

My name is Steve Messina, I have resided in the Bretton Woods area for over 30 years and live at 77 Old Cherry Mt. Rd., which is directly across the street from Mt. Deception Campground.

In order for a Special Exception and or a Special Use Permit to be approved the Applicant must meet certain Criteria Requirements, This Applicant has NOT met some of these Requirements and should be DENIED both the Special Exception and the Special Use Permit.

**One of the Criteria Requirements** is that there must be a NEED, One of the other Requirements is that “ It must not Adversely Affect the Character of the Surrounding area”

First I will address the fact that there is NOT a NEED.

I have lived on Old Cherry Mt. Rd. for the past 6 or so years and have always had cell service.

Prior to that I lived approx ½ mile from Old Cherry Mt. Rd. on the South side of Rt. 302 for over 10 years and always had cell service.

Prior to that I lived approx. ½ mile east on Rt. 302, closer to the BW Ski Resort for approx. 20 years, where I owned and operated Above the Notch Motor Inn, which I sold in 2014.

In 2010 I removed ALL the landline phones in ALL my Guest rooms because none of my guests were using these phones, everyone used their cell phones with no problem whatsoever! I had approx. 6000 guests per year, so from 2010 to 2014 I had approx. 24,000 guests, NONE of which had a problem with the cell service and never complained that I did not have landline phones in the guest rooms.

My point here is the fact that there is NOT a NEED, a NEED is required to approve this application.

Also note that at the June 13<sup>th</sup> Zoning Board Meeting Fire Chief Jeff Duncan confirmed that there is NOT a Crucial NEED of a Cell Tower for First Responders in this area.(SEE attached Zoning Board Minutes)

**Another Criteria Requirement** that the Applicant does not meet is that “It must not Adversely Affect the Character of the Surrounding Area”

At the Joint Hearing on June 6<sup>th</sup> one of the Applicants Representatives stated that the 170 ft. Cell Tower would not be very visible because they would use Mt. Deception as a “Back Drop”, in actuality what they said is the Cell Tower would be obstructing the view of beautiful Mt Deception. This clearly violates one of the Criteria Requirements that “it must not Adversely Affect the Character of the Surrounding area”. Obstructing the current clear view of Mt. Deception will without a doubt, Adversely Affect the Character of the Surrounding area.

The brief 4 hour Balloon Demonstration in the fog clearly showed that a 170’ Cell Tower will obstruct the beautiful Mountain views. **Keep in mind that the Balloon was approx. only 2-3 feet wide and the top of a Cell Tower is approx. 15-20 feet wide. Also note that the Mountain Tops were in the fog on the day of the Demonstration.**

I currently have pristine views of Mt. Deception and the Presidential Mountain Range from my front deck; the Balloon Demonstration proved that these pristine mountain views would be destroyed if this **Nuisance** 170’ Cell Tower is approved.

Beautiful views of Mt. Deception and the surrounding Presidential Mountain Range have been enjoyed by thousands of tourists for hundreds of years and would be destroyed forever!!

If this Application is approved it will be in violation of the Criteria Requirements for a Special Exceptions and Special Use.

Therefore I request that the Application for the Construction of a 170 ft. Cell Tower in the Bretton Woods area be **DENIED** for failure to comply with the some of the Criteria Requirements set fourth by the Town of Carroll Planning Board, Zoning Board and the citizens of our Town.

Also note that according the Department of Housing and Urban Development, properties within viewing area of a Cell Tower have much lower marketability and therefore lower property values.  
(SEE Attached)

Also note that according to the FCC Regulations, Section 6409(a), The owner of a Cell Tower is allowed to increase the height of the Tower by 10% but not more than 20 feet, without the approval of local government. This 170' Tower could be increased by 17 feet for a total height of 187 feet without our Towns approval at any time after construction.

Chief Jeff Duncan brought up the cell towers. In order for the cell towers the emergency responders have to classify it as critical infrastructure. Chief did not know he would consider it as critical. From listening to them the other night it is not going to improve much of the service they already have. Chief would not use the word critical he would use the word beneficial. One of the criteria they have to meet is it needs to be critical for responders. Why it's not considered critical is because the responders have First Net and their cell phones automatically gain priority on the towers. The new tower may get down to Zealand

parking lot but they aren't going to have connectivity all the way through Twin. They also have in their other vehicle cell-fi and an antenna and wherever that vehicle is will allow them to have cell service. So, what's coming off that tower isn't necessarily critical to us. They are still able to use the towers at the Hotel. Chief said it's not critical to us but to all the homeowners *(Cell service is available)*

Karen Moran asked if it was critical to the Police Department

Chief Jeff Duncan said they have the same service as them. One of the things with first net is if you go out there and it is a busy day and you're talking on your phone its going to boot you off your phone so the responders can use it. The other issue and Chief didn't know how or where to research it is; one thing the Tower people said was they were not going to reach Bethlehem and Chief didn't know if they know Bethlehem is across the street and Chris Elms asked the question because there is a process started this year for a cell tower at the ski area. He didn't know how or where that stands and because of Town jurisdictions that would never come across this board. Probably be in our best interest if we got everyone on the same page. If they put a cell tower in Bethlehem and we put a cell tower in that will give us 4 towers in the span of a mile. Chief wasn't sure if there was an opportunity to upgrade what is currently in place. There are a lot of questions that need to be asked before we say a cell tower is a good idea. Chief is unsure if the right questions have been asked by the right people

Karen Moran said they did see the email Bill had sent to him, Steffanie Apostle forwarded all the information to them which was really helpful because the cell tower applicant obviously wants to build it and by stating one thing on the application that Bill asked about it was really helpful to get Chief Duncans answer.

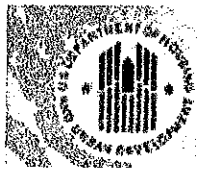
Chief Duncan said he is not saying the tower would not be beneficial but would never use the word critical.

Bill Briggeman thanked Chief Duncan for coming

Item 8: Adjourn

Motion to adjourn by Anita Greer and seconded by Bill Briggeman at 7:45

\* WINGATE MEETING WAS SCHEDULED FOR 6/20/24 AT 6:30PM. ALL PARTIES HAVE BEEN NOTIFIED\*



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# Archives

## HUD HOC Reference Guide

### Hazards & Nuisances: Overhead High Voltage Transmission Towers and Lines

#### Chapter 1

#### Appraisal & Property Requirements

#### Page 1-18f

The appraiser must indicate whether the dwelling or related property improvements is located within the easement serving a high-voltage transmission line, radio/TV transmission tower, cell phone tower, microwave relay dish or tower, or satellite dish (radio, TV cable, etc).

1. If the dwelling or related property improvement is located within such an easement, the DE Underwriter must obtain a letter from the owner or operator of the tower indicating that the dwelling and its related property improvements are not located within the tower's (engineered) fall distance in order to waive this requirement.
2. If the dwelling and related property improvements are located outside the easement, the property is considered eligible and no further action is necessary. The appraiser, however, is instructed to note and comment on the effect on marketability resulting from the proximity to such site hazards and nuisances.

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## Land Use

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**From:** Kara Swanson <swansonkm@sbcglobal.net>  
**Sent:** Wednesday, July 24, 2024 1:12 PM  
**To:** landuse@townofcarroll.org  
**Subject:** Cell tower meeting 7/25

My name is Kara Swanson, I am writing on behalf of my father Craig Swanson and self. My father owns 140 Old Cherry mountain road south and is an abutter to the area of the proposed cell tower.

We have written previously and are writing again to request that the permit for the cell tower be denied.

The cell tower is not needed and will take away from the scenic views that attract residents and visitors to the region. The balloon test was a joke as it was conducted during a very short window during most peoples work hours. Someone was kind enough to share photos of that balloon test and frankly the height looks just as bad as we imagined it would be. Anyone concerned about poor service should look into a cell booster. They're around \$100 on Amazon, easy to install on an existing home tv antenna and perform great without adding a visual eyesore of a cell tower to the area's beautiful scenery at everyone else's expense. Emergency services already acknowledged they don't need it.

Kara and Craig Swanson

Sent from my iPhone

## Land Use

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**From:** Rick Major <rmajor@belletetes.com>  
**Sent:** Wednesday, July 24, 2024 9:22 AM  
**To:** landuse@townofcarroll.org  
**Subject:** CELL TOWER / MT DECEPTION CAMGROUND

Good morning. I want to address concerns about the possibility of the installation of the 170' cell tower proposed for Mt. Deception campground.

After viewing the balloon test, it is clear that this will only serve to be a **visual nuisance** to this otherwise scenic area. At the last meeting, the attendants were told that both fire and police departments have zero need of this cell service as they have their own emergency connections. This nuisance will be an awful distraction to the national and even international visitors who come to the area year-round for its' natural beauty, and not for these visual obstructions. And simply stated, all this is proposed simply to line one man's pockets.

**Thank you for your time !**

**Nadere Garcia and Rick Major**  
**Property owners**  
**154 Old Cherry Mountain Rd. South**  
**Carroll, N.H. 03595**