



TOWN OF SANDOWN

Tower Development Advisory Committee

ABSTRACT

Shall the Town vote to direct the Board of Selectman to research the feasibility of entering into a long term lease with a tower development company to construct a telecommunications tower on town property only within the existing business district as delineated by Article 1, Part D Business District, Section 1.

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Executive Summary

On March 10, 2020, the voters of Sandown, were presented with Citizen Petitioned Warrant Article #17 on the ballot. The citizen petitioned warrant article, asked the voters to direct the Board of Selectman to research the feasibility of entering a long-term lease with a tower development company, to construct a telecommunications tower within the Town of Sandown. The petitioned warrant article further clarified that the research and potential development would be on town owned land within the existing business district as delineated by Town of Sandown Zoning Ordinance Article 1, Part D Business District, Section 1.

The Citizen Petition Warrant article successfully passed during the voting period. A total of 1,178 voters voted on the individual warrant article, with 796 voting in FAVOR of directing the Selectman to research the feasibility. The Board of Selectman made multiple advertisements to the Community for members willing to serve on the Tower Development Committee. Although it is unfortunate that neither the original petitioner, nor any signatories to the Citizen Petition were willing to assist, a committee was nonetheless formed as directed. The Tower Development Committee met on November 5, 2020 at a properly noticed meeting with five members¹ and one consultant. After reviewing the Warrant Article, the committees charge, and the available town owned land within the business district, the consensus of the committee was that it would NOT be feasible for the town to enter into a long term lease with a tower development committee. The decision of this being NOT feasible was primarily based on the availability of town owned land within the business district. This report was then written, the committee met again² on November

¹ Only three members were formally sworn in for this meeting, the other two participated in the open meeting as residents of Sandown and were sworn in the following week.

² All five members of the committee had been sworn in for the second meeting
Town of Sandown Tower Development Advisory Committee
November 19, 2020

19, 2020 to review the draft report. At the second meeting of the Tower Development Committee, a motion was made that it was NOT feasible to enter into a long-term lease with a tower development company to construct a telecommunications tower on town property only within the existing Business District as delineated by Article 1, Part D Business District Section 1. It was further voted to accept the report and submit it to the Board of Selectman for review.

Warrant Article

The following petitioned warrant article was lawfully submitted to the Selectmen's Office on or before 4:00 PM on January 14, 2020. The petitioner, and all signatories were validated by the Town Clerk as being registered voters within the Town of Sandown. The Warrant Article was numbered as warrant article 17 and recommended by the Board of Selectman 5-0-0, and the Budget Committee 7-0-0. Of the 1,178 voters who voted on warrant article 17, there were a total of 796 who voted in FAVOR of the warrant article, and 382 who voted NO.

Warrant Article Text

Petition Warrant Article 17. Shall the Town vote to direct the Board of Selectman to research the feasibility of entering into a long-term lease with a tower development company to construct a telecommunications tower on town property only within the existing Business District as delineated by Article 1, Part D Business District Section 1. (Submitted by petition).

Committee Membership

Jon Goldman, Selectman

John Burke, Community Member

Kevin Major, Community Member

Jessica Hudgins, Community Member

Keith Clark, Community Member

Committee Consultant

David Unkles, Radio Frequency (RF) Communications and Tower Development Business

Committee Makeup, Skills and Experience

Although the committee makeup was made up of volunteers, each member brought a skill set to the committee that would significantly increase the committees knowledge of reviewing town owned properties for the feasibility of entering into a long term agreement with a tower development committee. The Committee was made up of a retired University System of NH professor who came to the committee due to concerns with where a tower may be placed. The committee also had a Real Estate Agent, who could speak to the impacts of telecommunications towers, both good and bad to home, and community values. There were also three members of the committee who have significant Radio Frequency (RF) experience, including Land Mobile Radio (LMR) and Cellular.

The committee also tasked a consultant who was willing to come in an advisory role. The consultant, has owned and operated, managed, and built telecommunications towers for many years through a successful business operated out of Derry, NH.

Business District

Business District - Main Street

The business district within the Town of Sandown is defined as 1,000 feet from the centerline (As limited by article I, part A.5) and on both sides of, and parallel to Main Street from Hampstead Road on the westerly side and Tax Map 10, Lot 38 (or its subdivisions) on the easterly side north and northern side of Tax Map 14, Lot 10 (or its subdivision) on the easterly side and of Tax Map 9, Lot 17 (or its subdivision) on the westerly side of Main Street. This district shall include Tax Map 2, Lot 29, Tax Map 2, Lot 33, and Tax Map 2, Lot 34. This translates roughly 1,000 feet on either side of Main Street from Hampstead Road, to just north of the Bassett property at 393 Main St.

Business District – Sandown/Hampstead Line

There is a second, less commonly known business district within the Town of Sandown. The second business district is located on the Hampstead/Sandown town line in the area of Little Mill Road/Showell Pond area. This business district is accessed through Owens Court in Hampstead, NH. There is NO town owned land within this portion of the business district, so it was immediately discounted by the committee for the purposes of this review.

Existing Telecommunications Tower

There is an existing telecommunications tower currently placed at the northerly edge of the Main Street business district. This tower has been in existence for many years, and currently has a long-term lease with the current property owner. This tower is generally known to have two-three cellular carriers currently as tenants, and there is room for additional tenants. The tower management company has never been successful in developing the current telecommunications tower to capacity.

Town Owned Property

The Tower Development Committee looked at each town owned parcel within the Main Street Business District. The first component of the research was to see what town owned parcels could feasibly hold a telecommunications tower, based solely on square footage, and location. The committee reviewed the Main Street business district, and noted it was primarily in a depression, or a “bowl.” Meaning, it was much lower in elevation than what a tower development company would routinely seek out for development purposes.

The Tower Development Committee determined there were two parcels of land that were town owned, and “may” be viable for the development of a telecommunications tower based on elevation, and size. The two parcels identified were 359 Main Street (28-3) and 367 Main Street (28-4).

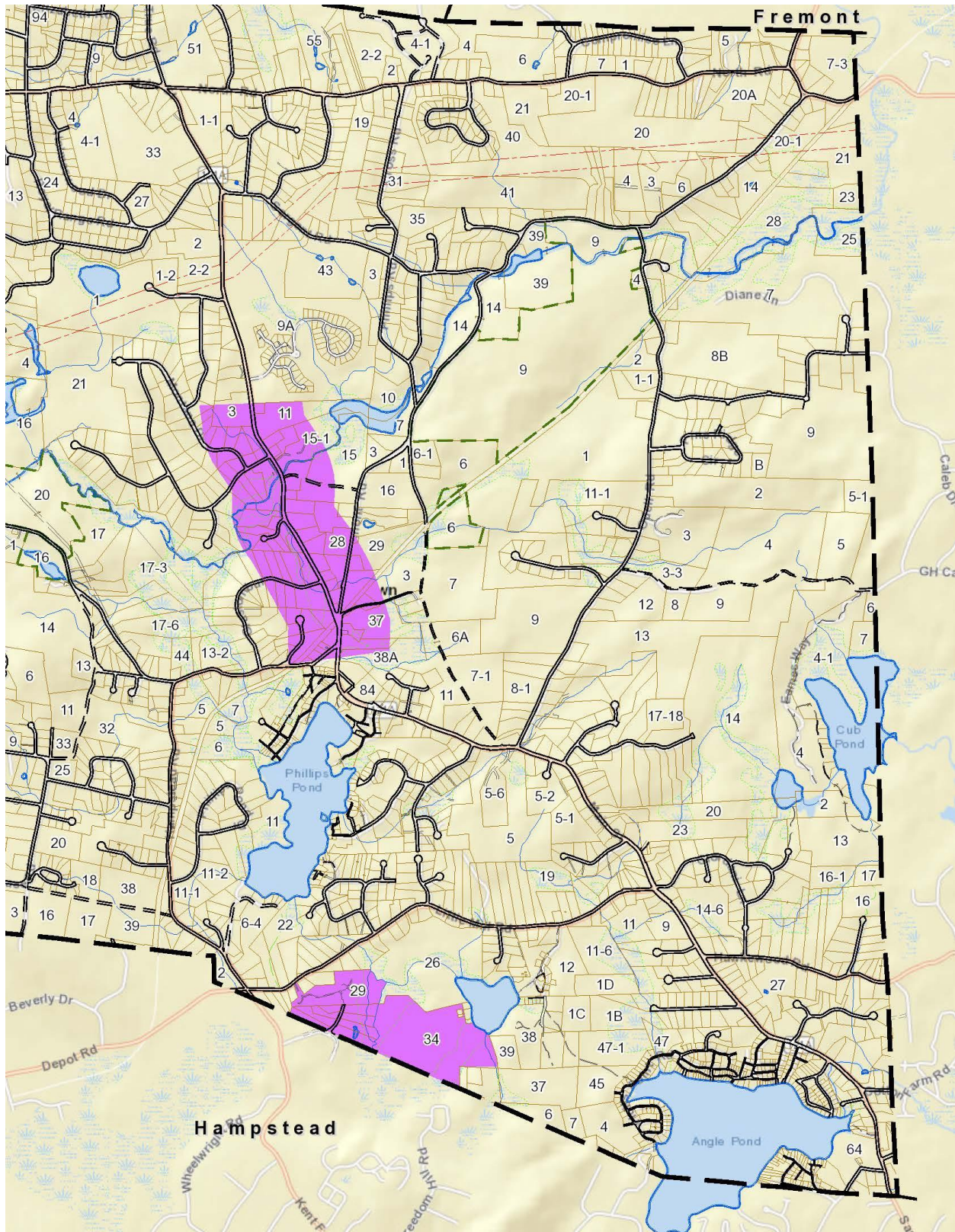
Lots for Consideration

The two parcels identified as possibly viable for telecommunication tower development were 359 Main Street (28-3) and 367 Main Street (28-4). Upon further review of these two specific parcels, it was determined that any telecommunications tower developed on these properties may need blasting to make the site appropriate for building at the top of the parcel. It was further discovered that any telecommunications tower placed on these parcels would be approximately 1,678 feet from an existing cellular telecommunications tower further north.

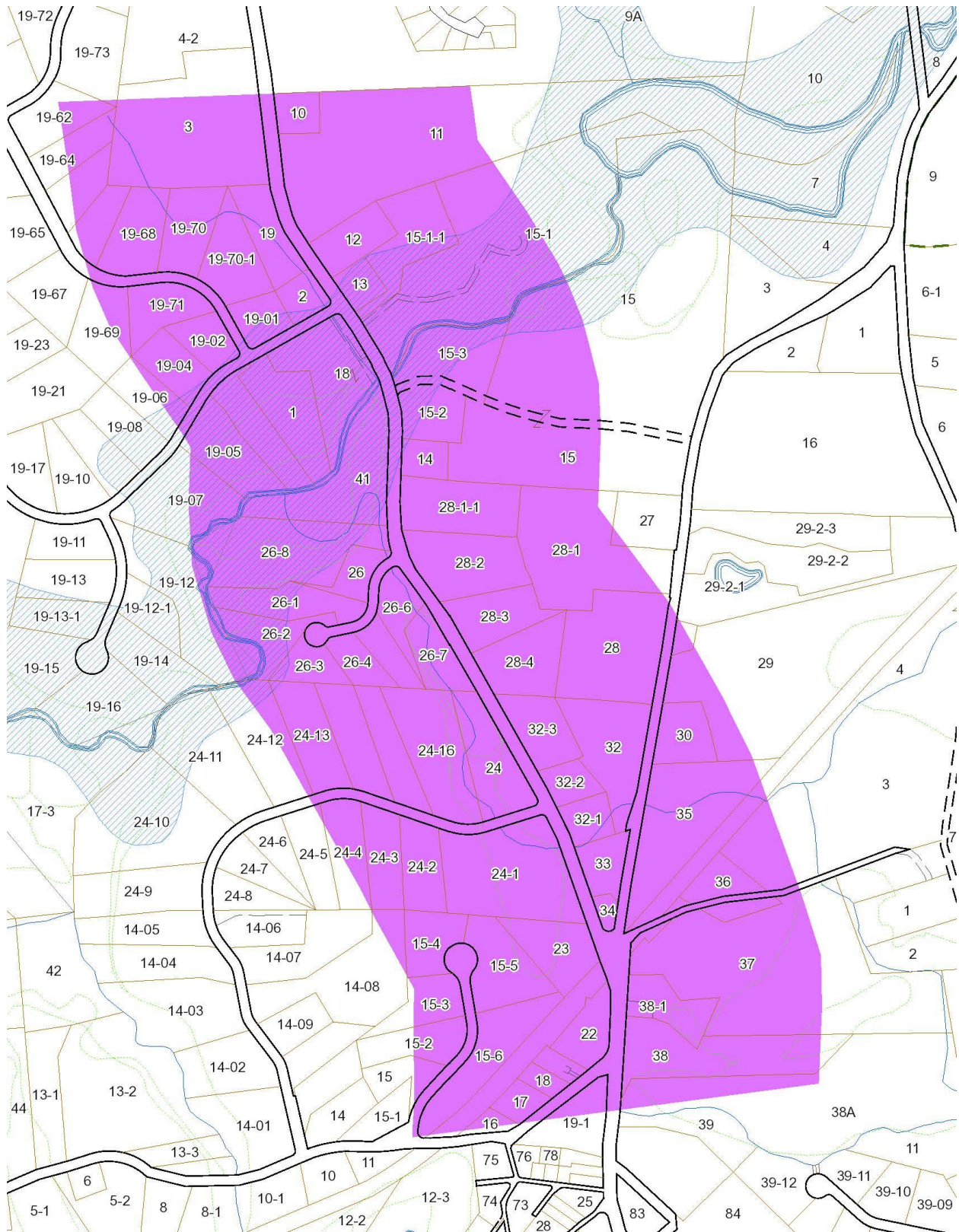
Conclusion

The Tower Development Committee reviewed all the available town owned parcels within the Main Street business district and determined there were only two town owned properties that “may” be viable. Upon further research, it was determined that due to the proximity of the town owned properties, to an existing telecommunications tower that from a development perspective, there would be zero interest from any tower development companies to enter into any agreements.

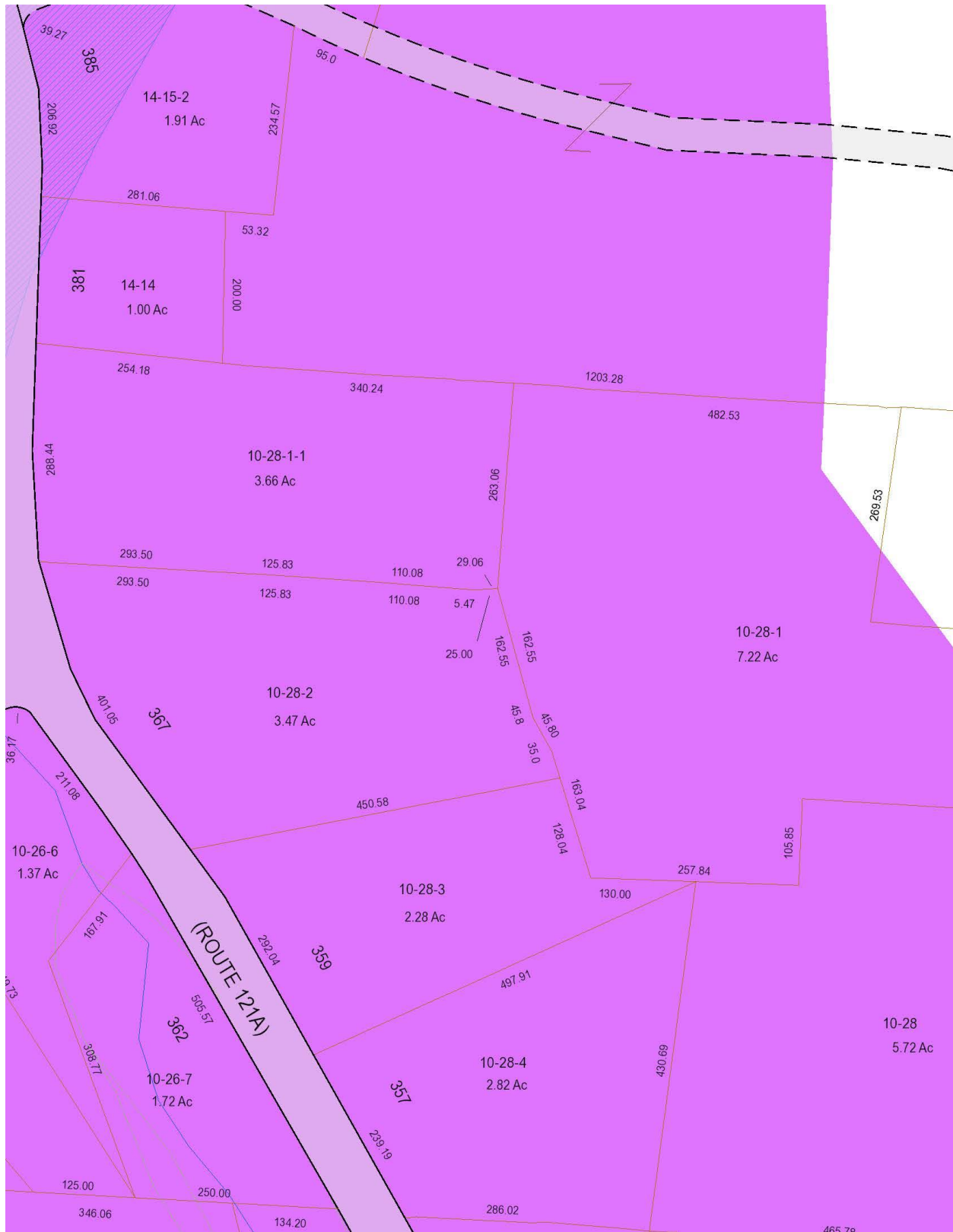
Main Street Business District Map



Main Street Business District Parcel Detail



Town Owned Parcel Detail



Distance Between Town Owned Parcels and Existing Tower

