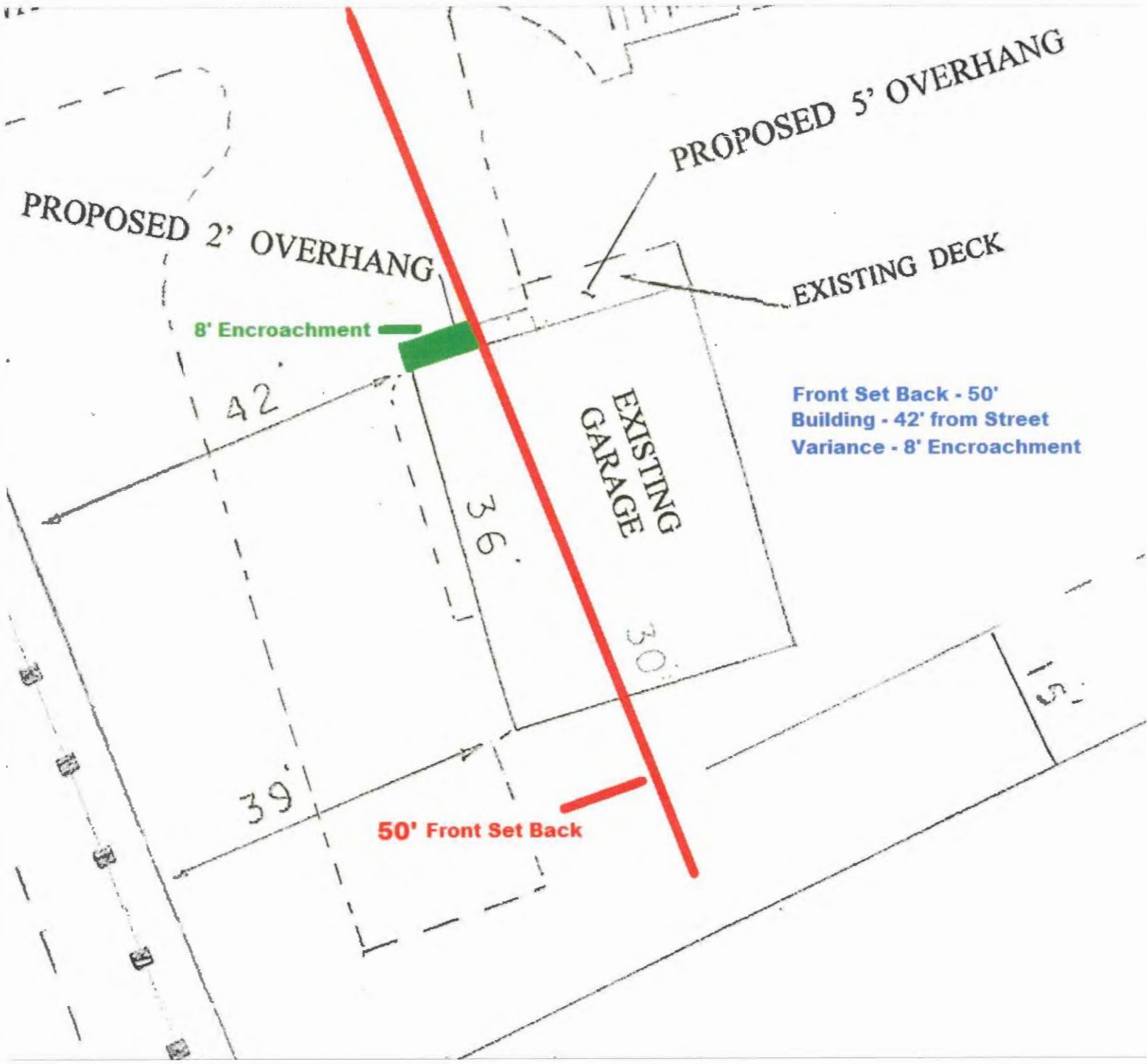


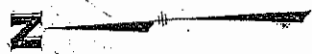
Build a 5'x15' porch roof with a
 2' over hang above garage door.
 2x10 LVL beam
 2x8 ceiling joists
 2x8 Rafters
 1x3 strapping
 1/2 cdx ply wood
 2x8 joist hangers
 Aluminum structural columns
 Architectural Shingles



TOWN OF HUDSON
JAN 28 2021
Zoning Department

DEST3037.pdf





TAX MAP 199 / LOT 022
 RICHARD A. PHILLIPS
 77 PELHAM ROAD
 HUDSON, NH 03051

TAX MAP 205 / LOT 102
 TOWN OF HUDSON, NH
 (loc. 66R PELHAM ROAD)
 12 SCHOOL STREET
 HUDSON, NH 03051

TAX MAP 199 / LOT 023
 75 PELHAM ROAD
 79,497 SF / 1.825 AC.

EXISTING
 SHED

EXIST.
 WELL

TAX MAP 199 / LOT 024
 ERIC & JENNIFER CHAFFE
 73 PELHAM ROAD
 HUDSON, NH 03051

TAX MAP 199 / LOT 015
 MAURICE R. LEAOR
 73 PELHAM ROAD
 HUDSON, NH 03051

TAX MAP 199 / LOT 014-001
 DAVID & SHARON MORA
 66A PELHAM ROAD
 HUDSON, NH 03051

TAX MAP 199 / LOT 014-002
 STEVENS & KARUNADEEPTI VUPPULA
 66B PELHAM ROAD
 HUDSON, NH 03051

OWNERS OF RECORD: MARC & GAIL MOUSSEAU
 75 PELHAM ROAD
 HUDSON, NH 03051
 DEED REFERENCE: BOOK 5786 PAGE 0763
 PLAN REFERENCE: HCRD # 28042
 PRESENT USE: RESIDENTIAL
 PRESENT ZONING: G - GENERAL
 MINIMUM SETBACKS: FRONT - 50 FEET
 SIDE - 15 FEET
 REAR - 15 FEET
 WETLANDS - 50 FEET

TAX MAP 199 / LOT 023
CERTIFIED PLOT PLAN
 75 PELHAM ROAD
 HUDSON, NH 03051

PREPARED FOR: MARC MOUSSEAU
 75 PELHAM ROAD
 HUDSON, NH 03051

NOVEMBER 18, 2020 SCALE: 1" = 20'

M. J. GRAINGER ENGINEERING, INC.
 PROFESSIONAL ENGINEERS - SURVEYORS - PLANNERS
 220 DERRY ROAD HUDSON, NH 03051 (603) 882-4359
 SHEET 1 J.N. 20-137

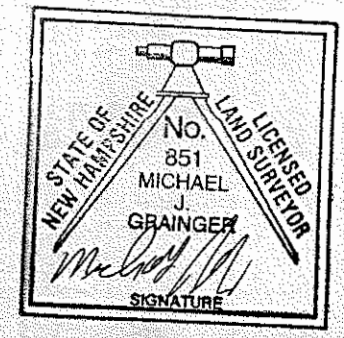


REVISIONS				
NO.	DATE	DESCRIPTION	BY	APP.

I CERTIFY THAT THIS PLAN WAS PREPARED FROM THE BOUNDARY INFORMATION AND A FIELD SURVEY MADE ON THE GROUND DURING OCTOBER 2020, HAVING A MAXIMUM ERROR OF CLOSURE OF 1 IN 10,000, IN ACCORDANCE WITH THE TOWN OF HUDSON REGULATIONS.

PREPARED FOR: MARC MOUSSEAU, PELHAM ROAD, HUDSON, NH... PREPARED FOR STONESTONE PROPERTIES, INC., 157 WEST HOLLIS STREET, NASHUA, NH, SCALE: 1"=100', DATE: JUNE 13, 1995 BY MAYNARD & PAQUETTE, INC., NASHUA, NH AND RECORDED AT THE UCRD AS PLAN NO. 28042

I CERTIFY THAT THE LOCATION OF THE FOUNDATION AS SHOWN ON THIS PLAN WAS DETERMINED BY A FIELD SURVEY AND CONFORMS TO THE ZONING SETBACK REGULATIONS OF THE TOWN OF HUDSON.



MAP 17 / LOT 19-1

LOT 19

407.13'

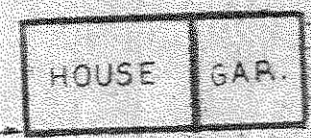
952

373.91'

N

LOT 19-2

Edge of Wetlands



87'

58'

50'

215.00'

IRON PIPE SET

(TAX MAP 17 / LOT 19 - 1)
CERTIFIED PLOT PLAN
75 PELHAM ROAD
HUDSON, N.H.

PREPARED FOR: MARC MOUSSEAU
75 PELHAM ROAD
HUDSON, N.H.

APRIL 17, 2001

SCALE: 1" = 40'

M. J. GRAINGER ENGINEERING, INC.
PROFESSIONAL ENGINEERS - SURVEYORS - PLANNERS
220 CERRY ROAD HUDSON, N.H. (603) 882-4299

JN 01-114

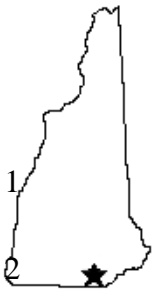
Printed
1/27/2021
2:28PM
Created
1/27/2021
2:18 PM

Transaction Receipt
Town of Hudson, NH
12 School Street
Hudson, NH 03051-4249

Receipt# 627,430
tgoodwyn

	Description	Current Invoice	Payment	Balance Due
1.00	Zoning Application- 02/25/21 ZBA Mtg. 75 Pelham Rd Map/Lot 199-023-000 Equitable Waiver	0.00	146.4000	0.00
	Variance	0.00	130.0000	0.00
			Total:	276.40

Remitter	Pay Type	Reference	Tendered	Change	Net Paid
Paul Roy	CHECK	CHECK # 357	146.40	0.00	146.40
Paul Roy	CHECK	CHECK # 358	130.00	0.00	130.00
			Total Due:		276.40
			Total Tendered:		276.40
			Total Change:		0.00
			Net Paid:		276.40



TOWN OF HUDSON

Zoning Board of Adjustment



Gary M. Daddario, Chairman

Marilyn E. McGrath, Selectmen Liaison

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

MEETING MINUTES – January 28, 2021 – as edited

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. REMINDER: COVID-19 State of Emergency Contact Tracing Attendance Form: Meeting Sign-In Sheet

Gary Daddario called the meeting to order at 7:03 ~~xxxx~~ PM, welcomed everyone and read the COVID-19 meeting procedure that in conformance with the NH State of Emergency Order #12 confirmed the following: (a) providing public access to meeting by telephone and video access; (b) provided public notice on how to access the meeting; (c) mechanism to advise if there is a problem with accessing meeting and (d) should there be an issue with accessibility, the meeting will need to be adjourned and rescheduled; and (e) that voting would be by roll call vote. Mr. Daddario stated that the Board would go into recess so that the public could call in their questions or concerns during public testimony and added that if anyone cannot gain access, that the meeting would need to be adjourned. Mr. Daddario noted that specific instructions for meeting access was included in both the Applicant Notification and the Abutter Notification and were posted on the website.

Mr. Buttrick read the Preamble into the record, identified as Attachment A of the Board’s Bylaws, which included the procedure and process for the meeting, and the importance of the 30-day time period for appeal.

Mr. Daddario invited everyone to stand for the Pledge of Allegiance and asked everyone to sign the contact meeting form for Covid tracking purposes.

Clerk Etienne took attendance. Members present were Gary Daddario (Regular/Vice Chair/Acting Chair), Brian Etienne (Regular/Clerk), Leo Fauvel (Regular), Ethan Severance (Alternate and remote), and Jim Pacocha (Regular). Also present were Bruce Buttrick, Zoning Administrator, Louise Knee, Recorder (via remote access) and Kara Roy, Interim Selectman Liaison. Excused was Marilyn McGrath, Selectman Liaison. For the record, Alternate Severance was seated as a Voting Member.

IV. PUBLIC HEARING OF SCHEDULED APPLICATION BEFORE THE BOARD:

- 1. **Case 157-001 (01-28-21)(continued from 10-22-20):** Andrea Mastrangelo, **56A Ledge Rd., Hudson, NH** requests a Home Occupation Special Exception to operate a home hair salon color studio business in the basement area of the primary residence. [Map 157, Lot 001-000; Zoned Residential-Two (R-2); HZO Article VI, Special Exceptions, §334-24, Home Occupations].

48 Mr. Buttrick read the Case into the record, noted that it was continued from
49 October's meeting, with no meeting date specified, so that the Applicant could provide
50 additional information regarding water and septic capacities, and stated that the Case
51 could not have a public hearing at this meeting because the Case was not properly
52 noticed to the public. It was noted that a continuation without a specified date
53 requires re-notice to the public and abutter fees to be (re)paid.
54

55 Mr. Buttrick referenced the Town Engineer's 12/11/2020 email to the Applicant
56 noting his acceptance of Northeast Water Well, Inc. assessment that the water usage
57 for the proposed salon business should "not have a severe impact on the well or water
58 table and should not be added strain to the current system at the volume of business
59 estimated on a weekly basis currently." (calculation was estimated at eighty (80)
60 gallons per week).
61

62 With regard to the septic system, Mr. Buttrick reported that the Town Engineer spoke
63 with AB Septic after they advised the Applicant that a new septic design would be
64 needed and as of 1/20/2021 the Town Engineer has not yet received a septic design
65 plan. Mr. Buttrick stated that the Board has the option to approve the Home Office
66 Special Exception with a condition that a septic design plan be submitted.
67

68 Mr. Daddario stated that the Board heard a lot of concerns from the abutters back in
69 October and even though the option exists to approve with a condition, it would be
70 his preference to have a septic plan design to review prior to approval. Mr. Fauvel
71 concurred and stated that his concerns are not only with the height of the septic
72 system with regard to sink but also with the well, whether the well is artesian or
73 shallow because a shallow well could be compromised with any chemical discharge,
74 and whether there is a plan for additional paved parking.
75

76 Mr. Etienne made the motion to defer hearing of this Case to the 2/25/2021 ZBA
77 meeting. Mr. Pacocha seconded the motion. It was noted that the Applicant will need
78 to pay Notification Fee to Abutters and submit a Septic Design Plan. Roll call vote
79 was 5:0.
80

81 Board took a five-minute recess at 7:24 PM
82

83 **V.PUBLIC HEARING:** Proposed Bylaw amendments- 2nd reading.
84

85 At 7:30 PM Public Hearing opened. Mr. Buttrick reviewed the amendment and
86 sections for the insertion of the succession of Officers. Mr. Etienne noted that the
87 change basically crosses the T's and dots the I's and made the motion to accept the
88 revision as edited. Mr. Pacocha seconded the motion. Recess called at 7:32 PM for
89 any call-ins. At 7:38 PM Mr. Daddario called the meeting back to order and Mr.
90 Buttrick reported that no phone calls were received. Roll call vote to adopt the
91 amendment to the Bylaws was 5:0.
92

93 **VI.REQUEST FOR REHEARING:**
94

95 No requests were received for Board consideration
96
97

VII. REVIEW OF MINUTES:

98

99

100 12/17/20 edited Minutes: Motion made by Mr. Etienne and seconded by Mr.
101 Pacocha to approve the 12/17/2020 Minutes as edited. Roll call vote was 5:0.

102

VIII. OTHER:

103

104

105 1. Election of New ZBA Officers for 2021

106 Chairman: Motion made by Mr. Pacocha and seconded by Mr. Etienne to appoint Mr.
107 Daddario as Chairman. Roll Call vote was 5:0.

108 Vice Chair: Motion made by Mr. Daddario and seconded by Mr. Etienne to appoint
109 Mr. Pacocha as Vice Chair. Roll call vote was 5:0.

110 Clerk: Motion made by Mr. Daddario and seconded by Mr. Pacocha to appoint Mr.
111 Etienne as Clerk. Roll call vote was 5:0.

112 The 2021 ZBA OFFICERS: Chairman Gary Daddario, Vice Chair Jim Pacocha and
113 Clerk Brian Etienne.

114

115 2. 143 Dracut Rd - Determination as a Development of Regional Impact

116 (see Z.D. #20-139)

117 Mr. Buttrick stated that a one hundred fifty five foot (1550) tall monopole cell tower
118 has been proposed for the location and because of the Zone District will require a
119 Special Exception from the ZBA and Site Plan approval from the Planning Board. Cell
120 towers require notices to be sent to everyone within a twenty-mile radius. As Zoning
121 Administrator, he has made the determination that this project is one of Regional
122 Impact and would appreciate Board confirmation.

123 Mr. Etienne made the motion to affirm the Zoning Administrator's determination to
124 designate this project a development of Regional Impact. Mr. Pacocha seconded the
125 motion. Roll call vote was 5:0.

126 Mr. Etienne stated that based on his employment, he would be recusing himself when
127 the Case comes before the Board.

128

129 3. Discussion on Notice of Decision omitted in error: Request for Rehearing Case
130 173-012 & 014 (4 & 14 Tolles St)

131 Mr. Buttrick stated that the Case requesting extension of same Uses from 15 & 17
132 Tolles Street for 4 & 14 Tolles Street was denied on 7/23/2020 and the Request for
133 Rehearing was denied on 9/24/2020 and that the next step in the process is to
134 appeal to Superior Court. In preparation for Court, it was discovered that a Notice of
135 Decision (NOD) for denying the Rehearing was not issued.

136 Mr. Buttrick stated that Town Counsel was consulted and advised that the Board
137 should motion to issue a NOD and preserve the paper trail. Mr. Buttrick referenced

138 the excerpt from the approved 9/24/2020 Minutes in the Meeting Packet and the
139 draft NOD prepared from the Minutes.

140 Mr. Daddario stated that such a motion would ratify the Board's decision and noted
141 that the draft confirmed what transpired in the 9/24/2020 meeting.

142 Mr. Daddario made the motion to issue the Notice of Decision denying the Rehearing
143 Request as drafted. Mr. Etienne seconded the motion. Roll call vote was 4:0:1. Mr.
144 Fauvel abstained

145 4. Discussion on Home Occupation Special Exception Application

146 Mr. Buttrick stated that the Home Occupation Special Exception (HO/SE) application
147 does not have Criteria F in it – “On-site retail sales are an expressly prohibited home
148 occupation special exception use.” – yet has the words “sales or service” at the head
149 of the application form and noted that the Zoning Ordinance does not have a
150 definition for Sales or Retail Sales and an amendment to the Zoning Ordinance can
151 only occur with a Town Vote. Discussion ensued and general consensus was that
152 Criteria F should be added to the application form and that sales either for services
153 provided on site or items created/made on site are permitted whereas items made
154 offsite by someone else for someone else constitutes “retail sale” and is prohibited.
155 Mr. Buttrick was asked to draft a revision to the HO/SE Application Form to include
156 Criteria F and clarification of sales.

157 5. Proposed Zoning Ordinance amendments

158 Mr. Buttrick referenced the excerpt from the Planning Board's 1/6/2021 meeting
159 regarding proposed revisions to Section 334-6, Definitions, pertaining to regarding
160 buildings and setback, and noted that the change is now in de facto effect. Mr.
161 Fauvel stated that steps going into a building usually have a platform and asked of
162 the platform is considered part of the building or part of the steps. Mr. Buttrick
163 stated that would depend on whether the platform has a roof. If no roof, then the
164 platform is part of the steps; if there is a roof, then the platform is considered part of
165 the building. It was noted that the ZORC (Zoning Ordinance Review Committee) has
166 not met in the past couple of years but will hopefully be engaged later this year.

167 6. Alternates – function & participation

168 Mr. Buttrick referenced the material in the Meeting Packet containing excerpt from
169 the State of NH OSI and if a change is desired, the Bylaws would need to be modified.
170 Discussion ensued. General consensus was to leave as is, that Alternates get to
171 participate up to deliberation. No further action required.

172

173 Motion made by Mr. Pacocha, seconded by Mr. Etienne and unanimously voted to
174 adjourn the meeting. The 1/28/2021 ZBA meeting adjourned at 8:26 PM.

175

176 Respectfully submitted,

177 Louise Knee, Recorder

whether or not they should step down (recuse themselves) Board members should review the questions which are asked of potential jurors to determine qualification (RSA 500-A: 12). A potential juror may be asked whether he or she:

- a. Expects to gain or lose upon the disposition of the case;
- b. Is related to either party;
- c. Has advised or assisted either party;
- d. Has directly or indirectly given an opinion or formed an opinion;
- e. Is employed by or employs any party in the case;
- f. Is prejudiced to any degree regarding the case; or
- g. Employs any of the counsel appearing in the case in any action then pending in the court.

Either the Chairman or the Member disqualifying himself/herself before the beginning of the public hearing on the case shall announce the disqualification. The disqualified shall step away from the table during the public hearing and during all deliberation on the case as they so choose.

4. Order of Business

The order of business for regular meetings shall be as follows:

- a. Call to order by the Chairman
- b. Pledge of allegiance [9-26-19]**
- c. Introduction/order of business. Attachment "A". [9-26-19]**
- d. Roll call by the clerk
- e. Unfinished Business (Continued or Deferred Hearings)
- f. New Hearing(s) Board will not hear new cases after 11:00pm [9-26-19]
- g. Requests for Rehearing
- h. Approval of Minutes from Previous Meeting (s)
- g. New Business
- h. Communications and items of interest to the Board, Other Business
- i. Adjournment

(Note: Although this is the usual order of business, the Board may wish to hold the hearings immediately after the roll call in order to accommodate the public, based on a positive vote of the Board.)

143.8 Application Process

1. **Applications**

- a. Each application for a hearing before the Board shall be made on forms provided by the Board and shall be presented to the Zoning Administrator (or designee) who shall record the date and time of receipt.

Application deadline for meeting is 12:00 noon, 12 business days (Monday-Friday including Holidays) prior the scheduled meeting date.

Only complete and accurate applications will be submitted for agenda action, incomplete or inaccurate applications will not be submitted for agenda action.

- b. Appeals from an administrative decision taken under RSA 676:5 shall be filed within 30 days of the decision or when such decision becomes known or reasonably could have been known by the petitioner as determined by the Board.

- c. The provisions covering the conduct of public hearings, set forth in these rules, together with such additional provisions as may be required by the other Board, shall be followed; and
- d. The other Board shall concur with the above.

Attachment “A” [9-26-19]

Chairman’s introduction/order of business

Good evening ladies and gentlemen. Welcome to the **(Date)** Hudson Zoning Board of Adjustment. I call this meeting to order **(state the time)**.

If you could please stand and join me in the Pledge of Allegiance.....

We will proceed with cases in the order they appear on tonight's agenda unless the Board deems it appropriate to take a case out of order. No new case will be heard after 11:00pm. Any carryover cases will be heard at the next carryover meeting usually the 2nd Thursday. State law and local ordinances set out the criteria that must be met in order for this Board to grant a request before the Board. These minimum requirements are outlined on application forms in the Town’s Land Use Office. Applicants should proceed with this format to provide adequate justification for the Board to grant their request.

The Chairman will open the Hearing to hear testimony either for or against the request. The order of testimony will first be the applicant presenting their case as why it should be approved; next testimony from those supporting the applicant will be heard; and last will be testimony from those either neutral to or against the proposed case. If necessary a second round of testimony will be heard to respond to those in opposition and subsequent rebuttal.

All discussions will be between the applicant and the Board. Please be respectful of all and in interest of time refrain from repeating previous testimony. New documentation will be accepted by the Board for consideration this evening,

but may cause the case to be continued or deferred. The Board reserves the right to ask for additional testimony at anytime.

After hearing the facts from all parties the Chairman will close the public hearing and the Board will deliberate and vote either to approve, deny or defer the request before moving on to the next case.

Handouts are at the back of the room: consisting of the agenda for tonight, and re-hearing request for those that feel aggrieved and wish to appeal any decision the Board may have made. Please be aware of the 30 day time period.

All those that wish to speak are asked to come either to the lectern or the adjacent table, speak clearly, state your name and address. Please spell your last name for the recorder.

Before we begin a few housekeeping items:

- Turn off your cell phones
- There is no smoking in the building
- Please refrain from talking amongst yourselves as it distracts from hearing the testimony of the case

Will the Clerk please call for attendance.....