

Town of Nottingham  
P.O. Box 114  
139 Stage Road  
Nottingham NH 03290



Office 603-679-9597 X1  
Fax 603-679-1013  
[plan.zone@nottingham-nh.gov](mailto:plan.zone@nottingham-nh.gov)

## ZONING BOARD OF ADJUSTMENT PUBLIC HEARING NOTICE

Notice is hereby given that the Nottingham Zoning Board of Adjustment will hold a public hearing at 7:00 PM on Tuesday November 20, 2018 in Conference Room 1, at the Town Municipal Office to hear the following application:

### **Case 18-013-SE**

Application from SBA Towers for a Special Exception from Article 2 Section E of the zoning ordinance to permit the construction of a 199' self-supporting tower for wireless telecommunications where the maximum height shall be 34' measured from grade. The property is located at 175 Old Turnpike Road in Nottingham, NH 03290, Tax Map 3 Lot 6 Sublot 1.

Questions? Contact the Land Use Clerk, JoAnna Arendarczyk  
Ph.: (603) 679-9597 E-mail: [plan.zone@nottingham-NH.gov](mailto:plan.zone@nottingham-NH.gov)  
Mail: Town of Nottingham Planning and Zoning Office  
PO Box 114, Nottingham, NH 03290  
**Materials pertaining to the Hearing can be found at:**  
**<http://www.nottingham-nh.gov/zoning-board-adjustment>**

**THE PUBLIC IS WELCOME TO ATTEND**

Town of Nottingham  
P.O. Box 114  
Nottingham NH 03290

Code Administration



Office (603) 679-9597 x2  
Fax (603) 679-1013  
E-mail: [dsylvia@nottingham-nh.gov](mailto:dsylvia@nottingham-nh.gov)  
[www.nottingham-nh.gov](http://www.nottingham-nh.gov)

### Building Permit Application Denial

Date: 10/22/18  
Owner: Brett and Stephanie Gillespie  
Applicant: SBA Towers 1x, LLC  
Address: 175 Old Turnpike road  
Map/Lot 3/6.1

Article II(C)(4) Building Heights

Applicant has filed for a permit to replace tower located on 165 Old Turnpike road. New tower is 195' tall, self-supporting used for wireless equipment. Maximum building height shall be 34 feet measured from grade.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Dale Sylvia", is written over the typed name.

Dale Sylvia  
Code Enforcement

CC: Town Administrator, Planning department, Terra Search real estate group, file.



# TOWN OF NOTTINGHAM

139 Stage Road, P.O. Box 114, Nottingham, NH 03290  
[www.nottingham-nh.gov](http://www.nottingham-nh.gov)

Planning & Zoning  
Tel (603) 679-9597 Fax (603) 679-1013

## APPLICATION FOR A SPECIAL EXCEPTION

### FOR OFFICE USE ONLY

Case No. 18-013-SE  
Date Filed 10/29/2018  
Meeting Date 11/20/18  
Fee Amount 205  
Date Paid 10/22/18  
Outcome \_\_\_\_\_

To: Zoning Board of Adjustment  
Town of Nottingham

Name of Applicant SBA Towers  
Mailing Address c/o Terra Search 157 Riverside Drive, Norwell, MA 02061  
Home Phone \_\_\_\_\_ Work Phone \_\_\_\_\_ Cell 617-877-2450  
Name of Owner Brett + Stephanie Gillespie  
(if same as applicant, write "same")

### PROPERTY INFORMATION

Location of property 175 Old Turnpike Road Tax Map 003 Lot 0006  
Lot Dimensions: Front 202' Rear 412' Side 505' Side 697'  
Lot Area: Acres 5.10 Acres Square Feet \_\_\_\_\_  
Present Use of Property Residential housing  
Proposed Use of Property Residential housing with tower

**NOTE:** This application is not acceptable unless all statements below have been completed. Additional information may be supplied on a separate sheet if the space provided is not adequate.

### SPECIAL EXCEPTION REQUEST

A special exception is requested from Article 2 Section E of the zoning ordinance to permit:  
the construction of a 199' Self support tower for wireless telecommunications, and any other relief the board deems necessary

SUPPORTING INFORMATION

Explain how the proposal meets the special exception criteria as specified in the above noted Article/Section of the Nottingham Building Code & Zoning Ordinances: (List all criteria from ordinance).

Criteria 1 – whether the goal set forth in NH RSA 674:17 I will be infringed by granting such special exception;

See attached narrative

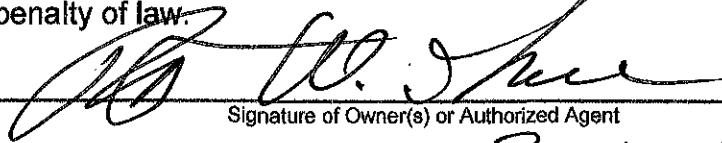
Criteria 2 – whether the terrain or configuration of the lot make it more appropriate than not for such a special exception to be granted; and

See attached narrative

Criteria 3 – whether the granting of such special exception would adversely impact the neighboring parcels or rural character of the Town.

See attached narrative

I hereby certify that I am the owner in fee or the authorized agent of the owner in fee of the property upon which this special exception is sought and that all information provided by me is true under penalty of law.



Signature of Owner(s) or Authorized Agent

10/19/18

Date

Owner's Name (Typed or Printed) Brett + Stephanie Gillespie

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Nottingham NH 03290



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## OWNER'S AUTHORIZATION FOR REPRESENTATION

I, the undersigned owner of the property at 175 Old Turnpike Road  
hereby verify that I have authorized SBT Towers to  
represent me/us and apply for the required approval(s) from the Planning Board in the Town of  
Nottingham, New Hampshire for the following:

- Subdivision/Lot Line Adjustment       Site Plan Review  
 Backlot Subdivision                       Design Review  
 Other Special Exception

FOR: Construction of a 199' Self Support  
tower for wireless telecommunications

NAME OF OWNER (Typed or printed) Brett Gillespie  
Address of Owner 175 Old Turnpike Rd Nottingham NH 03290  
Signature of Owner [Signature] Date 10/3/18

NAME OF OWNER (Typed or printed) Stephanie Gillespie  
Address of Owner 175 Old Turnpike Rd Nottingham NH  
Signature of Owner [Signature] Date 10/3/18

NAME OF OWNER (Typed or printed) \_\_\_\_\_  
Address of Owner \_\_\_\_\_  
Signature of Owner \_\_\_\_\_ Date \_\_\_\_\_

NAME OF OWNER (Typed or printed) \_\_\_\_\_  
Address of Owner \_\_\_\_\_  
Signature of Owner \_\_\_\_\_ Date \_\_\_\_\_

Town of Nottingham  
P.O. Box 114  
139 Stage Road  
Nottingham NH 03290

## ABUTTER(S) LIST

Office 603-679-9597 X1  
Fax 603-679-1013  
[plan.zone@nottingham-nh.gov](mailto:plan.zone@nottingham-nh.gov)  
[www.nottingham-nh.gov](http://www.nottingham-nh.gov)

**\*\*PLEASE PRINT THREE (3) ADDRESS LABELS PER ABUTTER- INCLUDING THE APPLICANT, OWNER AND PROFESSIONAL(S)\*\***

**1. APPLICANT INFORMATION:**

Printed Name: SBA Towers LLC Contact Telephone: 617-877-7950  
Address: c/o Terra Search 157 Riverside Drive, Norwell, MA 02061

**2. OWNER INFORMATION:**

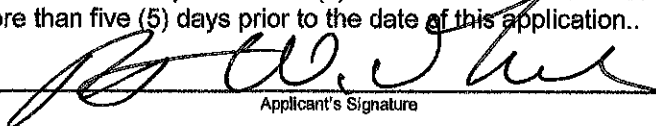
Printed Name: Brett + Stephanie Gellepre  
Address: 175 Old Turnpike Road, Nottingham, NH 03290

**3. PROFESSIONAL(S) INFORMATION:**

Printed Name: Avonmouth Development  
Address: 82 Assembly Point Road, Lake George, NY 12845

Abutter(s) Information				
	Map:	Lot:	Name:	Address:
4.			See attached	
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
13.				

I, Timothy Greve, the undersigned, certify that to the best of my knowledge, the above is an accurate and complete abutter(s) list and that the information was obtained from the Nottingham Assessing Office no more than five (5) days prior to the date of this application..

  
Applicant's Signature

10/21/18  
Date



# Abutters List Report

Nottingham, NH  
September 27, 2018

## Subject Property:

Parcel Number: 003-0006-001  
CAMA Number: 003-0006-001  
Property Address: 175 OLD TURNPIKE ROAD

Mailing Address: GILLESPIE, BRETT GILLESPIE,  
STEPHANIE  
175 OLD TURNPIKE ROAD  
NOTTINGHAM, NH 03290

---

## Abutters:

Parcel Number: 002-0007-000  
CAMA Number: 002-0007-000  
Property Address: 181 OLD TURNPIKE ROAD

Mailing Address: H-D WAY REALTY TRUST MARY A  
PIERCE-TRUSTEE  
181 OLD TURNPIKE ROAD  
NOTTINGHAM, NH 03290

Parcel Number: 002-008A-001  
CAMA Number: 002-008A-001  
Property Address: 182 OLD TURNPIKE ROAD

Mailing Address: BEAL, HAROLD L BEAL, BONNIE M  
182 OLD TURNPIKE ROAD  
NOTTINGHAM, NH 03290

Parcel Number: 003-0004-001  
CAMA Number: 003-0004-001  
Property Address: 174 OLD TURNPIKE ROAD

Mailing Address: RATHE, NORMAN A RATHE, ANNE R  
174 OLD TURNPIKE ROAD  
NOTTINGHAM, NH 03290

Parcel Number: 003-0005-000  
CAMA Number: 003-0005-000  
Property Address: OLD TURNPIKE ROAD

Mailing Address: WILKINS, EARL WILKINS, JEANETTE  
39 GARLAND ROAD  
NOTTINGHAM, NH 03290

Parcel Number: 003-0006-000  
CAMA Number: 003-0006-000  
Property Address: 165 OLD TURNPIKE ROAD

Mailing Address: NOTTINGHAM TOWN OF NOTTINGHAM  
TOWN OF  
PO BOX 114 139 STAGE ROAD  
NOTTINGHAM, NH 03290

Parcel Number: 003-0006-000  
CAMA Number: 003-0006-00T  
Property Address: 165 OLD TURNPIKE ROAD

Mailing Address: SBA PROPERTIES LLC ATTN: TAX  
DEPT.-NH02259  
8051 CONGRESS AVENUE  
BOCA RATON, FL 33487



www.cai-tech.com

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9/27/2018

Page 1 of 1

RE: Wireless Telecommunications Special Exception Request

Applicant: SBA Towers ("SBA" or "Applicant")

Facility Location: 175 Turnpike Street

Facility Upgrade: Relocate Wireless Telecommunications Facility from 165 Turnpike Street to 175 Turnpike Street (the "Facility").

Relief Requested: Special Exception per Section 2.E.1.J (industrial use) and Section 2.E.2.I (height over 34') of the Town of Nottingham Zoning Ordinance (hereinafter the "Ordinance") and any other relief the board deems necessary for the installation of a wireless telecommunications facility.

Dear Honorable Members of the Nottingham Zoning Board of Adjustment:

On behalf of SBA, we are pleased to submit this memorandum to the Town of Nottingham Zoning Board of Adjustment (the "Board") in support of SBA's Special Permit application (the "Application") for the operation and maintenance of this Facility. The following provides background information regarding proposal.

## **BACKGROUND**

SBA proposes to relocate its tower from 165 Turnpike Street to 175 Turnpike Street. The old tower will be decommissioned and removed. The Facility is shown in detail on the plans (the "Plans") attached hereto and submitted with this Application. The tower at 165 Turnpike Street currently has Verizon Wireless, AT&T, T Mobile and Sprint as tenants. It is expected that all tenants will move to the new location at 175 Turnpike Street

Pursuant to Section 2.E.1.J (industrial use) and Section 2.E.2.I (height over 34'), a Special Exception is required for this use. The Application complies with the terms of above section of the Ordinance.

SBA operates a nationwide tower network that is utilized by all major and minor wireless carriers. These wireless carriers offer enhanced features such as caller ID, voice mail, e-mail, and superior call clarity. These carriers are in the process of building out a national network as required by their licenses issued by the Federal Communications Commission (the "FCC"). By filling a significant coverage gap and upgrading technology, this Facility will aid in reaching their goal of providing adequate and reliable wireless communications services in and around Nottingham and to all of New Hampshire. The carriers are designing networks to provide high speed voice and data



services commonly referred to as “long term evolution” or “5G” service (“LTE”). LTE operates on frequencies under license from the FCC.

A reliable communications system depends on a grid of antennae arranged in a geographical pattern, similar to a honeycomb. Each “site” is created by an antenna and serves as a link between the customer and the telephone system, while that caller is within proximity to the site. Each site can handle a finite number of telephone calls. As the number of customers increase, more sites must be added to handle the increased volume. If this is not accomplished, calls are dropped or customers’ calls are blocked and they will get a busy signal. A new antenna installation must be constructed each time a new site is created. Were the other site to be removed and a new site not constructed, a “hole” would be created in the network of all 4 major carriers, resulting in degraded service to the Town of Nottingham

SBA submits and will demonstrate through the Application materials and the written and oral evidence at the public hearing(s) in connection with the Application that the proposed Facility meet with all applicable requirements of the Ordinance, to the extent possible. The Facility will not adversely impact adjacent properties and neighborhoods as SBA’s Facility will not change the height of the tower. The Facility will not be a threat to public health, safety and welfare. In fact, Applicant submits that the proposed upgrades to the Facility will aid in public safety by providing and improving wireless communications services to the residents, businesses, commuters, and emergency personnel utilizing wireless communications in the immediate vicinity.

Consistent with the Ordinance, the existing wireless installation already functions as a wireless communications services facility within a local, regional, and national communications system. This system operates under license from the FCC and the major wireless carriers that utilize the existing tower are mandated and authorized to provide adequate service to the general public. This Site was selected after a careful screening process and was found useful to SBA. This Site is also in close proximity to the existing facility which will be removed. These upgrades will not generate noise, odor, fumes, glare, smoke, or dust or require additional lighting or signage. The Facility will have no negative impact on property values in the area. No increased traffic or hindrance to pedestrian movements will result from the Facility. On average, only one round trip visit per month is required to service and maintain the Facility. This is a unmanned Facility and will have minimal negative effect on the adjoining lots. The Facility does not require police or fire protection because the installation has its own monitoring equipment that can detect malfunction and/or tampering.

#### **APPROVAL REQUESTED**

SBA respectfully requests that the Board grant, to the extent necessary, a Special Exception for the, construction, operation and maintenance of the Facility as provided in the Plans submitted with the Application, all rights reserved. As will be further demonstrated by the Applicant by evidence submitted to the Board at the public hearing(s) in connection herewith, such approval is appropriate as the Facility satisfies all

pertinent provisions and standards contained in the Ordinance for the granting of the special permit, to the extent required, all rights reserved, as enumerated below.

The Facility will not have any adverse effect on property values in the area. The Facility will not be dangerous to the public health or safety as it is designed to comply with all applicable FCC requirements relating to radio frequency emissions and will comply with all applicable requirements of the Massachusetts building code. Indeed, the maximum radio frequency output per channel for this facility will be well below the maximum radio frequency exposure levels established by the FCC. The Facility is a passive use, and will not cause any nuisance such as noise, vibration, smoke, odor or dust. Further, the Facility will improve communication coverage to residents, commercial establishments and travelers through the area and improves call connections in this area of the Town of Nottingham. These Facility will greatly improve emergency communications for police and fire personnel by reducing the number and frequency of dropped and incomplete calls due to weak signals and adding an additional layer of communication to traditional land lines. In fact, published reports have highlighted the fact that during and after adverse major weather events, including ice storms, wireless telecommunications has been the only form of reliable communication. Lastly, the upgrades of the Facility at each Site will assist the Town of Nottingham in complying with its obligations under the federal Telecommunications Act of 1996 (the "1996 Act").

Applicant respectfully requests that the Board grant all necessary approvals to install and operate the Facility. For the foregoing reasons, as well as to satisfy the mandate of the Federal Government to facilitate competition in the telecommunications industry as set forth in the 1996 Act, Applicant respectfully requests that the Board grant the foregoing approval. We respectfully submit that the standards for approval as set forth in the Ordinance as well as New Hampshire law relating to zoning must be interpreted and applied such that the decision issued by the Board is in conformance with the 1996 Act. Accordingly, a denial of the foregoing petition would effectively prohibit SBA from providing adequate service to the Town of Nottingham, would unreasonably discriminate among providers of substantially equivalent services and thus would be contrary to the purpose and intent of the 1996 Act.



**PROJECT SUMMARY**

SITE NAME: NOTTINGHAM  
 RELO  
 SITE ADDRESS: 175 OLD TURNPIKE RD  
 NOTTINGHAM, NH 03290  
 JURISDICTION: TOWN OF NOTTINGHAM,  
 ROCKINGHAM COUNTY  
 COUNTY:  
 ZONING: COMMERCIAL/INDUSTRIAL  
 PROPERTY OWNER: N/F BRETT GILLESPIE AND  
 STEPHANIE GILLEPIE  
 PHONE: (603) 608-1086  
 APPLICANT: SBA TOWERS IX, LLC  
 8051 CONGRESS AVENUE  
 BOCA RATON, FL 33487-1307  
 JESSICA ROSS (561) 322-7792  
 SITE COORDINATES: 2C/1A  
 LATITUDE: N. 43° 10' 54.8" (NAD83)  
 LONGITUDE: W. -71° 06' 33.4" (NAD83)  
 ELEVATION: 460' AMSL (NAVD88)  
 OCCUPANCY: UNMANNED  
 CONSTRUCTION TYPE: RAW LAND

**ENGINEER'S LICENSE**

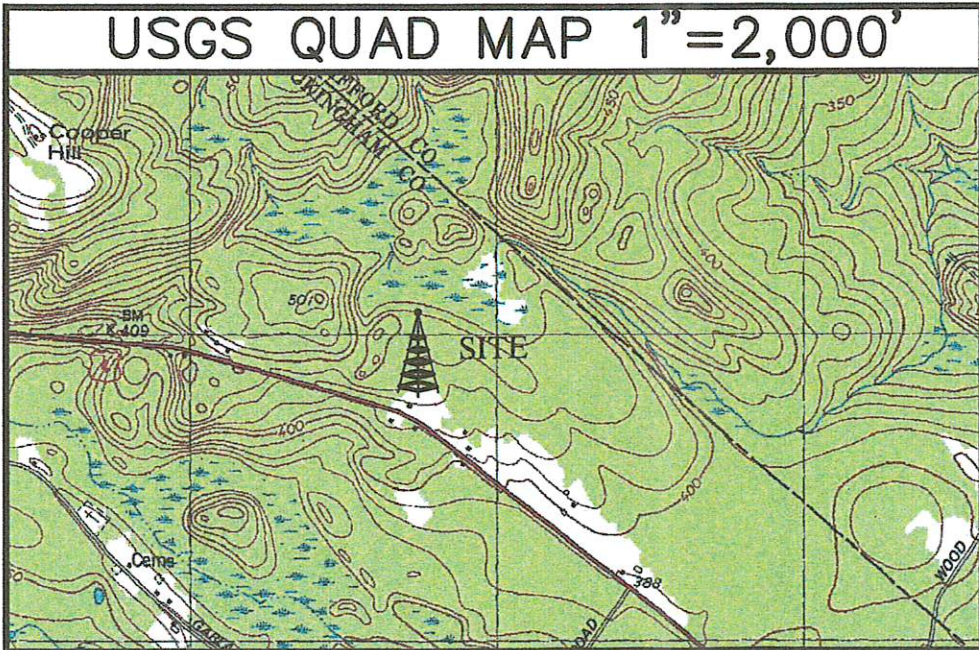
I CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE ZONING AND SUBDIVISION-LAND DEVELOPMENT ORDINANCE.  
 LICENSED ENGINEER - STATE OF NEW HAMPSHIRE  
 SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

**CONSULTING TEAM**

ENGINEERING FIRM:  
 THE CROSSROADS GROUP, LLC  
 16590 POTTSVILLE PIKE, SUITE A  
 HAMBURG, PA 19526  
 CONTACT: JEREMIAH D. HOAGLAND  
 PHONE: (484)-660-3055 FAX: (484) 660-3742  
 SURVEYING FIRM:  
 CERTA TOWER SERVICE, LLC  
 421 GRAHAM ROAD, SUITE 1  
 CUYAHOGA FALLS, OHIO 44221-1344  
 PHONE: (330)-295-3673 FAX: (330) 701-5850  
 TELEPHONE COMPANY:  
 TELEPHONE COMPANY: TBD  
 ADDRESS  
 CITY, STATE, ZIP  
 CONTACT: TBD  
 PHONE: TBD FAX: TBD  
 POWER COMPANY:  
 ELECTRIC COMPANY: TBD  
 ADDRESS  
 CITY, STATE, ZIP  
 CONTACT: TBD  
 PHONE: (###) ###-#### FAX: (###) ###-####



SITE NAME  
 NOTTINGHAM  
 RELO  
 SITE I.D.  
 NH22346-S  
 E911 ADDRESS  
 175 OLD TURNPIKE RD  
 NOTTINGHAM, NH 03290  
 PROJECT TYPE  
 195' SELF SUPPORT TOWER (199'  
 W/LIGHTING ROD)  
 PLAN ORIGATION DATE  
 09-24-18



**DRIVING DIRECTIONS**

FROM LOCAL CITY OR NEAREST MAJOR HIGHWAY INTERSECTION:  
 DIRECTIONS: SITE IS RIGHT OFF OF ROUTE 4 (OLD TURNPIKE ROAD). COMING FROM THE NORTHWEST ON THAT ROAD, WHICH WOULD BE TOWARD NORTHWOOD, THE SITE WILL BE ON YOUR LEFT. COMING FROM THE SOUTHEAST, IT WOULD BE ON YOUR RIGHT. THE SITE IS FAR FROM ANY OTHER MAJOR ROAD OR AN INTERSTATE.



1 (800) 242-1776  
 www.paonecall.org  
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 ONE-CALL SYSTEMS AT LEAST (3)  
 WORKING DAYS PRIOR TO CONSTRUCTION

**Sheet Index**

Sheet Number	Sheet Title
T-1	TITLE SHEET
T-4	TCG - LEGEND
Z-1	OVERALL ZONING PLAN
Z-2	ENLARGED ZONING PLAN
Z-3	ZONING TOWER ELEVATION PLAN



SBA TOWERS V, LLC  
 8051 CONGRESS AVENUE  
 BOCA RATON, FL 33487-1307  
 TEL: (800) 487-7483



THE CROSSROADS GROUP, LLC  
 www.thecrossroadsgroupllc.com

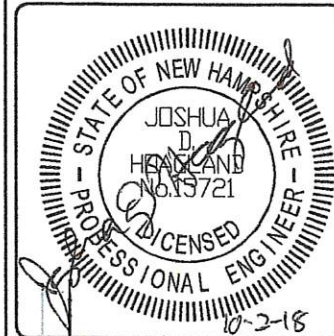
16590 Pottsville Pike, Ste. A 1174 S.R. 487  
 Hamburg, PA 19526 Paines, PA 17860  
 Ph: 484-660-3055 Ph: 570-672-2317  
 Fax: 484-660-3742 Fax: 484-660-3742

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SCALE:	AS SHOWN
DRAWN BY:	JH
PLAN ORIG. DATE:	09-24-18

**REVISIONS**

NO.	DATE	DESCRIPTION



PROJECT No. 2436  
 SITE NAME: NOTTINGHAM RELO  
 SITE NUMBER: NH22346-S  
 SITE ADDRESS: 175 OLD TURNPIKE RD  
 NOTTINGHAM, NH 03290  
 FILE NAME: TITLE-LEGEND.DWG

SHEET TITLE: TITLE SHEET

DRAWING NO.	REVISION:
T-1	

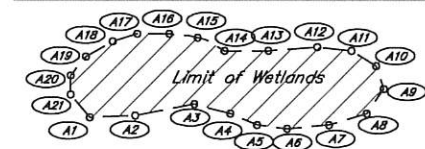
**PLAN SCALE NOTE**

ACTUAL DOCUMENT SIZE IS 11X17. ALL SCALES SHOWN HEREON ARE RELATIVE TO THE SAME. FOR 24"X36" DOCUMENT SIZE, SCALES SHOULD BE ONE HALF (1/2) OF 'AS-SHOWN' SCALE (IE: 11X17 1"=50'; 24X36 1"=25')



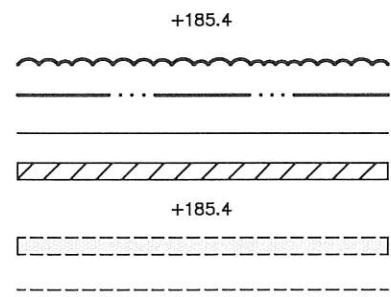
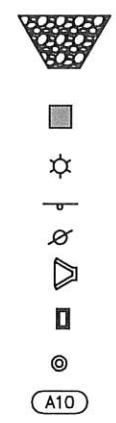
# EXISTING LEGEND

- TRACT BOUNDARY
- EXISTING PARCEL LINE TO BE ABOLISHED
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- ADJOINING PROPERTY LINE
- EXISTING ZONING/TOWNSHIP BOUNDARY
- EXISTING WATER LINE/SERVICE
- EXISTING STORM SEWER LINE/INLET
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE (UNDERGROUND)
- EXISTING ELECTRIC LINE (OVERHEAD)
- EXISTING SANITARY SEWER LINE/MANHOLE
- EXISTING SANITARY LATERAL
- EXISTING CURB
- EXISTING EDGE OF ROAD (PAVED)
- EXISTING SHOULDER (ROAD)
- EXISTING EDGE OF ROAD (UNPAVED)
- EXISTING DRIVEWAY
- EXISTING ROAD CENTERLINE
- EXISTING FENCE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- SOILS DELINEATION LINE
- STREAM CHANNEL
- FEMA DELINEATED FLOODPLAIN
- EXISTING GUIDERAIL
- EXISTING WOODLINE
- EXISTING BRUSHLINE
- EXISTING BUILDINGS
- EXISTING WETLANDS
- EXIST-DECIDUOUS
- EXIST-EVERGREEN
- EXIST-HEADWALL
- LIGHT POST
- SIGN
- STREET SIGN
- UTILITY-POLE
- WELL
- IP
- BOUND

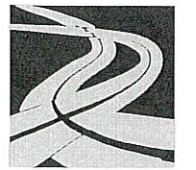


# PROPOSED LEGEND

- PROPOSED BUILDING
- PROPOSED BUILDING - SETBACK LINE
- PROPOSED LOT - PARCEL LINE
- PROPOSED EASEMENT - LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED ROAD CENTERLINE
- PROPOSED ROAD EDGE (PAVED/NO CURB)
- PROPOSED STORM SEWER - PIPING
- PROPOSED FENCE LINE
- PROPOSED CURBLINE
- CLEAR SIGHT TRIANGLE
- PROPOSED PHASE LINE
- PROPOSED CONCRETE
- PROPOSED RIP-RAP
- PROPOSED CONCRETE MONUMENT
- PROPOSED LIGHT POST
- PROPOSED TRAFFIC SIGN
- PROPOSED UTILITY POLE
- PROPOSED HEADWALL/ENDWALL
- PROPOSED INLET
- PROPOSED STORM MANHOLE
- PROPOSED STORM SEWER LABEL
- PROPOSED CONTOUR
- PROPOSED CONTOUR INDEX
- PROPOSED SPOT ELEVATION
- PROPOSED ALTERED TREE LINE
- PROPOSED HIGH WATER ELEVATION
- PROPOSED SPILLWAY
- PROPOSED SPILLWAY - HATCH
- PROPOSED BERM - TEXT
- PROPOSED BERM - SHADE
- PROPOSED BERM - OUTLINE



SBA TOWERS V, LLC  
8051 CONGRESS AVENUE  
BOCA RATON, FL 33487-1307  
TEL: (800) 487-7483

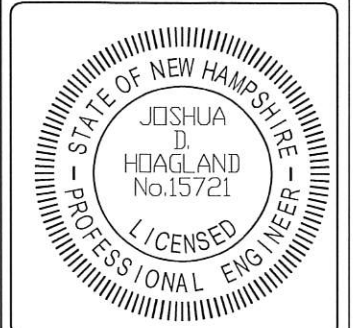


THE CROSSROADS GROUP, LLC  
www.thecrossroadsgroupllc.com  
16590 Poltsville Pike, Ste. A  
Hamburg, PA 19526  
Ph: 484-660-3055  
Fax: 484-660-3742  
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SCALE:	NTS
DRAWN BY:	JH
PLAN ORIG. DATE:	09-24-18

REVISIONS		
NO.	DATE	DESCRIPTION



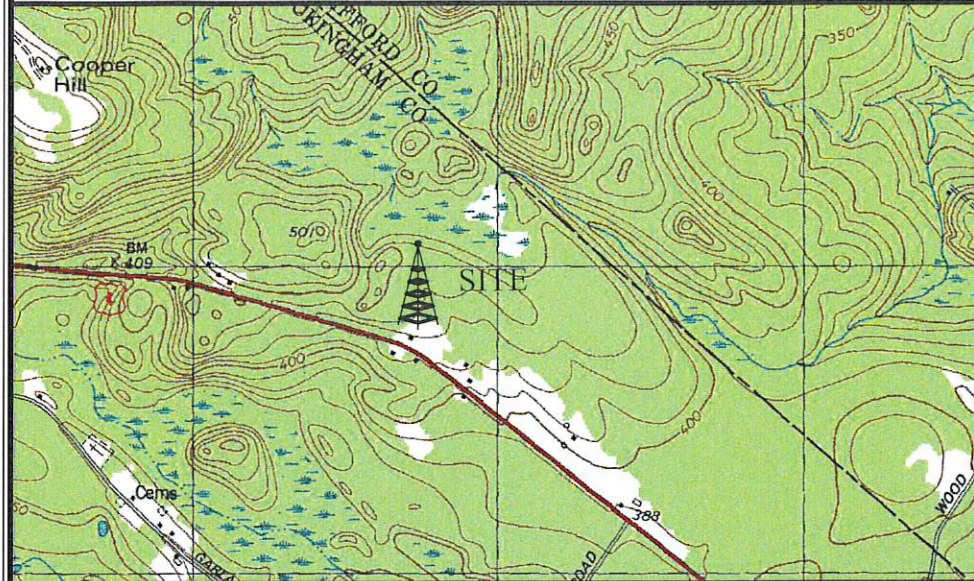
PROJECT No.	2436
SITE NAME:	NOTTINGHAM RELO
SITE NUMBER:	NH22346-S
SITE ADDRESS:	175 OLD TURNPIKE RD NOTTINGHAM, NH 03290
FILE NAME:	TITLE-LEGEND.DWG

SHEET TITLE:	TCG - LEGEND
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DRAWING NO.	REVISION:
T-4	



# USGS QUAD MAP 1"=2,000'

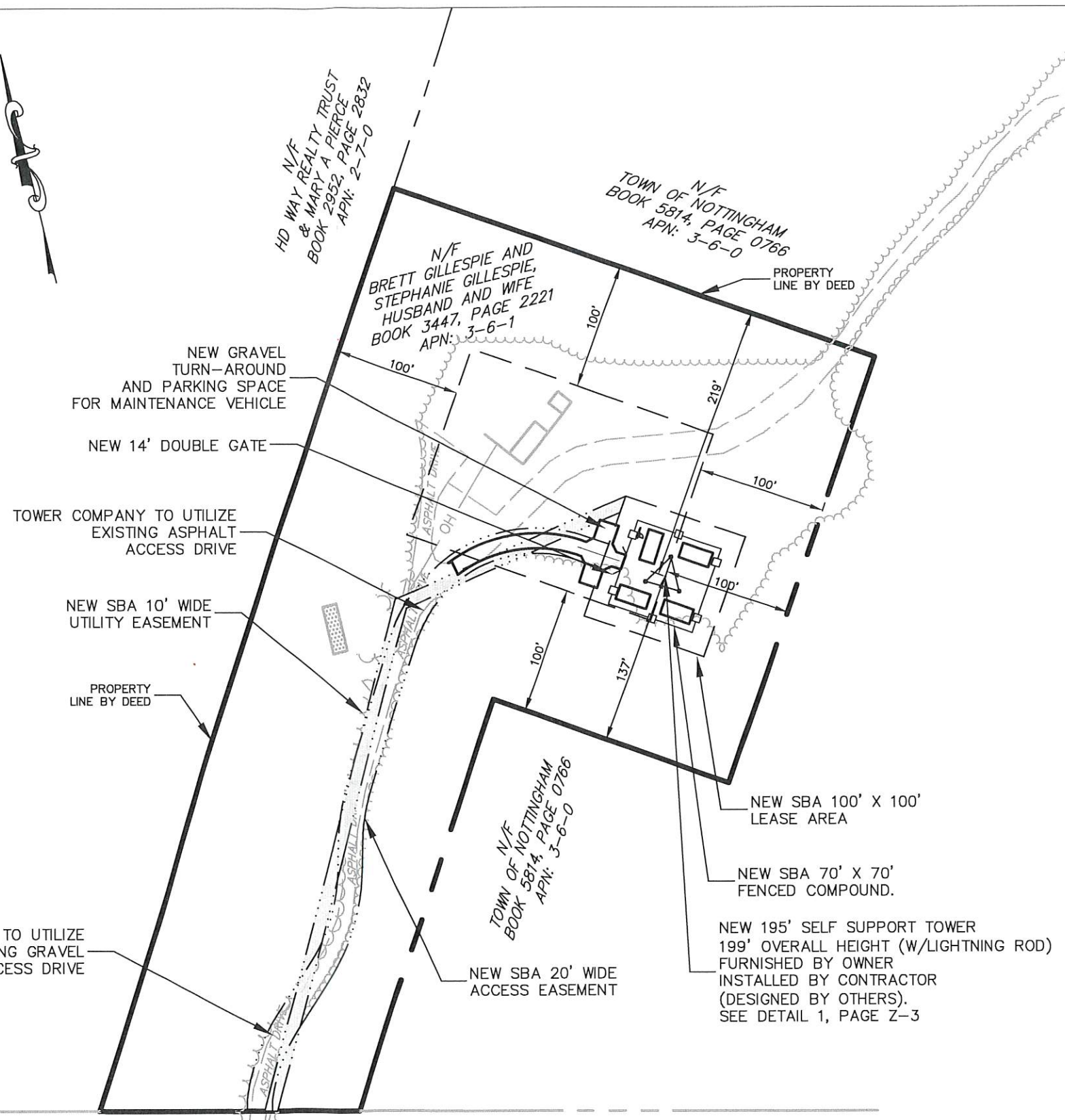


## ZONING DATA

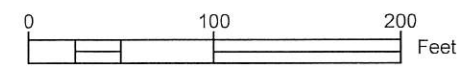
OBTAINED FROM THE TOWN OF NOTTINGHAM ZONING ORDINANCE, ORDINANCE ARTICLE II SECTION E.2, ENACTED MARCH 11, 1980, AS AMENDED MARCH 16, 2017.

ZONING DISTRICT:	COMMERCIAL/INDUSTRIAL ZONE (ROUTE 4)	
PROPOSED USE:	TELECOMMUNICATIONS TOWER	
MINIMUM REQUIREMENTS	PERMITTED	ACTUAL
MINIMUM LOT AREA:	2 AC.	5.01 AC.
MINIMUM LOT WIDTH:	200 FT.	205 FT.
MINIMUM FRONT YARD:	150 FT.	150 FT.
MINIMUM SIDE YARD:	100 FT.	100 FT.
MINIMUM REAR YARD:	100 FT.	100 FT.
MAXIMUM LOT COVERAGE:	50 %	8.8 %
MAXIMUM BUILDING HEIGHT:	34 FT.	190 FT.*

\* APPLICANT REQUEST ZONING RELIEF FOR PROPOSED TOWER STEEL HEIGHT OF 195' (199' W/LIGHTNING ROD)



**OLD TURNPIKE ROAD**  
(U.S. HIGHWAY 4)



SBA TOWERS V, LLC  
8051 CONGRESS AVENUE  
BOCA RATON, FL 33487-1307  
TEL: (800) 487-7483



THE CROSSROADS GROUP, LLC  
www.thecrossroadsgroupllc.com

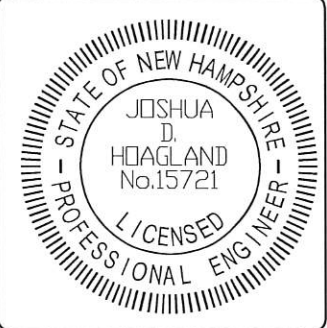
16590 Pottsville Pike, Ste. A  
Hamburg, PA 19626  
Ph: 484-650-3055  
Fax: 484-650-3742

1174 S.R. 487  
Paxinos, PA 17860  
Ph: 570-672-2317  
Fax: 484-650-3742

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

SCALE:	AS SHOWN
DRAWN BY:	JH
PLAN ORIG. DATE:	09-24-18

REVISIONS		
NO.	DATE	DESCRIPTION



PROJECT No.	2436
SITE NAME:	NOTTINGHAM RELO
SITE NUMBER:	NH22346-S
SITE ADDRESS:	175 OLD TURNPIKE RD NOTTINGHAM, NH 03290
FILE NAME:	ZONING-PLAN.DWG

SHEET TITLE:  
OVERALL ZONING PLAN

DRAWING NO.	REVISION:
Z-1	



- T/LIGHTNING ROD  
ELEV.: 199'-0" AGL
- ☉ OF TENANT 1 MOUNTING PLATFORM  
ELEV.: 190'-0" AGL
- ☉ OF TENANT 2 MOUNTING PLATFORM  
ELEV.: +180'-0" AGL
- ☉ OF TENANT 3 MOUNTING PLATFORM  
ELEV.: +170'-0" AGL
- ☉ OF TENANT 4 MOUNTING PLATFORM  
ELEV.: +160'-0" AGL

- FUTURE LOW PROFILE ANTENNA MOUNTING PLATFORM  
FURNISHED BY TENANT  
INSTALLED BY TENANT CONTRACTOR
- FUTURE TENANT ANTENNA  
FURNISHED BY TENANT  
INSTALLED BY TENANT CONTRACTOR
- FUTURE ANTENNA MOUNTING PIPE  
FURNISHED BY TENANT  
INSTALLED BY TENANT CONTRACTOR

NEW WAVE GUIDE LADDER  
FURNISHED BY TENANT  
INSTALLED BY TENANT CONTRACTOR

NEW SELF SUPPORT TOWER  
FURNISHED BY OWNER  
INSTALLED BY CONTRACTOR  
SELF SUPPORT TOWER FOUNDATION  
(DESIGNED BY OTHERS)

**STRUCTURAL NOTES:**

1. STRUCTURAL CALCULATION PREPARED BY OTHERS. CONTRACTOR TO COORDINATE WITH ANB REPRESENTATIVE TO OBTAIN A COPY.
2. CONTRACTOR TO REFER TO TOWER STRUCTURAL CALCULATIONS FOR ADDITIONAL LOADS. NO ERECTION OR MODIFICATION OF TOWER SHALL BE MADE WITHOUT APPROVAL OF STRUCTURAL ENGINEER.

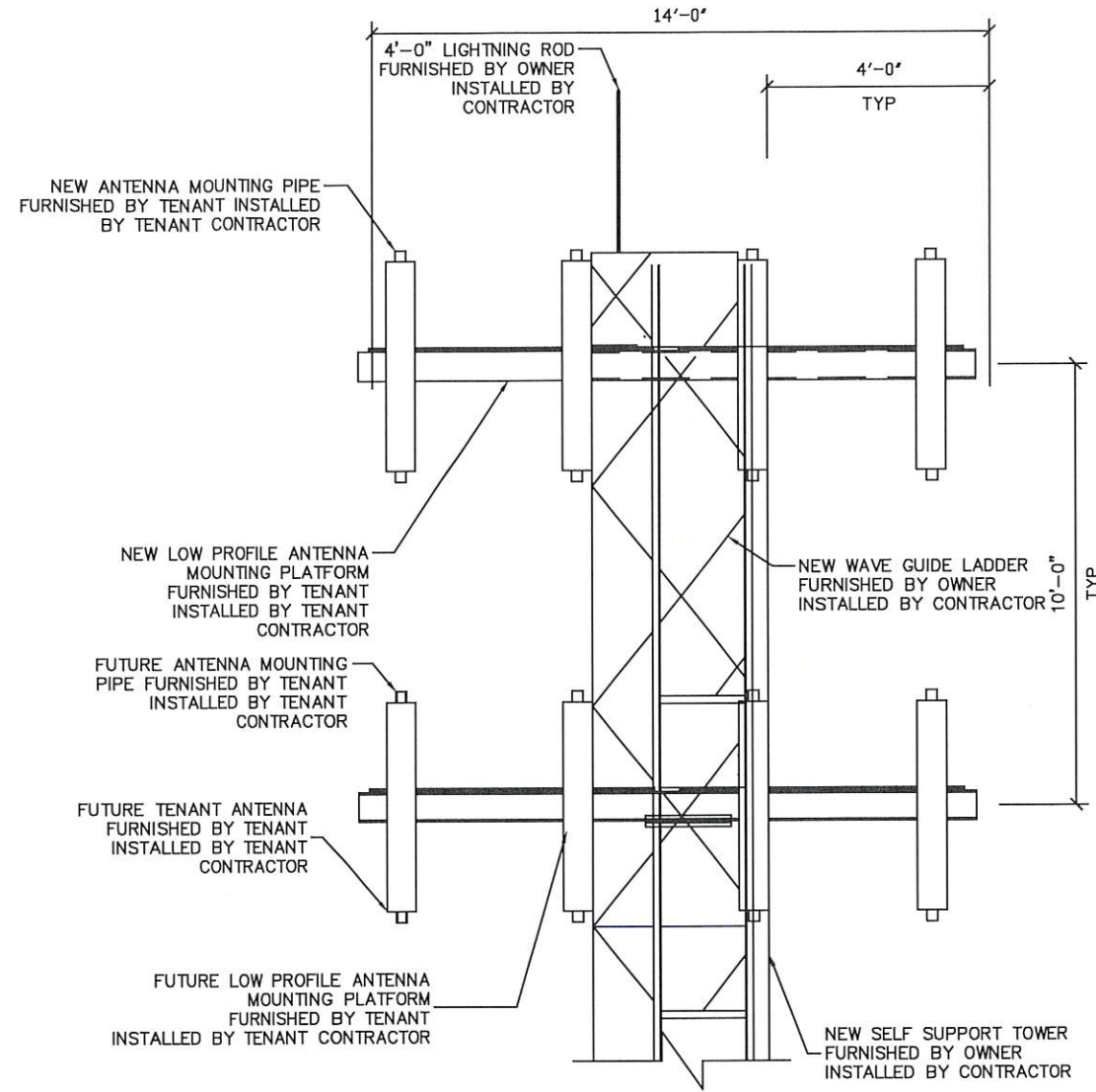
T/FOUNDATION  
+1'-0" A.F.G.

EXISTING GRADE  
ELEV. = 0'-0"

NEW CHAIN LINK FENCE WITH BARBED WIRE EXTENSION  
FURNISHED & INSTALLED BY CONTRACTOR

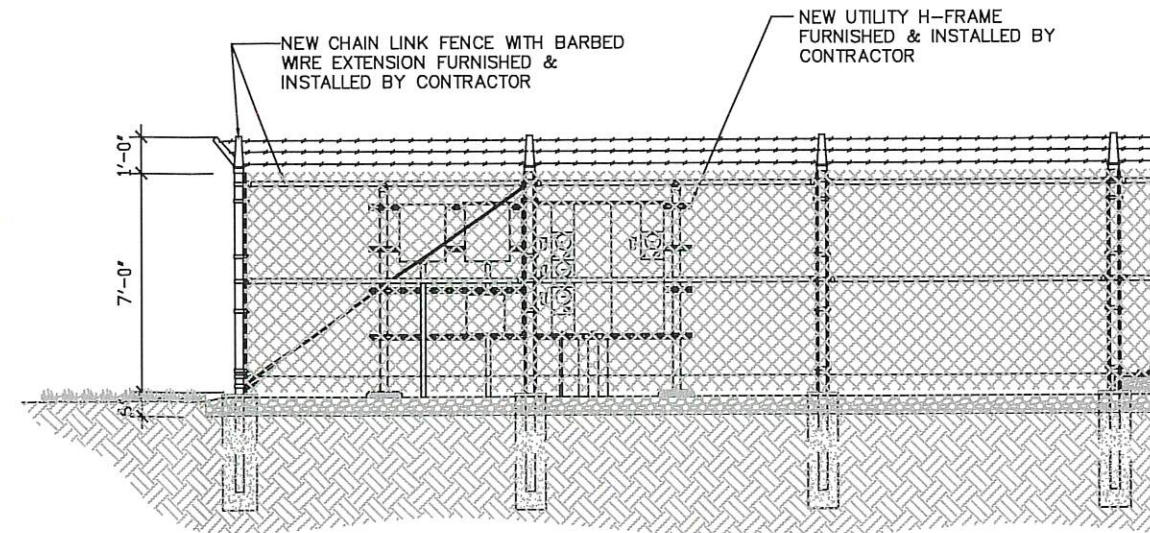
TOP OF SST  
ELEV.: 195'-0" AGL

2  
Z-3



2 ELEVATION VIEW @ TOP OF TOWER

SCALE: N.T.S.



3 ELEVATION VIEW @ UTILITY H-FRAME

SCALE: N.T.S.



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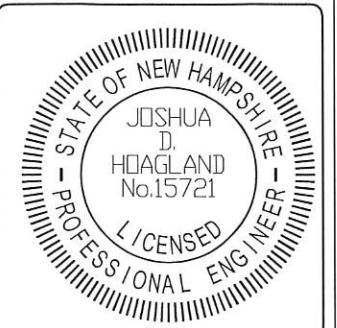
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SCALE:	N.T.S.
DRAWN BY:	JDH
PLAN ORIG. DATE:	09-24-18

REVISIONS		
NO.	DATE	DESCRIPTION



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SITE NUMBER:	NH22346-S
SITE ADDRESS:	175 OLD TURNPIKE RD NOTTINGHAM, NH 03290
FILE NAME:	ZONING-PLAN.DWG

SHEET TITLE:  
ZONING TOWER ELEVATION PLAN

DRAWING NO.	REVISION:
Z-3	

1 ELEVATION VIEW

SCALE: N.T.S.