

**ZONING BOARD OF ADJUSTMENT
P.O. Box 227
Freedom, NH 03836**

Freedom Zoning Board of Adjustment: **March 25, 2025**

Present: Chairman Scott Lees, Karl Ogren, Vice Chair Craig Niiler, Peter Keenan, Daniel Footit (A), Pam Keith (A), Bryan Fontaine Building Inspector/Zoning Officer, Lindsay Pettengill Recording Secretary

Absent: Denny Anderson, Tim Cupka(A), Jacob Stephen (A)

Public: Everett Yeaw, Joyce Yeaw, Francis Parisi, Anne Proudler (Representing Robert Lincoln), Sue Hoople, Greg Grinnell, Rich Ullrich

Chairman Scott Lees called the meeting to order at 7:00 p.m.

Chairman Scott Lees introduced the Board to the Public.

Notification of this meeting was published in the Conway Daily Sun and posted at the Freedom Town Office and the Freedom Post Office.

Public Meeting

Karl Ogren made the motion, seconded by Peter Keenan, to approve the meeting minutes of December 17, 2024. All were in favor. APPROVED

The following applications will be heard:

Application 12-12-25 Vertex Towers LLC

Applicant is proposing to construct a wireless telecommunications services facility consisting of a 150' monopole style tower (154' to top of lightening rod) inside a 40ft by 60ft fenced compound.

Applicant is requesting the following:

Variance Article 17 Section 1706.3 – height

Variance Article 17 Section 1707.10 – pole type

Property is located at on Eaton Rd.

Map 12 Lot 12

PUBLIC HEARING

Karl Ogren, in reading the minutes, read that the Brooks application (17-1-24) had been withdrawn for the January meeting, however, the meeting was not held so he made a motion to accept their withdrawal and Pam seconded the motion. All were in favor. APPROVED

Application 12-12-25 Vertex Towers LLC

Pam Keith Recused herself from this application, Daniel Footit will be sitting for Denny Anderson.

Fran from Vertex Towers LLC came before the board presenting an application for a proposed Telecommunications tower at the Eaton Rd Lot. Map 12 Lot 12. He stated that he has also filed a Site Plan Review with the Planning Board and will be attending the April Meeting to present it. Points of presentation:

- Pole – Mono not mast
- Submitted balloon test photos –
- Company has been successful on the 153 corridor and continuing with this tower
- Built tower by Conway lake, pending in Eaton and Effingham with 2 approvals in Wakefield
- Freedom bylaws similar to the surrounding towns
- 80% of 9-1-1 calls are made wirelessly
- Also requiring more towers/service now w/remote work
- Work extensively with Lakes Region Planning Commission
- Topography is wavy and requires additional towers for reliability
- Moulton Rd tower was built for different coverage but there is none where this tower will cover/fill in the gaps headed into Eaton
- Looked at other sites but they did not cover the area they were looking to cover
- Parcel itself has existing driveway, has not been logged
- 1400ft off Eaton Rd and set back from all setback lines
- 60x40 fenced in, small foundation, ample parking and turn around for maintenance vehicles
- 75x75 roughly, clearing
- Monopole tower
- 150 ft + 5ft lightening rod – 155ft total
- Doesn't require lighting
- Low powered facility – 100 watts radio frequency – under FCC limits
- Covering Cushing corner through to king pine
- (referenced the map of pictures in the balloon test supplemental submission) Most visibility from East Madison Rd/153 intersection. Would see about 30ft of tower
- Courts show no diminishing of property value
- Non reflective design, no noise, maintenance once a month and otherwise remotely monitored
- Given topography and desire by the state denial would bring a hardship
- There are already similar towers in freedom
- Average height of trees 60ft but would have to get above the topography to measure that

Board

- Like balloon test redone
 - Dan - Electrical is all that will be brought in
 - Craig -How many carriers? 4 carriers at most
 - total energy output at less than 1% of FCC requirements - measured at the exposure limit
- Peter – Explain height discrepancy on plan - based on 145ft where the first antenna would be attached

Abutters

- 763 Eaton Rd – Bob Lincoln (Anne Frouder represented him) We don't want to see it. Otherwise ok with it.

Public

- Everett Yeaw – 1500ft from that location - believes that he may be concerned of devaluation of property
- Greg Grinnell - Need Cell service for those working remotely and it helps increase home values

Anne – Timeline after approval – Fran – Environmental regs need to be evaluated beforehand (Est – November at the earliest)

Scott – Carriers – Fran - none yet unless carrier commits and would be agreeable to this being a condition

Anne – Balloon Date?

Board – Karl – Balloon Test – Saturday or Sunday – April 5th – Visidem.com is site that will show if balloon test is on

Secretary to notice abutters, post in paper and regular posting places as well as email Planning Board Members.

Karl made a motion to continue this application until next month (April 22, 2025), motion seconded by Peter; motion passed unanimously.

PUBLIC MEETING

Scott – Board Members – Karl remains, Dan remains, Jake - ?

Selectman need to appoint these members, Secretary to notify Town Administrator for these appointments.

There being no new business to come before the Board, the Motion by Scott, seconded by Karl that this meeting adjourns; Motion passed unanimously.

The meeting was adjourned at 8:30 p.m.

Respectfully Submitted,
Lindsay Pettengill
Recording Secretary