

February 23, 2015

Town of Boxford, MA  
Planning Board  
7 Spofford Road  
Boxford, MA 01921

Dear Planning Board,

We wanted to take a moment to say thank you for your serious and thoughtful consideration of the application to construct the 156' Monopine tower at 12 Mortimer Rd. We appreciate you asking the applicant (Varsity Wireless) some critical questions specific to proving this is the only feasible alternative and that a significant gap exists. We agree that the proposed option may not be the only way to fill the *alleged* gap in coverage and is, in fact, the most intrusive manner available. Varsity builds large towers and has no interest in other options or technology (telephone poles DAS technology as was mentioned in the meeting by Mr. Canonica), as this would effectively limit or negate their involvement. Boxford deserves better.

Thank you for standing up for our rights as property owners in our beloved town. It was reassuring to hear questions and comments by Mr. Merriam such as, "What are the tradeoffs here? If we are going to put a really tall tower that looks like a fake tree in one person's backyard, we might as a group, as a town say, well, we'd be better off having 2 or 3 shorter poles, monopoles with internal antennas that are spread around so we all share the pain". As you can imagine, this has been extremely troubling and worrisome for numerous families in the surrounding neighborhood. Each of us purchased our homes and invested in Boxford with the understanding that our neighborhood was fully developed and protected from commercial activity. We all feel assured to know that members of the Board understand our serious concerns regarding neighborhood degradation and realize that we are all one community. It will continue to be important to require the applicant to meet the burden of proof necessary to request a Special Permit and relief for variances.

Varsity asked the Planning Board to consider recommending a special Permit on 2/18 even if the Board could not yet comment on the variances. Thank you for upholding Bylaw 196-22 (D) (3) (a), which requires the applicant to have prepared by an engineer the reason that the height, location and design are necessary for special permit approval. We have significant doubts regarding the necessity of this tower and the radio frequency propagation data provided to allegedly support same. Varsity's failure to submit this information at the 2/18 meeting, underscores our concerns. Once again, their presentation before a Boxford authority has been devoid of evidence and has created many more questions than answers. We also share in Ms. Langer's and Ms. Maynard Nestervich's commentary regarding disappointment with the lack of pertinent information provided by the applicant.

Additionally and based upon comments made by Varsity counsel on 2/18 and reflected in their application on page 7, we would like to disagree fully on the record with Varsity's assertions pertaining to working with the community. Mr. Kruck directly addressed this as well. Varsity Wireless has only one solution, a 156' monopine and did not consult with the town or residents prior to submitting their application for special permit. Many tower builders who build on speculation, often meet with planning boards months before application submission to discuss town needs, bylaws and alternatives; which is not the case here. The neighbors have no interest in meeting with Varsity Wireless, as we have found from experience, that conversations with their associates result in shared information being used against abutters in the public forum. Their incessant references to federal preemption under the TCA and NIMBYism are in complete contradiction to a spirit of community partnership. Unfortunately, their actions contrary to the public good have made any future productive interactions with reasonable Boxford residents nearly impossible.

We once again thank you for your consideration and careful thought on this matter. We are proud to call Boxford home and are more proud of the volunteers who step up to serve on our behalf. We look forward to future opportunities to share our concerns and discuss this project in further detail. Boxford deserves better.

The Cassidy Family  
25 Berry Patch Lane

Cc. Boxford Zoning Board of Appeals