



**APPLICATION FOR  
SPECIAL PERMIT AND SITE PLAN APPROVAL  
(Planning Board)  
FOR  
PERSONAL WIRELESS SERVICE FACILITY**

**SUPPLEMENT No. 5**

**Applicant:** Vertex Towers, LLC  
**Site Id:** VT-MA-0019F  
**Property Address:** 28 Martin Road, Buckland, MA 01338  
**Tax Assessors:** 8-0-60 (facility)  
8-0-60.1 (access)  
**Property Owner:** Amos M. Franceschelli and Christopher Franceschelli  
**Date:** August 2, 2022

1. Letter of Vertex Towers, LLC to Planning Board and supplemental height analysis and coverage plots

Respectfully submitted,

A handwritten signature in black ink, appearing to read "F. Parisi".

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August 2, 2022

Buckland Planning Board  
17 State Street  
Buckland, MA 01370

Dear Members of the Buckland Planning Board:

I am the Manager of Vertex Towers, LLC, which, as you are aware, has applied to the Planning Board for a Special Permit to construct a wireless service facility in Buckland.

After extensive RF and civil engineering review, and after careful consideration of your zoning bylaw regarding wireless service facilities, the stated purpose of which is "to minimize their adverse visual and environmental impacts, to avoid damage to adjacent properties, to lessen impacts on surrounding properties, to lessen traffic impacts, **to minimize the installation of towers and to reduce the number of towers constructed**", and also requires that the Facility "**be designed to structurally accommodate the maximum number of foreseeable users technically practicable**", Vertex proposed a 150' tall monopole style tower. As is shown in the radio frequency propagation maps and height analysis which were previously provided by Vertex (which were confirmed and corroborated by your radio frequency expert), a 150' tower provides space for four commercial wireless carriers at a height of 115' (centerline) and above, to link up with other area towers and especially a proposed tower in Ashfield, MA that we hope to construct before year end.

As is shown in the supplemental radio frequency maps and height analysis attached hereto, heights below 115' do not provide an overlapping connection with the Ashfield tower, especially at the lower heights on the Ashfield tower. Reducing the height of the Buckland tower will reduce the number of carriers we can support on the tower, which will be contrary to the zoning bylaw's requirement that the tower be designed to structurally accommodate the maximum number of foreseeable users technically practicable and to minimize the installation of towers and to reduce the number of towers constructed.

Because of the extensive setbacks and limited scope of development, Vertex's proposed Facility clearly avoids damage to adjacent properties and lessens any impacts on surrounding properties. Because the facility will be unmanned and infrequently visited, there are clearly no traffic impacts. Our engineers have taken significant measures to ensure that there are no environmental impacts. As the visibility demonstrations and photo simulation packages clearly show, the Facility has been located in such a way as to minimize any visual impact of the Facility. However, in order to find a property, and a location on that property, that (i) was available for leasing, (ii) technically viable from a radio frequency perspective and meets the coverage objective, (iii) also meets the setback and other design requirements of the Town's

bylaw, and (iv) also addresses visibility concerns, Vertex was forced to choose a location that requires very challenging construction of a new 1170' access driveway, at great expense to Vertex.

We note that members of the public have suggested that the tower can be built at a lower height and be built as a "monopine" style tower to address concerns with respect to the visibility of the tower. Although Vertex is not adverse to building a monopine style tower, we question the need for and appropriateness of a monopine in this instance, given the limited visibility (and distance from those vantage points where the tower is visible), substantial setbacks and substantial vegetative buffer, and suggest that a tower with a COR-TEN finish and antennas painted to match might better address concerns regarding visibility if not the traditional galvanized steel coloring. However, to reduce the height of the tower to a height that does not accommodate at least 3 if not 4 commercial carriers (in contravention of the zoning bylaw) AND to impose a requirement that the proposed Facility be a monopine style tower (again, at great expense to Vertex), the proposed Facility WILL NOT be economically viable and Vertex will not be able to construct it. Vertex considers this an effective prohibition of wireless services in contravention to the Telecommunications Act of 1996.

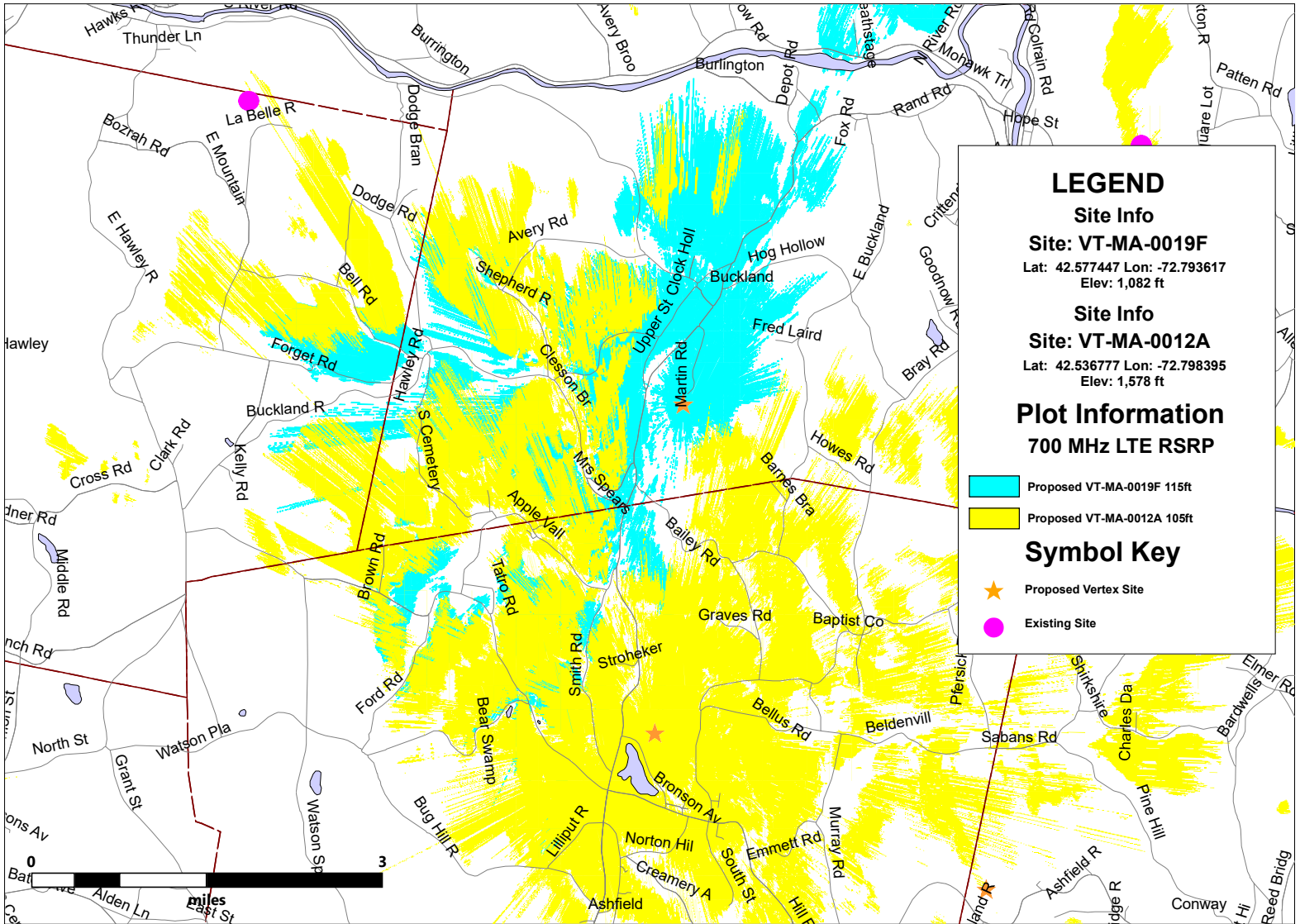
Given the great public benefit improved wireless communications will provide to the Town of Buckland and the already extensive efforts Vertex has taken to mitigate the visual impact of the facility, we ask that you take these concerns into consideration as you deliberate on the Application.

Vertex Towers, LLC

By:   
Stephen Kelleher, Manager



# RF Proposed Coverage For VT-MA-0019F With VT-MA-0012A@-95dBm



# RF Proposed Coverage For VT-MA-0019F With VT-MA-0012A@-95dBm

