

Daniel D. Klasnick

Licensed in Massachusetts, New Hampshire and New York

Desk: (781) 873-0021 - Mobile: (774) 249-2814

dklasnick@dkl-legal.com

August 31, 2021

Town of Essex
Zoning Board of Appeals
Essex Town Hall
30 Martin Street
Essex, Massachusetts 01929

**Re: Application for Variance – TowerNorth Development LLC
Proposed Free Standing Monopole Tower to be located at
73 Eastern Avenue and 65 Eastern Avenue**

Dear Board Members:

As requested at the August 4, 2021 meeting, TowerNorth Development LLC (“TowerNorth”) and with support from Cellco Partnership d/b/a Verizon Wireless (“Verizon Wireless”) has undertaken to evaluate the property at 32 Haskell Court and area properties in common ownership as suitable alternatives to 73 Eastern Avenue in the Town of Essex for the installation, maintenance and operation of a telecommunications tower facility.

The provided materials pertain to the assessment of the suitability of the Haskell Court area properties to address Verizon Wireless’ network requirements, suitability for development of a telecommunications tower facility and efforts to confirm with the property owner the ability to enter into a lease.

- Exhibit 1 – Radio Frequency Engineer Site Assessment
- Exhibit 2 – TowerNorth Site Assessment
- Exhibit 3 – Affidavit of David Ford

Should you require any additional information, please don’t hesitate to contact me. Thank you very much for your cooperation.

Very truly yours,

DUVAL & KLASNICK LLC



By: Daniel D. Klasnick
Attorney at Law

EXHIBIT 1
RADIO FREQUENCY ENGINEER
SITE ASSESSMENT

August 31, 2021

Town of Essex, MA
Zoning Board of Appeals
30 Martin Street
Essex, MA 01929**SUBJECT: 73 EASTERN AVENUE TELECOMMUNICATIONS TOWER
RF ASSESSMENT OF THE MILLS PROPERTY**

Members of the Zoning Board of Appeals:

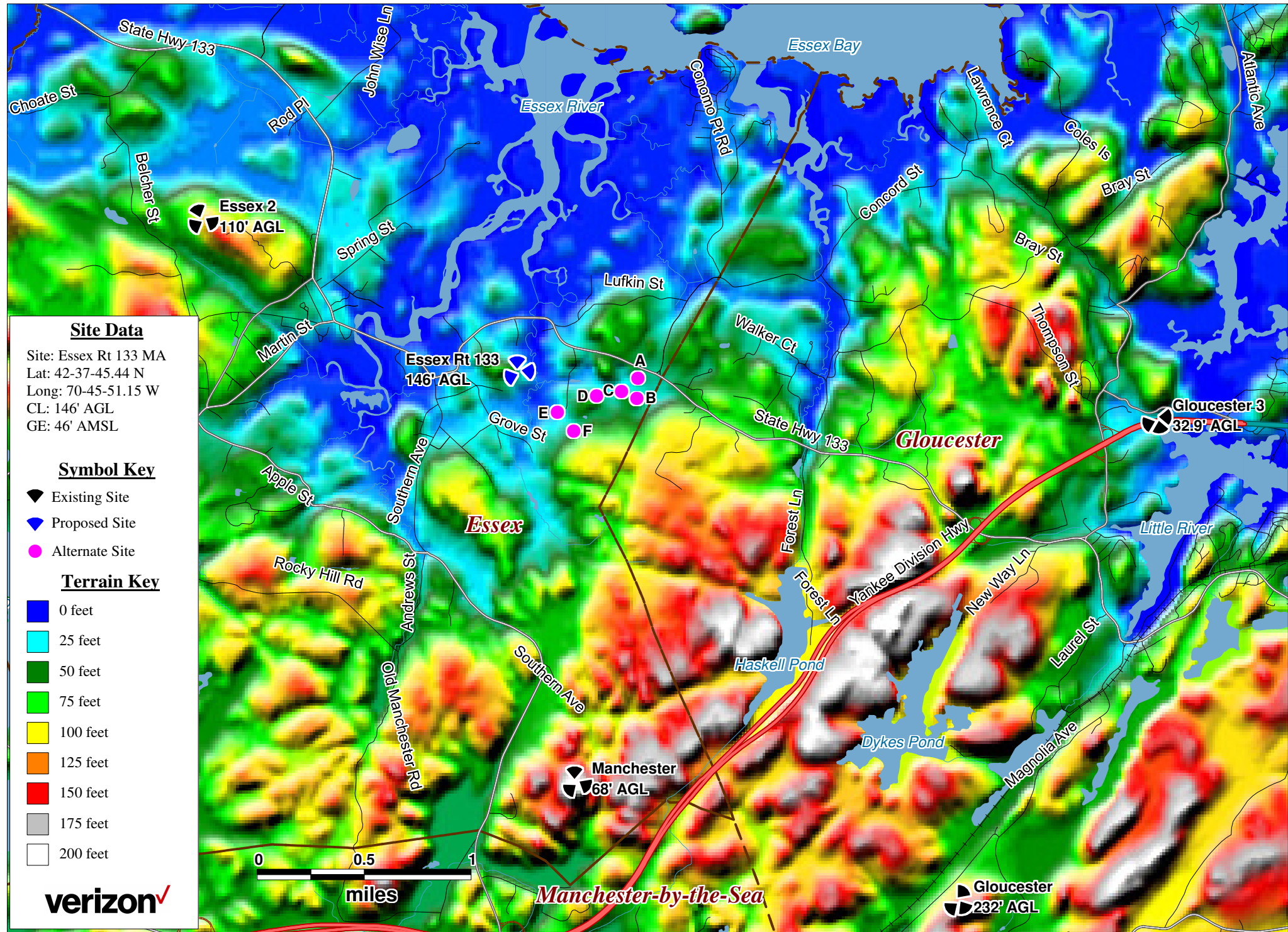
During the August 4, 2021 public meeting, the Board had requested that the applicant provide additional information related to alternative sites that have been investigated, in particular the Mills Property. To address this alternative property from a radio frequency standpoint, Centerline provided a table of six locations on the Mills Property for review with respect to Verizon's network needs. The table below reflects the information provided along with a column of RF comments to summarize the assessment of each location. Also attached is a set of corresponding maps for comparison of these alternate locations with the proposed facility at 73 Eastern Avenue.

Candidate	Lat	Long	Height Assessed	Elevation	RF Comments
Mills-A	42.6287	-70.7531	150'	27'	located 0.56 mi E of proposed site, would be shadowed by hill that the proposed site is on preventing it from covering the busy stretch of Rt. 133 near the Essex River which is Verizon's primary objective. Coverage from this alternate location would benefit extreme eastern Essex and west Gloucester.
Mills-B	42.6273	-70.7532	150'	32'	located 0.58 mi E of proposed site, would be shadowed by hill that the proposed site is on preventing it from covering the busy stretch of Rt. 133 near the Essex River which is Verizon's primary objective. Coverage from this alternate location would benefit extreme eastern Essex and west Gloucester.
Mills-C	42.6278	-70.7546	150'	41'	located 0.5 mi E of proposed site, would be shadowed by hill that the proposed site is on preventing it from covering the busy stretch of Rt. 133 near the Essex River which is Verizon's primary objective. Coverage from this alternate location would benefit extreme eastern Essex and west Gloucester.
Mills-D	42.6275	-70.7569	150'	35'	located 0.39 mi E of proposed site, would be shadowed by hill that the proposed site is on preventing it from covering the busy stretch of Rt. 133 near the Essex River which is Verizon's primary objective. Coverage from this alternate location would benefit extreme eastern Essex and west Gloucester.
Mills-E	42.6264	-70.7605	150'	13'	located 0.28 mi E of proposed site, would be shadowed by hill that the proposed site is on preventing it from covering the busy stretch of Rt. 133 near the Essex River which is Verizon's primary objective. Coverage from this alternate location would benefit extreme eastern Essex and west Gloucester.
Mills-F	42.6251	-70.759	150'	24'	located 0.39 mi E of proposed site, would be shadowed by hill that the proposed site is on preventing it from covering the busy stretch of Rt. 133 near the Essex River which is Verizon's primary objective. Coverage from this alternate location would benefit extreme eastern Essex and west Gloucester.

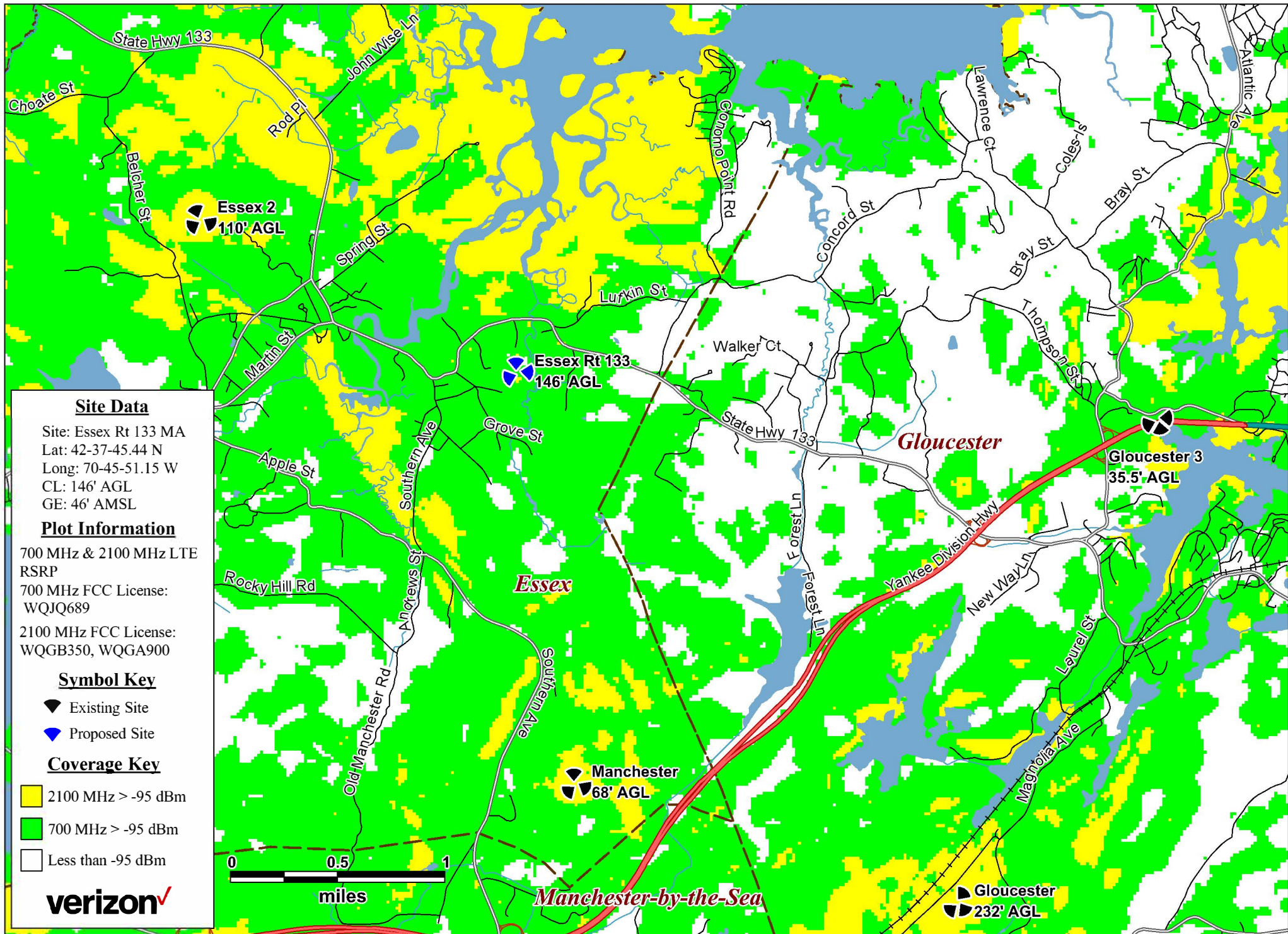
Sincerely,

Keith Vellante
RF Engineer
C Squared Systems, LLC
Contractor to Verizon Wireless

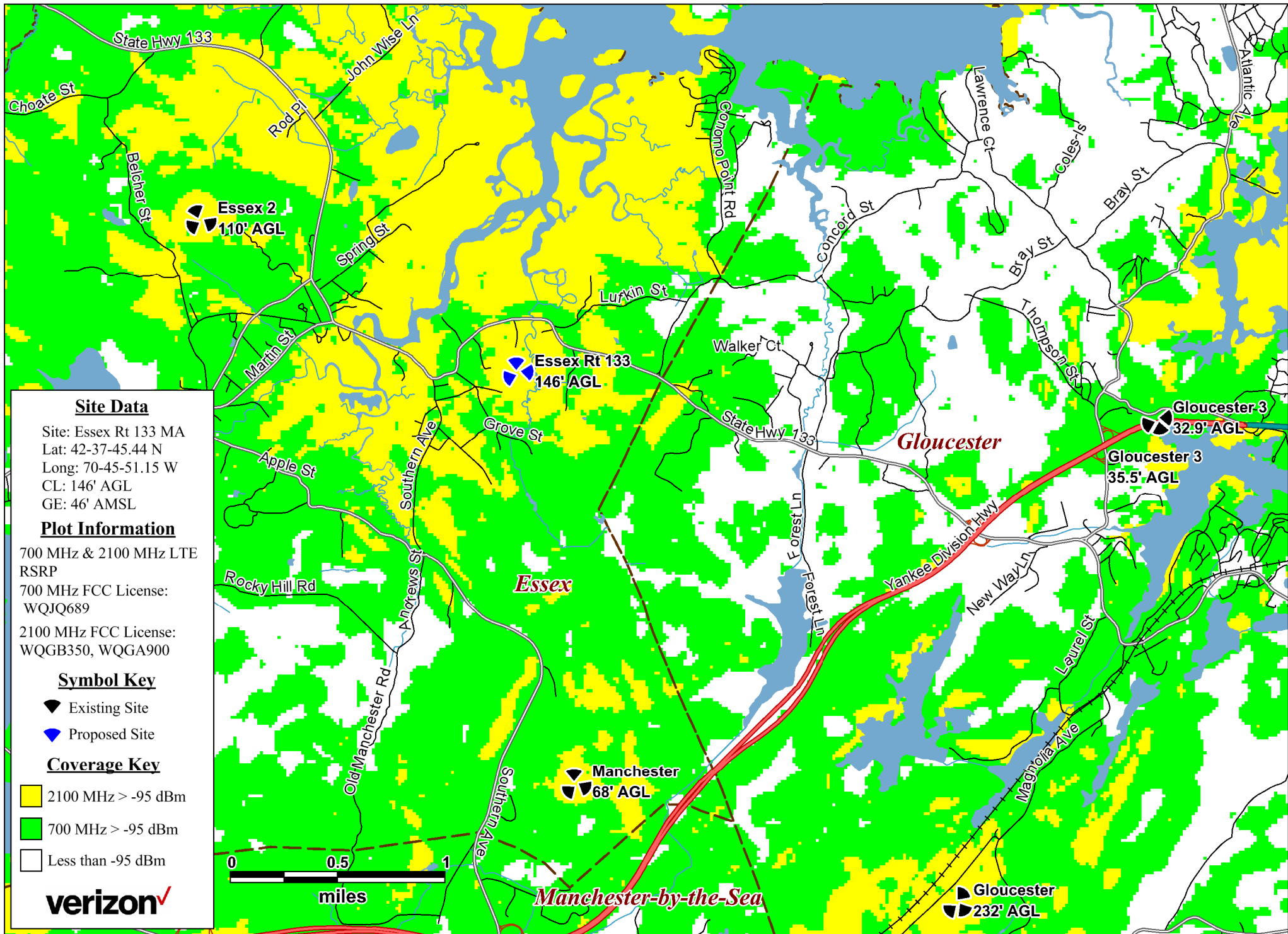
Attachment X:
Essex Rt 133 - Area Topography Map (Mills Alternates)



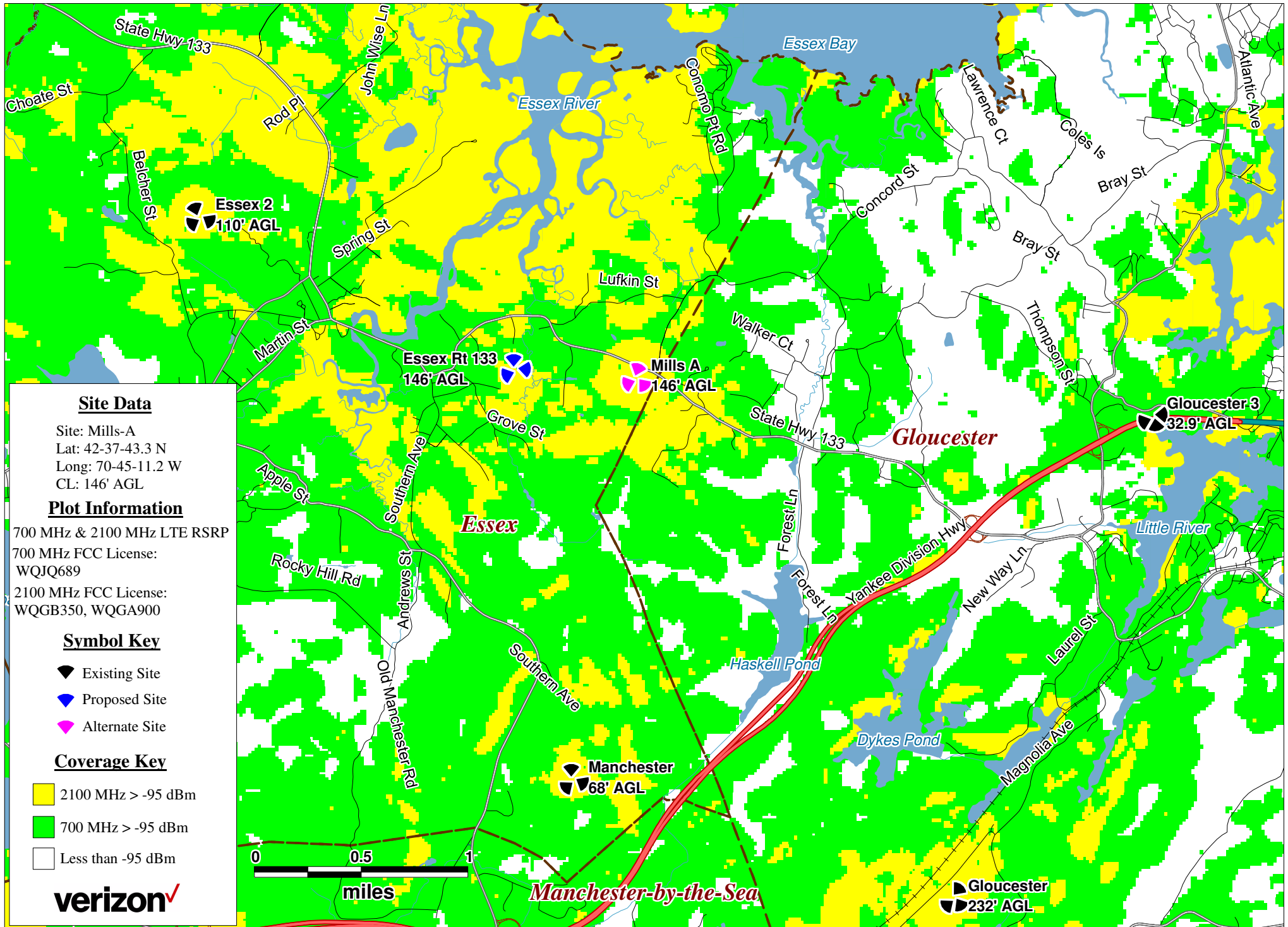
Attachment A:
Essex Rt 133 - Existing/Approved 700 & 2100 MHz LTE Coverage



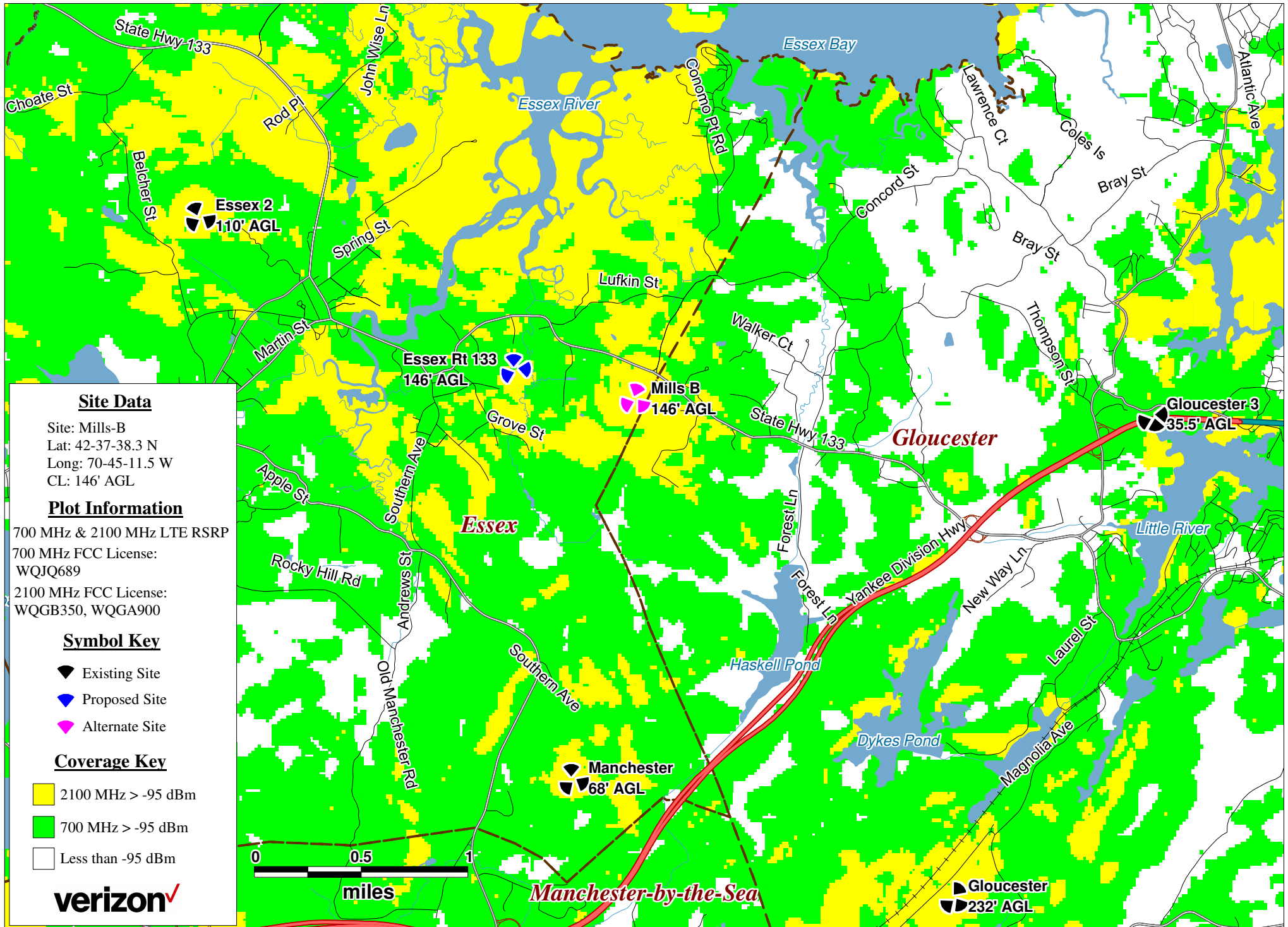
Attachment B:
Essex Rt 133 - 700 & 2100 MHz LTE Coverage with Proposed Site



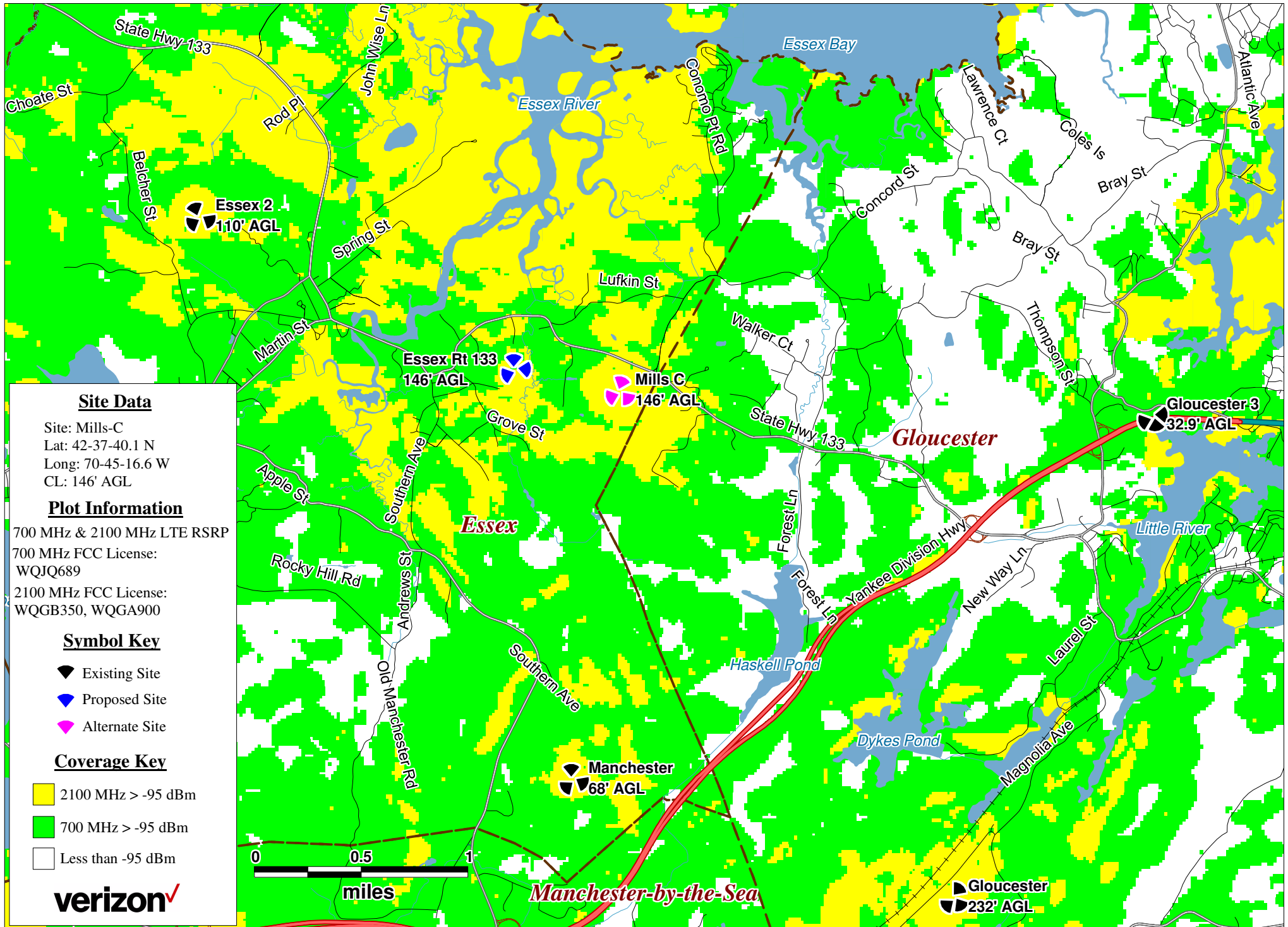
Attachment X:
Essex Rt 133 - 700 & 2100 MHz LTE Coverage with Alternate Site (Mills-A)



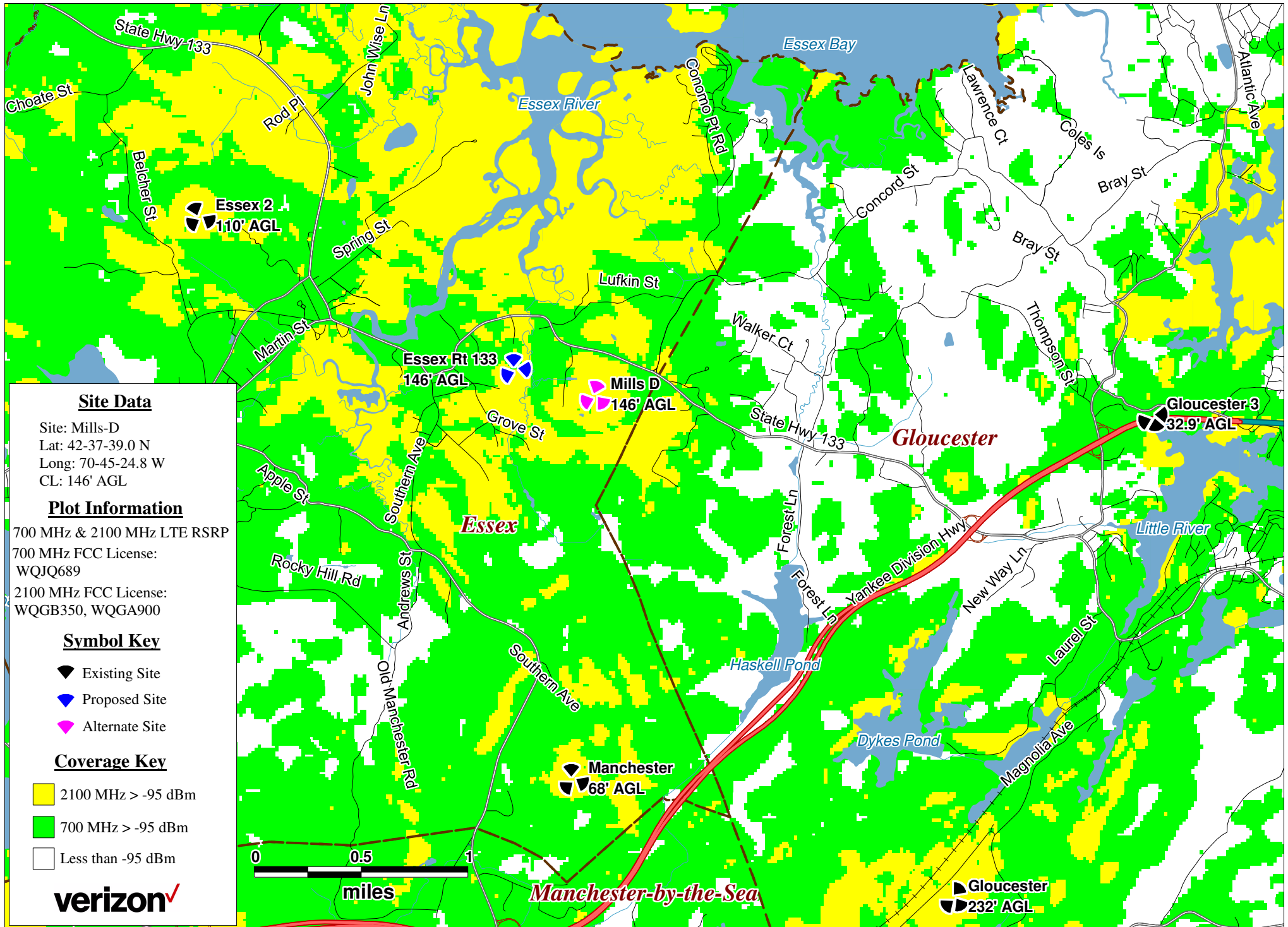
Attachment X:
Essex Rt 133 - 700 & 2100 MHz LTE Coverage with Alternate Site (Mills-B)



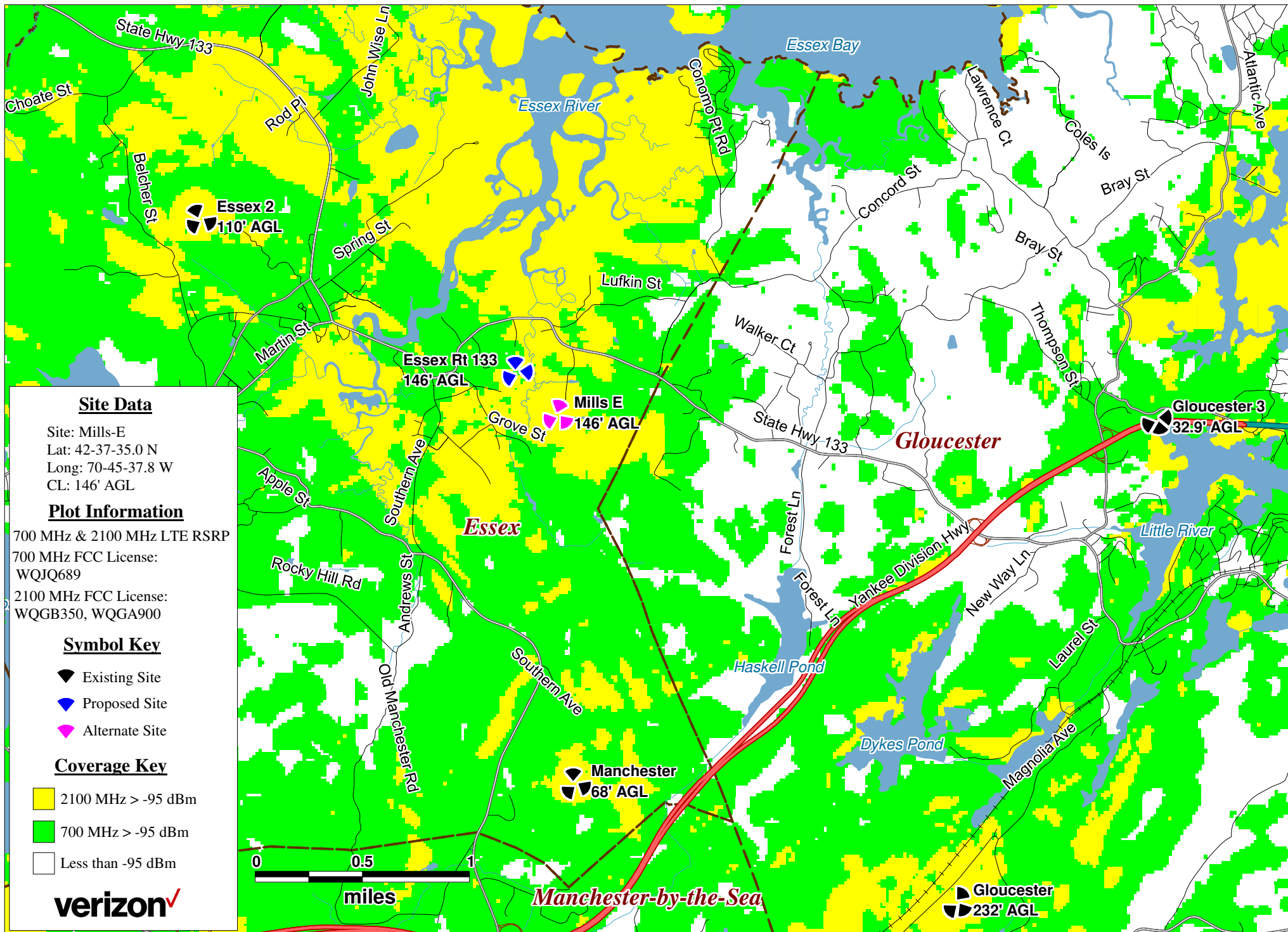
Attachment X:
Essex Rt 133 - 700 & 2100 MHz LTE Coverage with Alternate Site (Mills-C)



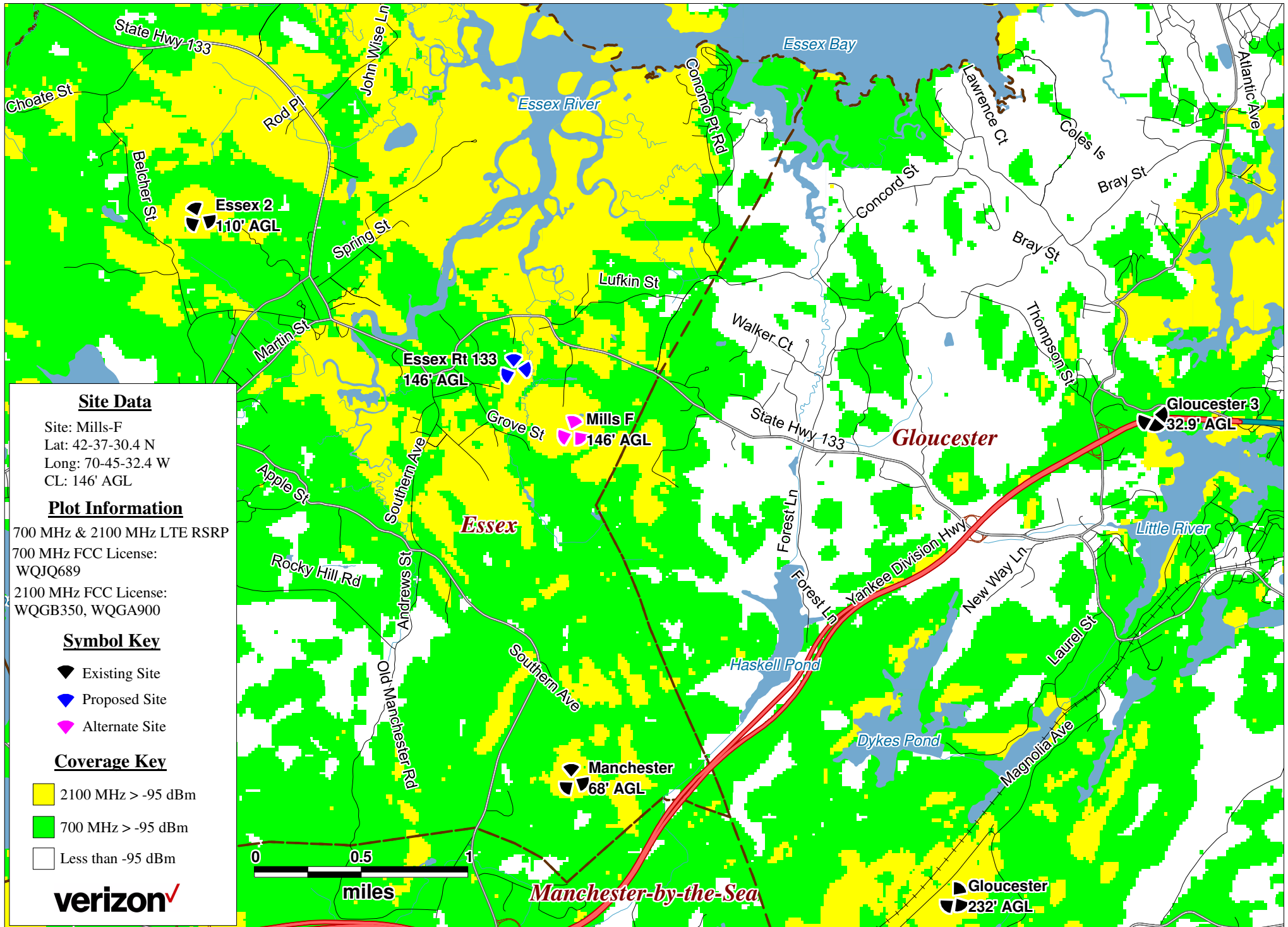
Attachment X:
Essex Rt 133 - 700 & 2100 MHz LTE Coverage with Alternate Site (Mills-D)



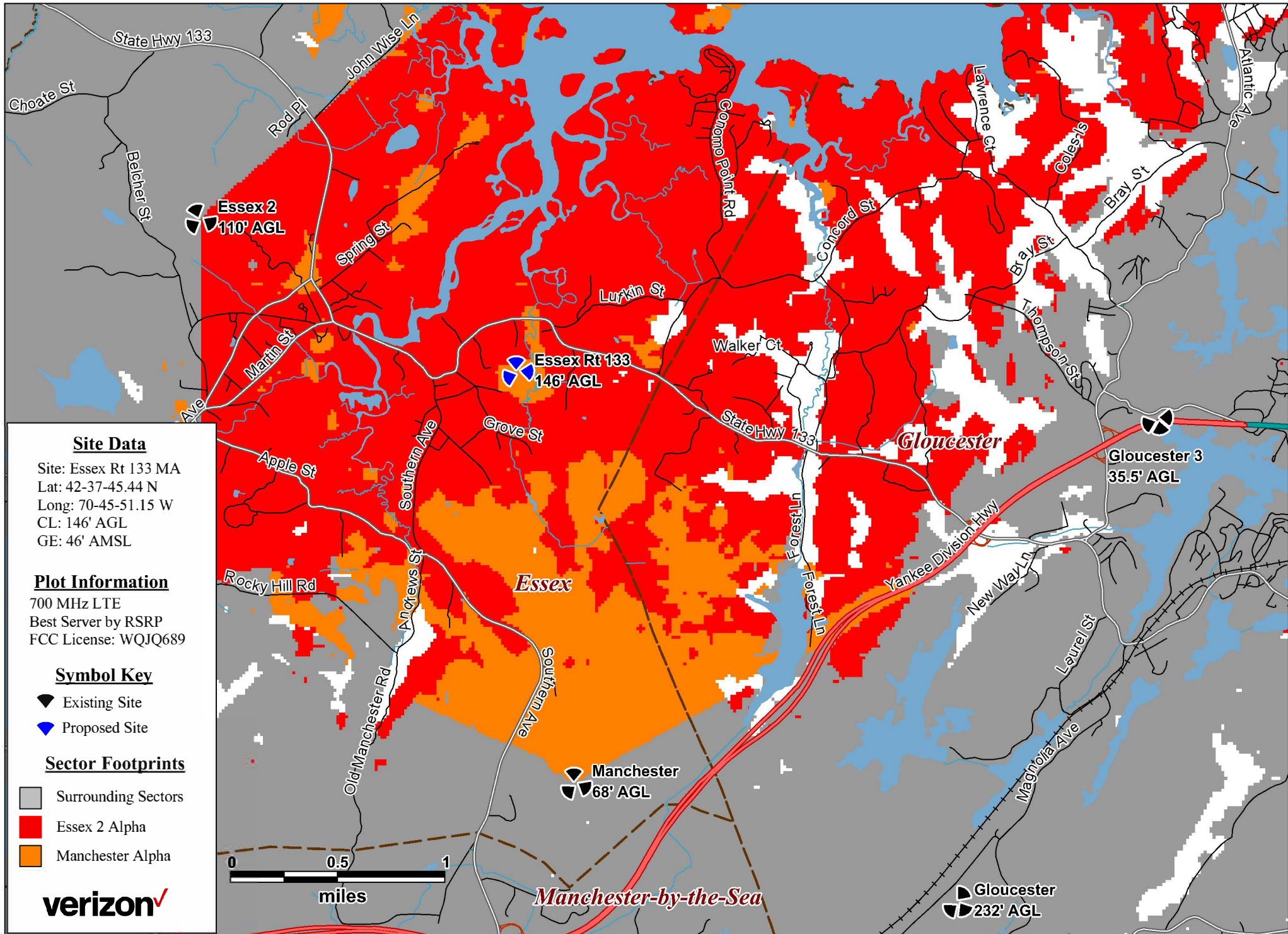
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Essex Rt 133 - 700 & 2100 MHz LTE Coverage with Alternate Site (Mills-E)



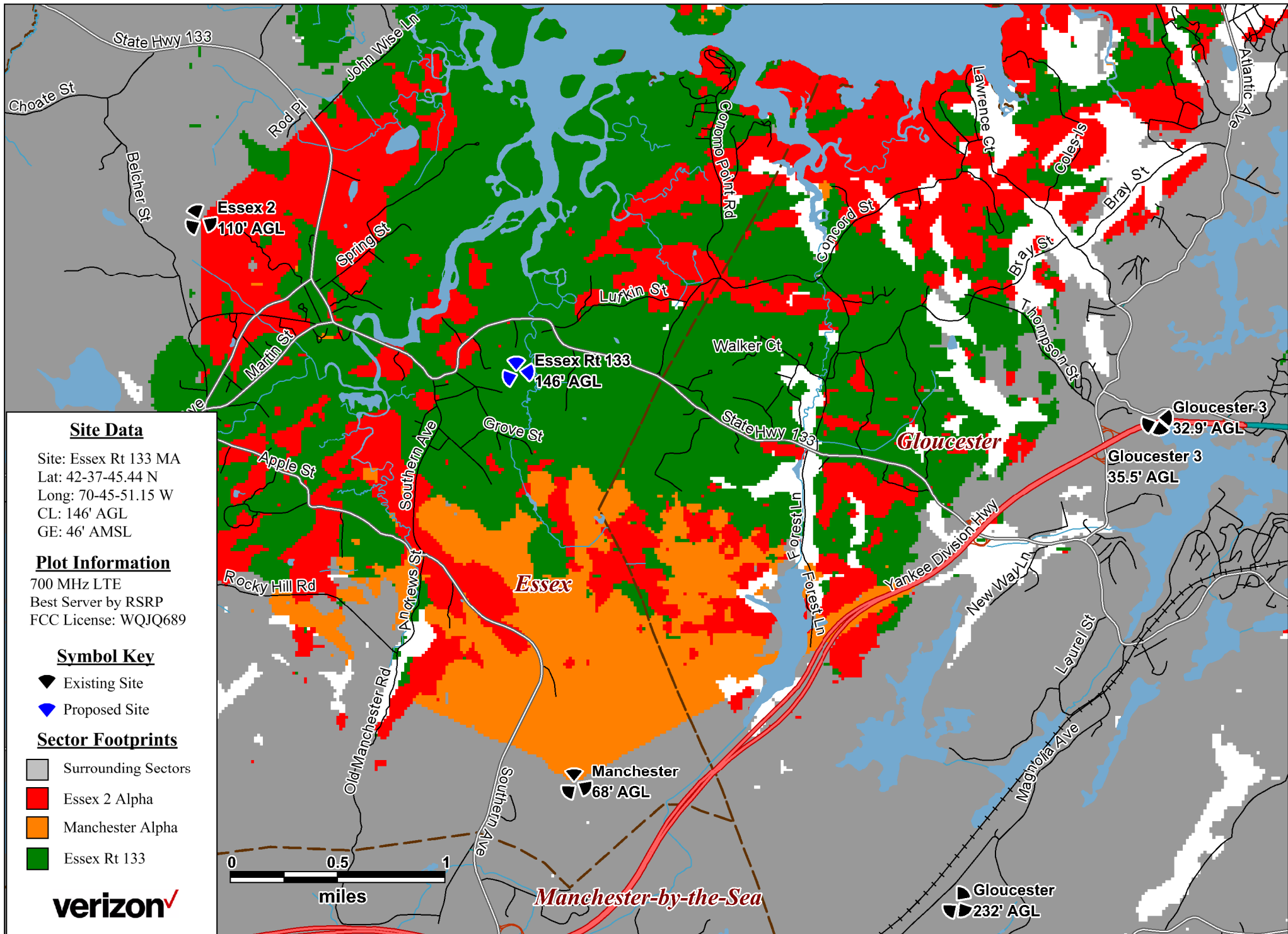
Attachment X:
Essex Rt 133 - 700 & 2100 MHz LTE Coverage with Alternate Site (Mills-F)



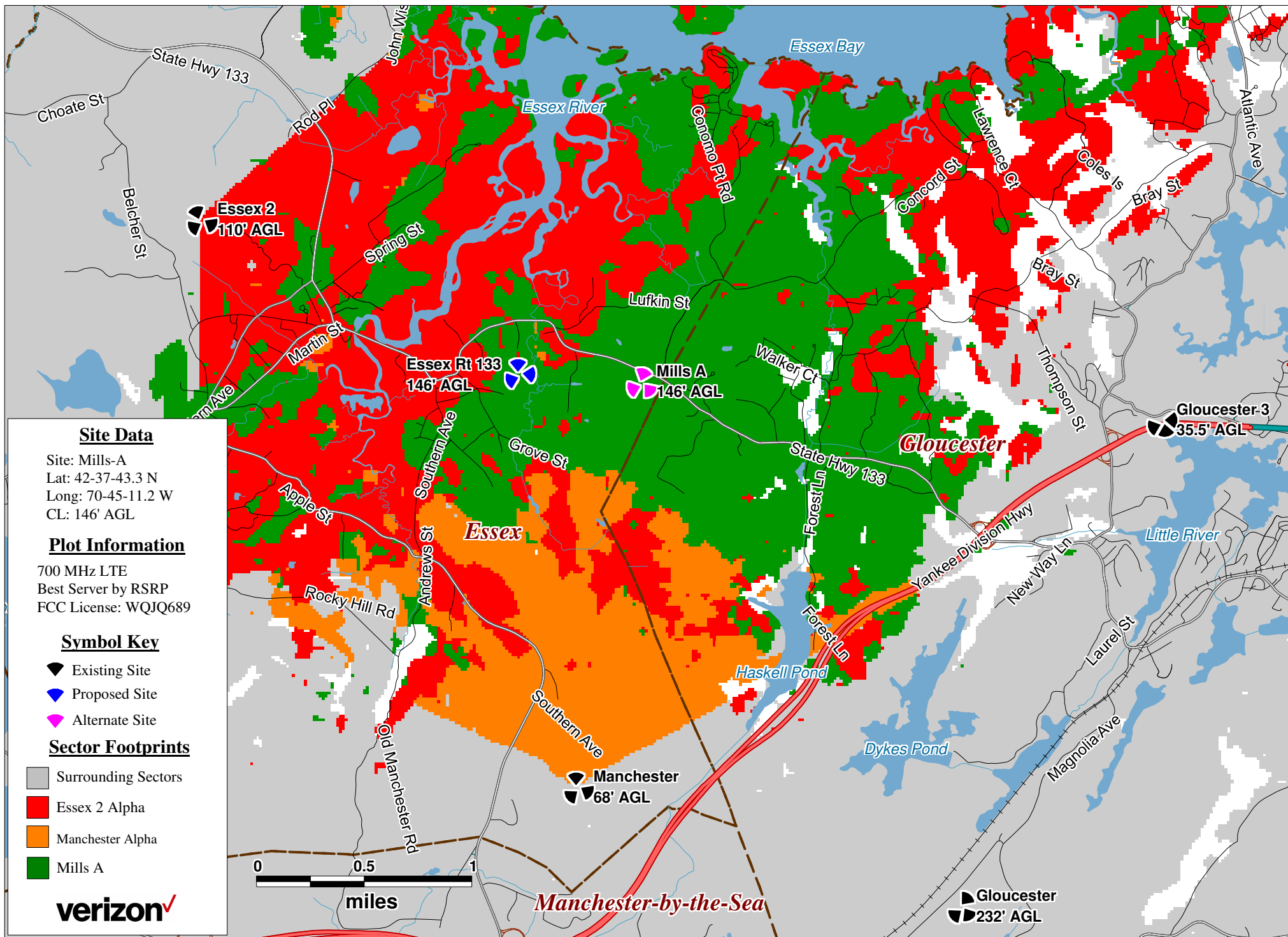
Attachment C:
Essex Rt 133 - Existing/Approved 700 MHz LTE Sector Footprints



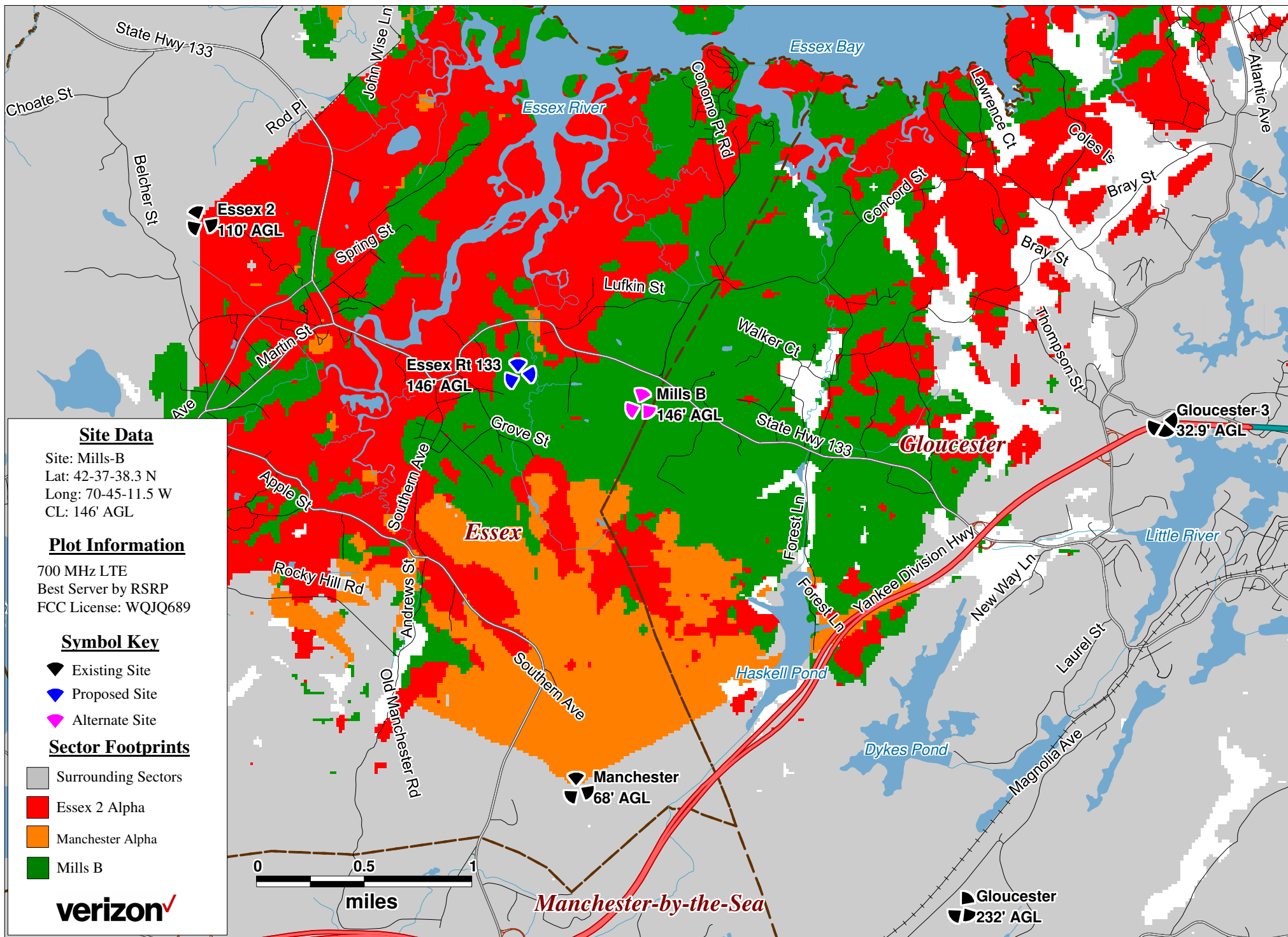
Attachment D:
Essex Rt 133 - 700 MHz LTE Sector Footprints with Proposed Site



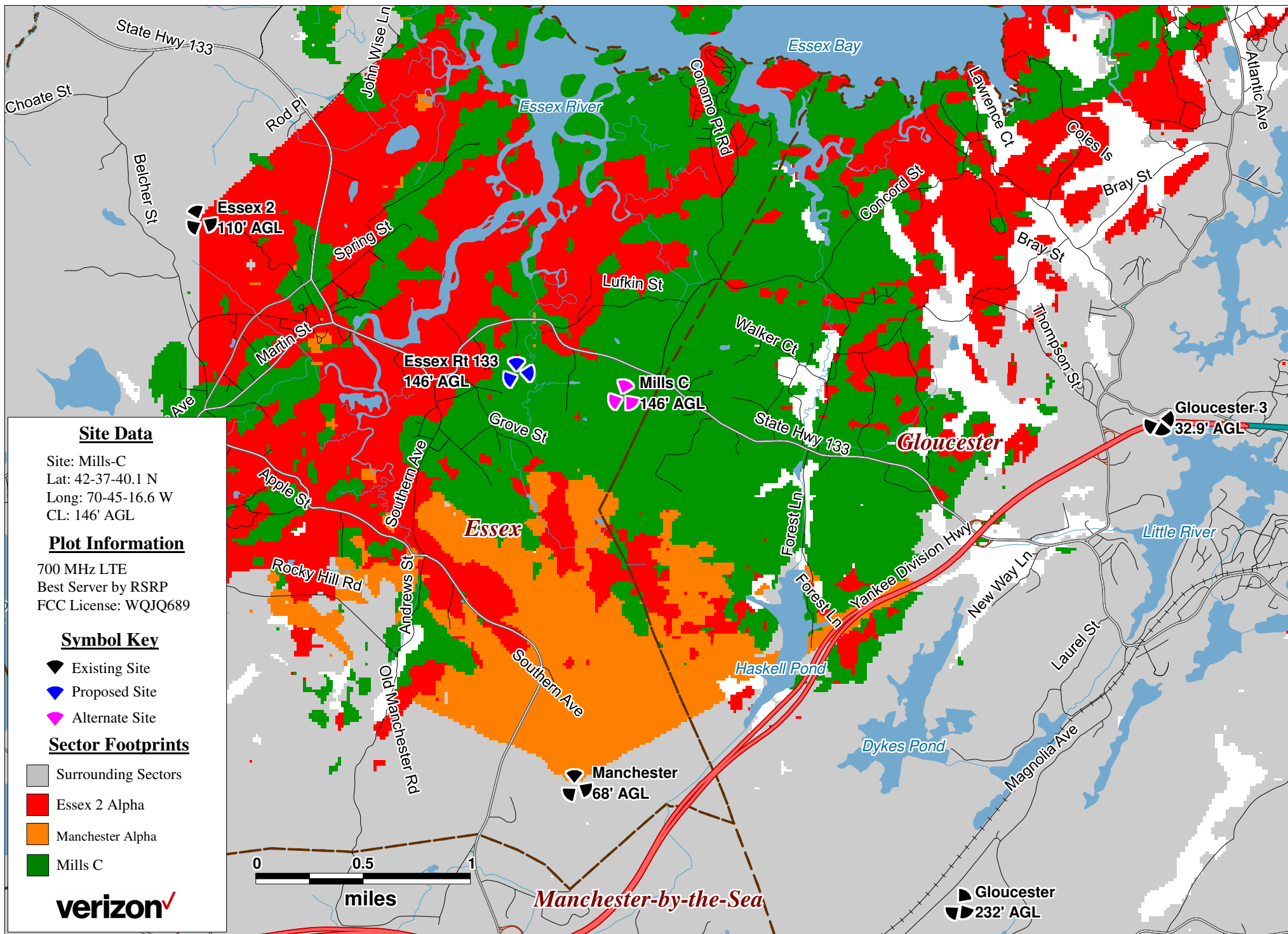
Attachment X:
Essex Rt 133 - 700 & 2100 MHz LTE Sector Footprints with Alternate Site (Mills-A)



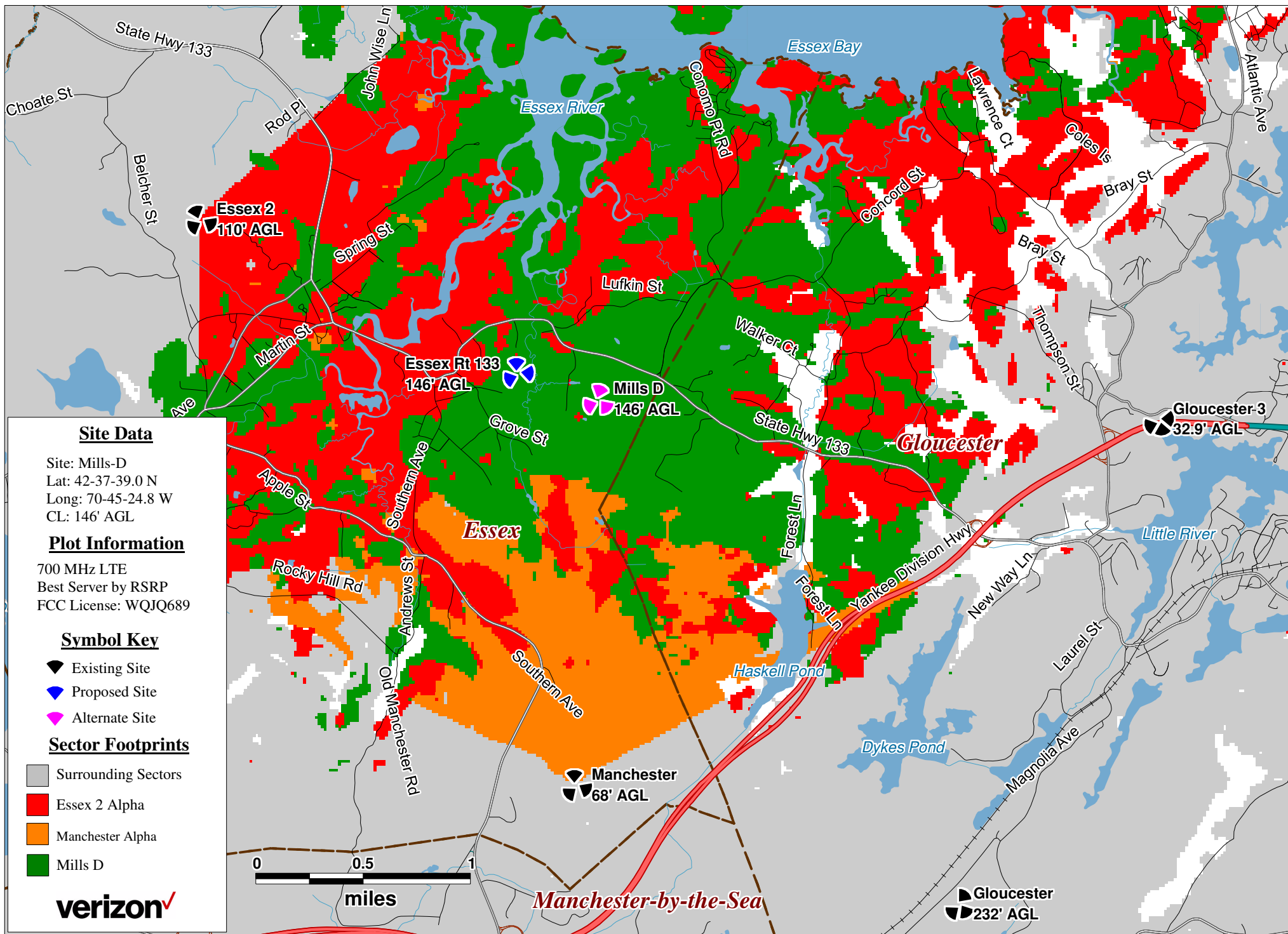
Attachment X:
Essex Rt 133 - 700 & 2100 MHz LTE Sector Footprints with Alternate Site (Mills-B)



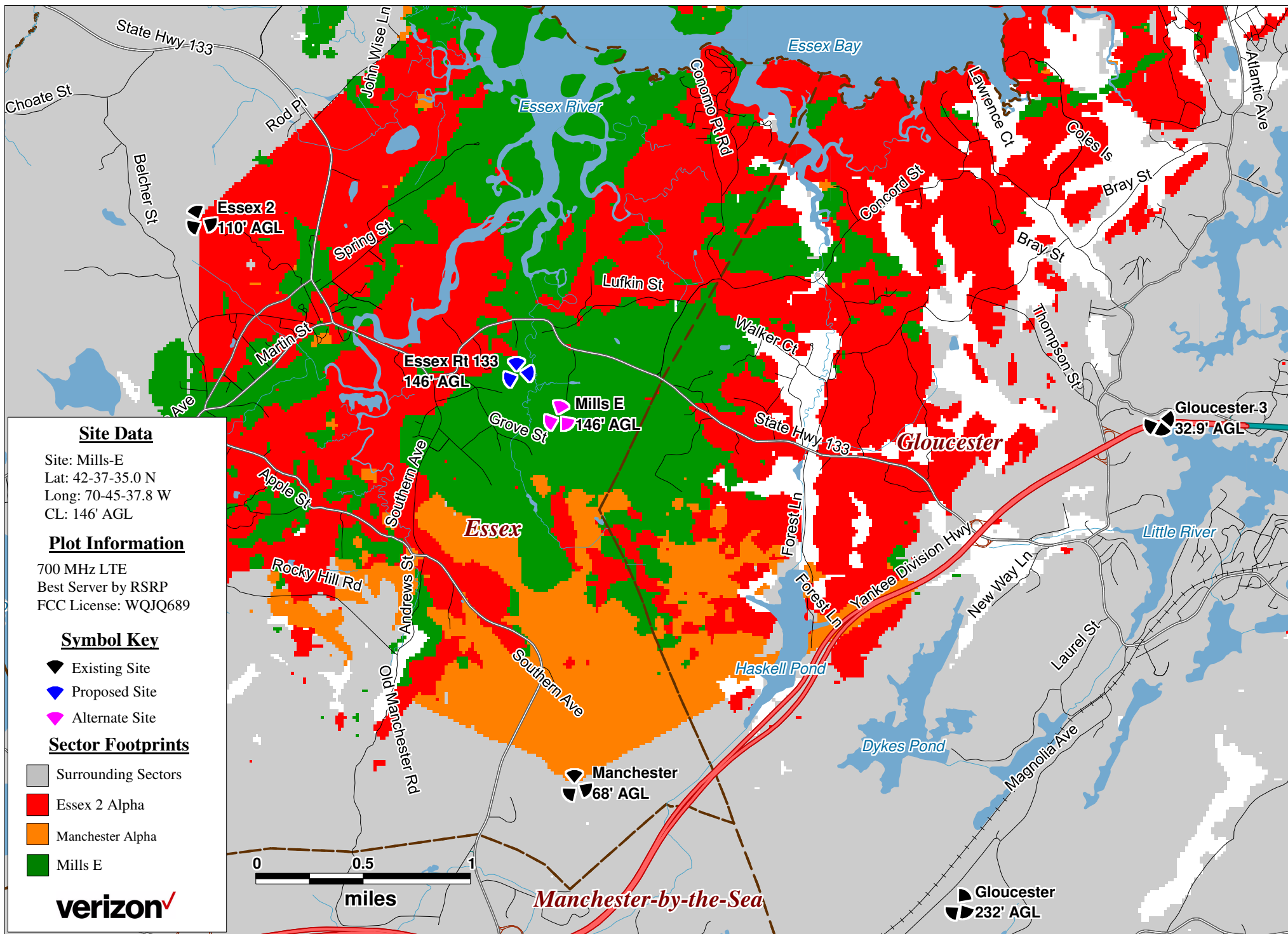
Attachment X:
Essex Rt 133 - 700 & 2100 MHz LTE Sector Footprints with Alternate Site (Mills-C)



Attachment X:
Essex Rt 133 - 700 & 2100 MHz LTE Sector Footprints with Alternate Site (Mills-D)



Attachment X:
Essex Rt 133 - 700 & 2100 MHz LTE Sector Footprints with Alternate Site (Mills-E)



Attachment X:
Essex Rt 133 - 700 & 2100 MHz LTE Sector Footprints with Alternate Site (Mills-F)

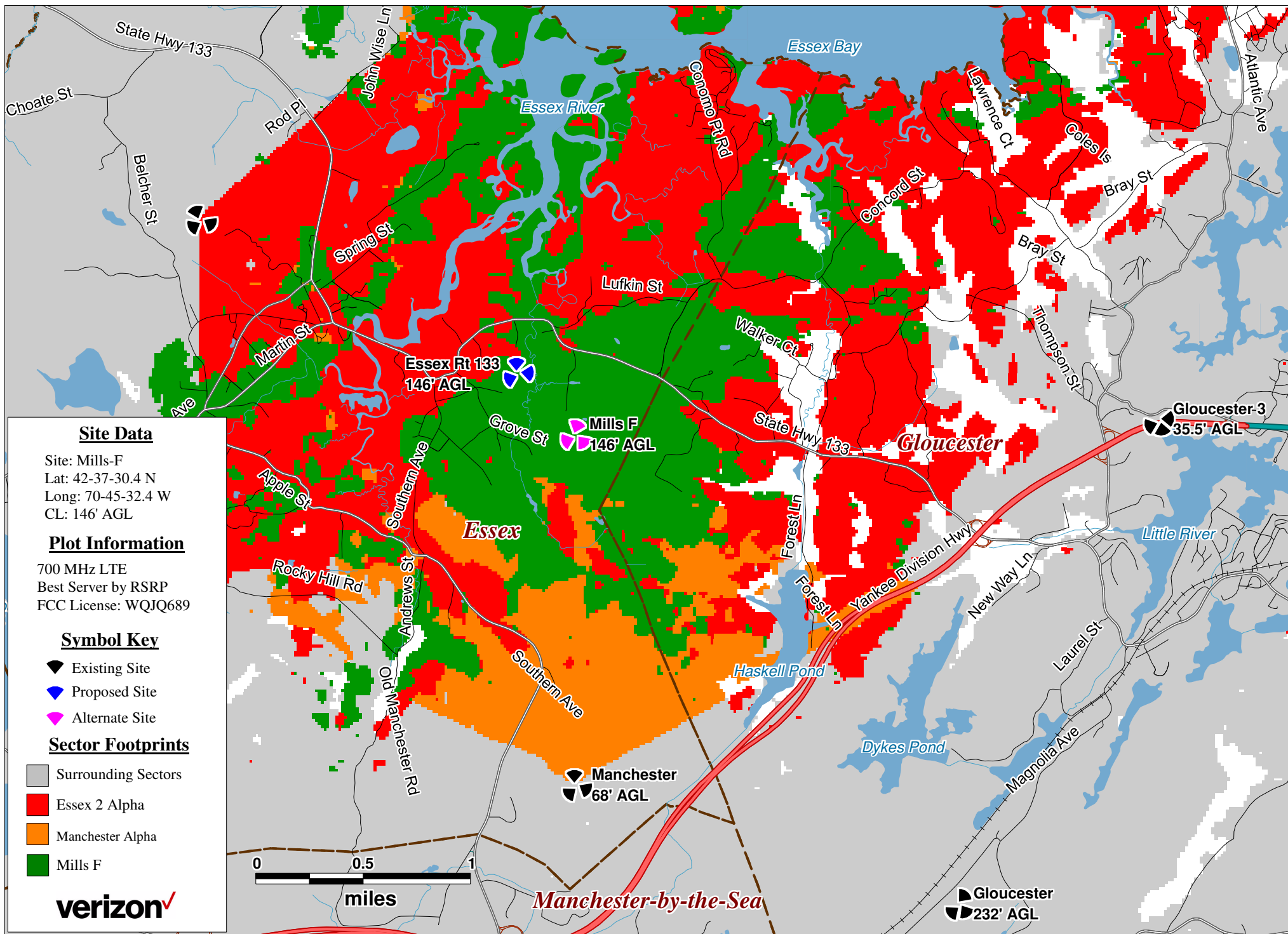


EXHIBIT 2
TOWERNORTH SITE ASSESSMENT

Elisabeth Rutkowski
Site Development Manager
direct dial: 401.533.1679
LRutkowski@clinellc.com



August 30, 2021

Town of Essex
Zoning Board of Appeals
Essex Town Hall
30 Martin Street
Essex, MA 01929

RE: Application of TowerNorth Development, LLC ("TowerNorth") for Variances for a Proposed Free Standing Monopole Tower to be located at 73 Eastern Avenue and 65 Eastern Avenue for access and utility route (the "Site") – Written response to viability of 32 Haskell Court.

Dear Members of the Zoning Board of Appeals:

On behalf of TowerNorth with respect to the above-referenced application (the "Application"), below is TowerNorth's response to the request of the Zoning Board of Appeals (the "Board") and Zoning Board of Appeals Counsel (Board's Counsel) at the August 4, 2021 public meeting to further investigate the viability of 32 Haskell Court.

The same analysis of a 150' tower was completed for several locations on the "Mills" property as we conducted and presented at the August 4, 2021 public meeting for the previously suggested alternatives. In addition to the Board request of 32 Haskell Court (Lot 137-025), we also assessed the other abutting lots in common ownership located in Essex being Lot 159 Eastern Ave (Lot 138-019) and 0 Haskell Court (137-024).

LOT 137-025 (32 Haskell Court)

This parcel was part of our original Application (Exhibit 11) as an alternative location we attempted to pursue as we had deemed this location not feasible for lack of owner interest and did not include our analysis in our submission to the Board. This lot contains approximately 29+/- acres has a residential dwelling and abuts Ebben Creek to the west. Wetlands, rivers/streams, flood zones and NHESP Natural Communities are noted mostly on the west running with Ebben Creek and also through center of the parcel to the east property line. We identified two possible locations on this lot. We also note, access to parcel is from Haskell Court. A portion of Haskell Court appears to be a private road. It is unclear at this time if relief would be needed for frontage.

Mills-E | Exhibit Mills-E1: Approximately ¼ mile east of proposed Site. A tower at this location can meet the wetland and property line setback if placed at or near location shown. However, a variance would still be needed for the 2 miles tower and 500' residence setbacks. The closest residence, 29 Haskell Court would be approximately 345'. Being in close proximity to the riverfront, we anticipate the same issues of visibility. We would also anticipate a more rigorous NEPA (National Environmental Policy Act) review for the tower being located on a parcel that has identified NHESP Natural Communities to ensure compliance and finding of no adverse effects of any natural resources under federal protection were identified.

Mills-F | Exhibit Mills-F1: Approximately 0.39 miles east of the proposed Site. A tower at this location can meet the wetland and property line setback if placed at or near location shown. However, a variance would still be needed for the 2 miles tower and 500' residence setbacks. The closest residence, (70 Grove Street) would be approximately 330'. A more rigorous NEPA (National Environmental Policy Act) review would be anticipated at this location too because of the identified NHESP Natural Communities needing to confirm no adverse effects of any federally protected natural resources. Because of the location of the wetlands on the parcel, tower access and utilities would need to cross the existing river/stream. Wetland disturbance is allowed up to 5,000 sq ft provided that the impacted wetlands is replicated somewhere else on the property.

MILLS-A: LOT 138-019 (159 EASTERN AVENUE) | Exhibit Mills-A1,

Undeveloped lot consisting of 6.9 acres with an existing trail that runs from Eastern Avenue back to abutting lot 137-024 in common ownership. Approximately 0.56 mile east of proposed site and 0.11 miles from the Gloucester town line. Wetlands are noted on the east half of parcel and along the south property line along with a stream/river also running along the south property line. Variances will be needed for the 2 mile tower setback, 500' residence setback, 125% tower height property line setback. The 150' wetland setback can be met if tower was at or in close proximity to coordinates of 42.6287, -70.75306. This is also in the approximate location of existing trail and would have to relocate. Closest residence would be approximately 217' (153 Eastern Ave.) and about 100' to closest property line (also 153 Eastern Ave). Any shift of the tower location toward the south on the property would require an application and approval from the Conservation Commission for work within 200' of stream/river.

LOT 137-024 (0 Haskell Court)

This was one of the candidates included in our previous assessment identified by Isotrope Wireless as the Haskell Parcel. We had not provided the Board with the finding of our analysis as this was ruled out for property being not available to lease. This is undeveloped and contains approximately 50+/- acres. Wetlands, rivers/streams and flood zones are noted in various locations, but we did identify three locations that could possibly accommodate the tower and fenced equipment area. The portion of Haskell Court running with this lot that is used for access appears to be a private road and it is unclear at this time if relief would be needed for frontage.

Mills-B | Exhibit Mills-B1: Approximately 0.58 miles east of the proposed Site and 0.07 miles from the Gloucester town line. A tower at this location can meet wetland, property line and residence setbacks but will require a variance for the 2 miles tower setback. We can make use of the existing trail (possible improvements may be needed) through 159 Eastern Avenue in common ownership for access and utilities. This would require crossing the existing river/stream identified above. Wetland disturbance is allowed up to 5,000 sq ft provided that the impacted wetlands is replicated somewhere else on the property.

Mills-C | Exhibit Mills-C1: Approximately 0.5 miles east of the proposed Site and 0.15 miles from the Gloucester line. A tower at this location would be the same as Mills-B directly above, variance for the 2 miles tower setback would be required, all other zoning setbacks could be met. We would also use the existing trail for access and utilities. Again, crossing the existing

river/stream and would require replication of impacted wetlands at another location on the property for any wetland disturbance up to 5,000 sq ft.

Mills-D | Exhibit Mills-D1: Approximately 0.39 miles east of the proposed Site and 0.24 miles from the Gloucester line. A variance would be needed for the 2 mile tower setback here too. The tower would need to be at or near the location identified to meet the 500' residential setback to the Mills residence at 32 Haskell Court and maintain a 200' distance from the stream/river to avoid needing an application and approval from the Conservation Commission.

CONCLUSION

First, as stated in the RF material and at the public meetings by both C Squared and Verizon, shifting the tower east would not meet the primary Downtown portion of Verizon's coverage objective. This is due to topography of the area, more specifically the hill on the west side of Ebben Creek. The Mills parcels and all locations assessed above are east of the hill. This will be further detailed along with coverage information in a separate response from C Squared Radio Frequency Engineer Keith Vellante.

Second, while we have spoken to Elizabeth Mills at the Boards request and provided her with a written business term proposal (Exhibit G), at this time we do not have any input on any of the above locations or her lease terms.

We do not consider any of the above locations on the Mills properties to be feasible alternatives to the proposed Site, among other things stated above specific to each location, they do not meet the coverage objective and are not available (owner willing to lease). Again, we believe a 150' monopole style tower at the proposed Site is the only feasible location to address gaps in coverage and capacity in this area of Essex. We look forward to presenting and discussing this information at the upcoming public meeting on September 1, 2021 with the goal of completing the public meeting process.

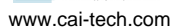
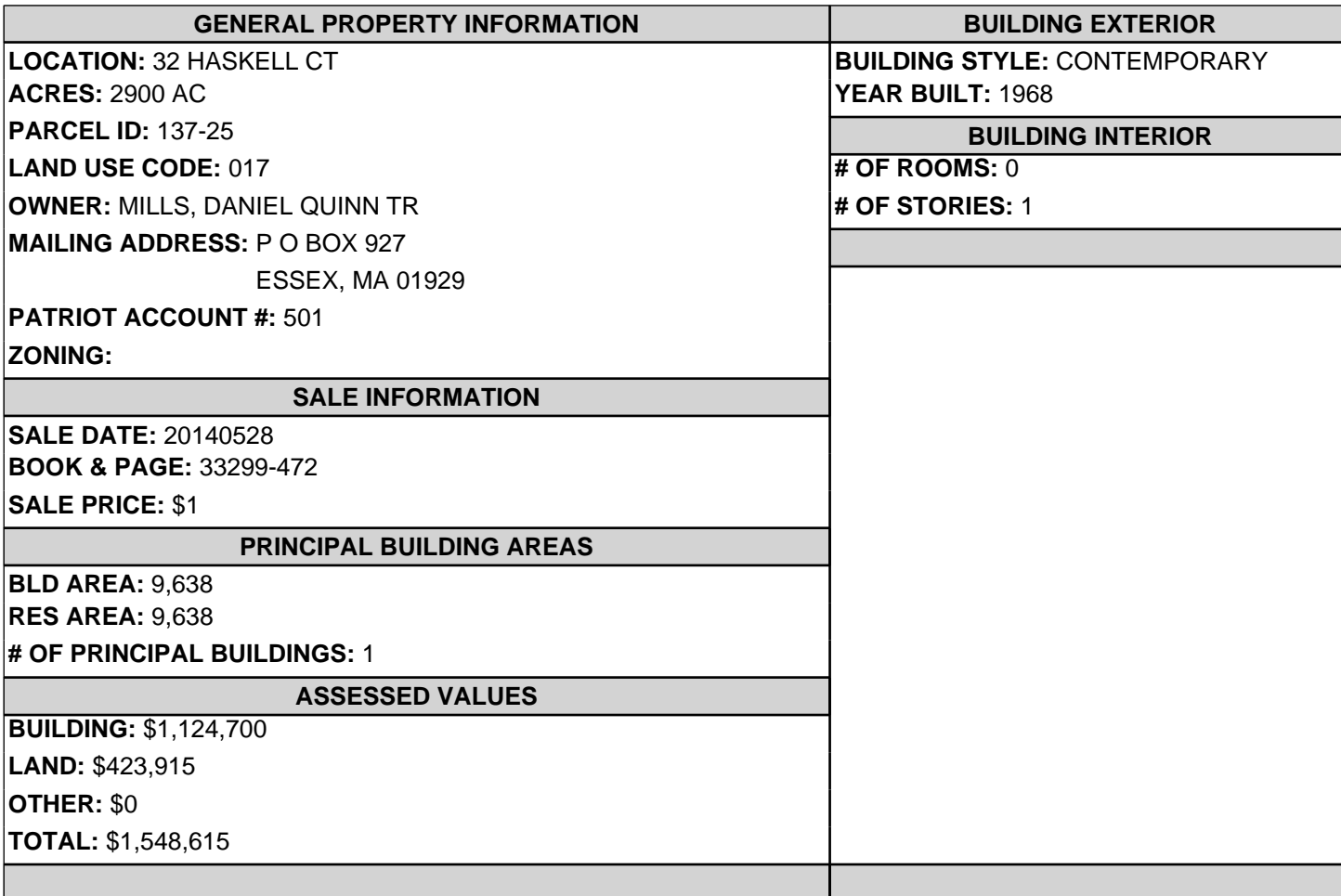
Very truly yours,

TowerNorth Development, LLC



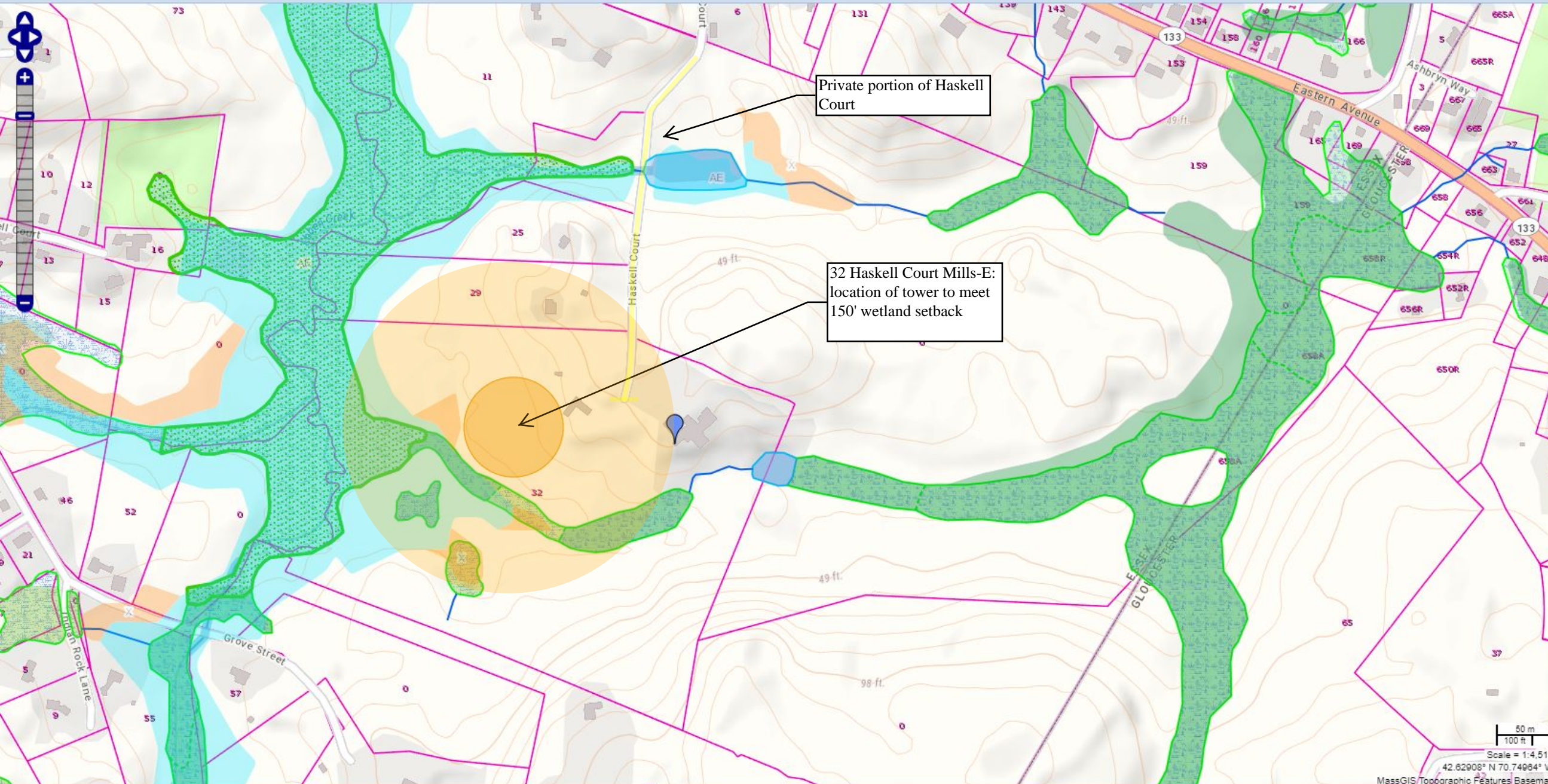
Elisabeth Rutkowski

Town of Essex, MA



2/9/2021

EXHIBIT MILLS - E1



Available Data Layers

FEMA National Flood Hazard Layer

Active Data Layers

Check all Uncheck all Remove

Legend

FEMA National Flood Hazard Layer

- A: 1% Annual Chance of Flooding, no l
- AE: 1% Annual Chance of Flooding, wi
- AE: Regulatory Floodway
- AH: 1% Annual Chance of 1-3ft Pondir
- AO: 1% Annual Chance of 1-3ft Sheet with Depth
- VE: High Risk Coastal Area
- D: Possible But Undetermined Hazard
- X: 0.2% Annual Chance of Flooding
- X: 1% Drainage Area < 1 Sq. Mi.
- X: Reduced Flood Risk due to Levee
- Area Not Included
- Area with no DFIRM - Paper FIRMs in E

NHESP Natural Communities

NWI Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine
- Other

DEP Wetlands Linear Features

- SHORELINE
- HYDROLOGIC CONNECTION
- MEAN WATER LINE
- APPARENT WETLAND LIMIT
- CLOSURE LINE
- EDGE OF INTERPRETED AREA

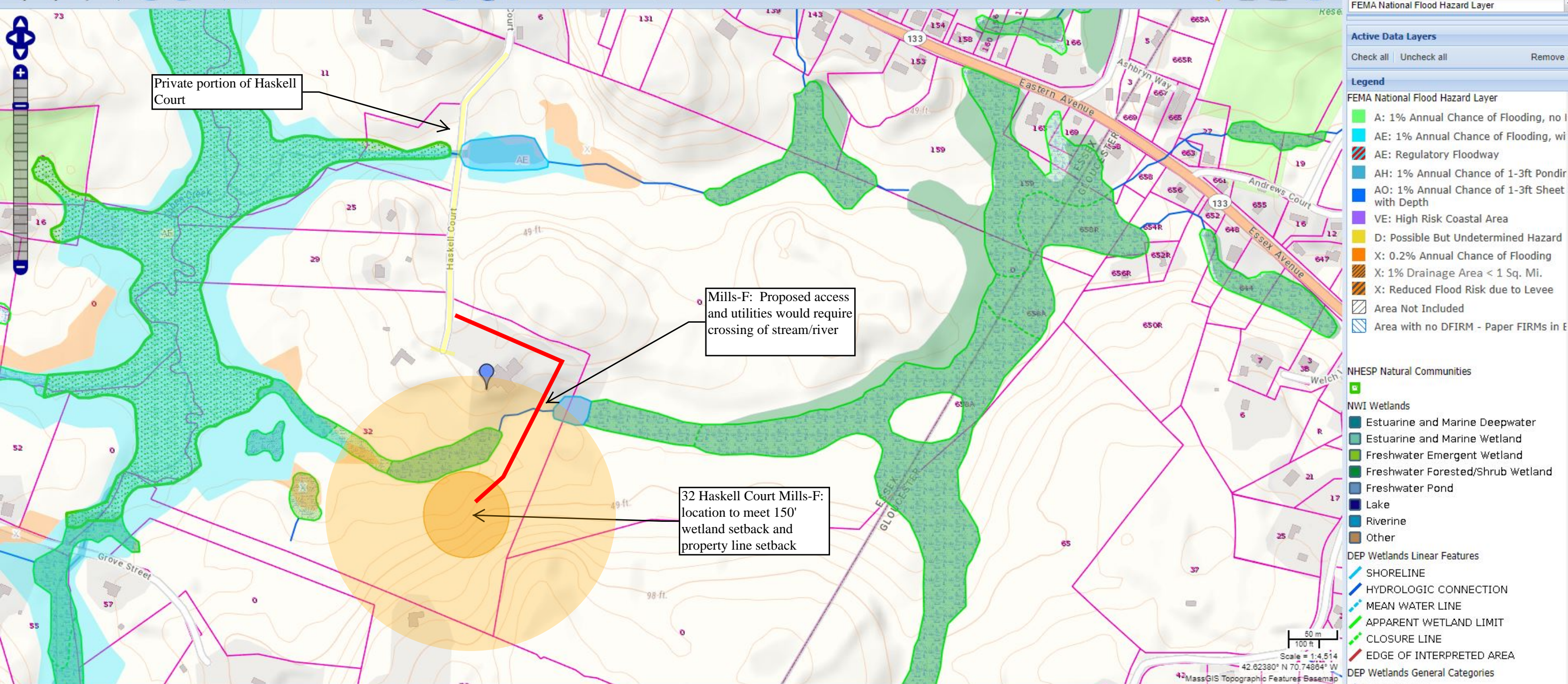
DEP Wetlands General Categories

- MARSH/BOG
- WOODED MARSH

Scale = 1:4,514
42.62908° N 70.74984° W
MassGIS Topographic Features Basemap

Basemaps

EXHIBIT MILL - F1



Available Data Layers

FEMA National Flood Hazard Layer

Active Data Layers

Check all Uncheck all Remove

Legend

FEMA National Flood Hazard Layer

- A: 1% Annual Chance of Flooding, no I
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- Area Not Included
- Area with no DFIRM - Paper FIRMs in E

NHESP Natural Communities

NWI Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
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- Lake
- Riverine
- Other

DEP Wetlands Linear Features

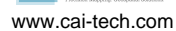
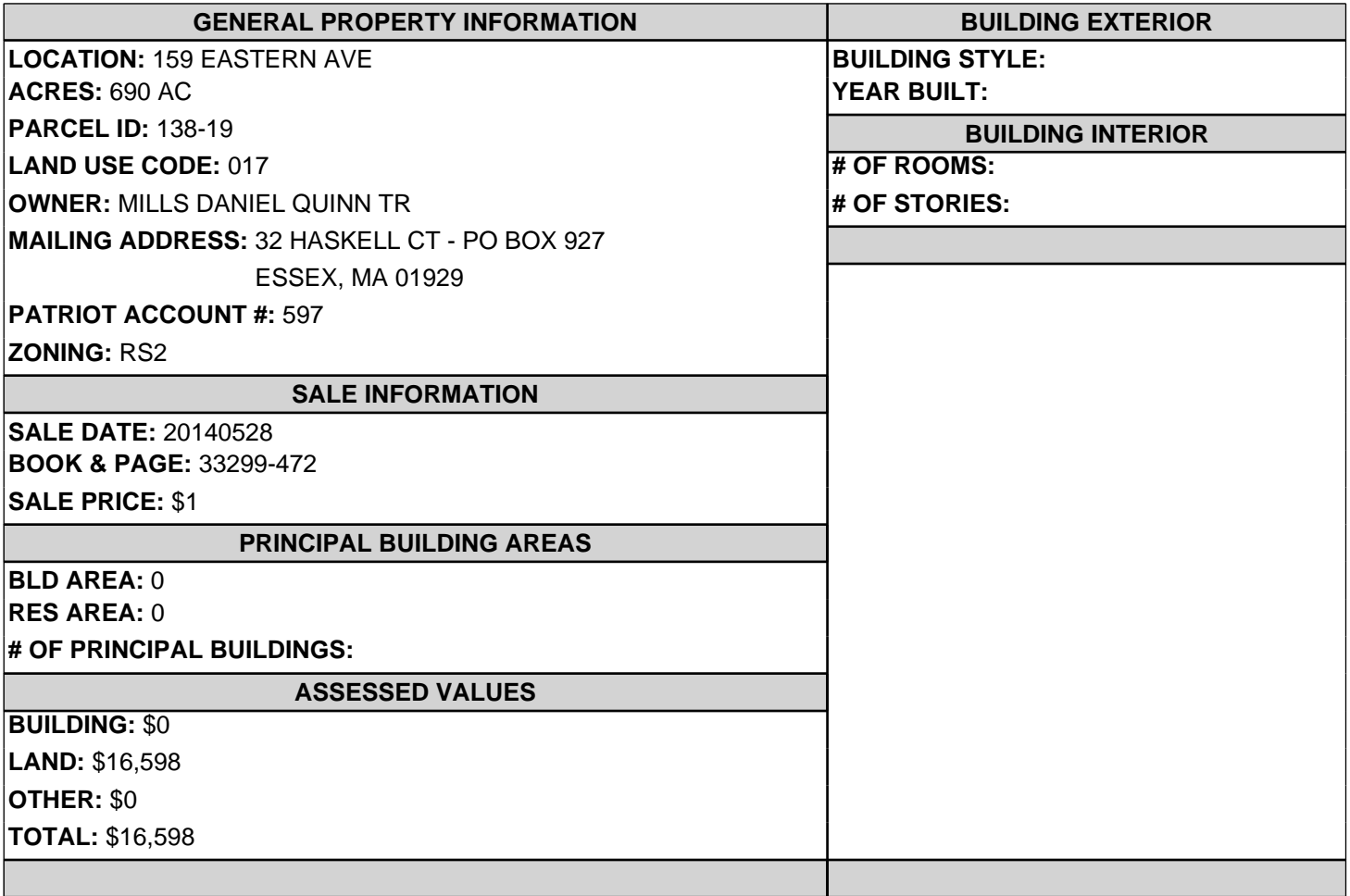
- SHORELINE
- HYDROLOGIC CONNECTION
- MEAN WATER LINE
- APPARENT WETLAND LIMIT
- CLOSURE LINE
- EDGE OF INTERPRETED AREA

DEP Wetlands General Categories

MARSH/BOG

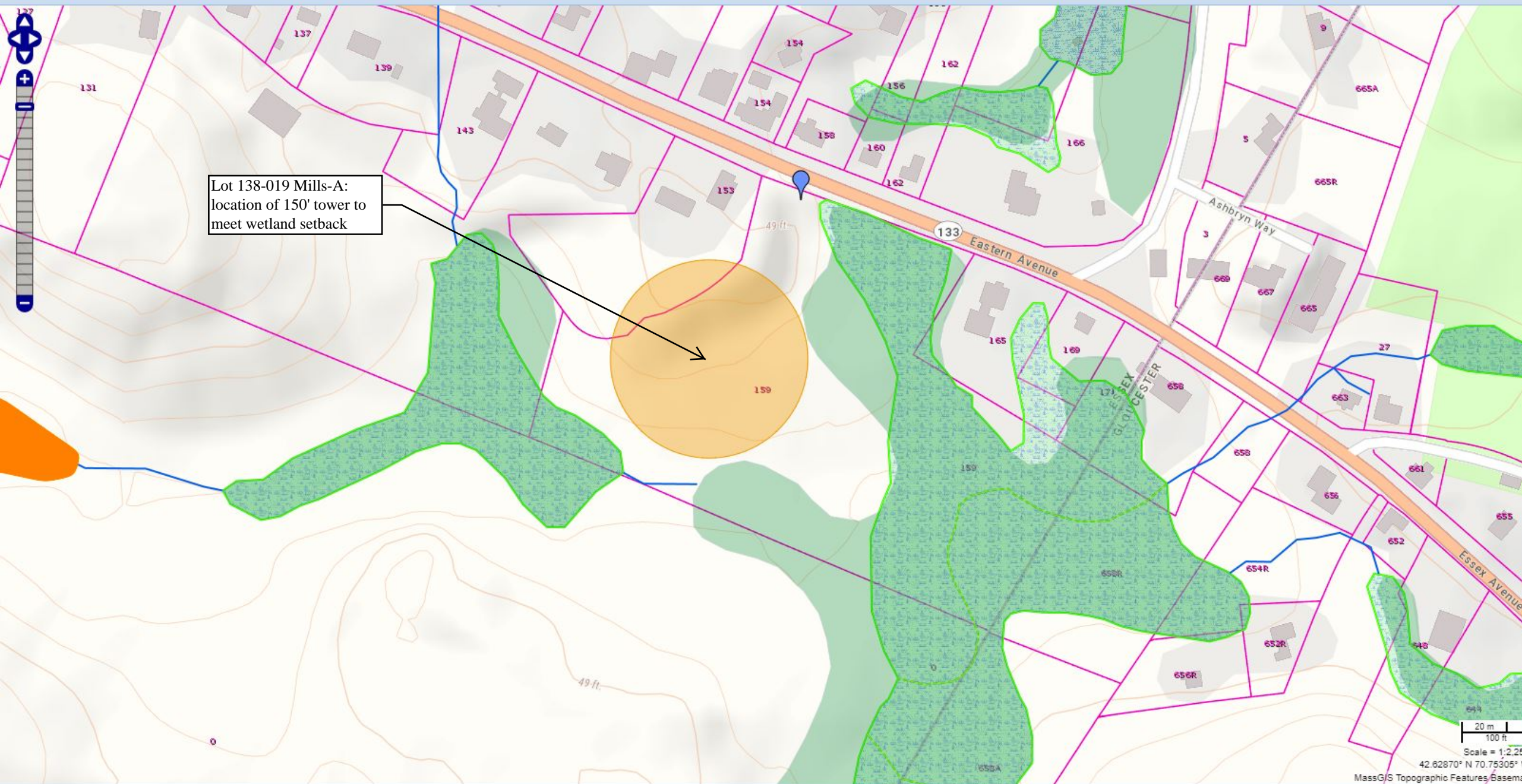
WOODED MARSH

Town of Essex, MA



8/29/2021

EXHIBIT MILLS A1 (159 EASTERN AVENUE)



Available Data Layers

FEMA National Flood Hazard Layer

Active Data Layers

Check all Uncheck all Remove all

Legend

FEMA National Flood Hazard Layer

- A: 1% Annual Chance of Flooding, no BFI
- AE: 1% Annual Chance of Flooding, with BFI
- AE: Regulatory Floodway
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- Area Not Included
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NWI Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine
- Other

DEP Wetlands Outlines Only

- Wetland Boundary

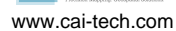
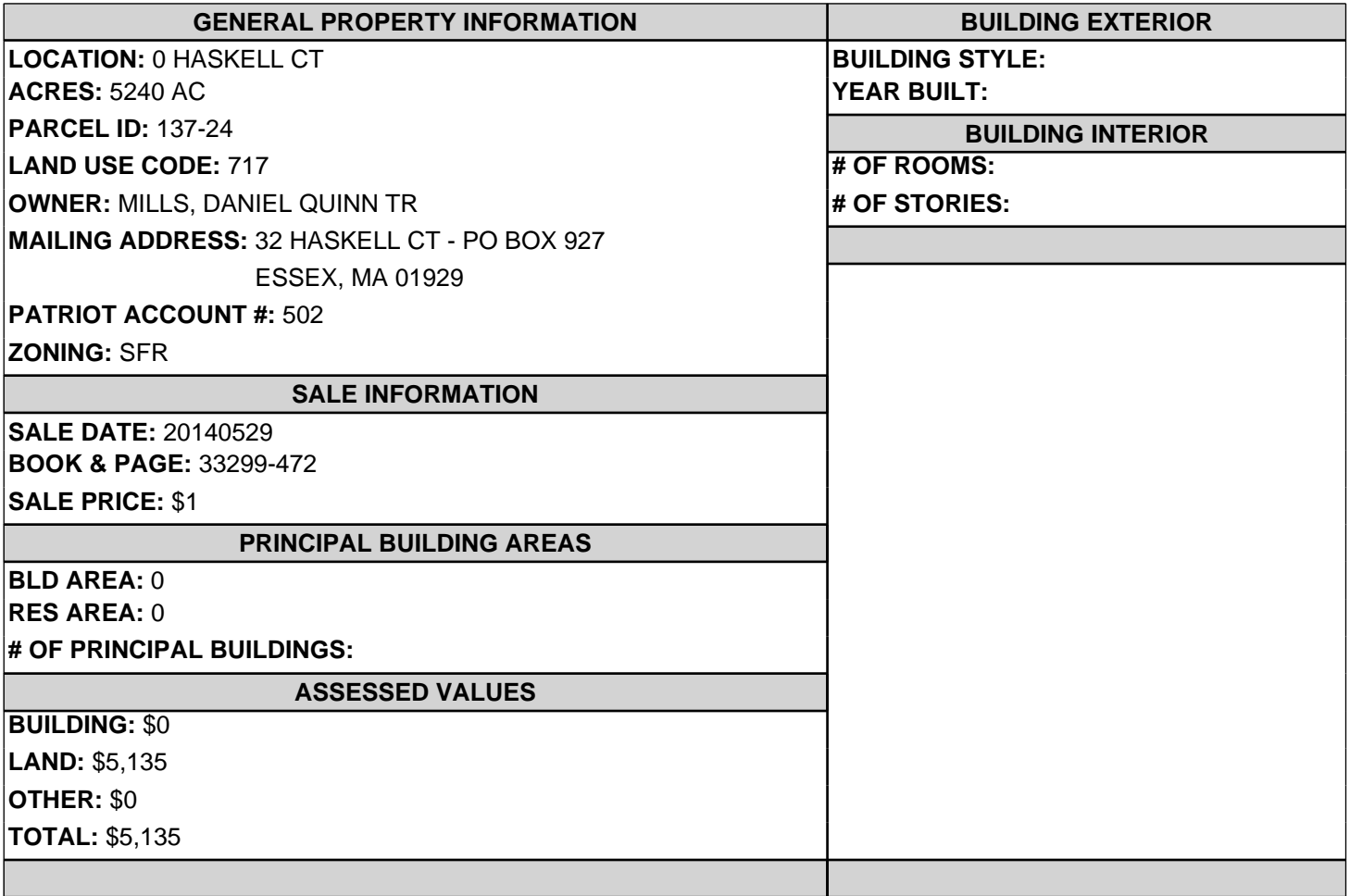
DEP Wetlands Linear Features

- SHORELINE
- HYDROLOGIC CONNECTION
- MEAN WATER LINE
- APPARENT WETLAND LIMIT
- CLOSURE LINE
- EDGE OF INTERPRETED AREA

DEP Wetlands General Categories

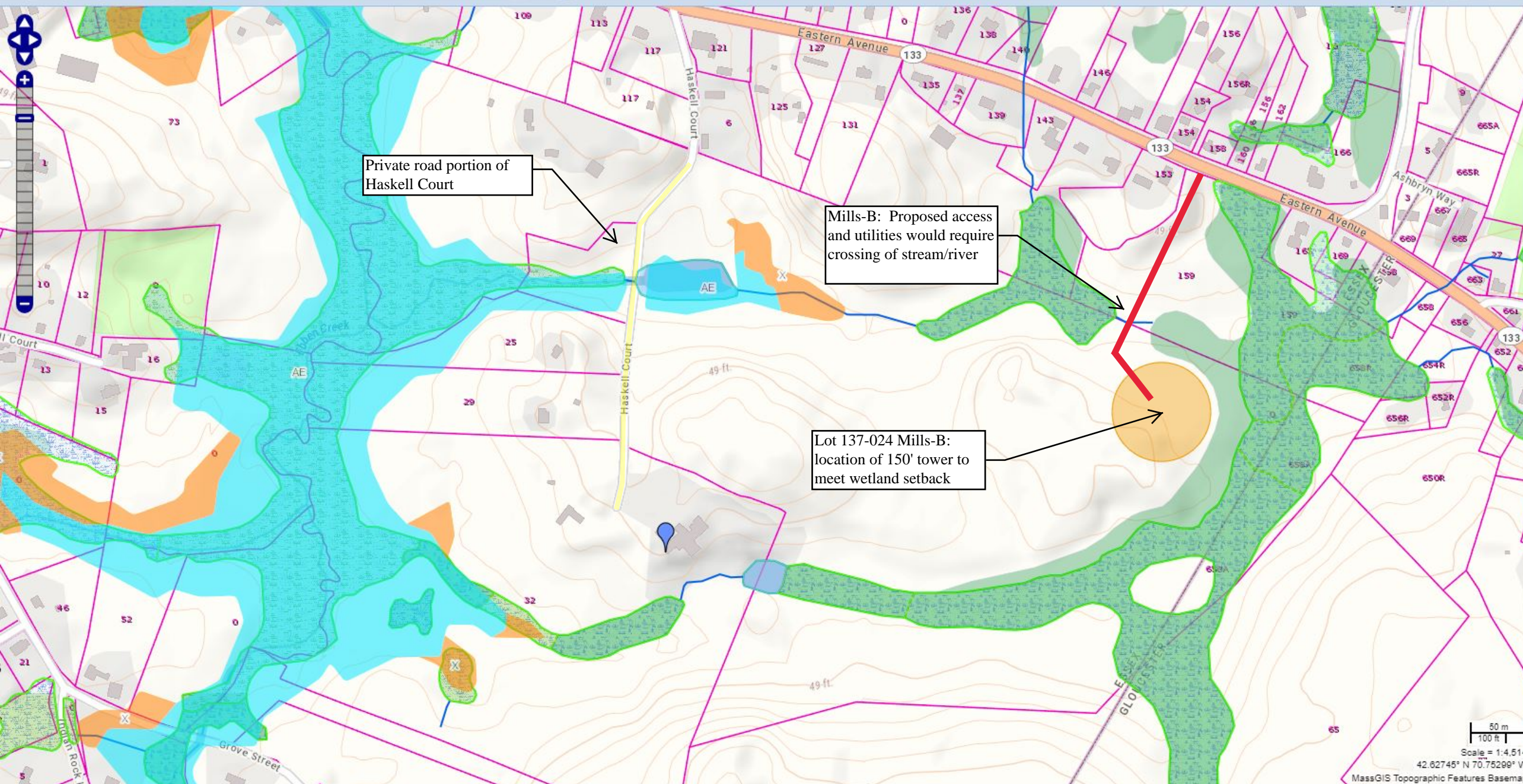
- MARSH/BOG

Town of Essex, MA



8/29/2021

EXHIBIT MILLS - B1 (0 HASKELL COURT)



Available Data Layers

USGS Topographic Maps

Active Data Layers

Check all Uncheck all Remove

Legend

FEMA National Flood Hazard Layer

- A: 1% Annual Chance of Flooding, no BF
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DEP Wetlands Outlines Only

DEP Wetlands Linear Features

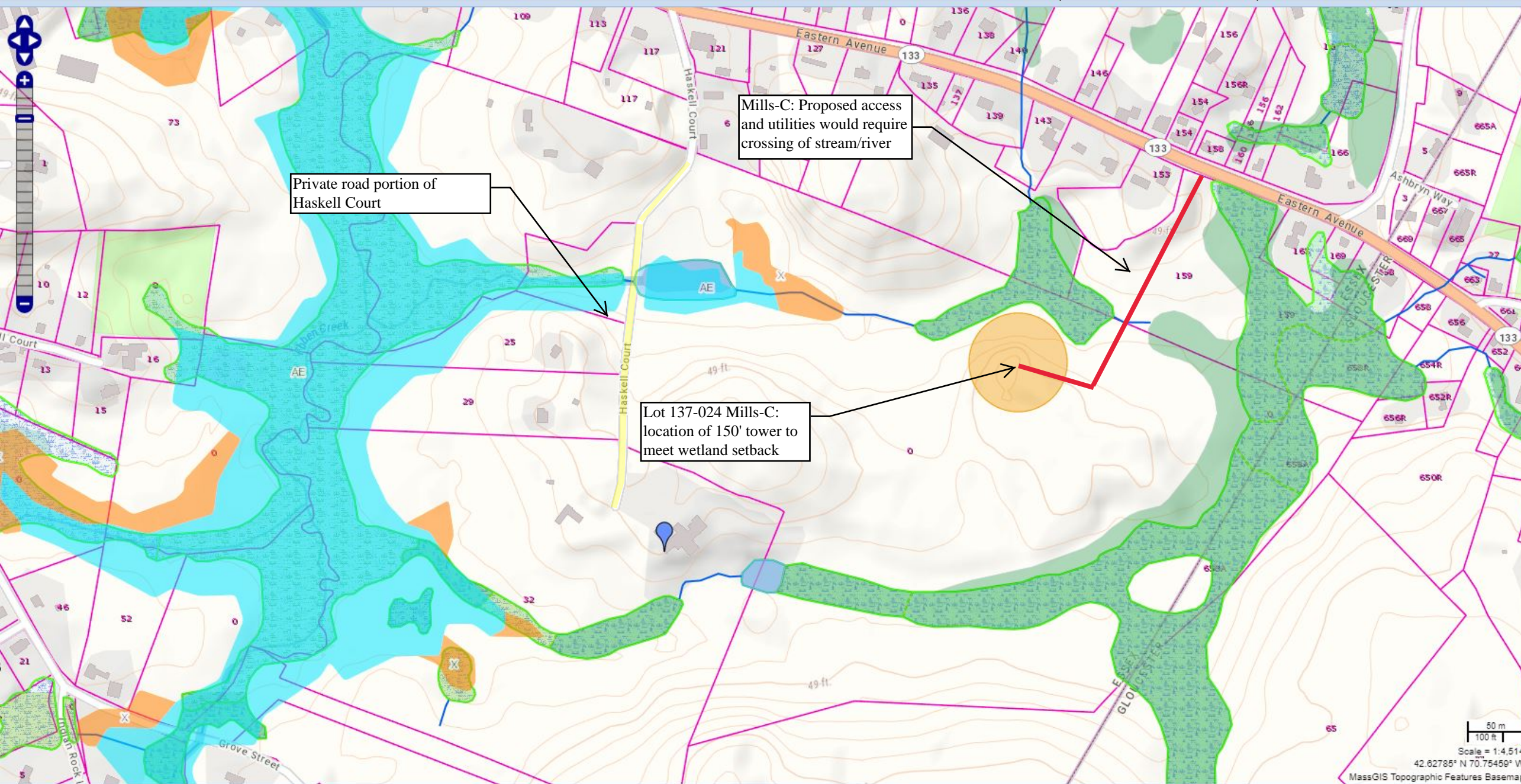
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DEP Wetlands General Categories

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Scale = 1:4,514
42.62745° N 70.75299° W
MassGIS Topographic Features Basemap

EXHIBIT MILLS - C1 (0 HASKELL COURT)



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USGS Topographic Maps

Active Data Layers

Check all Uncheck all Remove

Legend

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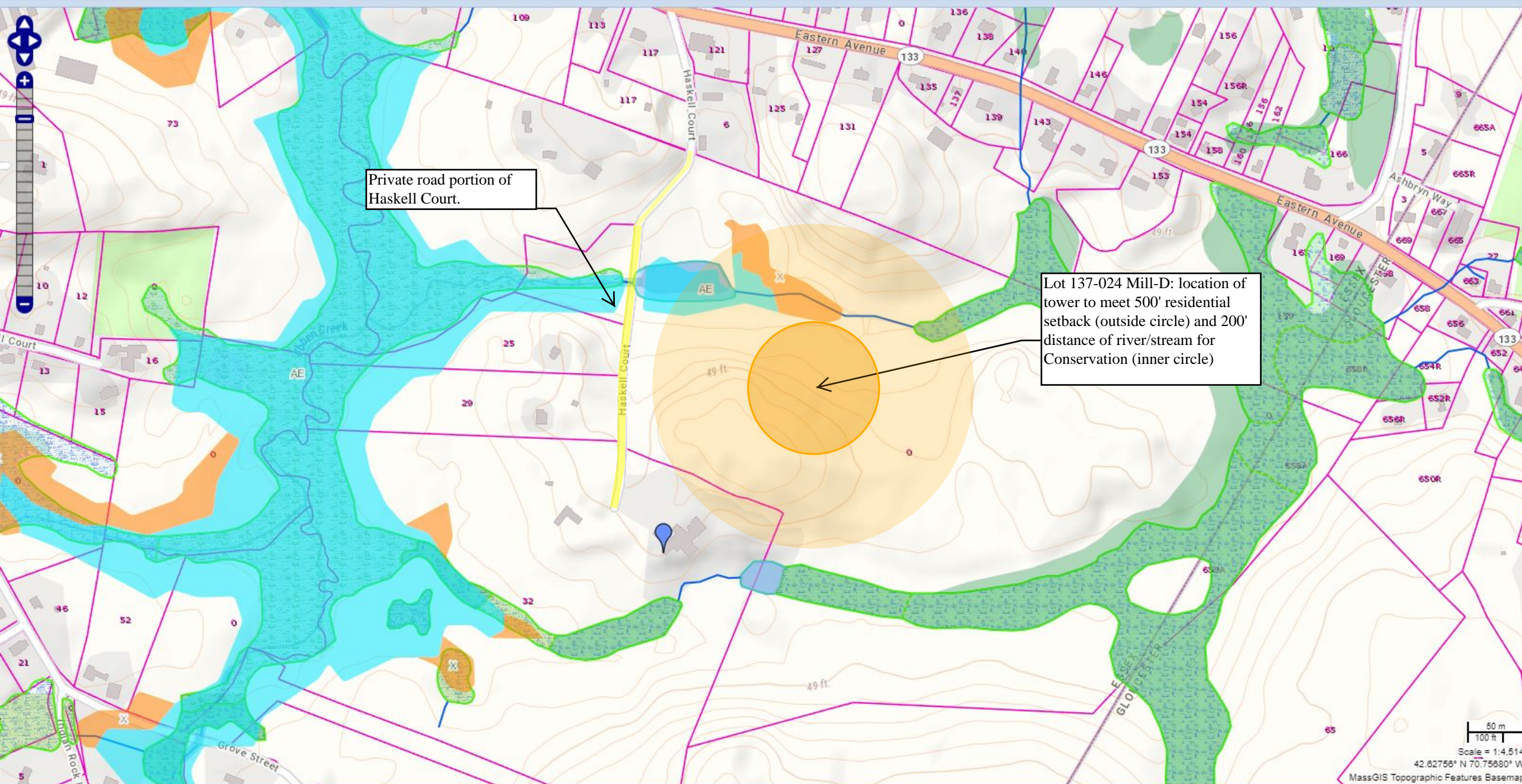
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- WOODED MARSH

EXHIBIT MILLS - D1 (0 HASKELL COURT)



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USGS Topographic Maps

Active Data Layers

Check all Uncheck all Remove

Legend

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- SHORELINE
- HYDROLOGIC CONNECTION
- MEAN WATER LINE
- APPARENT WETLAND LIMIT
- CLOSURE LINE
- EDGE OF INTERPRETED AREA

DEP Wetlands General Categories

- MARSH/BOG
- WOODED MARSH

Scale = 1:4,514
42.62758° N 70.75680° W
MassGIS Topographic Features Basemap

Basemaps

Elisabeth Rutkowski
Site Development Manager
direct dial: 401.533.1679
LRutkowski@clinellc.com



August 24, 2021

Daniel Quinn Mills Trustee
c/o Elizabeth Mills
32 Haskell Court – PO Box 927
Essex, MA 01929

SENT VIA USPS OVERNIGHT AND ELECTRONIC MAIL TO ELIZABETHMILLS@GMAIL.COM

RE: Proposal for Wireless Telecommunications Lease – Haskell Court

Dear Ms. Mills:

This letter is a follow up in trying to connect with you to further discuss the siting of a tower on your property. I am enclosing our business terms and narrative of our proposal. If you are interested in discussing the specific terms of the proposal, please feel free to reach out to me directly at 401-533-1679.

Thank you in advance for your time and I look forward to hearing from you.

Very truly yours,

A handwritten signature in black ink, appearing to be "LR", representing Liz Rutkowski.

Liz Rutkowski
Site Development Manager
401-533-1679
LRutkowski@clinellc.com

Elisabeth Rutkowski
Site Development Manager
direct dial: 401.533.1679
LRutkowski@clinellc.com



Business Terms and Narrative of Proposed Facility

For the right to install a facility at your property, TowerNorth proposes the following terms:

Premises: 75'x75' area in a location to be mutually agreed upon.

Project Costs: TowerNorth shall be responsible for all project costs.

Design: Height and design to be determined and shall be subject to owner's review and approval.

The tower would be accessed with a proposed road and will generate an average of two trips per month by a service technician for routine maintenance. The facility will be served by standard electric and telephone service and requires no water, septic or other services.

If the above terms are acceptable, please acknowledge below and return. Upon receipt, a draft lease will be issued for your review and approval. This letter is non-binding.

AGREED AND ACCEPTED:

NAME:

DATE

Elisabeth Rutkowski

From: Elisabeth Rutkowski
Sent: Tuesday, August 24, 2021 5:16 PM
To: Elizabethhmills@gmail.com
Cc: Dan Klasnick
Subject: RE: TowerNorth Proposal // Essex, MA - Haskell CT - Follow up
Attachments: Essex_Proposal letter - Mills Property_8.24.21.pdf

Ms. Mills:

Attached is our proposal of the business terms. I will also be send out via USPS overnight mail to the 32 Haskell Court Address and the PO Box referenced in the attached.

Thanks again!

Liz Rutkowski
40-533-1679

From: Elisabeth Rutkowski
Sent: Tuesday, August 24, 2021 3:38 PM
To: Elizabethhmills@gmail.com
Cc: Elisabeth Rutkowski <lrutkowski@clinellc.com>; Dan Klasnick <dkt-legal.com>
Subject: RE: TowerNorth Proposal // Essex, MA - Haskell CT - Follow up
Importance: High

Hello Ms. Mills:

This email is a follow up to my voicemail. We are trying to connect with you to further discuss placement of a cell tower on your property. If you could please get back to me at your earliest convenience. I can be reached at 401-533-1679. We can discuss preliminary terms and I am also looking to set up a time toward the end of the week (Thursday 8/26 or Friday 8/27) for myself and my engineer to meet with you on site and walk to property.

Thank you in advance and I look forward to hearing from you!

Liz



Liz Rutkowski | Site Development Manager
750 W Center St, Floor 3 | West Bridgewater, MA 02379
Cell: 401.533.1679 | Fax: 508-819-3017
lrutkowski@clinellc.com | www.centerlinecommunications.com

From: David Ford <dford@clinellc.com>
Sent: Monday, June 14, 2021 3:00 PM

To: Bert Stern <bstern@clinellc.com>

Subject: FW: TowerNorth Proposal // Essex, MA - Haskell CT

Thanks

David Ford
Centerline Communications
508.821.6509

From: dford <dford@centerlinecommunications.com>

Sent: Wednesday, January 4, 2017 1:06 PM

To: elizabethhmills@gmail.com

Cc: dford <dford@centerlinecommunications.com>

Subject: TowerNorth Proposal // Essex, MA - Haskell CT

Elizabeth,

Thanks for the time today. As discussed, we're interested in leasing space on your Essex property for a proposed cell tower, location subject to your preference.

Attached please find a proposal and a copy of our template lease for review. Please take a look and let me know your thoughts.

Thanks



David Ford | Site Acquisition Lead
Mobile: 508.821.6509 | Fax: 508.819.3017
dford@clinellc.com | www.centerlinecommunications.com

EXHIBIT 3
AFFIDAVIT OF DAVID FORD

AFFIDAVIT OF DAVID FORD

I, David Ford, made under the penalties of perjury do hereby testify and depose and make this affidavit based upon personal knowledge and, if called, could testify as follows:

- 1) I am a Site Acquisition Specialist for Centerline Communications, LLC, responsible for determining and acquiring appropriate locations of sites in New England to be used in the development of wireless communications facilities; including but limited to identifying, researching, analyzing, negotiating lease contracts for, and zoning/permitting.
- 2) I have worked in the wireless telecommunications industry for more than nine years. I have been employed by Centerline Communications, LLC since 2012. I have worked in markets across Massachusetts and all other New England states.
- 3) I was fully familiar with and personally involved with the Essex, Massachusetts project identified by Centerline as MA-044 Essex from approximately 2016 - 2018. During that time, I personally reviewed the area for suitable locations to install a telecommunications tower to address network coverage and capacity objects. The search area is topographically challenging, including numerous wetlands, resource areas with varying densities of residential properties interspersed throughout. I conducted an exhaustive analysis of the search area to identify potential locations that would satisfy network requirements.
- 4) After a thorough review of the targeted area, I identified five parcels as possible locations for a cell tower. A letter was mailed to each candidate property owner inquiring about interest in leasing for the installation of a cell tower to the address identified per the Town of Essex Tax Assessor records.
- 5) One of the identified possible locations was 32 Haskell Court. I have personal knowledge of the facts and circumstances concerning the efforts to lease a portion of that property. In a follow up to the mailed letter of interest, I also drove to the property at 32 Haskell Court and attempted to have a discussion with the property owner concerning the proposal to lease a portion of the property for the installation of a cell tower. While unsuccessful, I left a copy of the letter inquiring about leasing a portion of the property.
- 6) In the month of January 2017, I received a phone call from Elizabeth Mills inquiring about the letter and provided her with additional details of the leasing proposal. Following the phone call, I sent a subsequent email to Ms. Mills providing business term proposal and template lease for review.

[CONTINUED ON PAGE 2]

- 7) I attempted numerous times thereafter to contact Ms. Mills by phone over the next several of weeks but never received a reply. Following those efforts and in the absence of any response, Centerline undertook to pursue other candidates with proposals to enter into a lease for the installation of a telecommunications tower.

Signed under the penalties of perjury this 27th day of August 2021.



David Ford
Site Acquisition Agent
Centerline Communications

THE COMMONWEALTH OF MASSACHUSETTS

County of Plymouth ss.

On this 27th day of August, 2021, before me, the undersigned notary public, personally appeared the above named David Ford, proved to me through satisfactory evidence of identification, which were personally known, to be the person whose name is signed on the preceding instrument, and acknowledged to me that he/she signed it voluntarily for its stated purpose.



Notary Public

My commission expires: 6/2/2028

