

February 28, 2018

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Town of Grafton  
Planning Board  
Grafton Memorial Municipal Center  
30 Providence Road  
Grafton, MA 01519

PLANNING BOARD  
GRAFTON, MA

Re: Application for Special Permit with Site Plan Review  
Property Address: 29 Leland Hill Road  
Assessor's Parcel ID 110/113.0-0000-0104.A (the "Property")  
Applicant: T-Mobile Northeast LLC (the "Applicant")

Dear Honorable Members of the Planning Board:

This firm represents T-Mobile Northeast LLC ("T-Mobile") (hereinafter, the "Applicant") in connection with an application for a Special Permit with Site Plan Review from the Town of Grafton Planning Board (the "Board"), for the construction of a new wireless communications facility on the top of the South Grafton Water District's (the "District") water tank located on the Property. The Property is located in the R-20 Medium Density Residential zoning district and pursuant to Section 3.2.3.1 of the Town of Grafton Zoning Bylaws (the "Bylaws") the use of the Property for a wireless communication facility on the water tank is permitted by special permit from the Board. The Applicant's proposal satisfies the requirements for the grant of a special permit pursuant to Sections 1.5 and 5.8 of the Bylaws.

The Applicant seeks to construct a new wireless communications facility by placing nine (9) new wireless antennas on the top of the District water tank. The wireless communications facility will consist of one dish antenna, nine (9) panel antennas and nine (9) Remote Radio Head Units ("RRU"), three (3) located at each sector, at a height of 70' (top line of the antenna above ground level) and appurtenant radio equipment cabinets within a 8' x 15' concrete equipment pad located within a 10' x 26' lease area near the base of the water tank (the "Proposed Wireless Facility"). The Proposed Wireless Facility will be installed on the top of the existing water tank located at the Property (the "Building"). The Applicant's facilities are described in further detail herein and illustrated on the Plans attached hereto and incorporated herein by reference (the "Plans").

**I. Background**

The Applicant is licensed by the Federal Communications Commission (the "FCC") to construct and operate a wireless telecommunications network in various markets throughout the country, including the Commonwealth of Massachusetts and in particular in the Town of Grafton. A copy of the Applicant's FCC license is attached hereto. The Applicant is in the process of designing and constructing a telecommunications system to serve all of the Commonwealth of Massachusetts. One of the key design objectives of its systems is to provide seamless coverage. Such a system requires a grid of radio

transmitting and receiving links located approximately .5 to 2 miles apart, depending on the location of existing and proposed installations in the surrounding area, the existing use of the network and the existing topography. The radio transmitting and receiving facilities operate on a line-of-sight basis, requiring a clear path from the facility to the user on the ground. This dynamic requires the antennas to be located in a location where the signal is not obstructed or degraded by other buildings or by topographical features such as hills.

## II. Project Description

As noted above, the Applicant proposes to construct a new wireless facility that will consist of one dish antenna, nine (9) panel antennas and nine (9) RRU, three (3) located at each sector, at a height of 70' (top line of the antenna above ground level) and appurtenant radio equipment cabinets within a 8' x 15' concrete equipment pad located within a 10' x 26' lease area near the base of the water tank. All of the proposed antennas will be at a height in close proximity to the top of the dome of the water tank. Consequently, the visual impact of the Proposed Wireless Facility will be de minimus.

After installation, the Proposed Wireless Facility will be unmanned and will only require periodic (twice a month) maintenance visits per carrier. The only utilities required to operate this Proposed Wireless Facility are standard 120-volt electrical power as well as telephone service. These are presently in place at the Property. The traffic generated by the Proposed Wireless Facility will be approximately two vehicle trips per month by maintenance personnel who will inspect the Proposed Wireless Facility to ensure it remains in good working order. The Proposed Wireless Facility will comply with all applicable local, state and federal safety codes.

## III. Legal Arguments

### A. The Applicant complies with the Special Permit requirements set forth in Section 1.5.5 of the Bylaws

Section 1.5.5 outlines the conditions considered by the Planning Board for granting Special Permits. Special Permits may be granted only for uses which are in harmony with the general purpose and intent of the Bylaws. The special permit granting authority shall make findings on which to base its determination on the specific issues of:

*a. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.*

There will be no changes to driveways and driveway opening/entrances as a result of the installation of the Proposed Wireless Facility. The Proposed Wireless Facility will be unmanned and will generate only one or two site visits per month.

*b. Off-street parking and loading areas where required, with particular attention to the items in paragraph (a) above, and the economic, noise, glare, or odor effects of the special permit on adjoining properties and properties generally in the district.*

There will be no changes to the existing parking and loading spaces as a result of the installation of the Proposed Wireless Facility. The Applicant will use the existing available parking for its maintenance visits. The proposed installation will not be injurious, obnoxious, offensive, dangerous, or a nuisance to the community or the neighborhood through noise, vibration, concussion, odors, fumes, smoke, gases, dust, harmful fluids or substances, danger of fire or explosion or other objectionable feature detrimental to the community or neighborhood health, safety, convenience, morals or welfare. The Proposed Wireless Facility will not result in any impact to the integrity of adjoining districts.

*c. Refuse collection or disposal and services areas, with particular reference to items in paragraphs (a) and (b) above.*

The Proposed Wireless Facility will be unmanned. There will be no new refuse or other waste created as part of the installation or operation of the Proposed Wireless Facility.

*d. Screening and buffering with reference to type, dimensions and character.*

The antennas will be located in a protective dome on top of the water tank and will have a stealth design to blend in with the existing water tank which will be painted to match the color of the tank. The proposed ground space will be located to the rear of the water tank that will be surrounded by a 9' foot high white fence that will have a 3' wide locked entrance gate. There will be shrubs added to the landscaping to provide a further visual screen for the fenced ground equipment.

*e. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.*

The Applicant shall comply with the lighting requirements of the Bylaws. The Proposed Wireless Facility does not include any lighting.

As part of the proposed installation, The Applicants' signage shall only be posted to comply with standards to provide notice of the installation of a wireless facility at the water tank access and area of screened ground equipment and will contain contact information.

First, the Proposed Wireless Facility is the result of a request for proposals ("RFP") for this proposed use on the District water tank and as such, the rent to be paid by the Applicant will be a direct benefit to the District. A wireless communications facility will promote the general welfare and thereby encourage business investment by providing a desirable and convenient level of wireless service to current businesses. The Applicant's proposal will also further benefit the public interest because wireless communications capabilities remain highly attractive to prospective residents and businesses.

It is a truism to state that, in today's competitive business environment, it is absolutely essential that there is the necessary infrastructure in a community to ensure access to reliable wireless services. The ability to travel away from the office, but still transact business by utilizing a mobile phone or other wireless device has become so interconnected that the absence of reliable service will certainly have a negative impact on the ability of a community to retain and attract business development.

The Applicant's use is passive. There will be no additional burden on municipal services, such as sewers, police, or fire protection. No additional foot traffic will occur, and only one or two vehicular visits per month are expected. In short, this is a use that may be implemented without increasing demands upon municipal services.

In a community with a highly educated and dynamic public and private sector, wireless service is absolutely essential to maintain and encourage responsible future development in the Town of Grafton. A wireless facility at the District water tank will provide the Town's residents and businesses with enhanced wireless service in the least disruptive manner possible and thus facilitate the financial benefits that will naturally follow from provision of such service.

*f. Required yards and other open space; and*

The Applicant's installation will not materially alter the yard and open space conditions of the Property and therefore complies with all required yards and open space requirements in the Medium Density Residential Zoning District.

*g. General compatibility with adjacent properties and other property in the district.*

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The proposed installation of the antennas on top of the water tower satisfies the requirements of § 5.8.3 Site Selection Preferences of the Town of Grafton, Zoning Bylaws. Section 3.2.3.1 provides that a Wireless Communications Facility may be installed at the subject Property upon issuance of a Special Permit by the Planning Board with Site Plan Review. Based on the description set forth herein, the Proposed Wireless Facility meets the location, height and site requirements set forth in of the Town of Grafton, Zoning By-Laws for the grant of a Special Permit.

*h. There will not be any significant adverse impact on any public or private water supply.*

This requirement is not applicable for the Proposed Wireless Facility on top of the District water tank with screened ground equipment. The Proposed Wireless Facility will not use any water in its day to day operation.

*i. If the subject site is located within the Water Supply Protection Overlay District, there will not be any significant or cumulative impact upon municipal water supplies, and the Board shall give appropriate consideration to contamination by nitrate-nitrogen loading in making this determination. (T.M. 10-28-86)*

The Property is located within the Water Supply Protection Overlay District, but the Proposed Wireless Facility will not have any significant or cumulative impact upon municipal water supplies.

*j. Protect important historic, cultural and scenic landscapes. (TM 10-18-99)*

The Proposed Wireless Facility is located on top of the District water tank, which is set back from the main road and is at a height and is appropriately camouflaged to not affect the scenic landscape.

**B. The Applicant complies with the Wireless Communications conditions and requirements set forth in Section 5.8 of the Bylaws**

Based on the description set forth herein, the proposed installation of the Proposed Wireless Facility meets the location, height and site requirements set forth in and Section 5.8 (Wireless Communications Facilities) of the Town of Grafton, Zoning By-Law.

**§ 5.8.3 Site Selection Preferences**

*These regulations are written to indicate that the Town of Grafton preferences for facility locations are as follows, in descending order of preference:*

- *On existing structures such as buildings, communications towers, smokestacks,*

- utility structures, etc.*
- In locations where existing topography, vegetation, buildings or other structures provide the greatest amount of screening*
- On government or educational institution structures in the CB, OLI and I zoning districts*
- On government or educational institution structures in the A or R40 zoning districts*
- On government or educational institution structures in the R20, RMF or NB zoning districts*
- On new towers in the A and R90 zoning districts*
- On new towers in the R20, RMF and NB zoning districts*

*Collocation is generally viewed as preferable to construction of a new support structure where it is assumed that collocation may often be less imposing. The Board's evaluation of each application is essential, however, and applicants are reminded that the preferences described in this section are intended as guidance for development of the application and for the Board's review but are not determining in any way.*

The Applicant's Selection Process: T-Mobile is committed to working with local communities in siting and construction of its wireless communication facilities. Because of T-Mobiles' desire to be a good neighbor and establish long-term relationships, T-Mobile makes every effort to identify potential community concerns and incorporate all appropriate mitigation measures in the site selection process.

In this case, after a thorough review, T-Mobile has determined that the installation of a facility on top of the District water tank is necessary to provide reliable coverage to those persons living in the Town of Grafton, as well as those persons commuting through the Grafton area. Following a thorough analysis, T-Mobile submits that it can fulfill its significant wireless service gaps by locating its equipment on top of the water tank and consequently at this time a new separate telecommunications tower will not be required.

The wireless communications system being developed by T-Mobile has been designed utilizing sophisticated computer-engineering models which simultaneously evaluate topography, population patterns, and land use concerns to identify specific geographic regions to be serviced by the communications facility in the network. As a result, a limited search area is identified by the Radio Frequency Engineer as the necessary location for a transmission facility to ensure the most complete coverage to area residents, businesses and public safety officials. Once the search area has been selected, then T-Mobile's site selection consultant first seeks to identify existing structures. In this case, after a thorough review of the search area, T-Mobile has determined that the District water tank is sufficient for attachment purposes and therefore T-Mobile proposes to install an antenna array within a screened equipment area.

The proposed installation of the antennas on top of the District water tank satisfies the requirements of § 5.8.3 *Site Selection Preferences* of the Town of Grafton, Zoning Bylaws. Section 3.2.3.1 provides that a Wireless Communications Facility is allowed in the Medium Density Residential zoning district and therefore may be installed upon issuance of a Special Permit by the Planning Board with Site

Plan Review. Based on the description set forth herein, and as will be further demonstrated at the Public Hearing on this matter, the Proposed Wireless Facility meets the location, height and site requirements set forth in of the Town of Grafton, Zoning By-Laws for the grant of a Special Permit.

***§ 5.8.5 Conditions for Granting***

***In addition to the conditions for granting contained in Section 1.5.5 and all other applicable sections of this bylaw, the Planning Board shall make findings on which to base its determination on the specific issues of:***

***5.8.5.a) how well the use and proposal meet all required conditions and specifications of the bylaw;***

As noted above in the commentary for § 5.8.3 and as stated elsewhere in this narrative, the Applicant's proposed installation of a facility on top of the District water tank with screened ground equipment has been designed to comply with the Town of Grafton Zoning Bylaws, not only in regard to the siting preferences, but in regard to the conditions and specifications of the Bylaws. Because of the nature of the proposed concealed facility located on an existing structure, there are several requirements of the Bylaws that are seemingly inapplicable, and accordingly, the Applicant is formally requesting waivers to these requirements (**Please see enclosed separate Request for Waiver Statement**).

***5.8.5.6) if the proposed facility is to be located in a residential zoning district, or within a distance equal to twice the height of the tower (from the ground to its highest point) but not less than 200 feet of a residential zoning district, whether the applicant has provided substantial evidence that the facility cannot, by technical necessity, feasibility be located in a non-residential zone.***

The property is located in the Medium Density Residential Zoning District. This requirement is not applicable for the Proposed Wireless Facility on top of the District water tank with screened ground equipment. The Applicant's Proposed Wireless Facility does not include the construction of a tower.

***5.8.5.c) whether the proposal would sufficiently screen the facility from view, both through landscaping, placement and design, in order to minimize the visual appearance of the entire facility from areas within a one-thousand three hundred twenty foot (1,320') radius of the proposed facility location.***

This requirement is not applicable for the Proposed Wireless Facility on top of the District water tank with screened ground equipment. Notwithstanding the foregoing, the water tank is an existing structure and the Proposed Wireless Facility has a stealth design to blend with the water tank. This provision is more appropriately applied to a new tower application.

***5.8.5.d) whether the proposed facility will be housed within or upon a special structure, which will be architecturally compatible with the surrounding residential***

*area (including, for example, bell tower or church steeple), or whether, by virtue of its design, no such special structure is required in order to minimize the visual impact within a one-quarter mile (1,320') radius. This provision applies to facilities in a residential (A, R40, R20, or RMF) zoning district, or within a distance equal to twice the height of the facility (front the ground to its highest point) but not less than three hundred feet (300'), from such zoning district.*

The proposed stealth installation of the antennas on top of the District water tank with screened ground equipment satisfies this requirement.

**§5.8.6 General Requirements**

Pursuant to Section 5.8 of the Bylaws, the Applicant's proposed use for a wireless communications facility in a Residential zoning district is permitted by special permit. The Applicant's Proposed Wireless Facility further complies with the provisions set forth in Section 5.8.6 of the Bylaws as follows:

1. **§5.8.6.1 Any principal part of the facility (excluding guy cables) shall be setback from the nearest property line by a distance of twice the height of the facility (as measured to its highest point, including antennae, etc.), or a distance of three hundred feet (300'), whichever is greater.**

Not Applicable. The Proposed Wireless Facility is located on an existing water tank owned by the District. The Applicant's antennas will be installed on the top of the water tank with screened ground equipment. The Applicant's Proposed Wireless Facility does not include the construction of a tower and the 300' limitation is more appropriately applied to a new tower application.

2. **§5.8.6.2 Any principal part of the facility (excluding guy cables) shall be setback from the nearest residential structure by a distance of twice the height of the facility (as measured to its highest point, including antennae, etc.), or a distance of three hundred feet (300'), whichever is greater.**

Not Applicable. The Proposed Wireless Facility is located on an existing water tank owned by the District. The Applicant's antennas will be installed on the top of the water tank with screened ground equipment. The Applicant's Proposed Wireless Facility does not include the construction of a tower and the 300' limitation is more appropriately applied to a new tower application.

3. **§5.8.6.3 No artificial lighting shall be installed unless required by the Federal Aviation Administration. If such lighting is required, it shall be screened so as not to project its light below the horizontal plane in which it is located.**

The Applicant shall comply with the lighting requirements of the Bylaws.



4. *§5.8.6.4 A tower shall be of monopole or similarly unimposing design. In the event other than a monopole is proposed, the Board will view a guyed pole more favorably than a broad lattice type or similar structure. The applicant shall successfully demonstrate to the satisfaction of the Board that the proposed facility will have minimal visual impact.*

The Applicant is not proposing to construct a new tower.

5. *§ 5.8.6.5 To minimize the number of wireless communications facility sites in the community in the future, the proposed facility shall be designed and constructed so it is reasonably capable of accommodating other users, including other wireless communications companies and local police, fire and ambulance companies, unless it is determined to be technically infeasible based on the Board's evaluation of information submitted.*

This requirement is not applicable for the Proposed Wireless Facility on top of the District water tank with screened ground equipment. The Applicant's Proposed Wireless Facility does not include the construction of a tower.

6. *§ 5.8.6.6 No interference to existing television, cable television or radio signals, including emergency systems and public safety communications, shall be permitted from the tower or components thereon. If interference occurs, it shall be the responsibility of the site owner to immediately remedy it.*

The Applicant operates in compliance with all of the rules and regulations promulgated by the Federal Communications Commission as required by its licensing.

7. *§ 5.8.6.7 Unless otherwise required by the Federal Communications Commission or the Federal Aviation Administration, tower facilities shall be painted non-contrasting grey or blue in color, or camouflaged with some treatment deemed acceptable by the Board. Antenna(e) shall be non-contrasting or camouflaged.*

The Applicant is not proposing to construct a new tower, but rather concealed antennas on top of the District water tank with screened ground equipment. The Applicant will paint its proposed stealth structure housing the antennas to match the color of the tank.

8. *§ 5.8.6.8 The related unmanned equipment and/or other buildings shall not be more than twelve (12) feet in height. All ancillary uses (including, for example, but not limited to, a maintenance depot, vehicle storage, etc.) are prohibited.*

The proposed installation of the screened ground equipment satisfies the requirement.

**9. § 5.8.6.9 All utilities proposed to serve the facility shall be installed underground.**

The proposed utility connections for electric, telco and natural gas will be underground. Electric and telephone lines will be routed inside a vertical cable tray, painted blue to match the water tank, running along the side of the water tank and then underground to the equipment space.

**10. §5.8.6.10 Dish antennae shall be no more than six (6) feet in diameter, and shall be mesh (rather than solid). Panel antennae shall be no more than five (5) feet in height.**

The Applicant is requesting a waiver of this provision. Please see enclosed separate Request for Waiver Statement.

**11. §5.8.6.11 No advertising or signage shall be permitted on the facility.**

The Applicant shall comply with the advertising and signage requirements of the Bylaws.

**12. §5.8.6.12 No facility shall be located within a distance equal to twice the height of the facility (as measured from the ground to its highest point) plus four hundred feet (400') of a wellhead area of a municipal water supply.**

This requirement is not applicable for the Proposed Wireless Facility. The Applicant's Proposed Wireless Facility does not include the construction of a tower, but still complies with this provision of the Bylaws.

**13. §5.8.6.13 Landscaping shall be provided around the base of the facility, adjacent to a security fence at least six feet (6') in height. The landscaping shall consist of a planting strip at least 25 feet wide, with ground cover and/or grass, and shall include at least one row of six-foot (6') high evergreen trees adjacent or proximate to the fence, and a row of deciduous trees at least ten feet (10') in height and at least one-and-one-half-inch (1 1/2, caliper planted no more than 20 feet apart on center, and deemed acceptable by the Board. Applicants may substitute alternative landscape plans that meet the purposes of this subsection to limit the visual impact of the lower portion of the tower and adjoining accessory facilities for the Board's consideration.**

There will be shrubs added to the landscape to provide a further visual screen for the fenced ground equipment. See attached plans for details.

*§5.8.7 Although not an accessory use as defined by the bylaw, a wireless communications facility may be sited on a lot which already accommodates a lawful principle use. Due consideration will be given to the overall functioning of the lot, with particular respect to the items in Section 1.5.5 and 5.8.5 and other applicable sections of this bylaw, during the Board's review of the special permit application.*

The proposed installation of the antennas on top of the District water tank with screened ground equipment satisfies these requirements.

*§ 5.8.8 Any alteration or expansion of the facility or structure or the uses it supports (including the size, number or color of antennae or other components) shall require a modified special permit, applied for in accordance with all regulations applicable at the time such application is properly made.*

To the extent not preempted or otherwise inapplicable, the Applicant shall comply with this requirement.

*§ 5.8.9 If the facility is abandoned or no longer operable, it shall be removed within six (6) months of its abandonment.*

In compliance with Section 5.8.9 of the Bylaws, the Applicant will remove the wireless communications facility within six (6) months of its abandonment.

*§ 5.8.10 The Planning Board may, by a vote of at least 4 members, each of whom is eligible to participate in the special permit vote, authorize deviation from strict compliance with the provisions of this Section 5.8 where such deviation is in furtherance of the purposes and intents of the bylaw, and where such authorized deviation is expressly enumerated, justified and acted upon by the Planning Board.*

Pursuant to this Section, the Applicant formally requests the waivers listed in the separate Request for Waiver Statement.

**Satisfaction of Special Permit Requirements:** The Proposed Wireless Facility will generate no additional traffic or other negative impacts on surrounding properties or the Town of Grafton. The Proposed Wireless Facility will require no water or sewer services. The only two (2) utilities required by the Applicant's Proposed Wireless Facility include power and telephone service, which will be maintained and paid for by the Applicant. The Proposed Wireless Facility will be unoccupied with no employees or customers. A T-Mobile technician in a standard sport-utility type vehicle will service the equipment at the Proposed Wireless Facility approximately once or twice a month.

A gap in coverage is evidenced by the inability to adequately transmit or to receive a wireless signal, or by the interruption or disconnection of a wireless signal. T-Mobile currently has a significant gap in wireless capacity and coverage in the Town of Grafton. The gap that

exists in the Town prevents T-Mobile from providing uninterrupted wireless service to current and future public and private users of its wireless communications system.

The location of the Proposed Wireless Facility on top of the District water tank is an integral part of T-Mobile's network of telecommunications facilities necessary to provide adequate coverage to those persons living in the Town of Grafton, as well as those persons commuting through the Grafton area on the various State and/or Federal highways. Following a thorough analysis, T-Mobile submits that it can fulfill its significant wireless service gaps by locating its equipment on top of the water tank and consequently at this time a new separate telecommunications tower will not be required.

*See Tabs 5 and 6, Radio Frequency Engineer Report and Coverage Maps.*

The Proposed Wireless Facility will not be injurious, obnoxious, offensive, dangerous, or a nuisance to the community or the neighborhood through noise, vibration, concussion, odors, fumes, smoke, gases, dust, harmful fluids or substances, danger of fire or explosion or other objectionable feature detrimental to the community or neighborhood health, safety, convenience, morals or welfare. The Proposed Wireless Facility will not result in a material change to the existing water tank and will not result in any impact to the integrity of adjoining districts nor will it be detrimental to health, morals or welfare.

*See Tab 7, Radio Frequency Emissions Analysis Report.*

The Proposed Wireless Facility will be operated in compliance with all applicable federal and state regulations, including regulations governing radio frequency emissions.

T-Mobile is in compliance with federal and state regulations to ensure that its wireless telecommunications facilities are operating in compliance with all applicable standards and mandates.

*See Tab 12, FCC Licenses.*

The Proposed Wireless Facility is regularly maintained by qualified technicians to assure that the equipment operates at optimal condition. A series of security measures are built into the facility to prevent accidental damage or vandalism: (a) the antennas are enclosed within a fenced enclosure on top of a water tank, (b) the ground equipment is installed within a locked fenced area, (c) the facility is equipped with a series of alarms which immediately notify the network alarm center of any equipment malfunction, and (d) prompt emergency response is available on a twenty-four (24) hour a day, seven (7) day a week basis.

Summarizing, the installation will consist of one dish antenna, nine (9) panel antennas and nine (9) Remote Radio Head Units ("RRU"), three (3) located at each sector, at a height of 70' (top line of the antenna above ground level) and appurtenant radio equipment cabinets within a 8' x 15' concrete equipment pad located within a 10' x 26' lease area near the base of the water tank. There will be no accessory facilities and the Proposed Wireless Facility will be unmanned

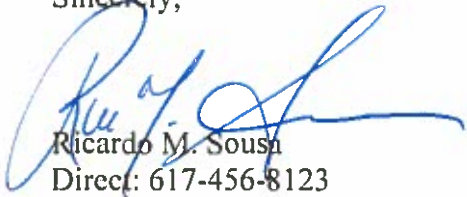
and will only require that a T-Mobile technician in a standard sport-utility type vehicle service the equipment at the Proposed Wireless Facility approximately once or twice a month. T-Mobile will continue to utilize the existing access and parking for the water tank. The installation of the concealed antennas on top of the water tank with screen ground equipment will not materially alter the appearance of the property.

**IV. Summary**

The Applicant respectfully requests that the Board determine that its Proposed Wireless Facility will not have any adverse effect on the neighborhood within which the Property is located in particular, and the Town of Grafton as a whole. The availability of wireless communications service enhances 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, bad storms or similar circumstances. Wireless communications service also provides a convenience to residents, and is an attractive feature and service to businesses. The proposed installation, by providing these services, will promote the health, safety, convenience and general welfare of the inhabitants of the Town of Grafton. The findings are made in view of the particular characteristics of the Property and of the Applicant's proposed siting and equipment, as detailed above. This Property is the most appropriate location for the installation and operation of the wireless communications facility.

For the foregoing reasons the Applicant respectfully requests that the Board grant the foregoing relief in the form of a Special Permit with site plan review, any waivers requested and such other relief as the Board deems necessary to allow the installation and operation of the Applicant's Proposed Wireless Facility.

Sincerely,



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