

Project Application

Land Use Department

P.O. Box 660; 333 Calef Hwy, Barrington, NH 03825 ♦ Phone: 603-664-5798 ♦ Fax: 603-664-0188

Case Number: 251-64-GR-SDAO-17-SR ^{Ext} Project Name: Bumford Road Wireless Communications Facility Date _____

Staff Signature required PRIOR to submittal

PRELIMINARY APPLICATION: Preliminary Conceptual Review _____ Design Review _____ Development of Regional Impact _____

FORMAL APPLICATION:

Subdivision Type: Major _____ Minor _____ Conventional _____ Conservation _____
Site Plan Review: Major _____ Minor _____
Conditional Use Permit _____ Sign Permit _____ Boundary Line Adjustment _____ Special Permit _____
Change of Use _____ Extension for Site Plan or Subdivision Completion _____
Amendment to Subdivision/Site Plan Approval _____ Other Permit Extension

Project Name: Bumford Road Wireless Communications Facility Area (Acres or S.F.) 97.240

Project Address: Bumford Road

Current Zoning District(s): General Residential Map(s) 251 Lot(s) 64

Request: Extension of one year to allow the Applicant to construct the previously approved facility.

The property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required.

All contacts for this project will be made through the Applicant listed below.

Owner: Steven F. Lenzi, Trustee of the Steven F. Lenzi Rev. Trust and Pamela M. Lenzi, Trustee of the Pamela M. Lenzi Rev. Trust

Company _____
Phone: _____ Fax: _____ E-mail: _____
Address: 304 Young Road, Barrington, NH 03825

Company _____
Applicant (Contact): Earl W. Duval, Esq.
Varsity Wireless Investors, LLC

Phone: 781-873-0023 Fax: _____ E-mail: eduval@dkt-legal.com
Address: 210 Broadway, Suite 204, Lynnfield, MA 01940

Developer: _____
Company _____
Phone: _____ Fax: _____ E-mail: _____
Address: _____

Architect: _____
Company _____
Phone: _____ Fax: _____ E-mail: _____
Address: _____

Engineer: _____
Company _____
Phone: _____ Fax: _____ E-mail: _____
Address: _____

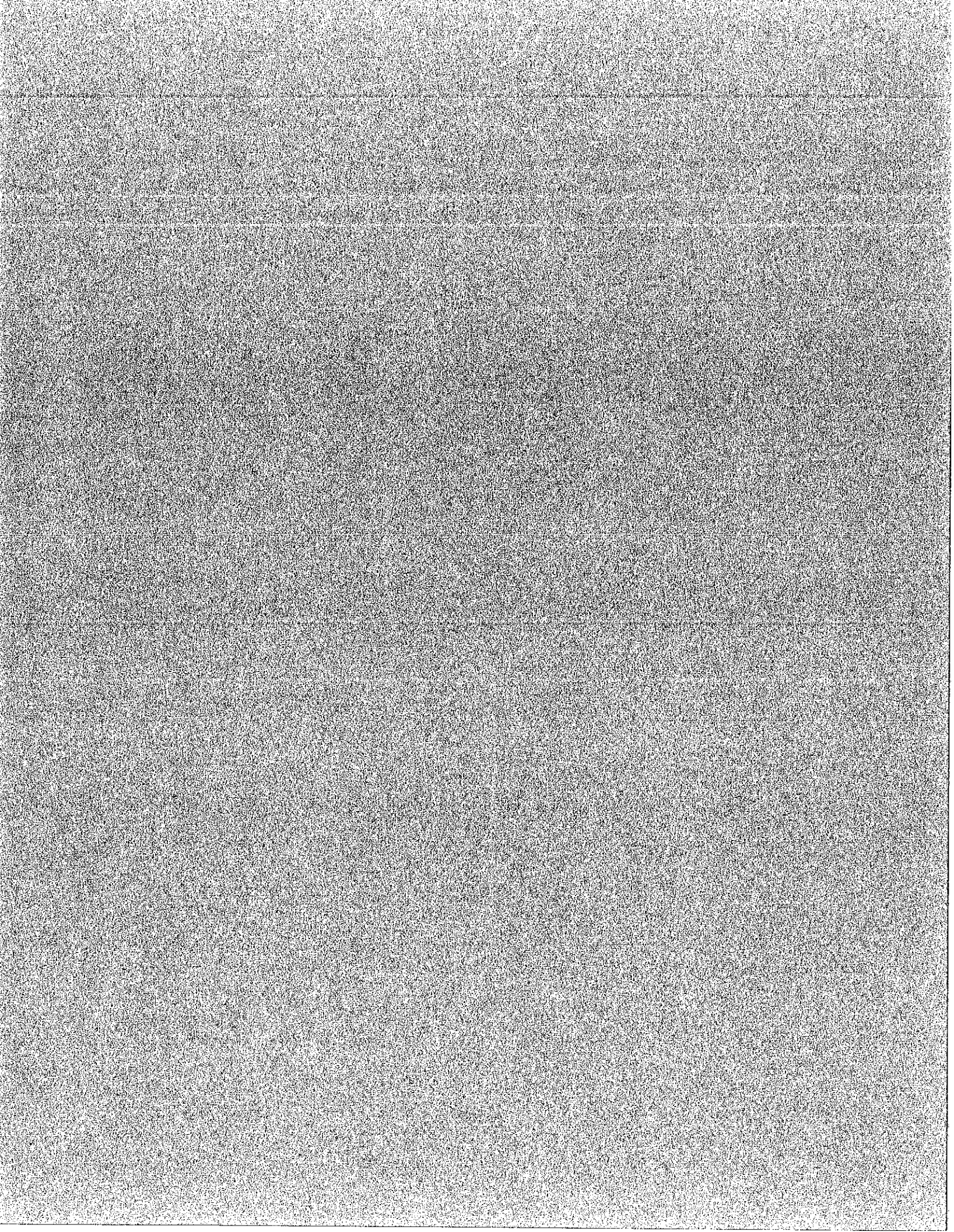
See attached Letter of Authorization

Owner Signature
Barbara Aruni
Staff Signature

Earl W Duval
Applicant Signature
On behalf of the Applicant, Varsity Wireless Investors, LLC
Date _____

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70 foot Abutters List Report

Barrington, NH
August 19, 2019

Subject Property:

Parcel Number: 251-0064
CAMA Number: 251-0064
Property Address: BUMFORD RD

Mailing Address: LENZI STEVEN & PAMELA TRS REV TR
304 YOUNG RD
BARRINGTON, NH 03825

Abutters:

Parcel Number: 251-0039
CAMA Number: 251-0039
Property Address: 161 PROVINCE RD

Mailing Address: RAU DAVID B & APRIL D TRS FAM REV TR
161 PROVINCE RD
BARRINGTON, NH 03825

Parcel Number: 251-0040
CAMA Number: 251-0040
Property Address: 191 PROVINCE RD

Mailing Address: DESHAIS JOSEPH
191 PROVINCE RD
BARRINGTON, NH 03825

Parcel Number: 251-0045
CAMA Number: 251-0045
Property Address: 202 PROVINCE RD

Mailing Address: BAXTER JOHN % THOMASINA RICHARDSON
43 HANSONVILLE RD
BARRINGTON, NH 03825

Parcel Number: 251-0046
CAMA Number: 251-0046
Property Address: 156 PROVINCE RD

Mailing Address: WEIKER JARED & TATYANA
156 PROVINCE RD
BARRINGTON, NH 03825

Parcel Number: 251-0050
CAMA Number: 251-0050
Property Address: PROVINCE RD

Mailing Address: WILDE MARCIA & PHILIP
116 PROVINCE RD
BARRINGTON, NH 03825

Parcel Number: 251-0051
CAMA Number: 251-0051
Property Address: 66 PROVINCE RD

Mailing Address: LEAK SHIRLEY TRS SHIRLEY LEAK REV TR
66 PROVINCE RD
BARRINGTON, NH 03825

Parcel Number: 251-0065
CAMA Number: 251-0065
Property Address: 47 BUMFORD RD

Mailing Address: LENZI STEVEN & PAMELA TRS REV TR
304 YOUNG RD
BARRINGTON, NH 03825

Parcel Number: 251-0069
CAMA Number: 251-0069
Property Address: 83 HAYES RD

Mailing Address: FORTIER LISA A
83 HAYES DR
BARRINGTON, NH 03825

Parcel Number: 251-0070
CAMA Number: 251-0070
Property Address: 82 HAYES RD

Mailing Address: ROBBINS TAMMY L
10 FALKLAND LANE
ROCHESTER, NH 03867

Parcel Number: 251-0071
CAMA Number: 251-0071
Property Address: 78 HAYES RD

Mailing Address: FORTIER LISA A TRS REV TR
83 HAYES RD
BARRINGTON, NH 03825

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The property data available on this site is updated periodically. The Town of Barrington makes no warranties with regard to its accuracy or completeness and assumes no liability associated with the use of this data.



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Barrington, NH
August 19, 2019

Parcel Number: 253-0006
CAMA Number: 253-0006
Property Address: 63 HAYES RD

Mailing Address: HAYES BARBARA R TRS REV TR
63 HAYES RD
BARRINGTON, NH 03825

Parcel Number: 253-0007
CAMA Number: 253-0007
Property Address: HAYES RD

Mailing Address: HAYES BARBARA R TRS REV TR
63 HAYES RD
BARRINGTON, NH 03825

Parcel Number: 253-0008
CAMA Number: 253-0008
Property Address: PROVINCE RD

Mailing Address: RAMSBOTHAM THOMAS & CAROLYN
54 NUTE RD
MADBURY, NH 03823

Parcel Number: 253-0009
CAMA Number: 253-0009
Property Address: WINKLEY POND RD

Mailing Address: CARLSEN WILLIAM S & LAURA E
16 SHEPERDS LN
EPPING, NH 03042

Parcel Number: 253-0016
CAMA Number: 253-0016
Property Address: 73 WINKLEY POND RD

Mailing Address: SOULIERE DONALD & DAVID
73 WINKLEY POND RD
BARRINGTON, NH 03825

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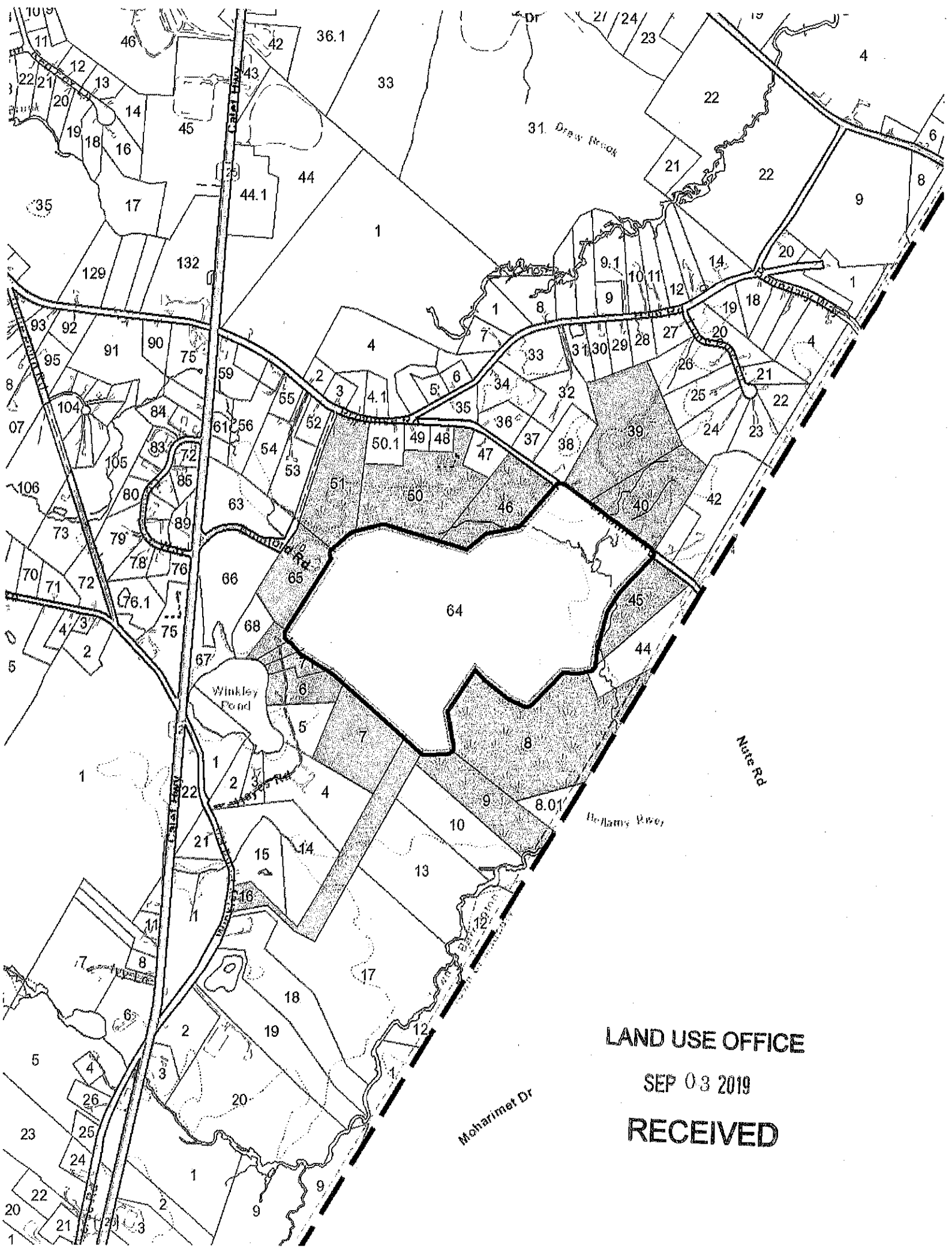


www.cai-tech.com

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8/19/2019

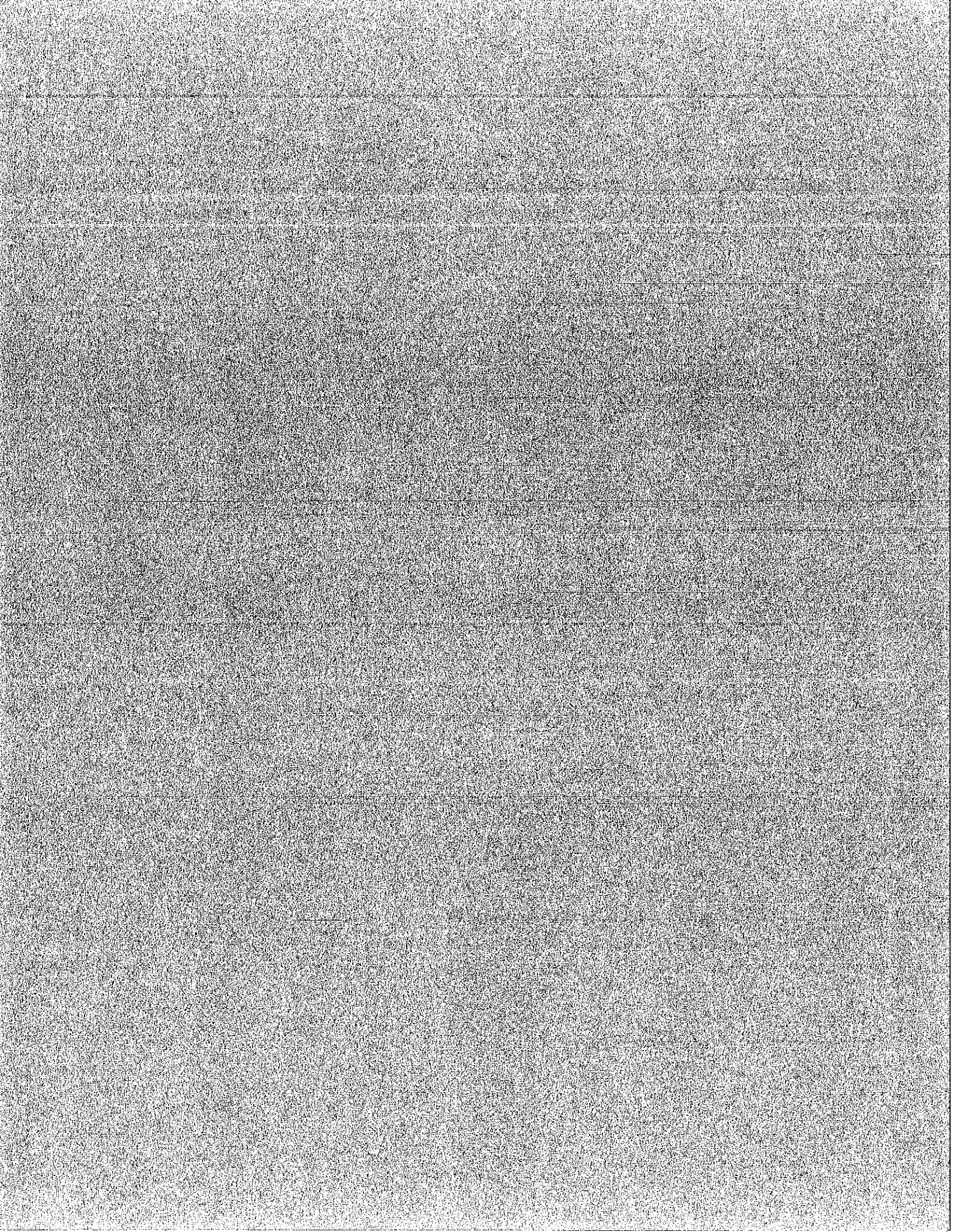
Page 2 of 2



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Duval, Klasnick & Thompson LLC
Counselors at Law

OUR EXPERTISE. YOUR FUTURE. SUCCEEDING TOGETHER.®

Earl W. Duval
Licensed in MA and NH
Email: eduval@dkl-legal.com
Direct: 781-873-0023

August 20, 2019

Marcia Gasses, Planner and Land Use Administrator
James Jennison, Chair
Planning Board
333 Calef Hwy
PO Box 660
Barrington, NH 03825

RE: Extension Request – Case Number 251-~~61~~⁶⁴-GR-SDAO-17-SR

Dear Chair Jennison, Ms. Gasses and Members of the Board:

By decision dated June 7, 2017, the Barrington Planning Board conditionally approved the above-referenced application of Varsity Wireless Investors, LLC (“Varsity”) for Site Review to construct a 150’ monopole tower and associated antennas and ground equipment on Bumford Road (Map 251, Lot 64) and a waiver from 3.3(3) existing topography. This letter is to request a one-year extension of the Site Review Approval for the reasons contained herein.

Due to unforeseen circumstances, Varsity has not commenced construction of the wireless communications facility on Bumford Road. Originally, Varsity Wireless had secured interest from a national wireless carrier, however, as a result of a pending merger between two of the nation’s top wireless service providers, the site was placed on hold.

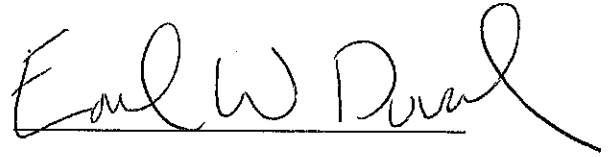
Page 3 of the Approval, General and Subsequent Conditions #1, states that [w]here no active and substantial work has commenced upon the site within two years from the date the plan is signed, this Approval shall expire. An extension, not to exceed one year, may be granted, by majority vote of the Board so long as it is applied for at least thirty days prior to the expiration date. The plan was signed on October 16, 2017. While Varsity fully expects to construct and commence operation of the approved wireless communication facility, as a result of these merger negotiations we respectfully request an extension for an additional one (1) year.

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We look forward to discussing the project with you and the Planning Board. Please let me know if you need any additional information. Thank you.

Very truly yours,
Duval, Klasnick & Thompson LLC

A handwritten signature in black ink that reads "Earl W. Duval". The signature is written in a cursive style and is positioned above a horizontal line.

By: Earl W. Duval
Attorney at Law

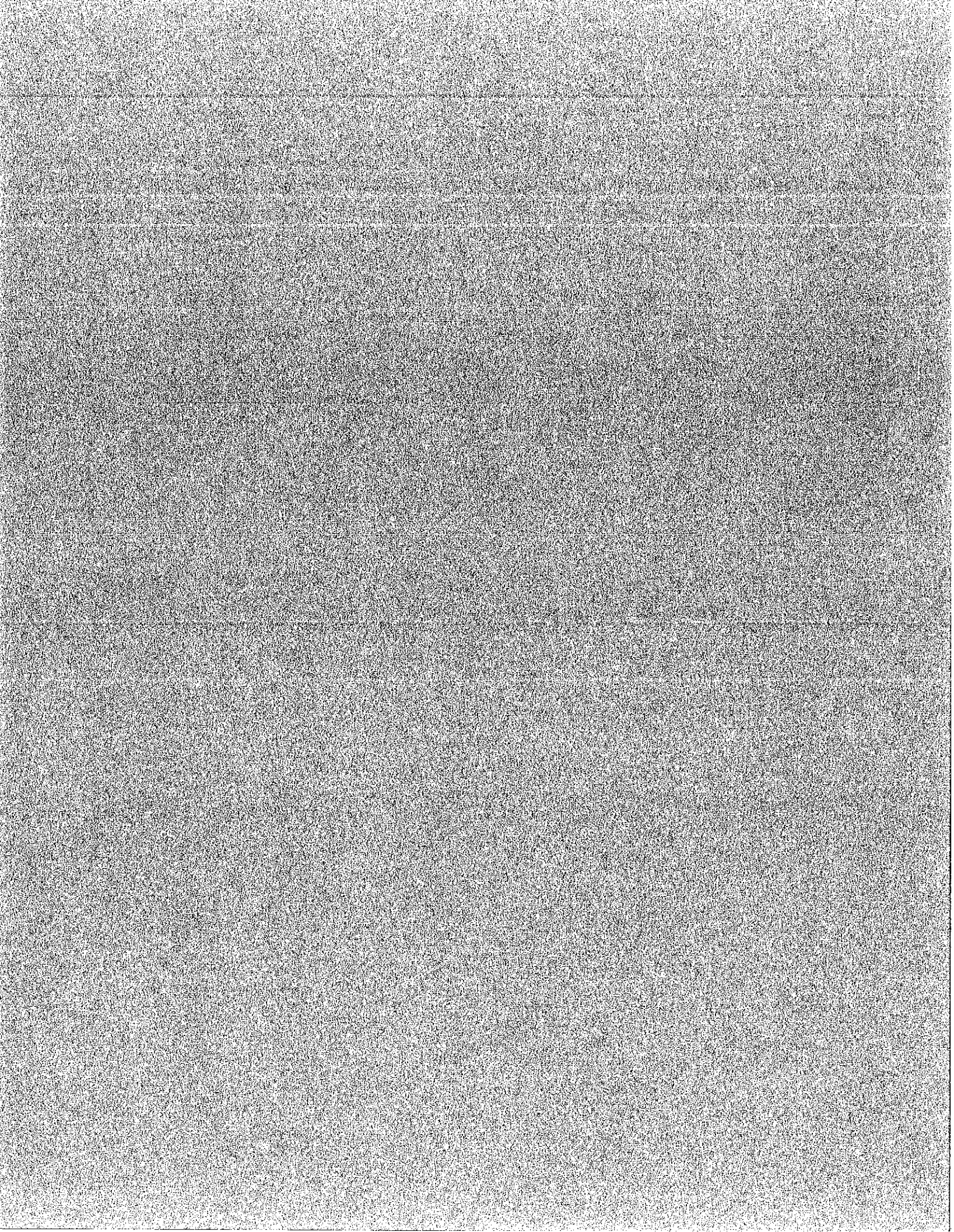
EWD/tbm

cc: Michael Culbert, Varsity Wireless Investors, LLC

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LETTER OF AUTHORIZATION

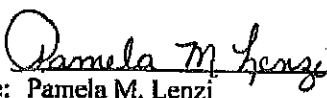
We, **Steven F. Lenzi** as Trustee of the Steven F. Lenzi Revocable Trust u/d/t September 25, 2008 and **Pamela M. Lenzi** as Trustee of the Pamela M. Lenzi Revocable Trust u/d/t September 25, 2008, are owners of a certain parcel of land located at Bumford Road (Map 251, Lots 64, 65 and 66), Barrington, Strafford County, New Hampshire, recorded at the Strafford County Registry of Deeds in Book 3707, Page 826.

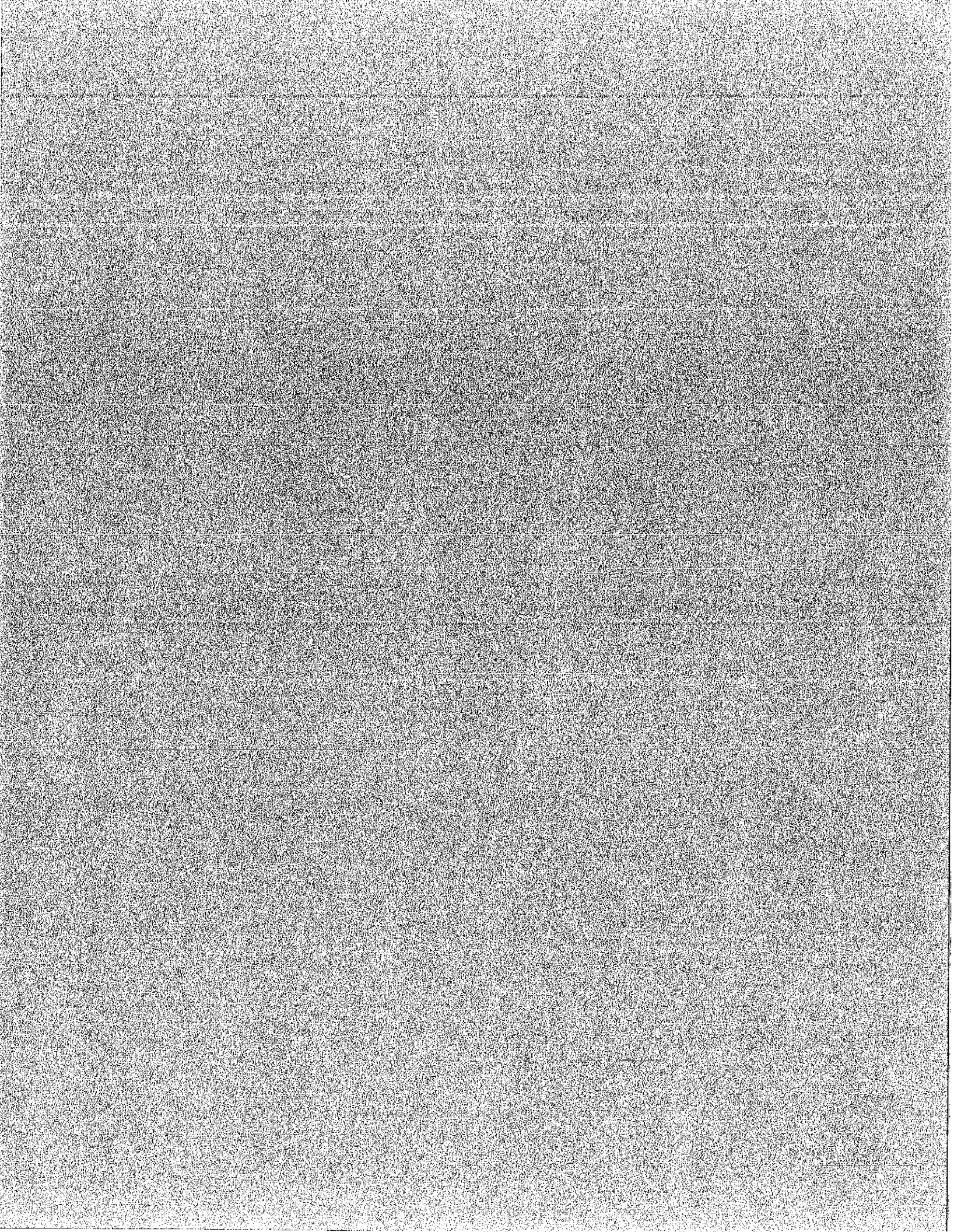
As owners of the above-referenced property, we hereby authorize Varsity Wireless, LLC and any of its designated agents or assigns, to apply for all necessary municipal, state, federal and other permits necessary to accommodate the installation of a wireless telecommunication facility on our property.

STEVEN F. LENZI REVOCABLE TRUST

By: 
Name: Steven F. Lenzi
Title: Trustee
Date: 3/30/16

PAMELA M. LENZI REVOCABLE TRUST

By: 
Name: Pamela M. Lenzi
Title: Trustee
Date: 3-30-16





Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0195

barrplan@metrocast.net

barrplan@gmail.com

NOTICE OF DECISION

[Office use only]	Date certified:	As built received:	Surety returned
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"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns.

Proposal Identification: 251-64-GR-SDAO-17-SR (Owners: Steven and Pamela M. Lenzi Revocable Trust) Request by applicant for Site review to construct a 150' monopole tower that will structurally accommodate at least 4 wireless broadband telecommunications carriers and associated antennas, electronic equipment and cabling; and fence in the base of the tower to accommodate ground based telecommunications equipment on Bumford Road and a waiver from 3.3(3) existing topography. (Map 251, Lot 64) in the General Residential (GR) and Stratified Drift Aquifer Overlay Zoning District. By: Varsity Wireless Investors, LLC; 290 Congress Street, 7th Floor Boston, MA 02210

Owner:
 Steven F. Lenzi, Trustee of the Steven F. Lenzi Rev. Trust
 Pamela M. Lenzi, Trustee of the Pamela M. Lenzi Rev. Trust
 304 Young Road
 Barrington, NH 03825

Applicant:
 Frances D. Parisi, Esq.
 Varsity Wireless Investors, LLC
 290 Congress Street, 7th Floor
 Boston, MA 02210

Dated: June 7, 2017

Dear applicant:

This is to inform you that the Barrington Planning Board at its XXXXX, 2017 meeting **CONDITIONALLY APPROVED** your application referenced above.

All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to the plans being certified by the Planning Board. Certification of the plans is

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required prior to commencement of any site work or recording of any plans. Once these precedent conditions are met and the plans are certified the approval is considered final.

Please Note* If all of the precedent conditions are not met within 6 calendar months to the day, by December 5, 2017, the Boards approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board.

Conditions Precedent

- 1) Add the following plan notes
 - a) A variance was granted by the Barrington Zoning Board of Adjustment on April 19, 2017 from 10.4(3) to allow the tower to project more than 20' above the tree canopy.
 - b) Waivers were granted from the following plan requirements: *(If granted)*
 - 3.3(3) Existing topography – at 2-foot contour interval minimum
 - 3.3(1) Boundary Survey of the entire parcel
 - 3.3(4) & 4.2 Monuments set
 - 3.3.13 Wetland Delineation of the entire parcel
 - c) A revised removal estimate and structural evaluation must be provided every five (5) years from the date of approval of the site plan 10.6(3)
 - d) No future development is allowed within the Fall Zone.
 - e) The owner shall notify the Town by certified mail of his intent to abandon or discontinue use of this facility, thirty (30) days prior to the intended date of end of service.
 - f) Any antenna that is not operated for a continuous period of twelve (12) months shall be considered abandoned and hazardous to public health and safety.
 - g) Upon abandonment or discontinued use, the owner of the facility shall physically remove the personal wireless facility within ninety (90) days. "Physically remove" shall include, but not be limited to the following: Removal of antennas, mounts, equipment shelters, foundations and security barriers from the property; and Properly dispose of the waste materials from the site in accordance with local and state waste disposal regulations; and Restoring the location of the facility to its natural condition, except that any landscaping and grading shall remain in the after condition.
 - h) If the owner fails to voluntarily remove the facility as required under Section 9.7 of the Town of Barrington Zoning Ordinance, the Board of Selectmen shall have the authority to declare a default under any security given to ensure such removal, and may seek all other available equitable or legal remedies as the Board deems necessary.
 - i) Signs warning of danger shall be mounted on the security fence as needed.
 - j) A sign identifying the owner along with an emergency phone number shall be mounted on the fence by the entrance door. Signs shall not exceed four (4) square feet.
- 2) Add the wetlands stamp and signature to the final plan.
- 3) The applicant must delineate on the plan the 77.5' Fall Zone Area
- 4) The applicant must provide easement language for all easements; including the fall zone to be reviewed by the Town's attorney

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- #5) Any outstanding fees shall be paid to the Town
- 6) Prior to obtaining Board signature, the Applicant shall submit three(3) complete paper print plan sets and supporting documents as required in Article 3 with a letter explaining how the Applicant addressed the conditions of approval. This shall include final and complete reports for all items submitted during review for the Town of Barrington's file. The Town shall retain a signed and approved reproducible 11"X17", and PDF format with supporting documents for Town records.

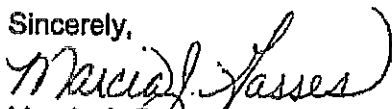
General and Subsequent Conditions

- #1) Where no active and substantial work, required under this approval has commenced upon the site within two years from the date the plan is signed, this approval shall expire. An extension, not to exceed one year, may be granted, by majority vote of the Board so long as it is applied for at least thirty days prior to the expiration date. The Board may grant only one such extension for any proposed site plan. All other plans must be submitted to the Board for review to ensure compliance with these and other Town ordinances. Active and substantial work is defined in this section as being the expenditure of at least 25% of the infrastructure improvements required under this approval. Infrastructure shall mean in this instance, the construction of roads, storm drains, and improvements indicated on the site plan. RSA 674:39
- #2) The applicant must provide a Bond Estimate for the cost for removal and disposal of the tower. The amount of the security shall be based upon the removal cost plus fifteen (15) percent. A professional civil engineer, licensed by the State of New Hampshire, shall determine the amount. The Bond must be in place prior to any construction.

(Note: in both sections above, the numbered condition marked with a # and all conditions below the # are standard conditions on all or most applications of this type).

I wish you the best of luck with your project. If you have any questions or concerns, please feel free to contact me.

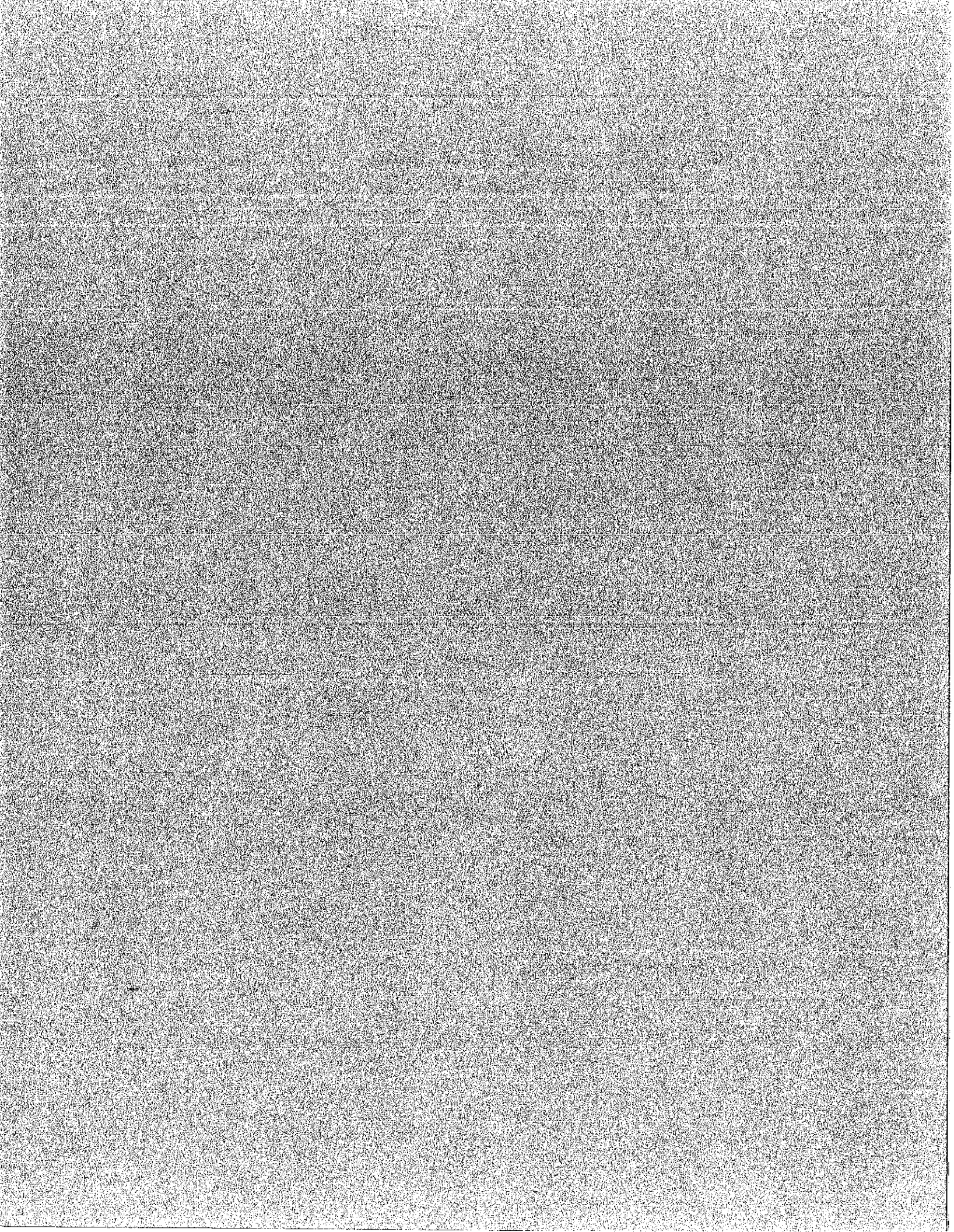
Sincerely,



Marcia J. Gassée
Town Planner & Land Use Administrator

cc: File

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Original is located in the
VW2-NH-0032A Folder in filing cabinet

NOT SCALE DRAWINGS

VERIFY ALL PLANS AND EXISTING DIMENSIONS AND
JOB SITE AND SHALL IMMEDIATELY NOTIFY THE
REPRESENTATIVE IN WRITING OF DISCREPANCIES
WITH THE WORK OR BE RESPONSIBLE FOR SAME.

REV. #	DATE	DESCRIPTION
4	09/19/17	REVISED FOR PERMITTING
3	05/15/17	REVISED FOR PERMITTING
2	04/26/17	REVISED FOR PERMITTING
1	03/03/17	ISSUED FOR PERMITTING
A	01/27/17	ISSUED FOR REVIEW

PROJECT NO.	DESIGNED BY: AT	SCALE:
VW2-NH-0032A	DRAWN BY: SB	AS SHOWN
	CHECKED BY: DPH	

SITE NAME:

VW2-NH-0032A
BARRINGTON 1

SITE ADDRESS:

BUMFORD ROAD
BARRINGTON, NH 03825

OWNER OF RECORD:

STEVEN F. LENZI REV. TRUST &
PAMELA M. LENZI REV. TRUST

SHEET TITLE:

TITLE SHEET

SHEET NO.:

T-1

PLANNING BOARD APPROVAL BLOCK

PLANNING BOARD
BARRINGTON, NH

-APPROVED-

File Number: 25164-001500-1 ¹⁵¹²

Date: 10/16/17

Chairman: [Signature]

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