



16 Merrill Access Road
Thornton, NH 03285

TOWN OF THORNTON ZONING BOARD

Tel: 603/726-8168
Fax: 603/726-2078
pbzbassistant@thorntonnh.org

Notice of Decision

Meeting Date: December 3, 2020
Plan Name: "Vertex Telecommunications Facility [Tax Map 17, Lot 5-21]".
Application Date: August 4, 2020, as amended (latest amendment filed 11-24-20)
Plan Purpose: Provide cellular coverage in a known gap of coverage in the area.
Plan Description: Construct a wireless communication facility.
Map/Lot: Map 17 Lot 5-21
Zone: General Residential
Location: Upper Mad River Road
Owner(s): SMA Realty Trust, Michael C. Sununu and James G. Sununu, Trustees
Agent: Francis Parisi, Vertex Tower Assets, LLC

At the Zoning Board meeting held on December 3, 2020, the continuation of the Public Hearing was held by agreement to consider the amended Waiver Application and four (4) Variance Requests as submitted by Francis Parisi on behalf of property owner SMA Realty Trust, Michael C. Sununu and James G. Sununu, Trustees. The Zoning Board, after hearing from the Applicant, its agents, and members of the public in attendance and via Zoom/teleconference, and having previously determined that the application was complete, approved the Waiver and Variance Requests by making the following motion:

MOTION: "To grant to the Applicant: [Vertex Tower Assets, LLC], pursuant to Supplement 4, dated November 24, 2020, one (1) waiver and four (4) variances as follows:

- Waiver to allow a telecommunications facility in a residential zone;
- Variance to allow the height of the tower to exceed 100 feet with a maximum height 182 feet;
- Variance to allow a vegetative buffer to begin away from the fence line;
- Variance to allow the proposed facility to have overhead utilities; and
- Variance to allow a lattice style tower to be built;

Subject to the following conditions:

- Any and all access to the facility must be on Upper Mad River Road only.
- A bond will be required for the removal of the tower in the amount required by the Planning Board.
- During the life of this tower, the Campton-Thornton Fire Department, Thornton Police Department or their designees (dispatch centers) shall be afforded space as near to the top of the tower as practical, together with space at the facility for said Emergency Services to store equipment, which shall be provided by the Applicant for the amount of \$0.00; however, the actual storage containers will need to be provided by the emergency services.
- The granting of the variance is based on the representation of the Applicant that the maximum height of the Tower shall be, with appurtenances, 182 feet and with no future extensions per RSA 12-K.
- Pursuant to the Planning Board's approval of a Site Plan with minimal clearing, the 25-foot vegetative buffer shall begin at the edge of the clearing line.
- The above ground utilities shall follow the access route corridor.
- The tower shall not be lit.



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Motion: J. Monti
Second: J. Marshall
Discussion: None
Roll Call Vote: 4 - YES, 0- NO, 0- Abstained
Motion passes.

For the Thornton Zoning Board,

Joseph M. Monti, Chairman
Thornton Zoning Board
December 9, 2020

Cc: Vertex Tower Assets, LLC
Thornton Board of Selectmen
Thornton Town Clerk
Thornton Planning Board

Note: Any party to the action or any person directly affected has a right to appeal this decision, in a timely fashion as prescribed by the New Hampshire Revised Statutes Annotated, Chapter 677, available at the Thornton Town Office. This notice has been placed on file and made available for public inspection in the records of the Thornton Zoning Board of Adjustment. Copies of this Notice of Decision have been distributed to: The Applicant, Board of Selectmen, Town Clerk, and Planning Board. A copy of this Notice of Decision has been posted at the Thornton Town Office and on the Town of Thornton website.