



January 9, 2024

Stephen Zdravec, Superintendent
SAU 50
48 Post Rd
Greenland, NH 03840

RE: Wireless Communications Site Proposal
Via: Email to szdravec@sau50.org

Hi Steve:

Chip Fredette here on behalf of Verizon Wireless (VZW). First, I'd like to thank you and Brian Helfrich for your time spent to date exploring this project. I realize your plates are already full. To introduce a project of this magnitude must be burdensome.

I suspect many, if not all the members of Rye's School Board know by now, my client wishes to install a wireless communications facility in the west, central area of Rye. The purpose of which is to provide improved voice and data coverage to the residents and businesses in this area. We understand VZW coverage here is lean and, in some cases, altogether void of any service. We note the SAU's "Soccer Field" parcel is one of only a select few listed in Rye's Overlay Zoning titled "Telecommunications Facility District." Such parcel can be further defined by the Assessor as Map 18 Lot 34. Please know that while this designation classifies wireless use as "permitted," it does not in any way obligate the SAU to accept the proposal herein. However, because the parcel falls within the narrow confines our Network Design Engineer's search ring and is one where wireless use is permitted, I am the one who is obligated to ask the question.

The proposal before you and your Board is a request for ground lease rights to design, permit, install, and operate a wireless communication site. In exchange for these rights, VZW would pay the SAU rent. Once constructed, these sites see only one or two visits per month by our local technician. They do not generate any nuisance noise, smoke, light, or odors. The facility would be unmanned. In other words, no water or sewer services would be necessary. As you may know, they require utilities in the forms of only power and fiber. All expenses associated with design, permitting, construction, and ongoing operation of the site would be borne by my client.

The salient terms of the proposed land lease are as follows:

- Term: 5 years with four automatic 5-year renewals.
- Rent: \$24,000/ year paid annually or monthly @ \$2,000.00 (your discretion).
- Rent Escalation: 2% annually.
- Rent Commencement: Rent payments would commence on the 1st of the month after VZW was issued a Building Permit for the installation of its facility.
- Ground Lease Area: 75' x 75' inside which VZW would construct a fenced compound. This use of this area would be exclusive to VZW.



Access/ Utility Easement: VZW would also request of the SAU a 20' wide easement from the public right-of-way for the purposes of constructing a gravel driveway and running utilities underground to the site. The gravel driveway would be approximately 12' in width. Utilities would be run underground. The use of this easement would not be exclusive to VZW.

Utilities: The facility would be supported and metered by its own dedicated single-phase power; separate and apart from the SAU. VZW would also pay for and run its own Fiber circuit to the site.

Attached to this proposal is a draft site plan showing the proposed facility. At a height of 136', the monopole style tower complies with Rye's tower specific setback requirements. Despite the parcel's proximity to Pease A.F.B., a preliminary review suggests that at this height, no navigational lighting will be required.

Also, it is my understanding that many have raised concerns over perceived health effects of wireless communication facilities. While the Federal Government prohibits municipalities from basing a permitting decision on its perception of health risks, it does not at all attempt to govern the purview of landowners in their consideration of such a proposal. To that end and in an effort to ease any concerns, please feel free to share with your Board the two documents I previously emailed to you. Both were prepared by Mr. Don Haes. Mr. Haes is a certified health physicist whose worked in the field of ionizing and non-ionizing radiation since 1988. In part, his tenure includes positions such as Radiation Officer for BAE Systems and Assistant Radiation Officer for the Massachusetts Institute of Technology.

For your Board's benefit, I wanted to reiterate our willingness to have Mr. Haes prepare for you a report like the one I previously emailed to you entitled, "North Andover 5." This is the first of two documents to which I am referring.

Second, since many folks reject U.S. based data and prefer to lean on the W.H.O. or other foreign agencies for their information, recall I also sent another document from Mr. Haes entitled "Expert Reviews." This is essentially a compilation/ index of more than 80 studies/ reports from experts all over the world, including the U.S., dating back to 2010. As you will read, Mr. Haes's compilation begins with one study by the E.U. dated 2020 and continues in reverse chronological order.

In April of 2009, the Rye School Board voted to deny our request for a similar proposal. Since that time, all can agree that we've become more reliant on wireless technology, not less. Also, setting aside for a moment the vanity of social media and educational tools accessed through wireless devices, I think all can agree that having robust wireless coverage is one our first lines of defense in any matter of public safety.

I appreciate yours and your Board's consideration of this proposal. Let me know if I can provide any other information to assist in the decision-making process.

Best Regards,

Chip Fredette

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