

TOWN OF SUGAR HILL

STATEMENT IN SUPPORT OF APPLICATION

SITE PLAN REVIEW

APPLICANT: Blue Sky Towers IV, LLC ("Blue Sky")

TENANT: Cellco Partnership d/b/a Verizon Wireless ("Verizon Wireless")

OWNER: Presby Family Irrevocable Trust

SITE ADDRESS: Sugar Hill Road (Route 117), Sugar Hill, New Hampshire

PARCEL ID: Map 216, Lot 4

ZONING: RR1 – Rural Residence

This Statement in Support of Application for Site Plan Review is respectfully submitted by the Applicant for a multi-use wireless communications facility consisting of a 150 foot monopole with a six foot lightning rod and equipment within a 100' x 100' lease area on the property owned by the Presby Family Irrevocable Trust on Route 17 (Map 216, Lot 4) in the Town of Sugar Hill. The request herein includes a request for the approval of the antennas and equipment of Verizon Wireless, who has entered a Tower Lease Agreement with the Applicant for space on the proposed tower, all as detailed herein and shown on the included plans.

See Exhibit 1, Recorded Memorandum of Tower Lease Agreement

I. Description of the Applicant

Blue Sky is a developer of wireless infrastructure. Blue Sky engineers, deploys, owns and Operates technologically advanced shared wireless infrastructure across the country and in Puerto Rico and the U.S. Virgin Islands, including an extensive network of towers (www.blueskytower.com).

Representative:

Duval & Associates LLC
Earl W. Duval, Esq.
eduval@dkt-legal.com
(617) 676-7792

II. Applicant's Interest in the Property

The Owner and Blue Sky entered into a certain Lease Agreement by which Owner leased to Blue Sky an approximate 10,000 square feet of ground space on a portion of Owner's property for the placement of a wireless communications facility all as shown on the attached plans.

See Exhibit 2, Ground Lease Agreement

See Exhibit 3, Zoning Drawings

III. Project Summary

The Applicant proposes a 150 foot monopole type tower with Verizon Wireless' six (6) panel antennas mounted at a centerline elevation of 145 feet above ground level. Verizon Wireless will encompass a 12' x 20' equipment lease area within the 50' x 65' fenced compound, with telco/power/fiber connections, telecommunications cabinets and a back-up power generator all on concrete pads within the proposed fenced compound. The compound will be surrounded by a 6 foot tall chain link fence topped with barbed wire for additional security. An ice bridge will run from the equipment lease area to the tower to protect cabling between Verizon Wireless's equipment and the cable located near the base of the tower. Utilities will run overhead from the street to the compound as shown on the plans and according to utility company specifications.

Access to the site will be over an existing private road, crossing Salmon Hole Brook. Given the local concerns with the hydraulic capacity of the existing stream crossing, the Applicant, working together with ProTerra Design Group Engineering, Redfish Engineering, and the property owners (Presby Construction), has designed a conceptual replacement of the Salmon Hole Brook Crossing to meet DES standards for Tier 3 Streams including the following:

- Span that meets 1.2 x bankfull width plus an additional 2 feet requirement per the NH Stream Crossing Guidelines
- Per these guidelines, Redfish calculated:
- Span width = $(1.2 * 24 \text{ (Bankfull Width)}) + 2 = 31 \text{ feet}$
- Span the channel (i.e., no closed-bottomed structure)
- Sufficient size to convey the 100-year 24-hour design storm and cause no more than 1-foot rise
- Simulate a natural stream channel
- A vegetated bank on both sides of the channel to provide a wildlife passage shelf
- A natural alignment and gradient of the stream channel

Once operational, the facility will be unmanned. Trips to and from the facility will be limited to once or twice a month, on average, by maintenance personnel to ensure that the

telecommunications equipment remains in good working order. The equipment is maintenance free. However, in the event that maintenance of the equipment becomes necessary, the Applicant will perform the necessary maintenance.

See Exhibit 3, Zoning Drawings

See Exhibit 4, Stream Crossing Replacement - Conceptual Design Summary

On March 15, 2025, Virtual Site Simulations, after courtesy notice and consultation with the Town, floated a balloon at 150 feet above ground level on the proposed parcel at the proposed location of the tower to prepare a photographic simulation of the tower from over 20 locations within a two mile radius.

See Exhibit 5, Photographic Simulations

IV. Site Plan Review Submission Requirements

ARTICLE VI SUBMISSION REQUIREMENTS

6.1 GENERAL

The Applicant hereby submits three sets of full size (24" x 36") plans with at least a 1/2 inch margin on the sides, along with a PDF. The submission includes:

1. A vicinity sketch showing the location of the site in relation to the surrounding public street system (suggested scale 1" = 500')
2. The names and addresses of owners of record of the site and of the abutting properties as indicated in the Town tax records not more than five days before the day of filing, and holders of conservation, preservation, or agricultural preservation restrictions and a written letter of authorization from the Owner to file
3. Name and address of developer and applicant if not owner.
4. Name and seal of the New Hampshire licensed engineer and/or land surveyor who certified the plan.
5. The names and business addresses of the preparer(s) of the plan and of every surveyor, engineer, architect, soil scientist or wetland scientist whose professional seal appears on any plan or document submitted to the Board.
6. Date the plan was prepared, the date it was submitted to the Board, and the date of any revision(s).
7. All tax map and lot numbers, the relevant zoning district, and all zoning district lines located in the area shown on the plan.

See Exhibit 3, Zoning Drawings

6.2 SITE PLAN REQUIREMENTS

1. An accurate plan of the site showing existing natural features including water courses and water bodies, various types of vegetation, topographical features, any other features which should be considered in the site design process.

See Exhibit 3, Zoning Drawings, Sheet A-1

2. The type, extent, and location of existing and proposed landscaping and open space areas indicating what existing landscaping and open space areas will be retained. The landscaping plan shall include details of the plantings to be installed.

The Applicant seeks a waiver from this requirement. The site is located in a heavily wooded area and minimal tree clearing will be required. Existing trees are shown on Exhibit 3, Zoning Drawings, Sheet A-1

3. Existing and proposed grades and finished grade elevations. Contour intervals no greater than 2' for developed portion of the site and 5' elsewhere. A professional engineer or land surveyor shall prepare existing topographic information.

See Exhibit 3, Zoning Drawings

4. Soil types and boundaries.

See Exhibit 3, Zoning Drawings, Sheet A-1

5. The location, dimensions and height of all buildings located or proposed on the site; the location, dimensions, and present uses of all buildings located within 200 feet of the property; and the location of all intersecting roads or driveways within 200 feet of the property.

There are no buildings on the site or within 200 feet. See 200 foot buffer shown on Exhibit 3, Zoning Drawings, Sheet A-1

6. The location of all building setbacks required by the Zoning Ordinance.

See Exhibit 3, Zoning Drawings, Sheet A-1

7. Location of mapped flood hazard areas and areas of visibly eroding shorelines.

See Exhibit , Zoning Drawings, Sheet A-1

8. The lot area, street frontage, and the zoning requirements for minimum lot size and frontage.

See Exhibit 3, Zoning Drawings, Sheet A-1

9. Parking plan documenting required number of spaces and showing location of off-street parking and loading spaces.

The Applicant seeks a waiver from this requirement. The site will be unmanned and will not require any employees. A technician may visit the site approximately once per month. A parking and turnaround area is provided as shown on Exhibit 3, Zoning Drawings, Sheet A-2.

10. The location, width and types of access ways and egress ways.

See Exhibit 3, Zoning Drawings

11. The location of all existing and proposed deed restrictions, covenants, rights-of-way, easements, etc. as well as the names of the holders of all such rights.

See Exhibit 3, Zoning Drawings

12. Surveyed property lines showing their deflection angles, distances, and radius, lengths of arc, and control angles, and monument locations.

See Exhibit 3, Zoning Drawings, Sheet C-1

13. If the development is a subdivision, the lines and names of all proposed streets, lands, ways or easements intended to be dedicated for common use. Streets shall be arranged within the site to coordinate with other existing or planned streets so as to compose a convenient system; they shall be suitably located and of sufficient width to accommodate existing and prospective traffic, and to afford adequate access to buildings for firefighting equipment. All subdivision regulations shall apply.

The development is not a subdivision

14. Plan views of all buildings, whether existing or proposed, with their use, size, location, and floor elevations indicated.

There are no existing or proposed buildings

15. A typical elevation view of all existing and proposed buildings located on the site, indicating their height and signing.

There are no existing or proposed buildings

16. The type and location of solid waste disposal facilities.

There are no solid waste disposal facilities

17. A separate drainage plan showing:

- The existing and proposed methods of handling stormwater in conformance with Section 7.4.
- The location, elevation and size of all catch basins, dry wells, drainage ditches, swales, retention basins and storm sewers.
- Engineering calculations used to determine drainage requirements.
- Provisions for long-term maintenance.

See Exhibit 6, Drainage Narrative

18. An erosion and sediment control plan showing:
 - Property lines, wetlands, stream courses, and all proposed improvements, including buildings, driveways, parking lots, etc.
 - Existing and proposed topography at two (2) foot intervals.
 - Locations of areas to be stripped of vegetation and other exposed or unprotected areas.
 - Re-vegetation plans and specifications for all unprotected or un-vegetated areas.
 - Location and design of all erosion and sediment control measures.
 - General information relating to the implementation and maintenance of the sediment control measures.

See Exhibit 3, Zoning Drawings, Sheets EC-1, EC-2, and EC-3

19. If any exterior lighting is being proposed, a lighting plan which demonstrates compliance with Section 7.3 of these Regulations. The plan shall include the location of all exterior lighting fixtures, their proposed mounting height, lumens, and the area of direct illumination to be provided by each such fixture.

There is no exterior lighting proposed but for 2 proposed motion sensor flood lights mounted to the canopy post.

See Exhibit 3, Zoning Drawings, Sheet CA-1

20. If any exterior signage is being proposed, a description of such signage, sufficient to demonstrate that its location is safe, visible, in harmony with the site plan, and in compliance with Article 13 of the Zoning Ordinance.

A No Trespassing sign with owner contact information is proposed on the compound fence facing the driveway. There may be additional signage required by the FCC.

See Exhibit 3, Zoning Drawings, Sheet D-3.

21. The size and proposed location of water supply and sewage facilities and provision for future expansion of sewage and water facilities, and all distances from existing water and sewage facilities on the site and on abutting properties to a distance of 200 feet.

There is no proposed water supply or sewage facilities.

22. The size and location of existing and proposed public and private utility connections.

See Exhibit 3, Zoning Drawings

23. Provisions for fire protection.

The Applicant will consult with the local Fire Officials to determine what, if any, fire protection provisions should be in place for this facility and will agree to this as a condition of approval.

24. Snow storage areas(s).

See Exhibit 3, Zoning Drawings, Sheet A-2.

25. Copies of all applicable state approvals and permits. (May be provided later, but will be a condition precedent if not available before the Board is ready to make its decision.)

The Applicant will provide all applicable state approvals and permits upon availability to the Town and will agree to make this a condition of approval.

7.1 ACCESS AND PARKING

- A. Improvements to existing streets, traffic access to the site from streets, on-site vehicular and pedestrian circulation, parking, loading facilities, and emergency vehicle access shall all be designed to ensure the safety of vehicles and pedestrians.

Access to the site will be from Sugar Hill Road (Route 117). The facility shall be unmanned and will not create excess traffic. A technician in a standard

SUV will access the site approximately once a month. There is a parking and turnaround area provided in front of the double gates.

- B. Parking space facilities shall conform to the Sugar Hill Zoning Ordinance. **The Applicant requests a waiver from this requirement. Parking for one vehicle approximately once a month is all that the proposal requires. The site is unmanned with no employees. A parking and turnaround area is shown on Exhibit 3, Zoning Drawings.**
- C. Off-street loading facilities shall be provided where necessitated by the proposed use. These facilities shall be located so that delivery vehicles are parked outside of the street right-of-way with room to maneuver without blocking the movement or visibility of traffic or pedestrians.

The Applicant requests a waiver from this requirement as there will be no off-street loading in connection with this proposal.

7.2 LANDSCAPING AND SCREENING

Site clearings shall be kept to the minimum required for the construction of buildings and improvements, taking into consideration the need for pedestrian and vehicular safety and the need for light and air. Natural cover shall be retained to supplement landscaping to the extent reasonable. Landscaping shall be provided which is in keeping with the character of the area where the site is located, the purpose of the development, and the location of buildings and improvements. The Board shall ascertain that the owner or owner's agent has made adequate provision to meet all of the following specific requirements:

A. Objectives: The landscaping of the site shall be designed to meet all of the following objectives:

1. Preserving the visual appearance of the Town;

The fenced compound will not be visible from the street. As such, the Applicant requests a waiver from landscaping requirements. To the extent possible, site clearing will be kept to a minimum, taking into consideration the need for vehicular safety to access the site.

2. Protecting and preserving the appearance, character, and value of surrounding neighborhoods;

The proposed monopole is the minimum height necessary to close the coverage gap for Verizon Wireless and offload capacity. A monopole is the least intrusive design for this location. The fenced compound will not be visible from the street. There will be

negligible negative impact on the appearance, character and value of surrounding neighborhoods.

See Exhibit 7, Real Estate Market Study

3. Providing landscaped areas within parking lots which are designed to facilitate safe movement of pedestrian and vehicular traffic;

The Applicant requests a waiver from this requirement. There is no parking lot proposed.

4. Breaking up large areas of impervious surfaces;

The Applicant requests a waiver from this requirement. The site is a raw land site.

5. Providing shade and buffer and screen adjacent properties;

The Applicant requests a waiver from this requirement. The site is a raw land site with no adjacent properties currently benefitting from shade or buffer or screening.

6. Promoting energy efficiency and conservation in landscaping and site design;

The Applicant is proposing the least intrusive design and the smallest footprint possible.

7. Mitigating the visual impact of such accessory uses as loading areas, dumpsters, utility equipment and storage areas;

There will be no loading area or permanent dumpster. Verizon Wireless's equipment will be contained within the fenced compound on an 11' x 20' concrete pad. A propane tank will be located just outside the fenced compound.

8. Mitigating increases in temperatures which may be caused by large unshaded pavement areas;

There will be no increase in temperatures caused by large unshaded pavement areas.

9. Reducing erosion and protecting wetlands, water bodies and aquifer recharge areas; and

Erosion control measures will be utilized, including the use of loam and seed to stabilize all slopes with erosion control blankets. Work is proposed within federal and state jurisdictional resource areas and will require additional permits. The access

road and location of the fenced compound was designed with the intent to minimize any impact on wetlands.

10. Softening glare, filtering noise and pollution, and protecting and creating privacy.

There will be no glare or pollution resulting from the proposed facility. The facility will comply with all local, state and federal laws and regulations pertaining to noise. The facility will be set back from the road so as not to impinge on privacy.

B. Minimum Landscaped Area: The minimum landscaped area shall be a strip at least 15 feet in width, which shall be located within the front, side and rear yards of the lot, as prescribed by the Zoning Ordinance, unless otherwise permitted by the Board. If the site plan proposal results in multiple principal buildings, the Board may also require a minimum landscaped area between such buildings. The Board may require wider buffers than set forth in this paragraph when required by special circumstances, such as roadways of special character or those designated as scenic roadways, commercial development abutting residential development, or proximity to natural resources, parks or landmarks. Landscaping installed in the areas required under this paragraph shall take the form of shade trees, deciduous shrubs, evergreens, well-kept grassed areas and ground cover. One shade tree, two to two and one-half inches (2" – 2½") in diameter, measured at a point six inches (6") above finish grade level, shall be planted no closer than eight feet (8') to any lot line for each three hundred (300') square feet of required landscaped area. In addition, one deciduous shrub or evergreen shall be planted for each 200 square feet of required landscaped area. Evergreens may not be counted as shade trees. No species listed on any invasive species list maintained by the NH Department of Agriculture or Department of Environmental Services shall be permitted.

The Applicant requests a waiver from this requirement. The proposed facility will not be visible from any roadway or property line.

C. Landscaping Requirements for the Interior of Parking Areas:

The Applicant requests a waiver from this requirement as there will be no Interior Parking Areas.

D. Screening Requirements: In addition to the landscaping requirements described above, screening may be necessary to eliminate or reduce visual impacts and to provide for compatibility between dissimilar abutting uses. The Planning Board shall require screening for all of the following:

1. Service areas and facilities including garbage and waste disposal containers, recycling bins, and loading areas;
2. Outside storage areas;
3. Electrical and mechanical equipment such as transformers and compressors; and

4. Commercial or industrial uses abutting land uses in a residential district.

The Applicant seeks a waiver from this requirement. To the extent possible, the tower has been designed to blend in with the surrounding environment in the form of the least intrusive design of a monopole at the minimum height necessary to close the significant coverage gap. The fenced compound will not be visible from the roadway or any property lines.

E. Maintenance: The property owner shall be responsible for maintaining all landscaping in good, healthy condition so as to present a neat and orderly appearance. The property owner shall replace any unhealthy or dead plant materials in conformance with the landscape plan approved by the Planning Board as part of the Site Plan.

The Applicant requests a waiver from this requirement. There is no landscaping proposed.

F. Erosion Control:

1. Graded areas shall be revegetated to ensure erosion control by seeding, mulching and fertilizing. Disturbed areas shall be planted with suitable plant materials.

See Exhibit 3, Zoning Drawings, Note 5, Sheet EC-3.

2. Maximum grading shall not exceed a ratio of 2 horizontal to 1 vertical, without, such as, for example, terracing and/or retaining walls combined with plantings and erosion control blankets or geotextiles.

Proposed slopes do not exceed 2:1. Slope treatment detail no. 3 on Sheet D-1 of Exhibit 3, Zoning Drawings addresses stabilization and erosion control blankets.

G. Existing Plant Material Credit: Where healthy plant material exists on the site prior to development and provision is made to preserve the plant material on a permanent basis, credit may be given for such preserved natural plant materials against these landscaping requirements when such plantings meet the intent and purpose of these requirements. This existing plant material must be maintained and replaced when needed in accord with Paragraph E above.

To the greatest extent possible, site clearing will be kept to a minimum.

H. Prohibition on Sight-Obscuring Plantings: All plantings, fences, and/or walls necessitated by these landscaping and screening requirements shall conform to the street intersection sight-obstruction requirements provided in the Sugar Hill Zoning Ordinance. All plant materials must be pruned as necessary to continue in compliance.

The Applicant requests a waiver from this requirement. There is no landscaping proposed.

I. Encroachment on Landscaped Areas: The storage, display or parking of vehicles, boats, mobile homes, travel trailers, construction equipment or inventory within landscaped areas shown as such on the approved landscape or Site Plan is expressly prohibited and a violation of these Regulations.

The Applicant requests a waiver from this requirement. There is no landscaping proposed.

J. Protection of Landscaped Areas: Landscaped areas provided within and adjacent to all parking and maneuvering areas shall be protected through the installation of protective barriers or other alternatives suggested by the Planning Board.

The Applicant requests a waiver from this requirement. There is no landscaping proposed.

K. Adjustments to Landscaping and Screening Requirements: The applicant may request approval from the Planning Board for adjustments to these Landscaping and Screening Requirements as part of the Site Plan Review application. The specific nature of the adjustment(s) requested and the reason(s) supporting the requested adjustment(s) should be clearly presented in a letter accompanying the Site Plan Review application. Adjustments/waivers shall not be considered in cases where adequate parking areas cannot be provided due to landscaping requirements. In such cases, the application shall be scaled down to reduce parking requirements. Any adjusted plan shall meet the intent of these landscaping requirements.

See waivers above from landscape plan and buffers.

7.3 Exterior Lighting

The tower will not be lit and is not required to be lit by the FAA. Verizon Wireless's equipment cabinets will have one to two motion sensor lights for safety purposes.

7.4 Stormwater Management

Stormwater management systems shall be designed to permit unimpeded flow of all natural watercourses, ensure adequate drainage of stormwater away from buildings and parking areas and off of streets, and prevent erosion and the resulting sedimentation. All subdivisions shall be developed in accordance with the NHDES *New Hampshire Stormwater Manual*, latest edition, to the extent practicable. This shall include but not be limited to the following measures:

See Exhibit 4, Drainage Narrative

1. The smallest practical area of land should be exposed at any one time during development.

Construction at the site will be phased to limit the amount of exposed soil at any one time. If work will not take place in previously disturbed areas for an extended period of time, those locations will be temporarily stabilized. Within 14 days of establishing finished grades, final stabilization practices will be implemented.

2. When land is exposed during development, the exposure should be kept to the shortest practical period of time. Land should not be left exposed during the winter months.

The contractor shall provide temporary or final stabilization methods as outlined within the Stormwater Pollution Prevention Plan (SWPPP).

3. Where necessary, temporary vegetation and/or mulching and structural measures should be used to protect areas exposed during development.

See Exhibit 3, Zoning Drawings, Note 5, Sheet EC-3.

4. Stormwater treatment should be provided to remove sediment from run-off waters and from land undergoing development.

The stormwater features at the site include a stone diaphragm, riprap swales, gabion mattresses, water bars, ditch turnouts with level spreaders, culvert outlet protection, and forested buffers. These features are designed to slow erosive flows and allow sediment to filter out of the of the stormwater runoff.

See Exhibit 6, Drainage Narrative

5. Provisions should be made to effectively accommodate and treat the increased run-off caused by the changed soil and surface conditions during and after development.

The stormwater features included with the design are provided to maintain existing drainage patterns through the site. Discharge points are designed to level spread stormwater flows in a sheet flow manner and reduce the erosive nature prior to flowing through the forested buffers around the project. Clearing additional trees for large stormwater detention facilities will expose additional areas.

See Exhibit 6, Drainage Narrative

6. The permanent, final vegetation and structures should be installed as soon as practical in the development.

The permanent, final vegetation and structures will be installed as soon as practical in the development.

7. The development plan should be fitted to the topography and soils so as to create the least erosion potential.

The intent of the site design follows the existing topography and maintains the existing drainage patterns.

See Exhibit 6, Drainage Narrative

8. Whenever feasible, natural vegetation should be retained and protected.

Natural vegetation will be retained and protected whenever possible.

9. Storm drainage shall be designed to handle adequately a 50-year frequency 24-hour rainfall amount as reported in the Northeast Regional Climate Center's Extreme Precipitation Table or other source based on current data and trends acceptable to the Planning Board, with emergency overflow structures based on assessment of the 100-year 24-hour frequency storm discharge rate.

The stormwater features for this site have been designed to handle these storm frequencies.

10. Flow volume and velocity shall not be increased, nor water quality decreased at the property line when compared to pre-development conditions.

The stormwater design for the site will provide non-erosive flows at all discharge locations by allowing stormwater to sheet flow through the forested buffer surrounding the site. Additional tree clearing for large stormwater detention facilities will remove existing vegetation and expose more land unnecessarily. The stormwater features are designed to operate effectively for the required storm frequencies.

See Exhibit 6, Drainage Narrative

11. The applicant shall bear final responsibility for the installation, construction, and establishment of provisions for ongoing maintenance of all stormwater and erosion control.

An Operation and Maintenance Manual (O&M) is included for installation, construction, and long-term maintenance of the stormwater and erosion control at the site. Based on the size of disturbance for constructing the project, a SWPPP will also be required for the contractor to follow during construction.

7.5 Water and Sewer

Wells and subsurface disposal facilities shall be of sufficient capacity to serve the projected needs of the development and comply with all applicable local and state requirements, including protective radius for wells. All such facilities shall be approved by the NH Department of Environmental Services.

The Applicant requests a waiver from this requirement. No well or subsurface disposal facility is being proposed.

7.6 Flood Hazard Areas

The following requirements are for sites having land identified as Special Flood Hazard Areas (SFHA) by the National Flood Insurance Program (NFIP):

- A. The Planning Board shall review the proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.
- B. The Planning Board shall require that all proposals for development greater than 5 acres include Base Flood Elevation (BFE) data within such proposals (i.e. floodplain boundary and 100- year flood elevation).
- C. The Planning Board shall require the applicant to submit sufficient evidence (construction drawings, grading and land treatment plans) so as to allow a determination that:
 - a. all such proposals are consistent with the need to minimize flood damage;
 - b. all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage; and,
 - c. adequate drainage is provided so as to reduce exposure flood hazards.

The stream crossing at the driveway entrance shall meet flood elevation requirements.

7.7 Construction

Construction requirements for roads, parking, streets, drainage, and bridges shall be in accordance with the Standard Specifications for Road and Bridge Construction, latest edition, including Supplemental Specifications if any, as published by the New Hampshire Department of Transportation, or the road standards of the Town of Sugar Hill if stricter.

Where alternative construction specifications are proposed, the Planning Board shall determine which shall be applicable following consultation with the Town Engineer or Board's consultant engineer.

The proposed construction of the road, drainage and bridge shall comply with all relevant laws, rules and regulations.

See Exhibit 4, Stream Crossing Replacement – Conceptual Design Summary

See Exhibit 6, Drainage Narrative

7.8 Snow Removal and Storage

Adequate provision shall be made for winter snow removal and storage.

The Applicant will ensure that access to the site is kept clear of snow for its own intended purposes. Snow storage locations if plowing occurs is shown on Exhibit 2, Sheet A-2.

7.9 Fire Protection

New and enlarged nonresidential and multifamily developments shall meet the approval of the Sugar Hill Fire Department, documented by the Fire Chief or designee relative to emergency access, and fire prevention, protection, and water supply.

The Applicant will consult with the local Fire Officials to determine what, if any, fire protection provisions should be in place for this facility and will agree to this as a condition of approval.

7.10 Health, Safety and Welfare

Notwithstanding any other provision of these Regulations, the Planning Board shall not approve a site plan:

1. If the land involved in the proposal is found to be unsafe for development by reason of being subject to flooding, erosive stream action, unstable slope or fill, or is otherwise situated so that safe and healthful development cannot be maintained, or is unsuitable for development by reason of high water table, bedrock, or other impervious strata close to the surface, or excessive slopes; or
2. If the proposal would, in the opinion of the Board, create an unreasonable risk of some other specifically-identified harm or adverse impact, as described by the Board in its written Notice of Action, upon nearby property, upon the health, safety or welfare of the community, or upon the Purposes of these Regulations as identified in Article II.

The Proposed Facility will not result in unsafe development by reason of being subject to flooding, erosive stream action, unstable slope or fill, and will not be otherwise situated so that safe and healthful development cannot be maintained. The Proposed Facility is not unsuitable for development by reason of high water table, bedrock, or other impervious strata close to the surface, or excessive slopes. In fact, the proposed facility will enhance 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, and bad storms. Wireless service also provides a benefit to residents and is an attractive feature and service to businesses. The proposed facility, by providing these services to the Town, will promote the health, safety, convenience and general welfare of the inhabitants of the Town of Sugar Hill.

11.01 Waiver of Application Requirement

As detailed herein, the Applicant requests the following waivers:

6.2 Site Plan Requirements

2. The type, extent, and location of existing and proposed landscaping and open space areas indicating what existing landscaping and open space areas will be retained. The landscaping plan shall include details of the plantings to be installed.

The Applicant seeks a waiver from this requirement. The site is located in a heavily wooded area and minimal tree clearing will be required. Existing trees are shown on Exhibit 3, Zoning Drawings, Sheet A-1.

9. Parking plan documenting required number of spaces and showing location of off-street parking and loading spaces.

The Applicant seeks a waiver from this requirement. The site will be unmanned and will not require any employees. A technician may visit the site approximately once per month. A parking and turnaround area is provided as shown on Exhibit 3, Zoning Drawings, Sheet A-2.

7.1 Access and Parking

B. Parking space facilities shall conform to the Sugar Hill Zoning Ordinance.

The Applicant requests a waiver from this requirement. Parking for one vehicle approximately once a month is all that the proposal requires. The site is unmanned with no employees. A parking and turnaround area is shown on Exhibit 3, Zoning Drawings.

C. Off-street loading facilities shall be provided where necessitated by the proposed use. These facilities shall be located so that delivery vehicles are parked outside of the street right-of-way with room to maneuver without blocking the movement or visibility of traffic or pedestrians.

The Applicant requests a waiver from this requirement as there will be no off-street loading in connection with this proposal.

7.2 Landscaping and Screening

(A)1. Preserving the visual appearance of the Town;

The fenced compound will not be visible from the street. As such, the Applicant requests a waiver from landscaping requirements. To the extent possible, site

clearing will be kept to a minimum, taking into consideration the need for vehicular safety to access the site.

(A)3. Providing landscaped areas within parking lots which are designed to facilitate safe movement of pedestrian and vehicular traffic;

The Applicant requests a waiver from this requirement. There is no parking lot proposed.

(A)4. Breaking up large areas of impervious surfaces;

The Applicant requests a waiver from this requirement. The site is a raw land site.

(A)5. Providing shade and buffer and screen adjacent properties;

The Applicant requests a waiver from this requirement. The site is a raw land site with no adjacent properties currently benefitting from shade or buffer or screening.

(B) Minimum Landscaped Areas

The Applicant requests a waiver from this requirement. The proposed facility will be not be visible from any roadway or property line.

C. Landscaping Requirements for the Interior of Parking Areas:

The Applicant requests a waiver from this requirement as there will be no Interior Parking Areas.

D. Screening Requirements: In addition to the landscaping requirements described above, screening may be necessary to eliminate or reduce visual impacts and to provide for compatibility between dissimilar abutting uses. The Planning Board shall require screening for all of the following:

5. Service areas and facilities including garbage and waste disposal containers, recycling bins, and loading areas;
6. Outside storage areas;
7. Electrical and mechanical equipment such as transformers and compressors; and
8. Commercial or industrial uses abutting land uses in a residential district.

The Applicant seeks a waiver from this requirement. To the extent possible, the tower has been designed to blend in with the surrounding environment in the form of the least intrusive design of a monopole at the minimum height necessary to close the significant coverage gap. The fenced compound will not be visible from the roadway or any property lines.

E. Maintenance: The property owner shall be responsible for maintaining all landscaping in good, healthy condition so as to present a neat and orderly appearance. The property owner shall replace any unhealthy or dead plant materials in conformance with the landscape plan approved by the Planning Board as part of the Site Plan.

The Applicant requests a waiver from this requirement. There is no landscaping proposed.

H. Prohibition on Sight-Obscuring Plantings: All plantings, fences, and/or walks necessitated by these landscaping and screening requirements shall conform to the street intersection sight-obstruction requirements provided in the Sugar Hill Zoning Ordinance. All plant materials must be pruned as necessary to continue in compliance.

The Applicant requests a waiver from this requirement. There is no landscaping proposed.

I. Encroachment on Landscaped Areas: The storage, display or parking of vehicles, boats, mobile homes, travel trailers, construction equipment or inventory within landscaped areas shown as such on the approved landscape or Site Plan is expressly prohibited and a violation of these Regulations.

The Applicant requests a waiver from this requirement. There is no landscaping proposed.

J. Protection of Landscaped Areas: Landscaped areas provided within and adjacent to all parking and maneuvering areas shall be protected through the installation of protective barriers or other alternatives suggested by the Planning Board.

The Applicant requests a waiver from this requirement. There is no landscaping proposed.

K. Adjustments to Landscaping and Screening Requirements: The applicant may request approval from the Planning Board for adjustments to these Landscaping and Screening Requirements as part of the Site Plan Review application. The specific nature of the adjustment(s) requested and the reason(s) supporting the requested adjustment(s) should be clearly presented in a letter accompanying the Site Plan Review application. Adjustments/waivers shall not be considered in cases where adequate parking areas cannot be provided due to landscaping requirements. In such cases, the application shall be scaled down to reduce parking requirements. Any adjusted plan shall meet the intent of these landscaping requirements.

See waivers above from landscape plan and buffers.

7.5 Water and Sewer

Wells and subsurface disposal facilities shall be of sufficient capacity to serve the projected needs of the development and comply with all applicable local and state requirements, including protective radius for wells. All such facilities shall be approved by the NH Department of Environmental Services.

The Applicant requests a waiver from this requirement. No well or subsurface disposal facility is being proposed.