



VICTOR V. MANOUGIAN
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January 15, 2016

VIA OVERNIGHT MAIL

Town of Leicester
Zoning Board of Appeals
Town Hall
3 Washburn Square
Leicester, MA 01524

Re: Special Permit Application for Telecommunications Facility
Applicant: Bell Atlantic Mobile of Massachusetts Corporation,
Ltd d/b/a Verizon Wireless (“Verizon”)
Tax Map: Map 37A, Parcel E3 0
Street Address: 30 Huntoon Memorial Highway
Zoning District : Residential Industrial Business (RIB)
Proposed Use: Telecommunications Facility
Ordinance: Zoning Bylaws (the “Bylaws”) Section 3.2.05, 5.5.02-04

Ladies and Gentlemen of the Zoning Board of Appeals:

The purpose of this letter is to deliver the enclosed seven copies of supplemental documents for consideration by the Board:

1. FCC License;
2. Towair Determination Results;
3. Photosimulations;
4. Federal Airways & Airspace Summary Report; and
5. Real Estate Property Valuation Report.

The Federal Airways & Airspace Summary Report is being produced to counter the presentation made to the Planning Board by Mr. Richardson at the January 5, 2016 meeting. The following is our clients position and interpretation of the U.S. Department of Transportation Federal Aviation Administration Advisory Circular AC No: 70/7460-1L and the Federal Airways & Airspace Summary Report.

The Planning Board was handed the 90 page Advisory Circular AC No: 70/7460-1L by Mr. Richardson during his presentation. As a result of the size of the circular the Board nor I could make an intelligent interpretation and comment and response to the circular. After having an opportunity to review the advisory I have to state that this was intentionally presented to be inflammatory. It is an advisory circular and not law.

Zoning Board of Appeals

January 15, 2016

Page 2

The principal changes listed as an advisory are listed in item 4 on page one and two subparts 1.-6. None of these are relevant to our proposed installation. On page two of the advisory in item 6. it clearly states “The FAA recommends the guidelines and standards in this AC for determining the proper way to light and mark obstructions affecting navigable airspace. This AC does not constitute a regulation and, in general is not mandatory. However, a sponsor proposing any type of construction or alteration of a structure that may affect the National Air Space (NAS) is required under the provisions of Title 14 Code of Federal Regulations to notify the FAA by completing the Notice of Proposed Construction or Alteration form.” We have done that and the result is spelled out in the Federal Airways & Airspace Summary Report. It states “Notice to FAA is not required at the analyzed location and height for slope, height or straight-In procedures”.

As a result of the attached Federal Airways & Airspace Summary Report. This proposed site does not require notice to the FAA and the nearest public landing facility is WORCESTER RGNL, located 3.47nm from this proposed site. This document does not indicate that the FAA has changed their marking/lighting guidelines to require lighting on towers 150’ within 5nm of an airport. Marking/lighting applies to all towers over 200’ AGL and any tower that exceeds obstruction standards. Towers under 200’ AGL are subject to marking/lighting requirements depending on the aeronautical environment they reside in. This tower does not exceed obstruction standards and will not require lighting per the FAA.

As a result of the foregoing any reference on page 5-7 item 5.4,1.a. of the Advisory Circular regarding lighting a tower 150’ or less is a recommendation within a recommendation and is not law. Verizon Wireless builds cell towers all over the nation and is qualified to file and obtain all required permits by the FCC and FAA.

If you have any questions regarding this matter, please contact me directly.

Very truly yours,



Victor Manougian

VVM:vm
Enclosures

cc. David Tivnan, Verizon (w/out enclosures)
10111102_1.docx

ULS License

PCS Broadband License - KNLF646 - Verizon Wireless Area Communications Inc.

Call Sign	KNLF646	Radio Service	CW - PCS Broadband
Status	Active	Auth Type	Regular
Market			
Market	BTA051 - Boston, MA	Channel Block	C
Submarket	1	Associated Frequencies (MHz)	001895.00000000-001910.00000000-001975.00000000-001990.00000000

Dates

Grant	02/28/2007	Expiration	01/03/2017
Effective	02/28/2007	Cancellation	

Buildout Deadlines

1st	12/07/2003	2nd	01/03/2007
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Notification Dates

1st	01/30/2002	2nd	12/21/2006
-----	------------	-----	------------

Licensee

FRN	0002964922	Type	Corporation
-----	------------	------	-------------

Licensee

Verizon Wireless Area Communications Inc. 1120 Sanctuary Pkwy, #150 GASA5REG Alpharetta, GA 30004 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:Network.Regulatory@VerizonWireless.com
--	--

Contact

Verizon Wireless Sonya R Dutton 1120 Sanctuary Pkwy, #150 GASA5REG Alpharetta, GA 30004	P:(770)797-1070 F:(770)797-1036 E:Network.Regulatory@VerizonWireless.com
--	--

Ownership and Qualifications

Radio Service Type	Mobile
Regulatory Status	Common Carrier Interconnected Yes

Alien Ownership

Is the applicant a foreign government or the representative of any foreign government?	No
Is the applicant an alien or the representative of an alien?	No
Is the applicant a corporation organized under the laws of any foreign government?	No

Is the applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their representatives or by a foreign government or representative thereof or by any corporation organized under the laws of a foreign country? **No**

Is the applicant directly or indirectly controlled by any other corporation of which more than one-fourth of the capital stock is owned of record or voted by aliens, their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country? **Yes**

If the answer to the above question is 'Yes', has the applicant received a ruling(s) under Section 310(b)(4) of the Communications Act with respect to the same radio service involved in this application?

Basic Qualifications

The Applicant answered "No" to each of the Basic Qualification questions.

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race

Ethnicity

Gender



[FCC Home](#) | [Search](#) | [Updates](#) | [E-Filing](#) | [Initiatives](#) | [For Consumers](#) | [Find People](#)



Universal Licensing System

FCC > WTB > ULS > Online Systems > License Search

[FCC Site Map](#)

PCS Broadband License - KNLF646 - Verizon Wireless Telecom Inc.

[? HELP](#)

Market

[New Search](#) [Refine Search](#) [Return to Results](#) [Printable Page](#) [Reference Copy](#) [Map](#)

[MAIN](#) [ADMIN](#) **[MARKET](#)** [LEASES](#)

Call Sign	KNLF646	Radio Service	CW - PCS Broadband
Market	BTA051 - Boston, MA	Channel Block	C
Submarket	1	Associated Frequencies (MHz)	001895.00000000-001910.00000000-001975.00000000-001990.00000000

Auction [05 - BB PCS C](#)

Define View:

All Results Displayed

Spectrum & Market Area (MHz)	001895.00000000-001905.00000000 001975.00000000-001985.00000000		
Market Areas	Type	Code	Population†
Boston, MA	BTA	051	4391344
All Counties (7)			

Refer to [Auctions Cross References](#) of market area types including MTA, BTA, counties, and more.
†: Population data is based on 2000 Census.

ULS Help [ULS Glossary](#) - [FAQ](#) - [Online Help](#) - [Technical Support](#) - [Licensing Support](#)

ULS Online Systems [CORES](#) - [ULS Online Filing](#) - [License Search](#) - [Application Search](#) - [Archive License Search](#)

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Basic Search =

Federal Communications Commission
445 12th Street SW
Washington, DC 20554

Phone: 1-877-480-3201
TTY: 1-717-338-2824
Submit Help Request

ULS License

700 MHz Upper Band (Block C) License - WQJQ689 - Cellco Partnership

Call Sign	WQJQ689	Radio Service	WU - 700 MHz Upper Band (Block C)
Status	Active	Auth Type	Regular
Market			
Market	REA001 - Northeast	Channel Block	C
Submarket	0	Associated Frequencies (MHz)	000746.00000000-000757.00000000-000776.00000000-000787.00000000

Dates

Grant	11/26/2008	Expiration	02/17/2019
Effective	11/26/2008	Cancellation	

Buildout Deadlines

1st	02/17/2013	2nd	02/17/2019
-----	------------	-----	------------

Notification Dates

1st	2nd
-----	-----

Licensee

FRN	0003290673	Type	General Partnership
-----	------------	------	---------------------

Licensee

Cellco Partnership 1120 Sanctuary Pkwy #150 - GASA5REG Alpharetta, GA 30004 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:network.regulatory@verizonwireless.com
--	--

Contact

Verizon Wireless 1300 I Street, NW - Suite 400 West Washington, DC 20005 ATTN John T. Scott, III	P:(202)589-3760 F:(202)589-3750 E:john.scott@verizonwireless.com
---	--

Ownership and Qualifications

Radio Service Type	Mobile
Regulatory Status	Common Carrier Interconnected Yes

Alien Ownership

Is the applicant a foreign government or the representative of any foreign government?	No
Is the applicant an alien or the representative of an alien?	No

Is the applicant a corporation organized under the laws of any foreign government? No

Is the applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their representatives or by a foreign government or representative thereof or by any corporation organized under the laws of a foreign country? No

Is the applicant directly or indirectly controlled by any other corporation of which more than one-fourth of the capital stock is owned of record or voted by aliens, their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country? Yes

If the answer to the above question is 'Yes', has the applicant received a ruling(s) under Section 310(b)(4) of the Communications Act with respect to the same radio service involved in this application?

Basic Qualifications

The Applicant answered "No" to each of the Basic Qualification questions.

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race

Ethnicity

Gender

PCS Broadband License - KNLH242 - Cellco Partnership

Call Sign	KNLH242	Radio Service	CW - PCS Broadband
Status	Active	Auth Type	Regular

Market

Market	BTA051 - Boston, MA	Channel Block	F
Submarket	0	Associated Frequencies (MHz)	001890.00000000-001895.00000000-001970.00000000-001975.00000000

Dates

Grant	07/23/2007	Expiration	06/27/2017
Effective	06/11/2009	Cancellation	

Buildout Deadlines

1st	06/27/2002	2nd	
-----	------------	-----	--

Notification Dates

1st	05/17/2002	2nd	
-----	------------	-----	--

Licensee

FRN	0003290673	Type	Joint Venture
-----	------------	------	---------------

Licensee

Cellco Partnership 1120 Sanctuary Pkwy, #150 GASASREG Alpharetta, GA 30009-7630 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:Network.Regulatory@VerizonWireless.com
--	--

Contact

Verizon Wireless Sonya R Dutton 1120 Sanctuary Pkwy, #150 GASASREG Alpharetta, GA 30009-7630 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:Network.Regulatory@VerizonWireless.com
--	--

Ownership and Qualifications

Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes

Alien Ownership

Is the applicant a foreign government or the representative of any foreign government?	No
Is the applicant an alien or the representative of an alien?	No
Is the applicant a corporation organized under the laws of any foreign government?	No
Is the applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their representatives or by a foreign government or representative thereof or by any corporation organized under the laws of a foreign country?	No

TOWAIR Determination Results

A routine check of the coordinates, heights, and structure type you provided indicates that this structure does not require registration.

*** NOTICE ***

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

DETERMINATION Results

PASS SLOPE(100:1)NO FAA REQ - 5962.0 Meters (19560.1 Feet)away & below slope by 58.0 Meters (190.289 Feet)

Type	C/R	Latitude	Longitude	Name	Address	Lowest Elevation (m)	Runway Length (m)
AIRP	R	42-16-2.00N	071-53-27.00W	WORCESTER RGNL	WORCESTER WORCESTER, MA	298.7	2133.9000000000001

PASS SLOPE(100:1): NO FAA REQ-RWY MORE THAN 10499 MTRS & 6400.80 MTRS (6.40080 KM) AWAY

Type	C/R	Latitude	Longitude	Name	Address	Lowest Elevation (m)	Runway Length (m)
AIRP	R	42-15-45.00N	071-51-58.00W	WORCESTER RGNL	WORCESTER WORCESTER, MA	298.7	2133.9000000000001

Your Specifications

NAD83 Coordinates

Latitude 42-12-56.9 north
 Longitude 071-54-41.7 west

Measurements (Meters)

Overall Structure Height (AGL) 45.7
 Support Structure Height (AGL) 0
 Site Elevation (AMSL) 254.8

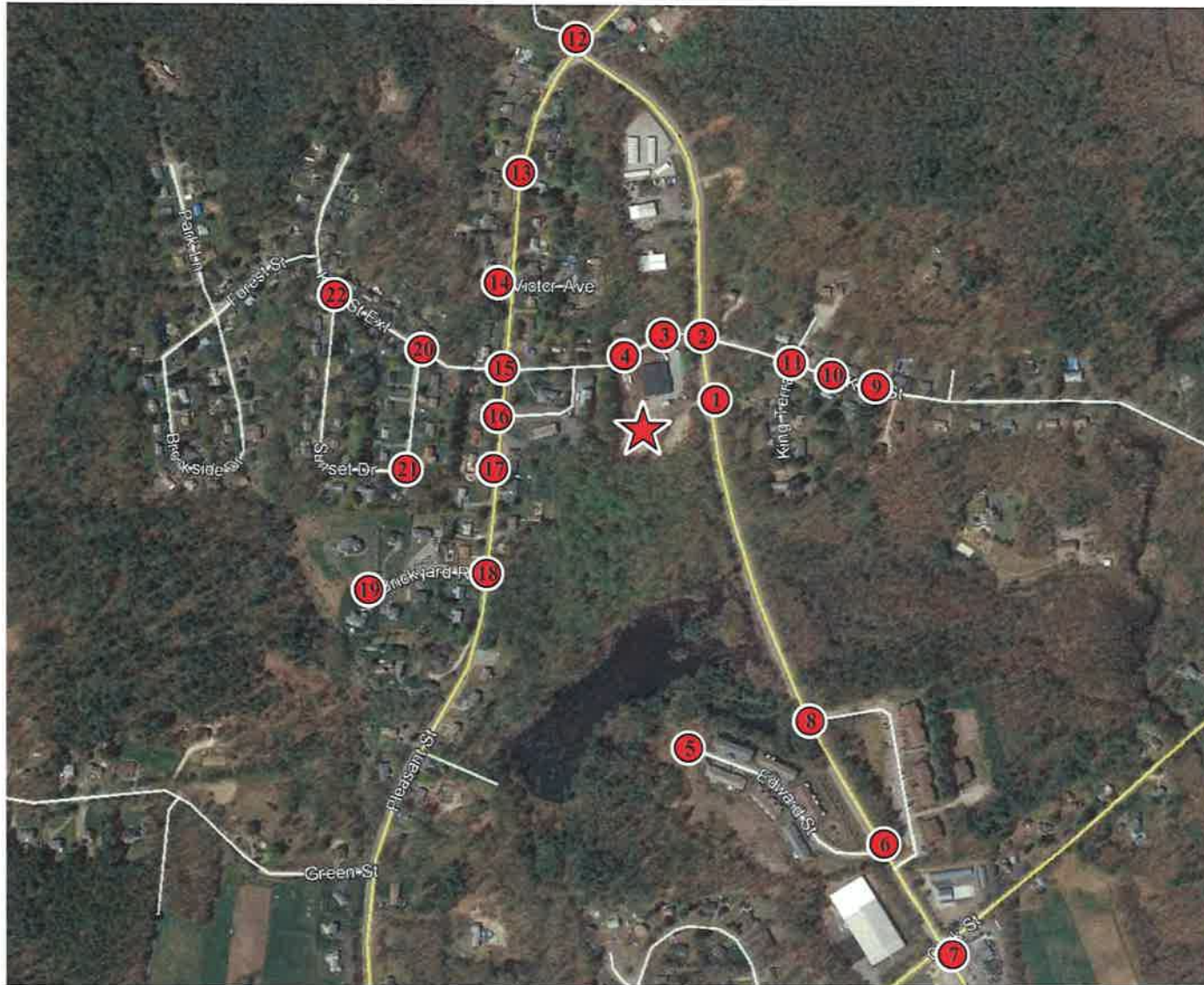
Structure Type



MTOWER - Monopole

Tower Construction Notifications

Notify Tribes and Historic Preservation Officers of your plans to build a tower.

CLOSE WINDOW



- MAP SYMBOL LEGEND**
-  SUBJECT SITE LOCATION
 -  PHOTO LOCATION NUMBER



PREPARED FOR:



PREPARED BY:



SITE NAME: LEICESTER 4
ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
 LEICESTER, MA

KEY MAP OF PHOTOS

PAGE:	PS-1
DATE:	1/14/2016
DRAWN BY:	MR
REVISION:	0

BALLOON @ 150'
ABOVE GROUND LEVEL



PREPARED FOR:



400 FRISBERG PARKWAY
WESTBOROUGH, MA 01581
(508) 330-3300 TEL.

PREPARED BY:



Civil Engineering - Site Development
Surveying - Telecommunications

500 NORTH BROADWAY
EAST PROVIDENCE, 02914
PH: (401) 354-2403
FAX: (401) 633-6354

SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #1
EXISTING VIEW FROM THE EAST,
ON HUNTOON MEMORIAL HIGHWAY

PAGE: VA-2

DATE: 1/14/2016

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PROPOSED VERIZON WIRELESS EQUIPMENT
ON PROPOSED 150' MONOPOLE



PROPOSED 50'x50'
FENCED COMPOUND

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FAX: (401) 633-6354

SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #1

PROPOSED VIEW FROM THE EAST,
ON HUNTOON MEMORIAL HIGHWAY

PAGE: VA-3

DATE: 1/14/2016

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REVISION: 0

BALLOON @ 150'
ABOVE GROUND LEVEL



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(508) 330-3300 TEL

PREPARED BY:



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Surveying - Telecommunications

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PH: (401) 354-2403
FAX: (401) 633-6354

SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #2

EXISTING VIEW FROM THE NORTHEAST,
AT THE INTERSECTION OF HUNTOON
MEMORIAL HIGHWAY AND KING STREET

PAGE: VA-4

DATE: 1/14/2016

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REVISION: 0

PROPOSED VERIZON WIRELESS EQUIPMENT
ON PROPOSED 150' MONOPOLE



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PH: (401) 354-2403
FAX: (401) 633-6354

SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #2

PROPOSED VIEW FROM THE NORTHEAST,
AT THE INTERSECTION OF HUNTOON
MEMORIAL HIGHWAY AND KING STREET

PAGE: VA-5

DATE: 1/14/2016

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REVISION: 0

BALLOON @ 150'
ABOVE GROUND LEVEL



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400 FREDERICK PARKWAY
WESTBOROUGH, MA 01581
(508) 330-3300 TEL

PREPARED BY:



300 NORTH BROADWAY
EAST PROVIDENCE, 02914
PH: (401) 354-2403
FAX: (401) 633-6354

SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #3
EXISTING VIEW FROM THE NORTH,
ON KING STREET

PAGE: VA-6

DATE: 1/14/2016

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REVISION: 0

PROPOSED VERIZON WIRELESS EQUIPMENT
ON PROPOSED 150' MONOPOLE



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400 FRISBERG Parkway
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Surveying - Telecommunications

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EAST PROVIDENCE, 02914
PH: (401) 354-2403
FAX: (401) 633-6354

SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #3
PROPOSED VIEW FROM THE NORTH,
ON KING STREET

PAGE: VA-7

DATE: 1/14/2016

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REVISION: 0

BALLOON @ 150'
ABOVE GROUND LEVEL



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PREPARED BY:



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Surveying - Telecommunications

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EAST PROVIDENCE, CT 02914
PH: (401) 354-2403
FAX: (401) 633-6354

SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #4

EXISTING VIEW FROM THE NORTH,
ON KING STREET

PAGE: VA-8

DATE: 1/14/2016

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REVISION: 0

PROPOSED VERIZON WIRELESS EQUIPMENT
ON PROPOSED 150' MONOPOLE



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WESTBOROUGH, MA 01581
(508) 330-3300 TEL.

PREPARED BY:



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Surveying - Telecommunications
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EAST PROVIDENCE, CT 02914
PH: (401) 354-2403
FAX: (401) 633-6354

SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #4

PROPOSED VIEW FROM THE NORTH,
ON KING STREET

PAGE: VA-9

DATE: 1/14/2016

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BALLOON WAS NOT VISIBLE FROM THIS LOCATION

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Surveying - Telecommunications

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FAX: (401) 633-6354

SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #5

PROPOSED VIEW FROM THE SOUTH,
ON EDWARD STREET

PAGE: VA-10

DATE: 1/14/2016

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BALLOON @ 150'
ABOVE GROUND LEVEL



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PH: (401) 354-2403
FAX: (401) 633-6354

SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #6

EXISTING VIEW FROM THE SOUTHEAST,
AT THE INTERSECTION OF EDWARD STREET
AND HUNTOON MEMORIAL HIGHWAY

PAGE: VA-11

DATE: 1/14/2016

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REVISION: 0

PROPOSED VERIZON WIRELESS EQUIPMENT
ON PROPOSED 150' MONOPOLE



PREPARED FOR:



PREPARED BY:



SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #6

PROPOSED VIEW FROM THE SOUTHEAST,
AT THE INTERSECTION OF EDWARD STREET
AND HUNTOON MEMORIAL HIGHWAY

PAGE: VA-12

DATE: 1/14/2016

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BALLOON @ 150'
ABOVE GROUND LEVEL



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(508) 330-3300 TEL

PREPARED BY:



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Surveying - Telecommunications

500 NORTH BROADWAY
EAST PROVIDENCE, CT 02914
PR: (401) 354-2483
FR: (401) 633-6354

SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #7

EXISTING VIEW FROM THE SOUTHEAST,
AT THE INTERSECTION OF CLARK STREET
AND HUNTOON MEMORIAL HIGHWAY

PAGE: VA-13

DATE: 1/14/2016

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REVISION: 0

PROPOSED VERIZON WIRELESS EQUIPMENT
ON PROPOSED 150' MONOPOLE



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PREPARED BY:



Civil Engineering - Site Development
Surveying - Telecommunications
500 NORTH BROADWAY
EAST PROVIDENCE, 02914
PH: (401) 354-2403
FAX: (401) 633-6394

SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #7

PROPOSED VIEW FROM THE SOUTHEAST,
AT THE INTERSECTION OF CLARK STREET
AND HUNTOON MEMORIAL HIGHWAY

PAGE: VA-14

DATE: 1/14/2016

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BALLOON @ 150'
ABOVE GROUND LEVEL



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PREPARED BY:



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Surveying - Telecommunications

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EAST PROVIDENCE, CT 02914
PH: (401) 354-2403
FAX: (401) 633-6354

SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #8

EXISTING VIEW FROM THE SOUTHEAST,
ON HUNTOON MEMORIAL HIGHWAY

PAGE: VA-15

DATE: 1/14/2016

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PROPOSED VERIZON WIRELESS EQUIPMENT
ON PROPOSED 150' MONOPOLE



PREPARED FOR:



400 FRISBERG PARKWAY
WESTBOROUGH, MA 01581
(508) 330-3300 TEL

PREPARED BY:



500 NORTH BROADWAY
EAST PROVIDENCE, 02914
PH: (401) 354-2403
FAX: (401) 633-6354

SITE NAME: LEICESTER 4
ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #8
PROPOSED VIEW FROM THE SOUTHEAST,
ON HUNTOON MEMORIAL HIGHWAY

PAGE: VA-16

DATE: 1/14/2016

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BALLOON @ 150'
ABOVE GROUND LEVEL



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400 FRISBERG PARKWAY
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(508) 330-3300 TEL

PREPARED BY:



Civil Engineering - Site Development
Surveying - Telecommunications

500 NORTH BROADWAY
EAST PROVIDENCE, 02914
PH: (401) 354-2403
FAX: (401) 633-6354

SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #9
EXISTING VIEW FROM THE EAST,
ON KING STREET

PAGE: VA-17

DATE: 1/14/2016

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PROPOSED VERIZON WIRELESS EQUIPMENT
ON PROPOSED 150' MONOPOLE



PREPARED FOR:



PREPARED BY:



SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #9
PROPOSED VIEW FROM THE EAST,
ON KING STREET

PAGE: VA-18

DATE: 1/14/2016

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REVISION: 0

BALLOON @ 150'
ABOVE GROUND LEVEL



PREPARED FOR:



PREPARED BY:



SITE NAME: LEICESTER 4
ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #10
EXISTING VIEW FROM THE EAST,
ON KING STREET

PAGE: VA-19

DATE: 1/14/2016

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PROPOSED VERIZON WIRELESS EQUIPMENT
ON PROPOSED 150' MONOPOLE



PREPARED FOR:



400 FRISBERG PARKWAY
WESTBOROUGH, MA 01581
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PREPARED BY:



Civil Engineering - Site Development
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500 NORTH BROADWAY
EAST PROVIDENCE, CT 02914
PH: (401) 354-2403
FAX: (401) 633-6354

SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #10
PROPOSED VIEW FROM THE EAST,
ON KING STREET

PAGE: VA-20

DATE: 1/14/2016

DRAWN BY: MR

REVISION: 0

BALLOON @ 150'
ABOVE GROUND LEVEL



PREPARED FOR:



400 FIRBERG PARKWAY
WESTBOROUGH, MA 01581
(508) 330-3300 TEL

PREPARED BY:



Civil Engineering - Site Development
Surveying - Telecommunications

500 NORTH BROADWAY
EAST PROVIDENCE, 02914
PH: (401) 354-2403
FAX: (401) 633-6354

SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #11

EXISTING VIEW FROM THE EAST,
ON KING STREET NEAR THE INTERSECTION
WITH KING TERRACE

PAGE: VA-21

DATE: 1/14/2016

DRAWN BY: MR

REVISION: 0

PROPOSED VERIZON WIRELESS EQUIPMENT
ON PROPOSED 150' MONOPOLE



PREPARED FOR:



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SITE NAME: LEICESTER 4

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LEICESTER, MA

VIEW #11

PROPOSED VIEW FROM THE EAST,
ON KING STREET NEAR THE INTERSECTION
WITH KING TERRACE

PAGE: VA-22

DATE: 1/14/2016

DRAWN BY: MR

REVISION: 0



BALLOON WAS NOT VISIBLE FROM THIS LOCATION

PREPARED FOR:



PREPARED BY:



SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #12

EXISTING/PROPOSED VIEW FROM THE NORTH,
AT THE INTERSECTION OF PLEASANT STREET
AND HUNTOON MEMORIAL HIGHWAY

PAGE: VA-23

DATE: 1/14/2016

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REVISION: 0



BALLOON WAS NOT VISIBLE FROM THIS LOCATION

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WESTBOROUGH, MA 01581
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PREPARED BY:



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FAX: (401) 633-6354

SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #13

EXISTING/PROPOSED VIEW FROM THE
NORTHWEST, ON PLEASANT STREET

PAGE: VA-24

DATE: 1/14/2016

DRAWN BY: MR

REVISION: 0

BALLOON @ 150'
ABOVE GROUND LEVEL



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FAX: (401) 633-6354

SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #14

EXISTING VIEW FROM THE NORTHWEST, AT
THE INTERSECTION OF PLEASANT STREET
AND VICTOR AVENUE

PAGE: VA-25

DATE: 1/14/2016

DRAWN BY: MR

REVISION: 0

PROPOSED VERIZON WIRELESS EQUIPMENT
ON PROPOSED 150' MONOPOLE



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WESTBOROUGH, MA 01581
(508) 330-3300 TEL.

PREPARED BY:



Civil Engineering - Site Development
Surveying - Telecommunications

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EAST PROVIDENCE, 02914
PH: (401) 354-2403
FAX: (401) 633-6354

SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #14

PROPOSED VIEW FROM THE NORTHWEST, AT
THE INTERSECTION OF PLEASANT STREET
AND VICTOR AVENUE

PAGE: VA-26

DATE: 1/14/2016

DRAWN BY: MR

REVISION: 0

BALLOON @ 150'
ABOVE GROUND LEVEL



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SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #15

EXISTING VIEW FROM THE WEST,
AT THE INTERSECTION OF
PLEASANT STREET AND KING STREET

PAGE: VA-27

DATE: 1/14/2016

DRAWN BY: MR

REVISION: 0

PROPOSED VERIZON WIRELESS EQUIPMENT
ON PROPOSED 150' MONOPOLE



PREPARED FOR:



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WESTBOROUGH, MA 01581
(508) 330-3300 TEL

PREPARED BY:



500 NORTH BROADWAY
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PH: (401) 354-2403
FAX: (401) 633-6394

SITE NAME: LEICESTER 4
ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #15
PROPOSED VIEW FROM THE WEST,
AT THE INTERSECTION OF
PLEASANT STREET AND KING STREET

PAGE: VA-28

DATE: 1/14/2016

DRAWN BY: MR

REVISION: 0

BALLOON @ 150'
ABOVE GROUND LEVEL



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WESTBOROUGH, MA 01581
(508) 330-3300 TEL.

PREPARED BY:



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PH: (401) 354-2403
FAX: (401) 633-6354

SITE NAME: LEICESTER 4
ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #16
EXISTING VIEW FROM THE WEST,
ON PLEASANT STREET

PAGE: VA-29
DATE: 1/14/2016
DRAWN BY: MR
REVISION: 0

PROPOSED VERIZON WIRELESS EQUIPMENT
ON PROPOSED 150' MONOPOLE



PREPARED FOR:



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WESTBOROUGH, MA 01581
(508) 330-3300 TEL

PREPARED BY:



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PH: (401) 354-2403
FAX: (401) 633-6394

SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #16

PROPOSED VIEW FROM THE WEST,
ON PLEASANT STREET

PAGE: VA-30

DATE: 1/14/2016

DRAWN BY: MR

REVISION: 0

BALLOON @ 150'
ABOVE GROUND LEVEL



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WESTBOROUGH, MA 01581
(508) 330-3300 TEL

PREPARED BY:



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500 NORTH BROADWAY
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P/E: (401) 354-2483
FAX: (401) 633-6354

SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #17

EXISTING VIEW FROM THE SOUTHWEST, ON
PLEASANT STREET

PAGE: VA-31

DATE: 1/14/2016

DRAWN BY: MR

REVISION: 0

PROPOSED VERIZON WIRELESS EQUIPMENT
ON PROPOSED 150' MONOPOLE



PREPARED FOR:



400 FRISBIE PARKWAY
WESTBOROUGH, MA 01581
(508) 330-3300 TEL.

PREPARED BY:



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SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #17

PROPOSED VIEW FROM THE SOUTHWEST, ON
PLEASANT STREET

PAGE: VA-32

DATE: 1/14/2016

DRAWN BY: MR

REVISION: 0

BALLOON @ 150'
ABOVE GROUND LEVEL



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(508) 330-3300 TEL

PREPARED BY:



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PH: (401) 354-2403
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SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #18

EXISTING VIEW FROM THE SOUTHWEST, AT
THE INTERSECTION OF PLEASANT STREET
AND BRICKYARD ROAD

PAGE: VA-33

DATE: 1/14/2016

DRAWN BY: MR

REVISION: 0

PROPOSED VERIZON WIRELESS EQUIPMENT
ON PROPOSED 150' MONOPOLE



PREPARED FOR:



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WESTBOROUGH, MA 01581
(508) 330-3300 TEL

PREPARED BY:



500 NORTH BROADWAY
EAST PROVIDENCE, 02914
PH: (401) 354-2403
FAX: (401) 633-6394

SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #18

PROPOSED VIEW FROM THE SOUTHWEST, AT
THE INTERSECTION OF PLEASANT STREET
AND BRICKYARD ROAD

PAGE: VA-34

DATE: 1/14/2016

DRAWN BY: MR

REVISION: 0

BALLOON @ 150'
ABOVE GROUND LEVEL



PREPARED FOR:



PREPARED BY:



SITE NAME: LEICESTER 4
ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #19
EXISTING VIEW FROM THE SOUTHWEST,
ON BRICKYARD ROAD

PAGE: VA-35
DATE: 1/14/2016
DRAWN BY: MR
REVISION: 0

PROPOSED VERIZON WIRELESS EQUIPMENT
ON PROPOSED 150' MONOPOLE



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PH: (401) 354-2403
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SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #19

PROPOSED VIEW FROM THE SOUTHWEST,
ON BRICKYARD ROAD

PAGE: VA-36

DATE: 1/14/2016

DRAWN BY: MR

REVISION: 0

BALLOON @ 150'
ABOVE GROUND LEVEL



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WESTBOROUGH, MA 01581
(508) 330-3300 TEL

PREPARED BY:



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PH: (401) 354-2403
FAX: (401) 633-6354

SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #20

EXISTING VIEW FROM THE WEST,
ON KING STREET EXT. AT THE EASTERN
INTERSECTION WITH SUNSET DRIVE

PAGE: VA-37

DATE: 1/14/2016

DRAWN BY: MR

REVISION: 0

PROPOSED VERIZON WIRELESS EQUIPMENT
ON PROPOSED 150' MONOPOLE



PREPARED FOR:



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(508) 330-3300 TEL

PREPARED BY:



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PH: (401) 354-2403
FAX: (401) 633-6354

SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #20

PROPOSED VIEW FROM THE WEST,
ON KING STREET EXT. AT THE EASTERN
INTERSECTION WITH SUNSET DRIVE

PAGE: VA-38

DATE: 1/14/2016

DRAWN BY: MR

REVISION: 0

BALLOON @ 150'
ABOVE GROUND LEVEL



PREPARED FOR:



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(508) 330-3300 TEL

PREPARED BY:



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SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #21
EXISTING VIEW FROM THE WEST,
ON SUNSET DRIVE

PAGE: VA-39

DATE: 1/14/2016

DRAWN BY: MR

REVISION: 0

PROPOSED VERIZON WIRELESS EQUIPMENT
ON PROPOSED 150' MONOPOLE



PREPARED FOR:



400 FREDERIC PARKWAY
WESTBOROUGH, MA 01581
(508) 330-3300 TEL

PREPARED BY:



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PH: (401) 354-2403
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SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #21

PROPOSED VIEW FROM THE WEST,
ON SUNSET DRIVE

PAGE: VA-40

DATE: 1/14/2016

DRAWN BY: MR

REVISION: 0

BALLOON @ 150'
ABOVE GROUND LEVEL



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WESTBOROUGH, MA 01581
(508) 330-3300 TEL

PREPARED BY:



Civil Engineering - Site Development
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EAST PROVIDENCE, 02914
PH: (401) 354-2403
FAX: (401) 633-6354

SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #22

EXISTING VIEW FROM THE WEST,
ON KING STREET AT THE WESTERN
INTERSECTION WITH SUNSET DRIVE

PAGE: VA-41

DATE: 1/14/2016

DRAWN BY: MR

REVISION: 0

PROPOSED VERIZON WIRELESS EQUIPMENT
ON PROPOSED 150' MONOPOLE



PREPARED FOR:



400 FRISBERG PARKWAY
WESTBOROUGH, MA 01581
(508) 330-3300 TEL.

PREPARED BY:



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EAST PROVIDENCE, 02914
PH: (401) 354-2403
FAX: (401) 633-6354

SITE NAME: LEICESTER 4

ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY
LEICESTER, MA

VIEW #22

PROPOSED VIEW FROM THE WEST,
ON KING STREET AT THE WESTERN
INTERSECTION WITH SUNSET DRIVE

PAGE: VA-42

DATE: 1/14/2016

DRAWN BY: MR

REVISION: 0

LEICESTER-4.SRP.txt

* Federal Airways & Airspace *
* Summary Report: New Construction *
* Antenna Structure *

Airspace User: Candice Koenig

File: LEICESTER-4

Location: Worcester, MA

Latitude: 42°-12'-56.9" Longitude: 71°-54'-41.7"

SITE ELEVATION AMSL.....836 ft.

STRUCTURE HEIGHT.....150 ft.

OVERALL HEIGHT AMSL.....986 ft.

NOTICE CRITERIA

FAR 77.9(a): NNR (DNE 200 ft AGL)

FAR 77.9(b): NNR (DNE Notice Slope)

FAR 77.9(c): NNR (Not a Traverse Way)

FAR 77.9: NNR FAR 77.9 IFR Straight-In Notice Criteria for ORH

FAR 77.9: NNR FAR 77.9 IFR Straight-In Notice Criteria for 60M

FAR 77.9(d): NNR (Off Airport Construction)

NR = Notice Required

NNR = Notice Not Required

PNR = Possible Notice Required (depends upon actual IFR procedure)
For new construction review Air Navigation Facilities at bottom
of this report.

Notice to the FAA is not required at the analyzed location and height for
slope, height or Straight-In procedures. Please review the 'Air Navigation'
section for notice requirements for offset IFR procedures and EMI.

OBSTRUCTION STANDARDS

FAR 77.17(a)(1): DNE 499 ft AGL

FAR 77.17(a)(2): DNE - Airport Surface

FAR 77.19(a): DNE - Horizontal Surface

FAR 77.19(b): DNE - Conical Surface

FAR 77.19(c): DNE - Primary Surface

FAR 77.19(d): DNE - Approach Surface

FAR 77.19(e): DNE - Transitional Surface

VFR TRAFFIC PATTERN AIRSPACE FOR: ORH: WORCESTER RGNL

Type: A RD: 19602.24 RE: 980.6

FAR 77.17(a)(1): DNE

FAR 77.17(a)(2): DNE - Height No Greater Than 200 feet AGL.

VFR Horizontal Surface: DNE

VFR Conical Surface: DNE

VFR Approach Slope: DNE

VFR Transitional Slope: DNE

VFR TRAFFIC PATTERN AIRSPACE FOR: 60M: SPENCER

Type: A RD: 29944.4 RE: 1042.7

FAR 77.17(a)(1): DNE

FAR 77.17(a)(2): Does Not Apply.

VFR Horizontal Surface: DNE

VFR Conical Surface: DNE

VFR Approach Slope: DNE

VFR Transitional Slope: DNE

LEICESTER-4.SRP.txt

TERPS DEPARTURE PROCEDURE (FAA Order 8260.3, Volume 4)
 FAR 77.17(a)(3) Departure Surface Criteria (40:1)
 DNE Departure Surface

MINIMUM OBSTACLE CLEARANCE ALTITUDE (MOCA)
 FAR 77.17(a)(4) MOCA Altitude Enroute Criteria
 The Maximum Height Permitted is 1700 ft AMSL

PRIVATE LANDING FACILITIES

FACIL IDENT	TYP	NAME	BEARING To FACIL	RANGE IN NM	DELTA ARP ELEVATION	FAA IFR
42MA	HEL	WORCESTER MEDICAL CENTER	65.41	5.58	+517	

No Impact to Private Landing Facility
 Structure is beyond notice limit by 28905 feet.

AIR NAVIGATION ELECTRONIC FACILITIES

APCH BEAR	FAC IDNT	TYPE	ST AT	FREQ	VECTOR	DIST (ft)	DELTA ELEVA	ST	LOCATION	GRND ANGLE
289	EKW	LOCALIZER	I	110.9	14.97	19479	+7	MA	RWY 29 WORCESTER	.02
	ORH	ATCT	Y	A/G	33.05	20339	-104	MA	WORCESTER REGIONA	-.29
109	RSR	LOCALIZER	I	110.9	35.21	22392	+28	MA	RWY 11 WORCESTER	.07
	ORH	RADAR WXL	Y		28.19	23169	-17	MA	WORCESTER	-.04
	PUT	VOR/DME	R	117.4	169.09	96632	+334	CT	PUTNAM	.20
	GDM	VOR/DME	I	110.6	341.83	126655	-294	MA	GARDNER	-.13
	CEF	VORTAC	R	114.0	267.5	166689	+745	MA	WESTOVER	.26
	BED	RADAR	Y	2735.	63.08	195269	+657	MA	LEXINGTON	.19
	PVD	RADAR	Y	2735.	154.83	199479	+410	RI	THEODORE FRANCIS	.12
	BOX	RADAR WXL	Y		114.51	230667	+754	MA	TAUNTON	.19
	BDL	RADAR	ON		243.97	232403	+750	CT	BRADLEY INTL	.18

CFR Title 47, §1.30000-§1.30004

AM STUDY NOT REQUIRED: Structure is not near a FCC licensed AM station.
 Movement Method Proof as specified in §73.151(c) is not required.
 Please review 'AM Station Report' for details.

Nearest AM Station: WCRN @ 3825 meters.

Airspace® Summary Version 15.11.404

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01-08-2016
 13:11:39

Real Estate Consultants of New England, Inc.

Mr. Victor Manougian
McLane Middleton
900 Elm Street
P.O. Box 326
Manchester, NH 03105-0326

RE: Verizon Wireless Site
Site: Leicester 4
30 Huntoon Memorial Highway Leicester, Ma

January 15, 2016

Dear Attorney Manougian,

Regarding the above matter I am providing this letter in response to the following question: *Will the granting of the requested permits impact the value of surrounding properties?*

The intended user of this letter is the Leicester, Massachusetts Land Use Permitting Boards in their deliberations relative to the development of the above proposed site.

This letter contains a summary of my research into the potential impact that a communication tower may have on adjacent residential property values.

Copyright

This document is copyrighted. ALL RIGHTS RESERVED. It is only for the use of the Leicester, Massachusetts Land Use Permitting Boards. No part of this document may be reproduced, stored or transmitted in any form, for any reason or by any means, whether re-drawn, enlarged or otherwise altered including mechanical, photocopy, digital storage & retrieval or otherwise, without the prior written permission from Real Estate Consultants of New England, Inc., the copyright owner. The text, layout and designs presented in this document, as well as the document in its entirety, are protected by the copyright laws of the United States (17 U.S.C. 101 et seq.) and similar laws in other countries.

Assumptions and Limiting Conditions

This document is written subject to the following assumptions and limiting conditions. Because a proper understanding of the analysis and conclusions contained in this report requires an awareness of these assumptions and limiting conditions, parties using this report are asked to carefully review and consider them when reading the report.

This document is written with the understanding and intention that it is to be used only in conjunction with the request before the Leicester, Massachusetts Land Use Permitting Boards.

The information contained herein is specific to the needs of the client and for the intended use stated in the report. Parties using this report for any purpose other than that stated herein must assume full responsibility and do so at their own risk. We cannot accept any responsibility for any damages suffered by third parties as a result of the unauthorized or inappropriate use of this report.

This document is prepared for the exclusive use of the client identified in this report. The conclusions are based upon the data available to us at the time of preparation of this document.

Distances estimated from the sales to the towers are based upon GIS technology, not physical measurements by the author.

By reason of this document, we are not required to give further consultation, testimony, depositions, or be in attendance for any legal proceeding with reference to the subject property unless prior arrangements have been previously made.

Information contained herein that has been obtained from third parties is assumed to be correct and reliable.

CERTIFICATION

The undersigned certifies that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, are my personal, impartial, and unbiased professional analyses, opinions, conclusions and recommendations.

I have provided the following valuation¹ services on the property within the preceding three years from the date of this report: None.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.

I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.

As of the date of this report I have completed the recommended requirements under the continuing education program of the Appraisal Institute.

No one provided significant real property appraisal assistance to me in preparing this report.

I have viewed the property that is the subject of this report.



1/15/2016

Andrew G. LeMay SRA, SRPA, CNHA, NHCG #8

¹ Listing, selling, repairs, maintenance, appraisal, consulting, review, property inspections, tax abatements

Property Description 30 Huntoon Memorial Highway Leicester, Massachusetts

Proposed tower

The 2.83 +/- acre site is improved with an average quality 12,000 sq ft industrial building built in 1966 that is steel framed and has corrugated steel siding and a steel roof. The property is currently used by Seamless Customs which is an auto restoration/customization business.

The lot is irregular in shape and the topography is rolling to hilly as one proceeds south from King St. It is identified as Tax Map 37A-E-3 0 and is zoned RIB residential business and industrial. Lot cover is primarily open gravel area with a perimeter of mixed hard and softwoods of varying sizes

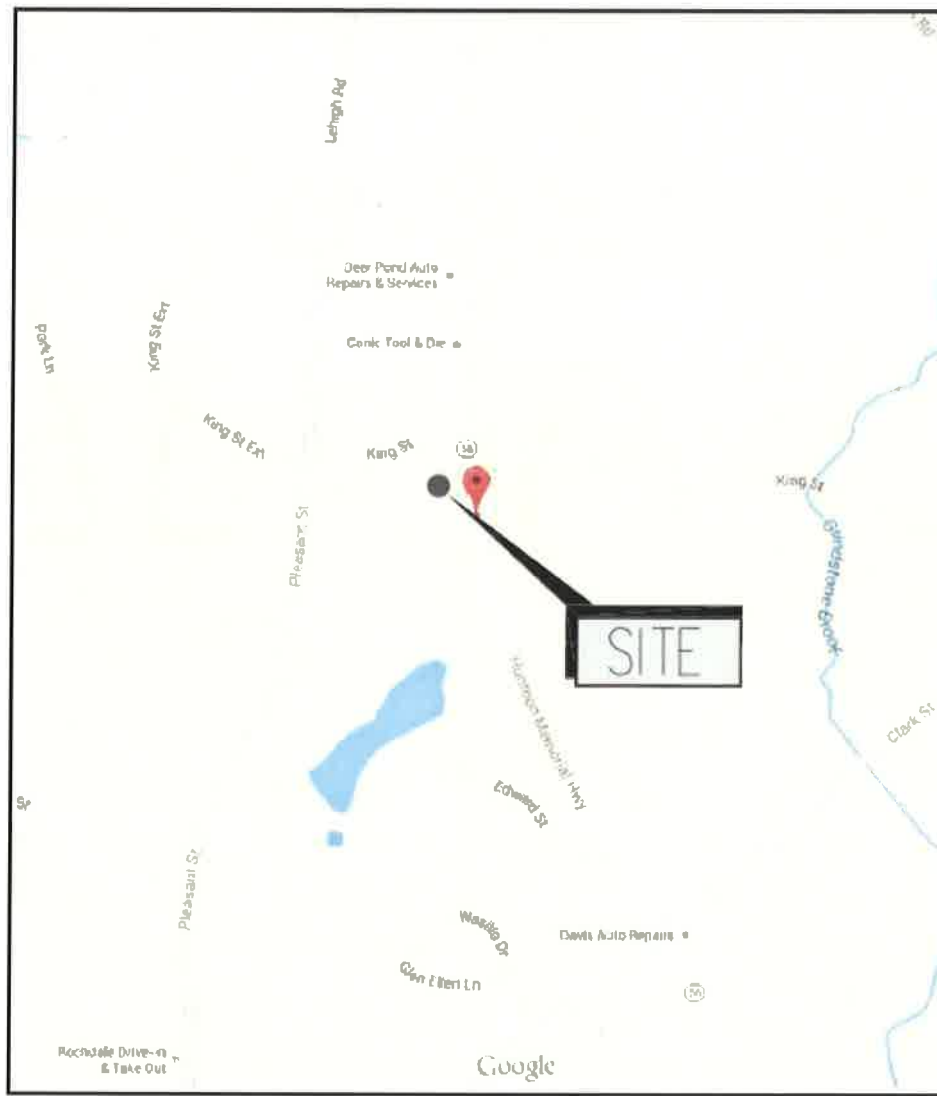
The lot has approximately 330 feet of frontage along King St and 297 feet of frontage along Rte 56 (Huntoon Memorial highway). The proposed tower is to be located approximately 280 feet from King St at Latitude: 42 degrees 06 minutes 19.974 seconds north and Longitude 70 degrees 40 minutes 04.348 seconds west as depicted on the following page.

The proposed 150 foot monopole and the equipment shelter will be located within a fenced 50 x 50 foot section of the lot that is to be leased to Verizon Wireless. Access to the site will be by an existing gravel drive within a 20 foot wide access and utility easement running off the south side to King St.

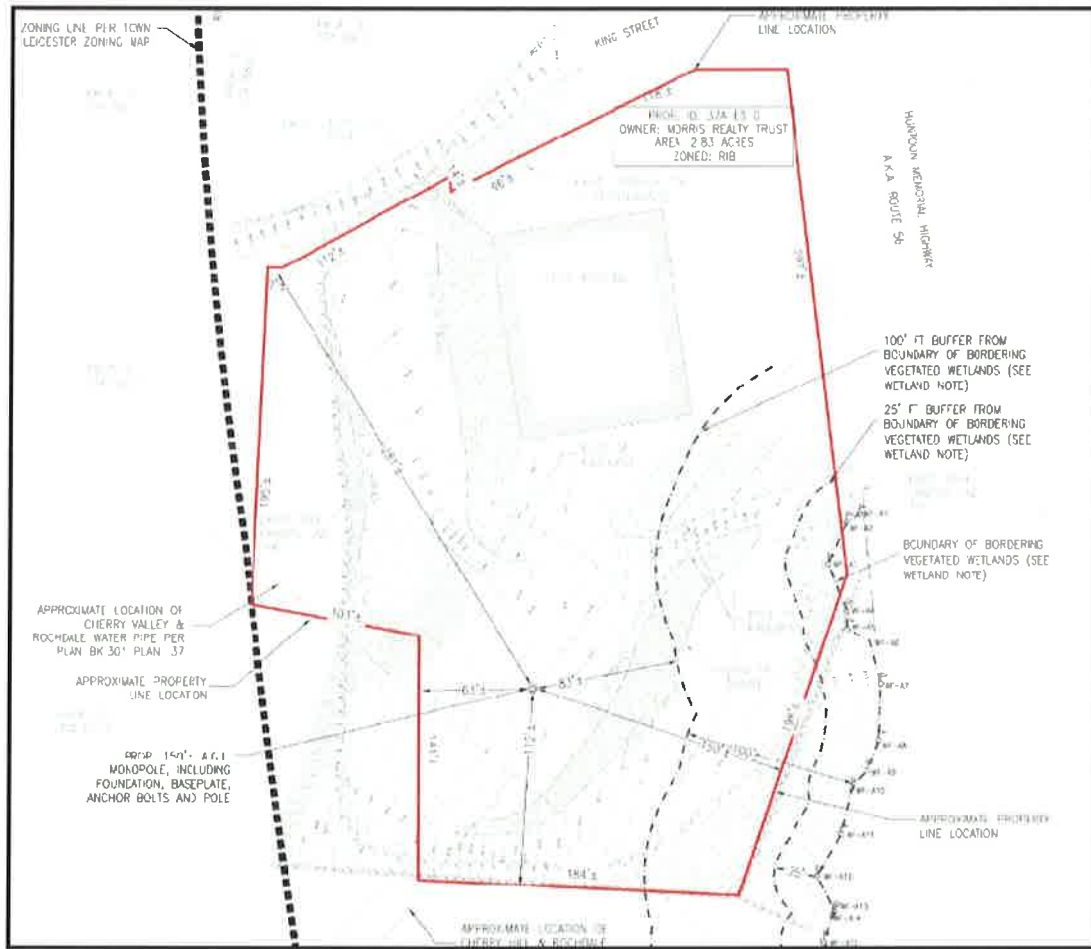
In order to be effective, communication towers require unobstructed lines of sight. The proposed location is designed to the greatest extent possible to minimize its visibility from surrounding properties.

Due to the topography, existing tree growth and the proposed location, portions of the tower may be visible from some of the surrounding properties. However based on my research, I believe their values will not be measurably impacted.

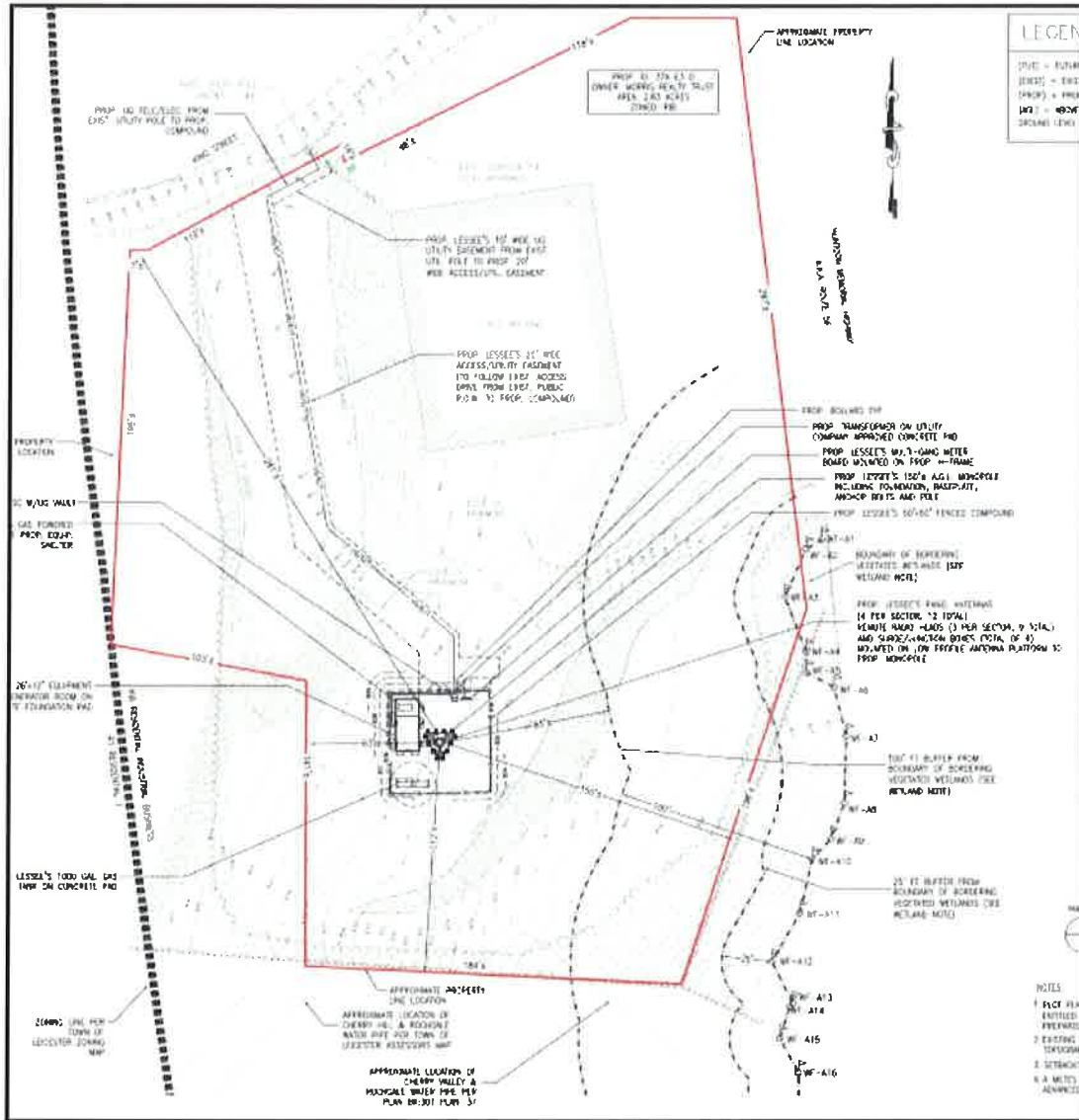
Vicinity Map



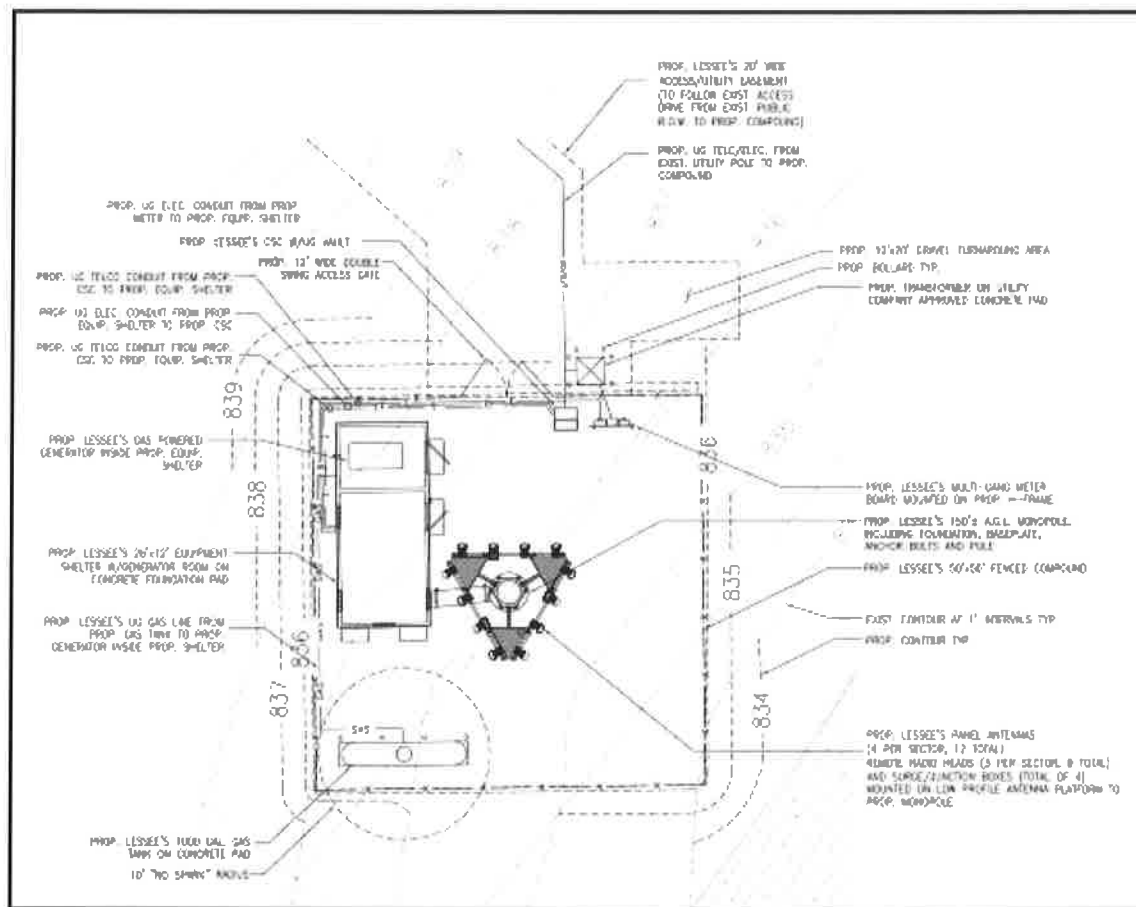
Site plan showing proposed location



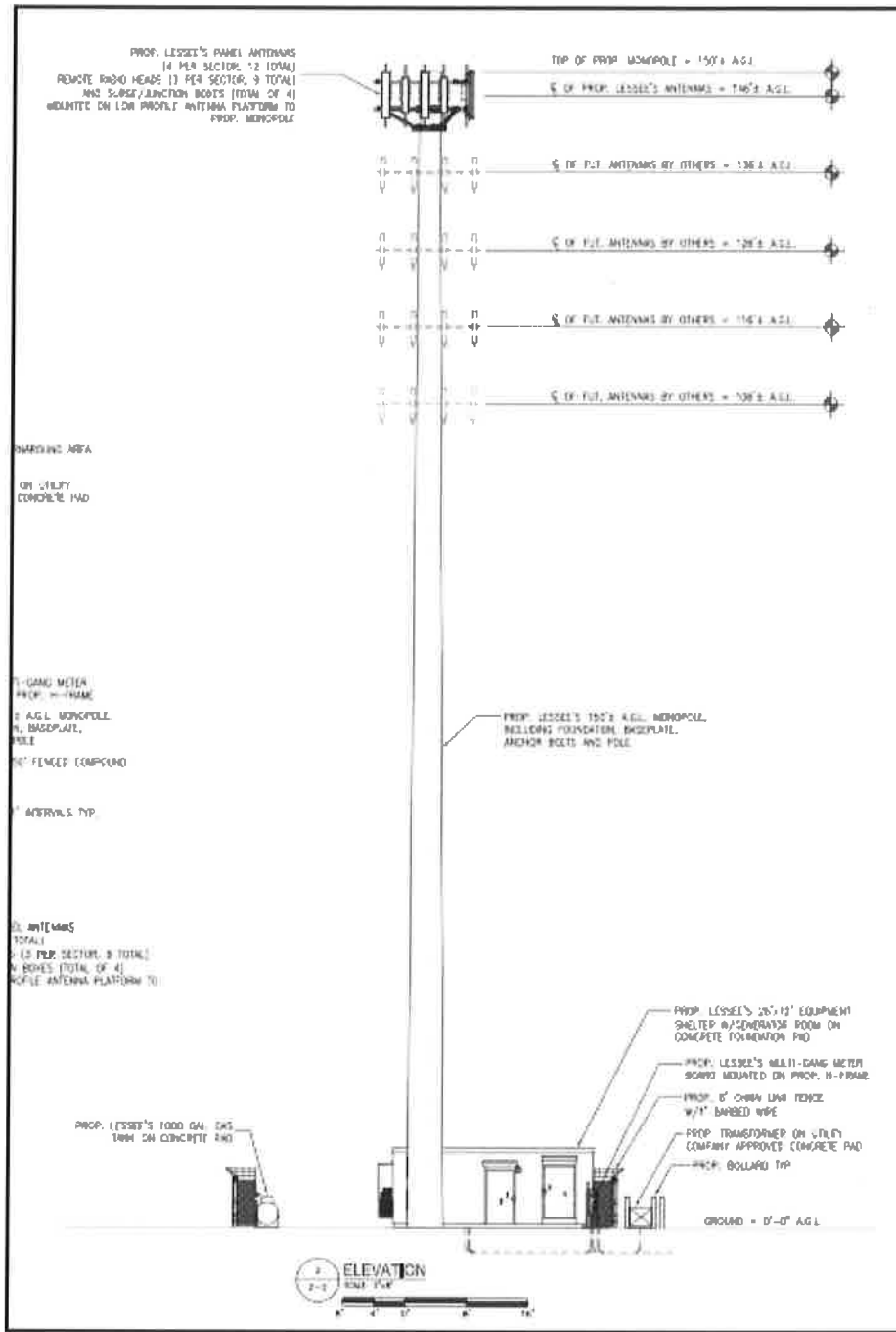
Site plan proposed access easement



Compound plan



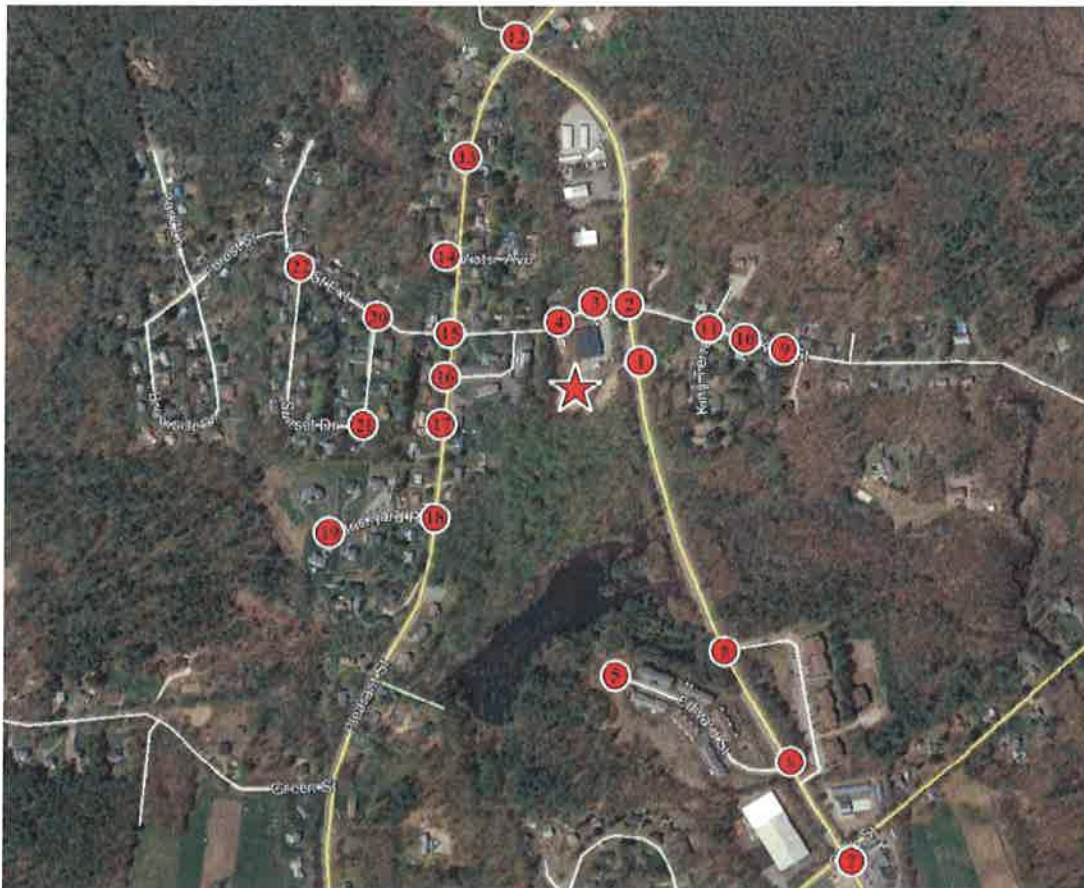
Tower profile



Simulated Proposed Tower Pictures

In this instance the applicant has commissioned a “balloon simulation” in order to assist the Board in visualizing the proposed tower as it relates to surrounding properties. The simulations can be compared to the sale data contained in this report. Below is a map showing the locations from where photos were taken. Those photos showing no view of the proposed tower will not be included in this report.

The reader must keep in mind that every property is unique just as every tower is unique; as a result the visual impact of the proposed tower to surrounding properties will not be identical to the examples contained herein. However the examples represent a wide range of property types and values which can be related to the simulations presented for the proposed tower.




PROPOSED VERIZON WIRELESS EQUIPMENT
ON PROPOSED 150 MONOPOLE



<p>PREPARED FOR:</p> <p>VERIZON WIRELESS 450 TRISTAR PARKWAY 10000 WASHINGTON ST</p>	<p>PREPARED BY:</p> <p>ADVANCED ENGINEERING & CONSTRUCTION 1000 WASHINGTON ST SUITE 1000 LEICESTER, MA 01545 TEL: 978-251-8800 FAX: 978-251-8800</p>	<p>SITE NAME: LEICESTER 4 ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY LEICESTER, MA</p>	<p>VIEW #1 PROPOSED VIEW FROM THE EAST, ON HUNTOON MEMORIAL HIGHWAY</p>	<p>PAGE: 0A 3 DATE: 1/14/2016 DRAWN BY: MR REVISION: 0</p>
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PROPOSED VERIZON WIRELESS EQUIPMENT
ON PROPOSED 150 MONOPOLE


<p>PREPARED FOR:</p> <p>VERIZON WIRELESS 450 TRISTAR PARKWAY 10000 WASHINGTON ST</p>	<p>PREPARED BY:</p> <p>ADVANCED ENGINEERING & CONSTRUCTION 1000 WASHINGTON ST SUITE 1000 LEICESTER, MA 01545 TEL: 978-251-8800 FAX: 978-251-8800</p>	<p>SITE NAME: LEICESTER 4 ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY LEICESTER, MA</p>	<p>VIEW #2 PROPOSED VIEW FROM THE NORTHEAST, AT THE INTERSECTION OF HUNTOON MEMORIAL HIGHWAY AND KING STREET</p>	<p>PAGE: 0A 2 DATE: 1/14/2016 DRAWN BY: MR REVISION: 0</p>
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PROPOSED VERIZON WIRELESS EQUIPMENT ON PROPOSED 150 MONSIEUR




<p>PREPARED FOR:</p> 	<p>PREPARED BY:</p> 	<p>SITE NAME: LECESTER 4 ADDRESS: 50 HUNTON MEMORIAL HIGHWAY LECESTER, MA</p>	<p>VIEW #3 PROPOSED VIEW FROM THE NORTH ON KING STREET</p>	<p>PAGE: VA-7 DATE: 1/14/2016 DRAWN BY: VR REVISION: 0</p>
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PROPOSED VERIZON WIRELESS EQUIPMENT ON PROPOSED 50 MONSIEUR




<p>PREPARED FOR:</p> 	<p>PREPARED BY:</p> 	<p>SITE NAME: LECESTER 4 ADDRESS: 50 HUNTON MEMORIAL HIGHWAY LECESTER, MA</p>	<p>VIEW #4 PROPOSED VIEW FROM THE NORTH ON KING STREET</p>	<p>PAGE: VA-9 DATE: 1/14/2016 DRAWN BY: MR REVISION: 0</p>
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PROPOSED VERIZON WIRELESS EQUIPMENT
ON PROPOSED 150 MONOPOLE




<p>PREPARED FOR</p> 	<p>PREPARED BY</p> 	<p>SITE NAME: LECESTER 4 ADDRESS: 30 HINTON MEMORIAL HIGHWAY LECESTER, MA</p>	<p>VIEW #6 PROPOSED VIEW FROM THE SOUTHEAST AT THE INTERSECTION OF EDWARD STREET AND HINTON MEMORIAL HIGHWAY</p>	<p>PAGE: V-12 DATE: 1/14/2016 DRAWN BY: MR REVISION: 0</p>
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PROPOSED VERIZON WIRELESS EQUIPMENT
ON PROPOSED 157 MONOPOLE




<p>PREPARED FOR</p> 	<p>PREPARED BY</p> 	<p>SITE NAME: LECESTER 4 ADDRESS: 30 HINTON MEMORIAL HIGHWAY LECESTER, MA</p>	<p>VIEW #7 PROPOSED VIEW FROM THE SOUTHEAST AT THE INTERSECTION OF CLARK STREET AND HINTON MEMORIAL HIGHWAY</p>	<p>PAGE: V-11 DATE: 1/14/2016 DRAWN BY: MR REASON: 0</p>
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PROPOSED VERIZON WIRELESS EQUIPMENT
ON PROPOSED MONROE




<p><small>PREPARED FOR</small></p> 	<p><small>PREPARED BY</small></p> 	<p>SITE NAME: LECESTER 4 ADDRESS: 30 HUNTON MEMORIAL HIGHWAY LECESTER, MA</p>	<p style="text-align: center;">VIEW #5</p> <p>PROPOSED VIEW FROM THE SOUTHEAST ON HUNTON MEMORIAL HIGHWAY</p>	<p><small>MODEL:</small> VA-1E <small>DATE:</small> 1/14/2016 <small>DRAWN BY:</small> MK <small>REVISION:</small> 0</p>
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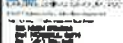
PROPOSED VERIZON WIRELESS EQUIPMENT
ON PROPOSED KING STREET




<p><small>PREPARED FOR</small></p> 	<p><small>PREPARED BY</small></p> 	<p>SITE NAME: LECESTER 4 ADDRESS: 30 HUNTON MEMORIAL HIGHWAY LECESTER, MA</p>	<p style="text-align: center;">VIEW #9</p> <p>PROPOSED VIEW FROM THE EAST ON KING STREET</p>	<p><small>PAGE:</small> VA-18 <small>DATE:</small> 1/14/2016 <small>DRAWN BY:</small> MK <small>REVISION:</small> 0</p>
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PROMUL VERIZON WIRELESS EQUIPMENT ON PROPOSED 150 MONOPOLE



<p>PREPARED FOR</p> 	<p>PREPARED BY</p> 	<p>SITE NAME: LEICESTER 4 ADDRESS: 30 FUNCKON MEMORIAL HIGHWAY LEICESTER, MA</p>	<p>VIEW #10 PROPOSED VIEW FROM THE EAST, ON KING STREET</p>	<p>PAGE: 1A-2C DATE: 1/14/2010 DRAWN BY: MR REVISION: 0</p>
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PROMUL VERIZON WIRELESS EQUIPMENT ON PROPOSED 150 MONOPOLE



<p>PREPARED FOR</p> 	<p>PREPARED BY</p> 	<p>SITE NAME: LEICESTER 4 ADDRESS: 30 HUNTER MEMORIAL HIGHWAY LEICESTER, MA</p>	<p>VIEW #11 PROPOSED VIEW FROM THE EAST ON KING STREET NEAR THE INTERSECTION WITH KING TERRACE</p>	<p>PAGE: 1A-24 DATE: 1/14/2010 DRAWN BY: MR REVISION: 0</p>
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PROPOSED VERIZON WIRELESS EQUIPMENT
ON PROPOSED 157 MONROE



<p>PREPARED FOR:</p>	<p>PREPARED BY:</p>	<p>SITE NAME: LEICESTER 4 ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY LEICESTER, MA</p>	<p>VIEW #11 PROPOSED VIEW FROM THE NORTHWEST, AT THE INTERSECTION OF PLEASANT STREET AND VANDER AVENUE</p>	<p>PAGE: VA-28 DATE: 1/14/2010 DRAWN BY: NR REVISION: C</p>
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PROPOSED VERIZON WIRELESS EQUIPMENT
ON PROPOSED 157 MONROE

<p>PREPARED FOR:</p>	<p>PREPARED BY:</p>	<p>SITE NAME: LEICESTER 4 ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY LEICESTER, MA</p>	<p>VIEW #15 PROPOSED VIEW FROM THE WEST, AT THE INTERSECTION OF PLEASANT STREET AND KING STREET</p>	<p>PAGE: VA-29 DATE: 1/14/2010 DRAWN BY: NR REVISION: C</p>
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PROPOSED VERIZON WIRELESS EQUIPMENT
ON PROPOSED 50' MONOPOLE




<p>PREPARED FOR</p> 	<p>PREPARED BY</p> 	<p>SITE NAME: LEICESTER 4 ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY LEICESTER, MA</p>	<p>VIEW #10 PROPOSED VIEW FROM THE WEST ON PLEASANT STREET</p>	<p>PAGE: 1A-3C DATE: 1/14/2016 DRAWN BY: MR REVISION: 0</p>
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PROPOSED VERIZON WIRELESS EQUIPMENT
ON PROPOSED 149' MONOPOLE




<p>PREPARED FOR</p> 	<p>PREPARED BY</p> 	<p>SITE NAME: LEICESTER 4 ADDRESS: 30 HUNTOON MEMORIAL HIGHWAY LEICESTER, MA</p>	<p>VIEW #17 PROPOSED VIEW FROM THE SOUTHWEST, ON PLEASANT STREET</p>	<p>PAGE: 1A 32 DATE: 1/14/2016 DRAWN BY: MR REVISION: 0</p>
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PROPOSED VERIZON WIRELESS EQUIPMENT
ON PROPOSED 150' MONOPOLE




<p>PREPARED FOR:</p> 	<p>PREPARED BY:</p> 	<p>SITE NAME: LECESTER 4 ADDRESS: 30 HUNTCOON MEMORIAL HIGHWAY LECESTER, MA</p>	<p>VIEW #18 PROPOSED VIEW FROM THE SOUTHWEST, AT THE INTERSECTION OF PLEASANT STREET AND BRICKYARD ROAD</p>	<p>FRAME: VA-54 DATE: 1/14/2016 DRAWN BY: MR REVISION: 0</p>
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PROPOSED VERIZON WIRELESS EQUIPMENT
ON PROPOSED 150' MONOPOLE




<p>PREPARED FOR:</p> 	<p>PREPARED BY:</p> 	<p>SITE NAME: LECESTER 4 ADDRESS: 30 HUNTCOON MEMORIAL HIGHWAY LECESTER, MA</p>	<p>VIEW #18 PROPOSED VIEW FROM THE SOUTHWEST, ON BRICKYARD ROAD</p>	<p>FRAME: VA-36 DATE: 1/11/2016 DRAWN BY: UR REVISION: 0</p>
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PROPOSED VERIZON WIRELESS EQUIPMENT
ON PROPOSED 150 MONOPOLE




<p>PREPARED FOR:</p> 	<p>PREPARED BY:</p> 	<p>SITE NAME: LEXESTER 4 ADDRESS: 30 HITCHCOCK MEMORIAL HIGHWAY LEXINGTON, MA</p>	<p>VIEW #20 PROPOSED VIEW FROM THE WEST, ON KING STREET LANE AT THE EAST-EAST INTERSECTION WITH SUNSET DRIVE</p>	<p>PAGE: 24-38 DATE: 1/14/2016 DRAWN BY: MR REVISION: 0</p>
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PROPOSED VERIZON WIRELESS EQUIPMENT
ON PROPOSED 150 MONOPOLE



<p>PREPARED FOR:</p> 	<p>PREPARED BY:</p> 	<p>SITE NAME: LEXESTER 4 ADDRESS: 30 HITCHCOCK MEMORIAL HIGHWAY LEXINGTON, MA</p>	<p>VIEW #21 PROPOSED VIEW FROM THE WEST ON SUNSET DRIVE</p>	<p>PAGE: 24-40 DATE: 1/14/2016 DRAWN BY: MR REVISION: 0</p>
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PROPOSED VILIZON WIRELESS EQUIPMENT ON PROPOSED 50' MONOPOLE



<p><small>PREPARED FOR:</small></p> 	<p><small>PREPARED BY:</small></p> 	<p>SITE NAME: LEICESTER 4</p> <p>ADDRESS: 30 LINTON MEMORIAL HIGHWAY LEICESTER, MA</p>	<p style="text-align: center;"><u>VIEW #22</u></p> <p>PROPOSED VIEW FROM: THE WEST, ON KING STREET AT THE WESTERN INTERSECTION WITH SUNSET DRIVE</p>	<p><small>SCALE:</small> 1/8" = 1'</p> <p><small>DATE:</small> 1/14/2010</p> <p><small>DRAWN BY:</small> MR</p> <p><small>REVISION:</small> 0</p>
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Randall Bell, MAI in his work *Real Estate Damages: An Analysis of Detrimental*

*Conditions*², makes the following statement:

“The most significant issue in assessing the consequences of a detrimental condition on residential property values is the general predisposition of people to believe that detrimental conditions affect residential property values...*If market value is going to be affected, then this particular attribute has to be given enough weight in the decision process of buyers and sellers to have a material effect on the price.* In other words, the detrimental condition issue has to be important relative to all the other variables that influence the home purchase decision, (public safety, quality of schools, access to employment, church to synagogue, or friends and relatives, special features of the home, affordability, etc.)”

Mr. Bell’s statement succinctly explains why the assumption that value loss always occurs simply because property owners disapprove of the introduction of a new attribute into a neighborhood is not an absolute fact.

Property owners do not determine if an attribute affects their property value, Buyers do. Buyers are the *market makers*; only through their buying decisions can it be determined if and to what extent the presence or absence of a neighborhood attribute has an effect on value.

In seeking the answer to the question, *Will the granting of the requested permits impact the value of surrounding properties* several communities were examined throughout Massachusetts. Sales of homes in residential neighborhoods located close to cell towers were identified and used in the analysis to ascertain if the presence of the tower impacted the sale price.

² Bell, Randall, *Real Estate Damages: An Analysis if Detrimental Conditions*, Chicago: Appraisal Institute 1999, page 38.

Community based research

Over the past several years Real Estate Consultants of New England Inc. has worked with Northstar Consulting Group Inc. of Cambridge to research the issue of residential property values and cell towers throughout New England, specifically in Massachusetts and New Hampshire.

Our primary research consists of identifying recent sales of homes having either proximity to or a view of a communication tower with the community considering the development of a new tower. Often we include surrounding communities in our search in an effort to find additional data.

Discussion with buyers of homes having either visibility or physical proximity to a tower indicates that in the case of sales of properties in excess of 1,000 feet from a tower the buyers consider the tower to be too far away to be of concern. As a result the tower has no influence on the buying decision. Despite this we often increase the search rings to as much as 1,500 during our initial search in a community to identify recent sales, if any exist.

This instance 194 home sales occurring in 2014 - 2015 in Leicester were checked. Three (3) sales were found to be within 1,500 feet or less to an existing tower. In Worcester 986 home sales occurring in 2014 - 2015 were checked; six (6) sales were found to be within 1,000 feet or less to an existing tower.

To augment this data we include sales found to be within 1,000 feet or less of a tower in Taunton, Middleton and Medford from our research files.

Information about the sales starts on the next page.

Leicester Massachusetts market research

On November 20, 2015 a 5 room 3 bedroom Ranch-style home located at 469 Strafford St, Leicester sold for \$175,000. It is about 510 feet south of a 150 foot high monopole tower located across the street behind Accu-Track Tool Corporation.



sales	St #	STREET	Dist to Twr	ACRE	Yr Built	Sold date	List	Sale	Spread	SQ. Ft	ROOMS	BEDS	BATHS	GARAGE	DOM
194		2014-2015 Averages		0.89	1965		\$217,239	\$211,323	97%	1,686	6	3	2	1	93
sales	469	Stafford St	550	0.92	1949	11/20/2015	\$189,900	\$175,000	92%	1,044	5	3	1	1	76
12		>= 960 sf <= 1,100 sf		0	1,960		\$168,367	\$167,558	102%	1,033	5	3	1	1	97

This property sold for more than the average for 12 similar properties in a shorter time frame while being 550 feet from a tower.

The data indicates no negative impact from the tower.

Leicester Massachusetts market research

On June 29, 2015 a 7 room 4 bedroom Cape-style home located at 1472 Strafford St, Leicester sold for \$175,000. It is about 1,390 feet south-east of a group of four 400 foot high lattice radio towers located on a parcel of land to the west of the Leicester Country Club.



sales	St #	STREET	Dlst to Twr	ACRE	Yr Built	Sold date	List	Sale	Spread	SQ. Ft	ROOMS	BEDS	BATHS	GARAGE	DOM
194		2014-2015 Averages		0.89	1965		\$217,239	\$211,323	97%	1,686	6	3	2	1	93
sales	1472	Main Street	1,390	0.36	1945	6/29/2015	\$175,000	\$175,000	100%	1,447	7	4	1	1	36
19		>= 1,400 sf <= 1,500 sf		0.67	1955		\$193,605	\$187,779	95%	1,456	6	3	1	1	91

This property sold for more than the average for 19 similar properties in a shorter time frame while being 1,390 feet from a tower.

The data indicates no negative impact from the tower.

Leicester Massachusetts market research

On May 30, 2014 a 6 room 2 bedroom Cape-style home located at 417 Stafford St, Leicester sold for \$212,000. It is about 1,480 feet south of a 150 foot high monopole tower located across the street behind Accu-Track Tool Corporation.



sales	St #	STREET	Dist to Twr	ACRE	Yr Built	Sold date	List	Sale	Spread	SQ. Ft	ROOMS	BEDS	BATHS	GARAGE	DOM
194		2014-2015 Averages		0.89	1965		\$217,239	\$211,323	97%	1,686	6	3	2	1	93
sales	417	Stafford St	1,480	1.00	1982	5/30/2014	\$219,900	\$212,000	96%	1,588	6	2	2	0	25
15		>= 1,538 sf <= 1,638 sf		0.91	1946		\$188,863	\$184,488	97%	1,584	7	3	1	1	70

This property sold for more than the average for 15 similar properties in a shorter time frame while being 1,480 feet from a tower.

The data indicates no negative impact from the tower.

Worcester Massachusetts market research

On June 29, 2015 a 7 room 4 bedroom Cape-style home located at 203 Moreland St, Worcester sold for \$175,000. It is about 1,000 feet west of two (2) 200 foot high lattice radio towers.



Sales	St #	STREET	Dist to Twr	ACRE	Yr Built	Sold date	List	Sale	Spread	SQ. Ft	ROOMS	BEDS	BATHS	GARAGE	DOM
986		2014-2015 averages		0.25	1953		\$230,891	\$224,662	97%	1,738	7	3	2	1	92
sales	203	Moreland Street	1,000	0.87	1941	10/29/2015	\$338,700	\$300,000	89%	2,373	9	5	2	2	91
29		>= 2,300 sf <= 2,447 sf		0.39	1953		\$286,048	\$275,562	96%	2,365	8	4	2	1	124

This property sold for more than the average for 29 similar properties in a shorter time frame while being 1,000 feet from two (2) 200 foot high lattice radio towers.

The data indicates no negative impact from the towers.

Worcester Massachusetts market research

On August 13, 2015 a 6 room 3 bedroom Split-entry home located at 20 Stonehouse Lane, Worcester sold for \$278,500. It is about 800 feet north-west of two (2) 200 foot high lattice radio towers.



Sales	St #	STREET	Dist to Twr	ACRE	Yr Built	Sold date	List	Sale	Spread	SQ. Ft	ROOMS	BEDS	BATHS	GARAGE	DOM
986		2014-2015 averages		0.25	1953		\$230,891	\$224,662	97%	1,738	7	3	2	1	92
sales	20	Stonehouse Ln	800	0.42	1994	8/13/2015	\$279,900	\$278,500	99%	2,014	6	3	3	2	73
30		>= 2,000 sf <= 2,028 sf		0.29	1972		\$267,358	\$261,395	98%	2,009	7	4	2	2	100

This property sold for more than the average for 30 similar properties in a shorter time frame while being 800 feet from two (2) 200 foot high lattice radio towers.

The data indicates no negative impact from the towers.

Worcester Massachusetts market research

On July 23, 2015 an 8 room 3 bedroom Contemporary home located at 43 Hickory Dr., Worcester sold for \$417,000. It is about 500 feet west of two (2) 200 foot high lattice radio towers. The tops of the towers can be seen from the street in front of this home.



Sales	St #	STREET	Dist to Twr	ACRE	Yr Built	Sold date	List	Sale	Spread	SQ. Ft	ROOMS	BEDS	BATHS	GARAGE	DOM
986		2014-2015 averages		0.25	1953		\$230,891	\$224,662	97%	1,738	7	3	2	1	92
sales	43	Hickory Dr	500	0.40	1987	7/23/2015	\$435,000	\$417,000	96%	2,578	8	3	2	2	99
26		>= 2,500 sf <= 2,657 sf		0.37	1,958		\$310,435	\$300,693	97%	2,570	8	4	2	2	97

This property sold for more than the average for 26 similar properties in a average time frame while being 500 feet from two (2) 200 foot high lattice radio towers. I contacted the buyer's agent and asked if the sale price was adjusted in any way due to the presence of the towers or if the buyers offered any comments about the towers. She relied they did not. The data and the answers from their agent indicate no negative impact from the towers.

Worcester Massachusetts market research

On July 23, 2015 an 8 room 3 bedroom Colonial style home located at 23 Stonehouse Lane, Worcester sold for \$325,000. It is about 900 north-west of two (2) 200 foot high lattice radio towers.



Sales	St #	STREET	Dist to Twr	ACRE	Yr Built	Sold date	List	Sale	Spread	SQ. Ft	ROOMS	BEDS	BATHS	GARAGE	DOM
986		2014-2015 averages		0.25	1953		\$230,891	\$224,662	97%	1,738	7	3	2	1	92
sales	23	Stonehouse Ln	900	0.7	1994	6/30/2015	\$324,900	\$325,000	100%	1,992	6	3	2	2	25
207		>=1,890sf <=2,090sf		0.23	1960		\$245,469	\$240,131	98%	1,895	7	3	2	1	86

This property sold for more than the average for 207 similar properties in a shorter time frame while being 900 feet from two (2) 200 foot high lattice radio towers.

The data indicates no negative impact from the towers.

Worcester Massachusetts market research

On February 2, 2014 an 8 room 4 bedroom Colonial home located at 15 Hickory Dr., Worcester sold for \$243,000. It is about 425 feet west of two (2) 200 foot high lattice radio towers. The tops of the towers can be seen from the street in front of this home.



Sales	St #	STREET	Dist to Twr	ACRE	Yr Built	Sold date	List	Sale	Spread	SQ. Ft	ROOMS	BEDS	BATHS	GARAGE	DOM
986		2014-2015 averages		0.25	1953		\$230,891	\$224,662	97%	1,738	7	3	2	1	92
sales	15	Hickory Dr	425	0.34	1971	2/28/2014	\$239,900	\$243,000	101%	2,014	8	4	2	2	31
30		>= 2,000 sf <= 2,028 sf		0.29	1972		\$267,358	\$261,395	98%	2,009	7	4	2	2	100

This property sold for more about 7% less than the average for 30 similar properties in a narrow size range. It needed interior updating as the kitchen and baths. It sold in a shorter time frame while being 425 feet from two (2) 200 foot high lattice radio towers.

The data indicates no negative impact from the towers.

Worcester Massachusetts market research

On June 2, 2014 a 10 room 5 bedroom “custom mid-century” Contemporary home located at 45 Hickory Dr., Worcester sold for \$625,000. It is about 500 feet west of two (2) 200 foot high lattice radio towers. The tops of the towers can be seen from the street in front of this home.



Sales	St #	STREET	Dist to Twr	ACRE	Yr Built	Sold date	List	Sale	Spread	SQ. Ft	ROOMS	BEDS	BATHS	GARAGE	DOM
986		2014-2015 averages		0.25	1953		\$230,891	\$224,662	97%	1,738	7	3	2	1	92
sales	45	Hickory Dr	500	1.09	1984	6/2/2014	\$729,000	\$625,000	86%	5,177	10	5	3	2	210
6		>= 4,380 sf <= 5,325 sf		0.56	1,950		\$548,683	\$490,667	89%	4,923	11	6	3	2	140

This property is the most expensive in this area it is an architecturally unique custom built home with many features not found in a “typical” residential property. It took about 70 days longer than the average marketing time however considering the price is over 30% higher than the average for the community and the many unique features this is not considered to be unusual. The home is 425 feet from two (2) 200 foot high lattice radio towers.

I contacted the buyer's agent and asked if the sale price was adjusted in any way due to the presence of the towers or if the buyers offered any comments about the towers. She replied they did not.

The data and the answers from their agent indicate no negative impact from the towers.

Westborough Massachusetts market research

On June 25, 2015 a 10 room 4 bedroom colonial-style home located at 4 Nipmuck Drive, Westborough sold for \$735,000. It is about 950 feet from a 205 foot high lattice tower located off Oak St behind the Massachusetts Environmental Police Inland Headquarters. Due to tree growth and the distance the tower is not visible from this property.



St #	STREET	TOWN	ACRE	Yr Built	Sold date	List	Sale	Spread	SQ. Ft	ROOMS	BEDS	BATHS	GARAGE	DOM
145	Averages	Westborough		1962		\$497,682	\$489,694		2,414	8	4	2	2	64
St #	STREET	Dist to Twr	ACRE	Yr Built	Sold date	List	Sale	Spread	SQ. Ft	ROOMS	BEDS	BATHS	GARAGE	DOM
4	Nipmuck Dr	950	0.34	1998	6/25/2015	\$734,900	\$735,000	100%	3,300	10	4	2	2	21
25	>=3,000 sf - <=4,000 SF			1976.72	42183.8	\$690,912	\$681,460		3,380	10	4	3	2	70

This property sold for more than the average for 25 competing properties while being 950 feet from a tower. The data indicates no negative impact from the tower.

Westborough Massachusetts market research

On February 27, 2015 a 5 room 3- bedroom New England -style home located at 19 Elm St, Westborough sold for \$290,000. It is about 600 feet from several 80 foot high towers located off Cottage St. They are not visible from the home due to tree screening.

This property is at the edge of a transitional land use section of the community (Industrial B, Downtown Business and Gateway 2 overlay) that enables the repurposing of both industrial and residential properties in to retail and office uses. Existing properties are a mix of older residential and commercial buildings.

The transitional nature and multiple land uses result in multiple external influences that make isolation of a single external factor not possible.



St #	STREET	TOWN	ACRE	Yr Built	Sold date	List	Sale	Spread	SQ. Ft	ROOMS	BEDS	BATHS	GARAGE	DOM
145	Averages	Westborough		1962		\$497,682	\$489,694		2,414	8	4	2	2	64
St #	STREET	Dist to Twr	ACRE	Yr Built	Sold date	List	Sale	Spread	SQ. Ft	ROOMS	BEDS	BATHS	GARAGE	DOM
19	Elm Street	600	0.13	1922	2/27/2015	\$298,000	\$290,000	97%	1,111	5	3	1	1	91
23	>=1,000 sf - <=1,500 SF			1,952		\$301,521	\$297,146	99%	1,298	6	3	1	1	42

This home is much smaller and in a sub-set of properties selling for about 50% of the overall average sale price in Westborough. Despite the multiple external influences this property sold for a price within 2% of the average for 23 similar sized and priced homes in the community. Because isolation of a single external factor not possible; no conclusion can be drawn from this sale relative to the proximity of the cell towers.

In October 2015 I contacted the City assessor and asked the following three survey questions:

Have you observed or are you aware of:

- Any loss in residential property value due to the presence of a cell tower?
- Any appeals filed in the last two years claiming property value loss due to the presence of a cell tower?
- Any property value loss due to the ability to see any part of a cell tower from a residential property, regardless of distance?

The reply as *“We have not observed any loss of value specifically related to cell towers. We do have a cell tower “park” in a partially industrial/ partially residential neighborhood. Some of the residential parcels have been given an adjustment due to their proximity to an industrial area, but not cell towers specifically.”*

Due to the multiple external factors, the fact that this property sold for a price within 2% of the average for 23 similar sized and priced homes in the community and the assessor’s reply regarding this area, no conclusion can be drawn from this sale relative to the proximity of the cell towers.

Westborough Massachusetts market research

On March 24, 2015 a 10 room 3- bedroom Colonial-style home located at 27 Cottage St, Westborough sold for \$305,000. It is about 180 feet from several 80 foot high towers located off Cottage St. They are visible from the home.

This property is directly exposed to the transitional land use section of the community. Like 19 Elm St it has multiple external influences that make isolation of a single external factor not possible. The influences include proximity to the Industrial B and Downtown Business zones and the Gateway 2 overlay district. The neighborhood composition is a mixture of older residential and commercial uses that include the repurposing of both industrial and residential properties in to retail and office uses.



St #	STREET	TOWN	ACRE	Yr Built	Sold date	List	Sale	Spread	SQ. Ft	ROOMS	BEDS	BATHS	GARAGE	DOM
145	Averages	Westborough		1962		\$497,682	\$489,694		2,414	8	4	2	2	64
St #	STREET	200	ACRE	Yr Built	Sold date	List	Sale	Spread	SQ. Ft	ROOMS	BEDS	BATHS	GARAGE	DOM
27	Cottage St		0.16	1897	3/24/2015	\$329,800	\$305,000	92%	2,238	10	3	2	0	179
39	>=1,800 sf - <=2,500 SF			1948		\$438,623	\$432,155	99%	2,185	8	4	2	1	50

This home was renovated prior to sale and offered more rooms than most of the other style home sales. Despite these features it sold for 30% less than similarly sized homes and 40% less than the average sale price in Westborough.

In October 2015 I contacted the City assessor and asked the following three survey questions:

Have you observed or are you aware of:

- Any loss in residential property value due to the presence of a cell tower?
- Any appeals filed in the last two years claiming property value loss due to the presence of a cell tower?
- Any property value loss due to the ability to see any part of a cell tower from a residential property, regardless of distance?

The reply as *“We have not observed any loss of value specifically related to cell towers. We do have a cell tower “park” in a partially industrial/ partially residential neighborhood. Some of the residential parcels have been given an adjustment due to their proximity to an industrial area, but not cell towers specifically.”*

This data is included as it is current and in Westborough however, as stated previously, it has multiple external influences that make isolation of a single external factor not possible; therefore no conclusion can be drawn from this sale relative to the proximity of the cell towers.

Taunton Massachusetts market research

On March 24, 2015 a 5 room 3-bedroom Split level home located at 59 Pine Ridge Circle, Taunton sold for \$235,900. It is about 577 feet from a 460 foot high lattice tower located off Rte 44. Due to the distance, location, topography and height, about 400 feet of the tower can be seen from this property.



LIST NO	TOWN	Dist. to Tower (ft)	SQ FEET	ROOMS	BEDS	FULL BATHS	HALF BATHS	DOM	LIST PRICE	SALE PRICE
Average of all Sales In Taunton			1673	7	3	2	0	88	\$236,486	\$233,473
71770123	59 Pine Ridge Cir	577'	1577	5	3	1	0	126	\$239,900	\$235,900
<i>Average Recent Sales of similar size homes</i>			1583	7	3	1	0	85	<i>\$231,014</i>	<i>\$226,182</i>
259										

This property sold for more than the average of the 259 competing properties while being 577 feet from a tower. The data indicates no negative impact from the tower.

Taunton Massachusetts market research

On August 5, 2014 a 5 room 3 bedroom ranch at 9 Horton St, Taunton sold for \$220,500. This was a well-kept single family home with updated flooring, new bath and partially finished basement with office and family room on .17 acres. This property is about 660 feet away from a 190 foot lattice tower and due to the tree growth and topography the top portion of the tower can be clearly see from this home.



LIST NO	TOWN	Dist. to Tower (ft)	SQ FEET	ROOMS	BEDS	FULL BATHS	HALF BATHS	DOM	ORIG PRICE	LIST PRICE	SALE PRICE	%
71679092	9 Horton St	660'	1210	5	3	1	0	85	\$ 225,000	\$ 215,000	\$ 220,500	
<i>Average Recent Sales of similar size homes</i>			1212	6	3	1	0	75	\$ 204,817	\$ 197,288	\$ 192,337	
200											\$ 28,163	15%

This property sold for more than the average for 200 similar properties while being 660 feet from a tower. The data indicates no negative impact from the tower.

Middleton Massachusetts market research

We confirmed the September 30, 2014 sale of a 15 room 4-bedroom contemporary located at 7 Dixey Drive Middleton, Ma. The home sold for \$860,000. It is about 580 feet east of a 165 foot high monopole tower located at the Town DPW site. Due to the distance, location, topography and height the tower cannot be seen from this property. However it can be seen as one approaches the property on Dixey Dr.



St #	Street	Dist to twr	Acre	Yr Built	Sale date	List	Sale	Sq Ft	Rooms	Beds	Baths	Garage	DOM
75	averages		1.09	1989		\$643,428	\$625,751	2,933	9	4	2	2	90
7	Dixey Drive	Middleton, MA	1.12	1992	9/30/2014	\$869,000	\$860,000	4,177	15	4	3	3	110
6	>= 3,700 sf - <=4,270 sf	580	0.94	2,002		\$757,266	\$733,083	4,003	10	4	2	2	141

This property sold in less time and for more than the average paid for similar properties while being 580 feet from a tower. The data indicates no negative impact from the tower.

Medford Massachusetts market research

On October 12, 2011 a 9 room 3-bedroom colonial located at 131 Murray St in Medford sold for \$520,000. It is 100 feet east of a 252 foot high lattice tower and 200 feet south of a 357 foot high lattice tower. Due to the distance, location and height most of the tower structures can be seen from this property.



LIST_NO	#	STREET	ACRE	YEAR_BUILT	SOLD	LIST_PRICE	SALE_PRICE	SPREAD	SQUARE_FEET	ROOMS	BEDROOMS	BATHS	GARAGE	DOM
231		averages	0.142	1922	averages	\$368,611	\$355,806	97%	1,708	7	3	1	1	77
					131 Murray	142%	146%	103%	105%	124%	92%	210%		64%
71226480	131	Murray St	0.17	2009	10/12/2011	\$524,900	\$520,000	99%	1,792	9	3	3	1	120
30		>= 1,700 & <=1,850 SF	0.15	1,937	averages	\$392,783	\$383,472	98%	1,764	8	3	2	1	87
					131 Murray	134%	136%	101%	102%	117%	92%	200%		64%

This property was listed and sold for considerably more money than the average property in Medford and for those homes having similar living space. There was negligible difference between list and sale price and it offered more rooms, bedrooms and baths than the average. The home did take about 30 days longer to sell however

considering the price is over 30% higher than the average for the community this is not considered to be unusual.

On October 18, 2013 the agent was asked if buyers voiced any concerns or adjusted their offer price because of the proximity and or view of these towers. The response was "At first the buyer was concerned about possible health and safety issues however he researched the issues and determined that there were none and completed the purchase." The presence of the cell towers did not affect the buyer's decision or the selling price.

The data indicates no negative impact from the tower.

Survey of New Hampshire, Massachusetts and Vermont Assessors

All assessors were asked the follow three questions:

1. *Have you observed or are you aware of any loss in residential property value due to the presence of a cell tower?*
2. *Have you observed or are you aware of any appeals filed in the last two years claiming property value loss due to the presence of a cell tower?*
3. *Have you observed or are you aware of any property value loss due to the ABILITY to see ANY part of a cell tower from a residential property, regardless of distance?*

In New Hampshire twenty-six communities with populations from 2,000 to 110,000 responded. All twenty-six assessors answered “NO” to each of the questions.

Population	Town	Population	Town	Population	Town	Population	Town
2,042	Newbury	5,620	Hopkinton	13,040	Durham	28,486	Dover
2,215	Andover	6,561	Newport	13,388	Claremont	29,558	Salem
2,460	Plainfield	7,098	Stratham	15,450	Hampton	42,336	Concord
3,537	Gilmanton	7,322	Belmont	17,060	Laconia	87,321	Nashua
4,463	New London	8,020	Bow	22,778	Keene	109,691	Manchester
4,867	Henniker	8,434	Seabrook	24,568	Hudson		
4,880	New Boston	11,156	Hanover	24,837	Londonderry		

Massachusetts assessor results

Andover	<i>Never seen an abatement for that</i>	Chelmsford	<i>Nothing</i>
Bedford	<i>No</i>	Lexington	<i>None to my knowledge</i>
Belmont	<i>Haven't seen any</i>	Lowell	<i>There were none</i>
Billerica	<i>No haven't seen anything yet</i>	Reading	<i>No</i>
Carlisle	<i>Not in this town</i>	Waltham	<i>Have not had any</i>
Westborough	<i>No loss of value specifically related to cell towers</i>	Woburn	<i>No</i>

Vermont assessors / lister results

Bethel	<i>No; Our tower is 2 yrs old, no immediate neighbors; can be seen form Rte 107 & 12.</i>		
Cabot	<i>No; We have 2 towers</i>	Poultney	<i>No</i>
Charoltte	<i>No; not aware of any grievances re cell towers</i>		
So Burlington	<i>No; never had anyone broach the subject</i>	Dover	<i>No</i>
Weathersfield	<i>No to all 3 questions</i>	Mount Tabor	<i>No</i>
Royalton	<i>No; We have 2 towers in remote locations</i>		

National Survey of Appraisers & Assessors

A national e-mail survey of appraisers and assessors was initiated. The purpose of this survey is to obtain input from appraisal and assessment professionals from a broader perspective to see what other professionals have observed.

A total of 172 replies were received from 146 communities in 15 states with a total population in excess of 13,500,000 people. The communities range in size from Waterville Valley NH population 257 to Seattle WA population 3,554,760. This is a very diverse mix of communities with differences in socio-economic and geographic influences.

All of the respondents answered "NO" to each of the following questions

The survey solicited responses to the follow three questions:

- 1. Have you observed or are you aware of any loss in residential property value due to the presence of a cell tower? YES / NO*
- 2. Have you observed or are you aware of any appeals filed in the last two years claiming property value loss due to the presence of a cell tower? YES / NO*
- 3. Have you observed or are you aware of any property value loss due to the ABILITY to see ANY part of a cell tower from a residential property, regardless of distance? YES / NO.*

Some of the respondents simply replied "no" without additional comment while others expanded their answers to include local information and experience. Those replies are found on the following pages.

National Survey – general comments from respondents.

Janet LePage
Monday, September 07, 2009 11:42 AM
RE: Residential Appraisal Survey from Fellow AI Member

"I just completed an assignment of a manufactured home on acreage with a cell tower. The sales price did not appear to be impacted by the cell tower; in fact, the purchaser told me that it was a plus for him due to the income. It should be noted that the cell tower was VERY far from the house and could hardly be seen from the road."

Dick Harriman, CEO/Assessor
Town of Orrington

"I have one tower and no problems or complaints"

Michelle Boisjoly, Assessor
Dayton, Ohio

"No to all three questions; we have 2 towers in town with several sales near 1 of them. Dayton is rural with 1.5-3 acre minimum house lots."

Marlene Tepper
Certified Residential Appraiser
Westchester, NY

"My experience results in a "no" on all three questions"

Leland T Bookhout MAI, SRA
Rhinebeck, NY

"New buyers tell me in interviews that I have conducted that they did not pay less because of cell towers. I recognize that existing property owners feel they have been invaded thus scream and yell that the world has come to an end.

The bigger issue is that the potential pool of buyers for any home today is so sophisticated that they will use the issue of a nearby cell tower to get the purchase price down but when they resell in a few years - no reduction in asking price to list their property!

Those who really do not want to live near a cell tower, or any other conceivable excuse, will go elsewhere, they have choices.

We lose sight of the fact that any pool of potential buyers has choices. Ask any developer the question and they will almost always say that a particular buyer backed away from the purchase but someone came along to buy at the full price.

Part of the reaction by buyers is different in a seller's market vs. a buyer's market. In the latter the alternatives are greater and the buyers can be picky."

Duane P. Willenbring CGB :GMB: CGP
Willenbring Const. Inc
St. Cloud, MN

"I am a Builder, Developer and Realtor and I serve on the Rockville, Mn. City Council. The answer to all three questions is No. I have not heard of any adverse opinions regarding cell towers"

Melinda Fonda, Assessor
Stratford, CT

1. *Have you observed or are you aware of any loss in residential property value due to the presence of a cell tower? "NO"*

2. *Have you observed or are you aware of any appeals filed in the last two years claiming property value loss due to the presence of a cell tower? "NO we have not had any appeals regarding loss in value due to cell towers"*

3. *Have you observed or are you aware of any property value loss due to the ABILITY to see ANY part of a cell tower from a residential property, regardless of distance? "I have had people claim their value is affected because they have an obstructed view. I have not seen this affect value."*

Alfred D. Jablonski, MAI
Real Estate Appraiser
Washington, DC

"In this market there is no evidence that cell tower, which is not allowed in residential zoning, has a negative effect on residential properties. In Fairfax County the light poles on our high school football fields are being converted to cell monopoles and the school system is receiving money and benefiting from the new monopoles."

From: Orban Winton
Socorro, NM

"I have not had the opportunity to appraise or be associated with questions 1 and 2. The majority of our small town can see a part of a cell tower and have not noted any reduction in sale prices"

Carl Brinegar, SRA, SRPA
San Angelo, TX

"Sorry I can't help much. Answer is no.

For all of the properties that can see cell towers in this area, I have never noted any reduction in price, nor had a seller or Realtor tell me that there was a reduction in price due to that situation & some towers are quite visible from new moderate priced residential property subdivisions & builders are continuing to build closer & closer to the towers, apparently without any ill pricing effects yet at least."

Linda Truitt, MAI
Springfield, MO

"Hi - I am not aware of any reduction in value to properties near a cell tower.

I know a local appraiser that an assignment to appraise a rural property with a small house before and after a cell tower was installed on their 10 acres. It was his opinion that the property was actually worth more with the tower because of the land lease income.

Not much help I'm afraid."

Frederick B. Jones
Abilene, TX

"Hello, a group in an affluent neighborhood on the east side of town fought unsuccessfully to prohibit a cell tower's installation, claiming it would devalue the neighborhood and their individual property. They were unable to show how the property would be devalued and lost the case. The tower was installed several years ago with no apparent value issues. I don't remember the exact dates, but the tower has had no long term devaluation.

We had a similar case recently with wind turbines – our area is the wind capital of the nation - with similar results. There is simply insufficient data to extract to show the plaintiffs were damaged. Hope this helps."

Ned Farrone, MAI
Larchmont, NY

"The answer is "NO" to all three questions. We have been doing ongoing studies of neighborhoods with cell towers for more than 10 years. Never once have we found that there was a diminution in value due to being able to see a cell tower."

Tabulation of reports by other appraisers

The following appraisers having conducted independent studies of specific cell tower locations. The reports³ cover seven states from 1998 through 2015.

Each report was written in order to ascertain if purchasers of residential real estate would pay less for a home located in proximity to an existing or proposed communication tower. Stated another way, the reports investigated the question of residential property value loss due to the presence of a communication tower.

In each report the conclusion was essentially the same; no market evidence was found showing that an existing or proposed communication tower negatively impacts residential property value.

Bill Pastuszek, Jr. SRA, MAI, MRA – December 2007 – Pepperell, Massachusetts

Summary. The preceding analysis demonstrates that cellular telecommunications facilities in competitive residential locations do not affect real estate prices adversely. Research and analysis in other areas supports this conclusion: there is no measurable impact on residential sales prices due to the presence of such facilities. *Conclusion.* Based upon my inspection of the subject site and neighborhood, of comparable sites, my detailed review of the proposed project, and my review of pertinent empirical studies, it is my professional opinion that the construction and operation of the project will not have any adverse effect upon the property values of any real estate located near the site.

Vern J. Gardner Jr. , SRA, MAI – February 2007 – Londonderry, New Hampshire

Based upon the material presented herein it is this appraiser's opinion that the Market Value of the Fee Simple Title to any of the properties in the vicinity of the proposed cell tower will experience no diminution in value resulting from its construction as of February 05, 2007.

³ These reports have obtained from public sources or directly from the appraisers.

Edward J. Ferrarone, MAI – September 2008 – Danbury, CT

As you see from the data, the sales prices and price per square foot (a recognized unit of comparison) for those residences situated near a communication facility site are consistent with, and in some cases higher than, the prices achieved in the neighborhood further away from the communication facility site.

I have been conducting surveys of sales prices such as these for the last decade. The areas covered include Westchester, Rockland, Putnam, Dutchess, Orange, and Ulster Counties. In no instance have I ever found that values have been reduced by the presence of communications facilities such as those which are proposed for this site.

As a result of the foregoing analysis, it is our conclusion the installation, presence and/or operation of the proposed Facility on the subject Property, will not result in the diminution of real estate values of nearby properties or reduce the marketability of properties in the immediate area.

U.S. District Court Judge Charles L. Brieant, in a decision dated January 25, 2001, agreed with the conclusion "that the actual experience with similar wireless facilities within ... other communities has not supported a conclusion that these antennae have reduced the value of nearby property." Judge Brieant further states that "generalized concerns about a potential decrease in property values stemming from the construction of the proposed communications antenna, especially in light of the expert reports contained in this record before the Court, are not adequate to support the conclusion that a special use permit should be denied."

See U.S. District Court Southern District of New York (White Plains)
Civil Docket for case #: 7:00-CV-04828-CLB Sprint Spectrum, LP v Cestone et al.

Patricia Amadon, MAI - October 2006 – Falmouth ME

In terms of marketing time, I researched sales in the general area to investigate the number of days on the market for residential properties. The marketing time ranged from 0 days to 371 days. When the maximum and minimum values were eliminated, this range narrowed from 11 days to 134 days. The sales of the two properties in proximity to towers took 66 and 72 days to sell, selling times well within the range of residential properties within the area. Therefore, marketing time does not appear to be affected.

Based on my investigation summarized above, I have concluded the following:

The nearest property has sufficient natural coverage and distance from the proposed tower to significantly diminish visibility.

The addition of the proposed tower and associated equipment will have no measurable adverse impact on the value of surrounding property.

From a valuation perspective, the proposed tower is the most appropriate location for a telecommunications facility in the area.

Robert G. Bramley, MAI - May 2006 - Cornish NH

In summary, while the existing tower, if constructed, may be visible at a distance, I know of no instance where local property values in rural locations such as the subject will diminish with the construction of said facilities nor will the region be impacted, except in a positive way, from said facilities because of improved communication facilities.

J. Nathan Godfrey Appraiser October 2002 – West Tisbury, Ma

“The surrounding neighborhood area will be unchanged by the introduction if the proposed wireless communications facility. The equipment shelter and base of the pole will not be visible from Old Courthouse Road and there will be no change to the overall character of the site. My research and investigations have concluded that there would be no diminution of value or difficulty in marketing a residence in the immediate area around the proposed installation.”

Donald E. Watson, Certified General Appraiser – June 1998 – 5 communities in Southern NH

The study of sales in Bedford, Nashua, Merrimack, Candia, and Manchester did not indicate any discernible trends or variations in the sale prices of properties in the vicinity of telecommunications towers or similar structures in relation to the overall sales ratios found in each community. The lack of any trend would indicate that in fact there is no diminution of value of properties near these structures. Given federally mandated guidelines, I am of the opinion that as more telecommunications tower are constructed, their presence will become more common, similar to the existing telephone-poles. If any diminution of value were to occur, it would be evident during the early stages of placement of telecommunications towers.

Michael P. Wicker, MAI - April 1994 - Sullivan, New York

At your request, we have performed a detailed analysis of the effects of radio communication towers on surrounding property values. It is the conclusion of this analysis that the subject's proposed cell site to contain a 180-foot guyed tower and a 293 square foot prefabricated concrete shelter will have no effect upon surrounding property values. The location, nature, and height of buildings, walls, and fences will not discourage the appropriate development and use of adjacent land and buildings or impair their value.

Enclosed please find the results of this analysis which support the above conclusion.

Robert G. Bramley, MAI - August 1990 - Candia NH

demand. In short, diminution in value of surrounding property was not found in nearby areas of Chester or Candia and, as a matter of fact, in areas surrounding tower sites in more densely populated areas of Hudson and Merrimack, New Hampshire. Conversation with residents in periphery areas suggests that the sites are not objectionable from an aesthetic viewpoint and may in fact contribute somewhat to retaining the undeveloped or sparsely developed character of the area, unless of course development pressures are greater, in which case housing development appears to take place without any real measurable detriment to price or value. Safety is also not a detriment since towers are constructed to withstand hurricane force winds.

Robert H. McKennon, CRE, MAI - Wilmington, Delaware

Robert has researched the impact of telecommunications towers on residential property values in his area. The following summarizes the results of his research.

To all who took the time to respond to my AI forum request for info on the impact of telecommunications towers on residential property values: -Thanks very much for your input.

I looked this time at a potential tower site in a heavily developed and desirable residential area that was slated for a monopole installation behind a supermarket at a major commercial intersection.

After reviewing 8 tower sites in residential locations with varying price ranges, I was unable to find any evidence that there is a measurable impact on value due to the proximity of a tower.

For example: A Toll Brothers development currently underway has three contiguous towers that loom over the residential lots currently being sold. These are being developed with \$700,000 homes that are selling at a similar absorption pace to other similar Toll communities in the area. The site manager indicated that the towers were not a factor in pricing or marketing. The developer did not provide extra buffers, larger lots, or open space nearby to alleviate any potential impact the towers might have.

Another area development has an unsightly latticework tower nearby that can be seen from various points in the development. **There is absolutely no difference in pricing of similar model homes that can see the tower as opposed to those that cannot.** The sales agent who sold the project noted that the tower had no impact on sales. Another agent who has sold several homes in the neighborhood indicated that her daughter lives in the neighborhood, that she has been in the neighborhood many times over the years and had never noticed it during her walks with her granddaughter, and that it was not a factor with buyers.

In another neighborhood, there was some anecdotal evidence from agents that sold houses that were contiguous to a 1960's vintage latticework tower that there was some buyer resistance expressed by some prospects for those particular houses. However, a close analysis of these properties did not produce any evidence of a value diminution. The houses were listed at similar prices to those away from the tower and sold for similar prices, in similar time frames. When this data was discussed with the agents they indicated that although there were some prospective buyers who may have "walked" from the sites next to a tower, they were in fact able to obtain a satisfactory price. I could not reasonably justify any value diminution even in these extreme cases and believe me I looked. These cases are akin to a Rubik's Cube in some ways. 99.9% of the evidence can point one way, but if any stone is left unturned, the Board may disregard the entire study.

Summary and Conclusion

Based the national e-mail survey of appraisers and regional survey of assessors, research into properties located close to or having visual exposure to communication towers that have sold in Massachusetts, data obtained from other appraisers researching this same issue, conversation brokers regarding sales of homes near towers, and a review of numerous reports prepared by other qualified appraisers; I have been unable to find any data or proof to support the contention that there is a measurable impact on surrounding property values due to the proximity of a communication tower, or that property values are diminished due to the ability to see a tower from a property.

Therefore as a result of the foregoing research it is my opinion that the construction of a communication tower at the location identified in this report will have no measurable impact on surrounding property values due to proximity or the ability to see the tower.



1/15/2016

Andrew G. LeMay

SRA, SRPA, CNHA, NHCG #8

Qualifications

Andrew G. LeMay SRA, SRPA, CNHA, CGA-NH # 8

EDUCATION

New England College, Henniker, NH - BA - Business Administration
Society of Real Estate Appraisers /American Institute of Real Estate Appraisers - Course 101, 102, 201, VIII, 1B-A, 202 International Right of Way Association - Course 402
Federal Highway Administration -“Appraisals under Eminent Domain for Federal Highways and Related Programs” International Association of Assessing Officials - Course 300, 400
General Seminars: Narrative Report, Professional Practice, Report Writing, Valuation of Easements, Intro. to Income Property Appraising, Appraiser’s Legal Liabilities, Litigation Valuation, Standards of Professional Practice, Parts A & B. Solar Workshops.

APPRAISAL & REAL ESTATE EXPERIENCE

2007 - President - Real Estate Consultants of New England Inc.
2011 - 2015 Deputy Assessor, City of Nashua NH
2006 – 2007 Senior Commercial Appraiser AVITAR Associates of NE
2003 – 2006 Assessor – Hopkinton, NH
1997 - 2003 Commercial Assessor, City of Nashua NH
1985 - 1997 Partner, Capital Appraisal Associates
1980 - 1985 R.O.W. Appraiser for NH Department of Transportation
1976 - 1979 Appraiser for New Hampshire Savings Bank
1972 - 1975 Real Estate Broker the Village House, Inc.

PROFESSIONAL DESIGNATIONS & LICENSES

New Hampshire Certified General Appraiser #8, Licensed NH Real Estate Broker. SRA, SRPA, – Appraisal Institute, Certified New Hampshire Assessing Supervisor – NHAAO, Member – International Association of Assessing Officers

COURT EXPERIENCE

Qualified as an expert witness before the NH Board of Tax and Land Appeals and the Superior Court in Merrimack, Hillsborough, and Rockingham Counties

PUBLISHED ARTICLES & MONOGRAPHS

“Valuation of Communication Towers using sale data – another approach” NHAAO newsletter August 2002
“Communication Tower Market Data Report – 2003” – Lynxfield Publishing

PROFESSIONAL ACTIVITIES

2010 – President - NH Chapter of the Appraisal Institute
2010 – Treasurer Concord Board of Realtors
New Hampshire Real Estate Appraiser Board – Past Member – Education Chair

AWARDS

2002 Manuscript Award - New Hampshire Association of Assessing Officers
2002 President’s Award – Concord Board of Realtors
2002 President’s Award - New Hampshire Association of Assessing Officers
2005 Distinguished Service Award – New Hampshire Chapter of the Appraisal Institute