

References for Review

NOI Section 2.0 Definition of Facility

2.0 EXISTING CONDITIONS

The proposed location for a new telecommunications facility consisting of a fenced compound with monopole and access road is on a portion of privately-owned land located at 12 Mortimer Road, in Boxford, Massachusetts (Parcel ID: 27-1-11). The site is bounded to north, south, east, and west by residential properties and open space (See Figure 1 – USGS Map and Figure 2 – Aerial Map). The site contains a single-family home with separate garage and in-ground swimming pool on approximately six acres of land. Remaining portions of the property consist of old pasture land and forest areas. Wetland resource areas are described in more detail in the following section. Representative photographs of the site and surrounding areas have been included in this report.

NOI Section 4.0 - Definition of facility

4.0 PROPOSED WORK

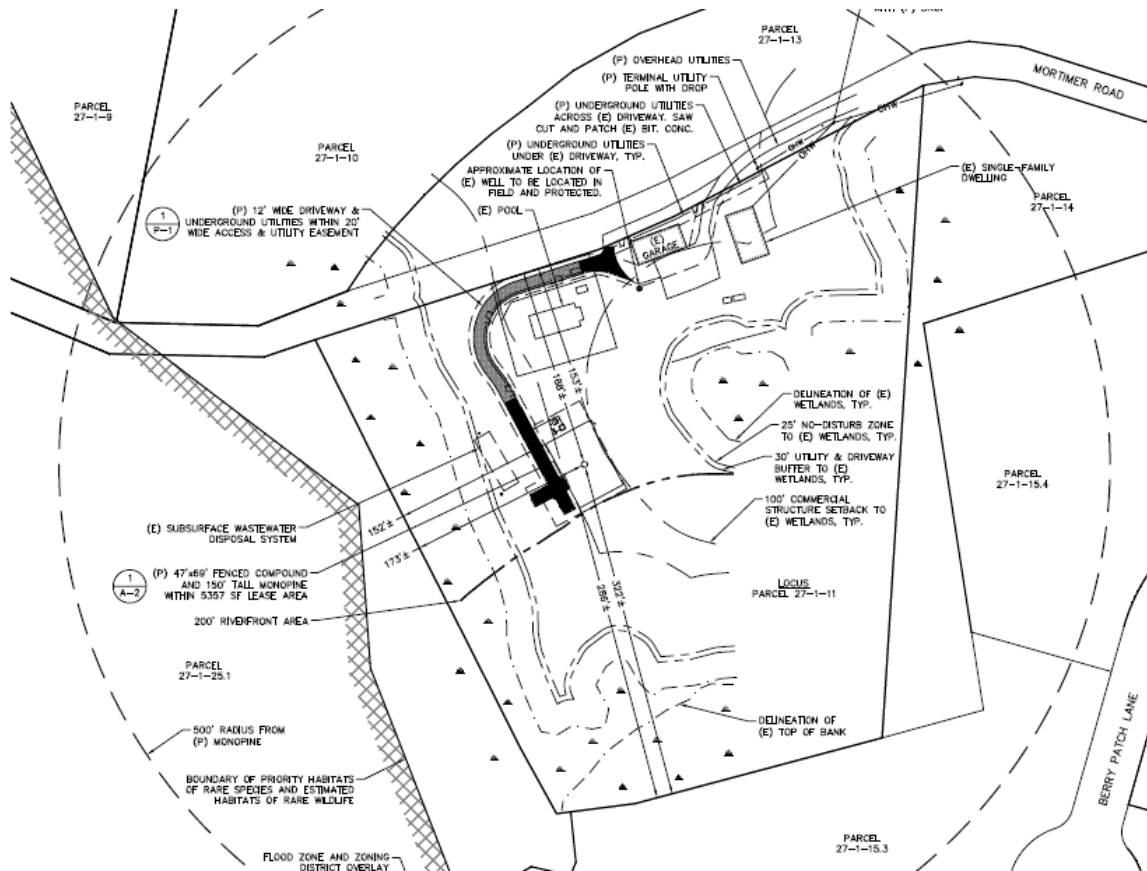
The proposed telecommunications facility will be constructed in the southwest quadrant of the parcel. The lease area for the facility is approximately 5,357 square feet, and will contain a 150-foot tall monopole within a 47-foot by 69-foot fenced compound surrounded by an eight-foot tall chain link fence with barbed wires. Associated telecommunications equipment will be located outside at the base of the structure within the fenced compound area, while a pad-mounted transformer will be located just outside the compound.

Erosion Control Notes - Definition of Facility

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EROSION CONTROL NOTES
1. APPLICANT PROPOSES TO CONSTRUCT A CELLULAR TELECOMMUNICATIONS FACILITY CONSISTING OF A FENCED COMPOUND AND UTILITY WORK WITHIN A LEASE AREA AND EASEMENTS.

References for Review

Radius Map - A1

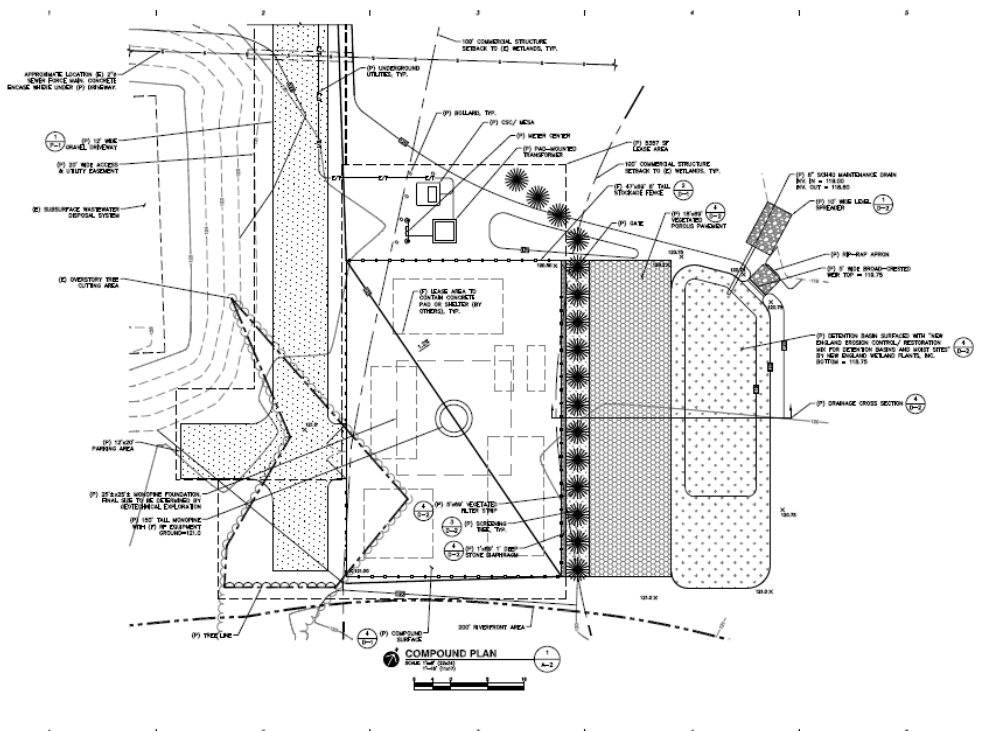


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Setback Requirements from Conservation Commission Zoning Bylaws

Type of Project	Vernal Pool	& Stiles Ponds	Resource Areas	River
Underground storage tanks containing any hazardous materials	100	100	100	200
Animal paddocks	100	100	100	200
Commercial, institutional, industrial, and municipal structures and associated parking facilities	100	100	100	200

Compound Map A-2 - Showing parking space and corner of compound in setback



References for Review

Zoning Table - demonstrating inconsistency between actual tower size and constraint used

ZONING SUMMARY TABLE		
ZONING DISTRICT(S): RESIDENCE-AGRICULTURAL DISTRICT (R-A) ASSESSORS ID: 27-1-11 (P) USE: WIRELESS COMMUNICATION FACILITY		
DIMENSION	PROVIDED	CONSTRAINT
LOT - AREA	6± Ac.	2± Ac. MIN.
LOT - COVERAGE	3%±	25% MAX.
LOT - FRONTAGE	630'±	250' MIN.
COMPOUND - FRONT YARD	153'±	50' MIN.
COMPOUND - SIDE YARD	152'±	25' MIN.
COMPOUND - REAR YARD	286'±	25' MIN.
COMPOUND - HEIGHT	13'±	35' MAX.
COMMERCIAL STRUCTURES - SETBACK TO WETLAND	101'±	100' MIN.
COMMERCIAL STRUCTURES - SETBACK TO RIVER	205'±	200' MIN.
TOWER - HEIGHT	150'± (156' TOTAL) ¹	120' MAX.
TOWER - DISTANCE TO PROPERTY LINE	173'±	150' MIN.
DRIVEWAY - DISTANCE TO WETLAND	59'±	30' MIN.
UTILITIES - DISTANCE TO WETLAND	70'±	30' MIN.
SPECIAL CONSIDERATIONS MAY BE REQUIRED FOR THE FOLLOWING: 1 - TOWN OF BOXFORD ZONING CODE §196-22.C.(5): "ALL FACILITIES SHALL ... [NOT] EXCEED 120 FEET IN HEIGHT AS MEASURED FROM THE MEAN FINISHED GROUND LEVEL AT THE BASE OF THE FACILITY."		