



TOWN OF BOXFORD
HISTORICAL COMMISSION

December 12, 2014

Varsity Wireless, LLC
Christopher Davis
346 Congress Street, Suite 703
Boston, MA 02210

Re: 12 Mortimer Road Cell Tower, Boxford, MA

Dear Mr. Davis:

On December 10, 2014 The Boxford Historical Commission reviewed a copy of your proposal for a cell tower at 12 Mortimer Road, Boxford, MA.

We have the following concerns:

1. The proposed site is within a half-mile of three significant historic properties: The Peabody Sherrill House at 166 Main Street, Berry Patch Farm at 186 Main Street and the Simpson House at 327 Main Street.
2. All three properties would be eligible for inclusion in the National Register of Historic Places
3. Erecting a cell tower at this location could have an adverse effect on these historic assets and would be an intrusion upon the nature of the community.
4. There would be a change in character of the visual setting, for instance, the artist's rendering shows a "faux tree"/tower that is clearly visible from 186 Main Street.
5. There would be an audible impact of a generator on the rural setting of the three properties and the surrounding neighborhood and it would be inconsistent with the environment
6. These adverse factors could have a future impact on any prospective purchasers considering the investment into one of these properties.

We would ask that you undertake a complete Section 106 Review, as required by the National Historic Preservation Act and Code of Federal Regulation at 36 CFR Part 800, with further research, a survey of the historic properties, photographic documentation, a balloon test, a more complete evaluation of additional prospective locations or collocation alternatives for this project and consideration of all other requirements prescribed by these regulations. We also request that you work directly with Massachusetts Historical Commission to evaluate the application of section 1.1307 of NEPA and required environmental assessment.

Sincerely,

Gwendolen E. Perkins
Chairman
Boxford Historical Commission

Cc

Massachusetts Historical Commission

- Brona Simon, State Historic Preservation Officer
- Jonathan Patton

Town of Boxford

- Zoning Board of Appeals & Planning Board
- Conservation Commission
- Board of Selectmen

Ross Povenmire

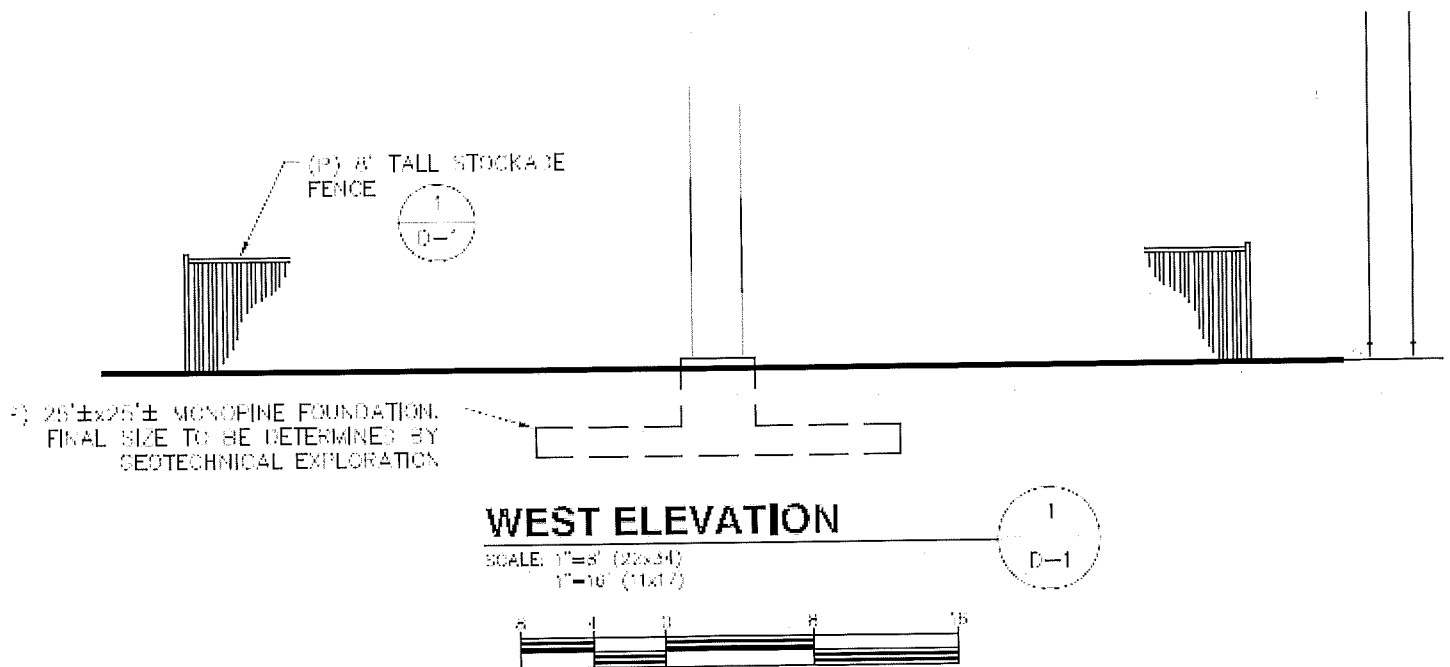
From: Mike Cassidy <Mike.Cassidy@Vertexinc.com>
Sent: Wednesday, December 10, 2014 3:28 PM
To: Ross Povenmire
Subject: Varsity Site Plan

Hi Ross,

Good afternoon. I have yet another concern with the plans of this tower and they have to do with the recommended foundation. From the plans outlined below, it appears that the 25x25 foundation (concrete borings) will be 8 feet deep, which is completely inappropriate for a 150 foot structure. Research I have done states that a minimum of 25 feet is required, but most geotechnical engineers will suggest 30 to 50 feet based on requirements to stabilize the tower. I also spoke to an expert in CA, who stated that depth amounts often reach 1/3 of the tower height. I did not see any guy-anchors included in the plans, so my assumption is that this is a free standing tower. Aside from this omission, I am also concerned with what a 50 foot hole might do to the surrounding wetlands, resulting drainage and water table. I am also concerned about root structures of close by trees and other unintended consequences. Additionally, where will Varsity propose to locate the dirt removed from this hole? I would respectfully ask the commission to inquire as to these details, as this is an open-item which is not appropriately disclosed in the plans and has consequences for the wetlands area. Please note below, the plan states "Final size to be determined by the geotechnical exploration".

Thank you,

Mike



Mike Cassidy
Sales Manager
Vertex Managed Services
C: 978-314-1005

Ross Povenmire

From: Mike Cassidy <Mike.Cassidy@Vertexinc.com>
Sent: Thursday, December 04, 2014 9:10 PM
To: Ross Povenmire
Subject: Question

Ross,

I had a question for the Cons Comm, that I didn't get a chance to ask tonight. Most cell towers employ generators or some type of back-up, powered by fossil fuels or a battery cell. These types of high-powered units do create some environmental concerns. I noticed that this tower did not include any type of back-up, which seems like a complete oversight. There are examples where companies add these back-up systems after permit approval, as this limits scrutiny to some extent. Would the commission be able to pose this question to Varsity?

Thanks,

Mike

Mike Cassidy
Sales Manager
Vertex Managed Services
C: 978-314-1005



Ross Povenmire

From: Mike Cassidy <Mike.Cassidy@Vertexinc.com>
Sent: Wednesday, December 10, 2014 9:29 AM
To: Ross Povenmire
Subject: Re: Conservancy Districts

Hi Ross,

Nice to meet you. Wanted to inquire as to why Varsity indicates in their ZBA app that a generator will be included as part of the cell build, but says the opposite in their Cons Comm app. I would ask that the Cons Comm investigates this omission and does additional due diligence around the environmental effects of an industrial generator at 12 Mortimer. Aside from the pollution and noise, a leak or spillage of diesel fuel or other substance would impact ground water in our immediate area.

Additionally, do you know if Varsity has done an Environmental Assessment as of yet? Did not see that in the application. Also does impacts on historical homes fall anywhere in the Cons Comm purview? I am already working with Wendy Perkins and am attending her meeting this evening.

Best,

Mike

On Dec 9, 2014, at 2:43 PM, Ross Povenmire <dircons@town.boxford.ma.us> wrote:

Hello Mike,

Conservancy districts were removed from the zoning map and zoning code by vote at town meeting. The boundaries of the districts did not accurately reflect resource areas and the restriction on uses within the districts is better regulated by the Conservation Commission under wetland protection regulations. In any case, "telephone, telegraph, power and gas transmission" were permitted uses within the Conservancy District.

Ross

From: Mike Cassidy [<mailto:Mike.Cassidy@Vertexinc.com>]
Sent: Tuesday, December 09, 2014 2:33 PM
To: Ross Povenmire
Subject: Conservancy Districts

Hello Ross,

Thank you again for your patience with my inquiries. I wanted to provide an additional piece of information that the Cons Comm may be considering, but I wanted to confirm. It appears from the Locus Map of Berry Patch Lane that our street is coded as a conservancy area. The bylaws of Boxford provide special rules around this as you know, and wanted to inquire as to whether these have been considered when reviewing the wetland impacts of the tower, extended access road and potential ground water impact of a gas generator when one is added. Please advise.

Additionally, does all of this rain today and this week impact the walk through this weekend and/or potential results of that inspection?

Best,

Mike

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Mike Cassidy
Sales Manager
Vertex Managed Services
C: 978-314-1005

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