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TOPSFIELD, MA

Zoning Board of Appeals  
Town of Topsfield  
8 West Common Street  
Topsfield, MA 01983

**Re:** Amendment to previously submitted Application for Variance and Special Permit to include a request for Site Plan approval, allow the construction of a 100 foot stealth monopole

**Location:** 124 River Road

**Map & Lot:** 47/32 (the "Property")

**Applicant:** T- Mobile Northeast, LLC, a wholly owned subsidiary of T-Mobile USA, Inc. (the "Applicant")

Dear Honorable Members of the Zoning Board of Appeals:

On October 20, 2010, I filed an application for a Variance and Special Permit, from the Town of Topsfield Zoning Board of Appeals (the "Board") seeking approval to construct a 100 foot stealth monopole on the subject parcel. In reviewing the application submission with town staff it was determined that in addition to the above requested relief, the proposal required Site Plan Review approval from the Board as well. Therefore, I am submitting an amendment to the previous application to include a request for Site Plan Review.

The Applicant's proposed WCF will not be unreasonably detrimental to the established or future character of the neighborhood and town. The proposed WCF will be located on a large 8 plus acre parcel of land currently occupied by Trinity Episcopal Church. A dense canopy of trees, including several tall pines, surrounds the parcel. The proposed facility will be located within a dense wooded area of the parcel, the location, design and height of the proposed facility significantly minimize the visual impacts to the surrounding area, as evidenced by the photo simulations submitted with this application. The addition of the proposed WCF will produce a minimal change in the appearance of the surrounding area as the proposed WCF will blend with the existing tall trees on the Property. Moreover, the proposed installation will not generate any traffic, smoke, dust, heat, glare, discharge of noxious substances, nor will it pollute waterways or groundwater. Conversely, the surrounding properties and general public will benefit from the potential to enjoy improved wireless communication. The proposed WCF will benefit the Town and promote the safety and welfare of its residents, businesses and drivers by providing reliable state-of-the-art digital wireless voice and data services. Further, the site will improve the reliability of emergency communications with the police and fire departments by eliminating dropped or blocked calls due to inadequate signal strength or insufficient network capacity to handle call volume.

The Applicant's proposed WCF is in harmony with the general purpose and intent of this Bylaw. The proposed WCF has been located on a large parcel that contains a significant tree canopy along all of its perimeters. The proposed height, location and design of the monopole significantly shield it from view from areas off site, as evidenced by the photo simulations provided with this application. As stated above, the proposed monopole will be constructed to a height of 100 feet and will be setback from the nearest property line 100 feet consistent with the town's bylaw.

Consequently, the proposed WCF conforms to the existing characteristics of the Property and surrounding area and is in harmony with the general purpose and intent of the Bylaw. For all of the above the proposed facility will not be detrimental to the public convenience or welfare.

The proposed installation will not obstruct existing rights-of-way or pedestrian access and will not change the daily conditions of access, egress, traffic, congestion hazard, or character of the neighborhood. The use is passive and will not change the current conditions surrounding the Property. The WCF will not produce any odors, fumes, noise or waste. There will be no need for water, sewer, or other municipal services.

Once constructed, the WCF will be unmanned and will only require infrequent visits by a technician, typically two times per month for routine diagnostics and/or maintenance, except in cases of emergency. These infrequent visits will not result in any material increase in traffic or disruption to patterns of access or egress that will cause congestion hazards or cause a substantial change in the established neighborhood character.

The proposed WCF is a passive use. As such it will not create waste or impact waste disposal on the site and will therefore not impact the groundwater on site or in the area.

As stated above the subject parcel was chose for its size and significant tree canopy , which contains several tall pine trees. As sited and designed the proposed facility will not result in significant visual impacts to either the site or the surrounding area, as evidenced by the photo simulation submitted with the application.

The Applicant hereby requests the Board to determine that it has satisfied the requirements for the grant of Site Plan approval, and to further determine that the proposed WCF will not have an adverse effect on the surrounding area and the Town of Topsfield as a whole. The findings are made in view of the particular unique characteristics of the Property and of the WCF's design and location, as detailed above. The Property is an appropriate location for the installation and operation of the proposed WCF and represents the least intrusive means through which the Applicant can close a gap in reliable service coverage under the Bylaw, while at the same time minimizing visual impacts to the surrounding area.

For the foregoing reasons, the Applicant respectfully requests the Board to grant the foregoing zoning relief in the form of A Variance and Special permit and site plan approval and/or such other relief as the Board deems necessary in order to allow the installation and operation of the proposed WCF.

Very truly yours,

Jacqueline Slaga