

## ARTICLE XI – WIRELESS TELECOMMUNICATIONS FACILITY (WTF) ORDINANCE

### 3. APPLICATION PROCESS:

1. Documentation of Right to Property – Please see Attachment (3) for info.
2. FCC License - Please see Attachment (4) for info.
3. Topographic Map - Please see Attachment (5) for info.
4. Site Plan - Please see Attachment (6) for info.
4. Tower Design Info - Please see Attachment (7) for info.
5. Scenic Assessment - Please see Attachment (8) for info.
6. Telecommunications Network - Please see Attachment (9) for info.
7. Area Tower Location Assessment Info - Please see Attachment (10) for info.
8. Historic Preservation Assessment - Please see Attachment (11) for info.
9. Tower Co-Location Agreement - Please see Attachment (12) for info.
10. Form of Surety - Please see Attachment (13) for info.
11. Notice of Application in Newspaper - Please see Attachment (14) for info.
12. List of Property Abutters and Tax Map - Please see Attachment (15) for info.

### 9. PLANNING BOARD APPROVAL STANDARDS:

1. *WTF PERMITTED DISTRICTS* – Property in located in a Rural District which is a permitted district for WTFs.
2. *Application (1) meets WTF Ordinance requirements, (2) has adequate liability insurance and lease agreement, and (3) will not interfere with intended purpose of property* – (1) Application meets WTF Ordinance requirements as indicated in Application and supporting Attachments. There are not variances or waivers requested in the Application. (2) Please see Attachment (13) and (3) for information relative to liability insurance and lease agreement. (3) The proposed facility is in compliance with Ordinance setback requirements and is located on a property remote area that will not interfere with other property intended purposes.
3. *WTF must accommodate expansion for at least (3) future co-locations on tower* – The tower and site design will accommodate (3) future co-locators. Please Attachment (6) for additional information.
4. *A new WTF must be no more than 200 feet in height* – Proposed tower height is 190 feet. Please see Attachment (6) for additional information.
5. *Set back of tower to property lines must be greater than 105% of tower height*. Set back of tower to property lines is greater than 105% of tower height (190' X 1.05 = 199.5'). Please see Attachment (6) for additional information.
6. *WTF Screening* - The proposed facility site is in a location that is surrounded by a wooded area, (please see attached photo). Existing plants and natural landforms on the site will be preserved to the maximum extent practical by minimizing tree removal and retaining existing vegetation. The natural plants and trees will provide screening of the

facility shelter and equipment from view by abutting properties and roadway. The top section of the tower will be visible since the tower must be above the tree line to allow for the transmission of the antenna signals.

7. *WTF must be fenced* - As shown in the Site Plan drawings the 50' X 50' developed site will be enclosed by a galvanized locked 8 foot high fence.
8. *WTF must be illuminated only as necessary* - No exterior lighting proposed for the site. **Tower lighting is in accordance with FAA determinations.**
9. *WTF must blend with surrounding environment* - The tower will be composed of grey galvanized steel grating. The grey color blends with background clouds and cloudy days.
10. *WTF must comply with current EIA/TIA 222 Standard* - Tower Design is to the "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures" (Standard ANSI/EIA/TIA-222-G). The Standard establishes design criteria to address wind and ice loads, site specific terrain exposure loads, and tower serviceability.
11. *WTF must have no substantial adverse impact upon designated scenic resources* – Scenic Assessment, Attachment (8) provides info on the Visual Impact Assessment conducted by Julie Ann Larry. **The visual inventory work was conducted on XXX and the assessment indicates that**
12. *Municipal Noise Standards* – No generator is proposed for the site during facility operation.
13. *Historic Preservation Assessment* – **The proposed WTF will not result in a substantial adverse impact to area historic areas or structures. Please see Attachment (11) for additional information.**

#### 11. ABANDONMENT:

Tower and appurtenances will, within 60 days of the termination or abandonment of the Facility, be removed and debris will be disposed of in a proper manner, in compliance with applicable state and federal solid waste laws and rules.

The decommissioning of the facility includes the removal of the 190' self-supported steel lattice type tower and associated tower antennas, electromagnetic transmission equipment, and foundations to a depth of at least 12 inches or to the depth of bedrock, whichever is less, and other structures, buildings, roads, fences, cables, electrical components or associated facilities and foundations to a depth of at least 12 inches or to the depth of bedrock, whichever is