

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

Freedom Zoning Board of Adjustment: **April 22, 2025**

Present: Karl Ogren, Vice Chair Craig Niiler, Daniel Footit (A), Dennis Anderson, Bryan Fontaine Building Inspector/Zoning Officer, Lindsay Pettengill Recording Secretary

Absent: Chairman Scott Lees, Peter Keenan, Tim Cupka(A), Jacob Stephen (A), Pam Keith (A)

Public: Francis Parisi, Anne Prouder (Representing Robert Lincoln), Janet and Don Johnson

Vice Chairman Craig Niiler called the meeting to order at 7:00 p.m.

Vice Chairman Craig Niiler 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 Craig Niiler, to approve the meeting minutes of March 25, 2025. 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

Application 12-12-25 Vertex Towers LLC

Daniel Footit will be sitting on the four-person board. Applicant was notified they have the right to a five person board. At this time the applicant wished to proceed.

Fran from Vertex Towers LLC came again before the board presenting an application for a proposed Telecommunications tower at the Eaton Rd Lot. Map 12 Lot 12. He stated that the April 5th balloon test was successful. He went before the Planning Board and they are currently notifying abutting towns as it was voted a project of regional impact and therefore

continued to next month. There was no opposition at the Planning Board Meeting. In the mean time, he has had towers approved in Effingham and Eaton.

Board

- Explained to Denny who was not at the previous meeting about the balloon test being the only ask of the board.
- Dan – how high off of the main rd – 1522ft, ground elevation at base of tower – 716ft above sea level

Abutters

- 763 Eaton Rd – Bob Lincoln (Anne Frouder represented him) Walked her property and did not see the balloon. Was not sure where to look – one explained she states she was looking in the right area and has no objections to its approval.

Public

Janet Johnson – 665 Eaton Rd – In favor of the tower as they do not have service just up the road and believes it is a danger to not have service in that area of 153. Believes it is a great location.

Don Johnson – In favor along with his wife, hopes it is high enough to service his area.

Fran- Eaton tower will be much taller and will link well with this tower to provide the best coverage.

The Board agreed to vote straight up for both Variances and to maintain the same Findings of Facts and Conditions.

Variance from Article 17 Section 1706.3

- 1. 4-0 Motion Carried**
- 2. 4-0 Motion Carried**
- 3. 4-0 Motion Carried**
- 4. 4-0 Motion Carried**
- 5. A. 4-0 Motion Carried**
 - i. 4-0 Motion Carried**
 - ii. 4-0 Motion Carried**

Conditions:

- 1. Per Plan titled Freedom, NH Permitting Drawings. Dated November 30, 2023 and signed by Board**

Findings of Facts:

- 1. No connection to prior tower that was approved earlier**
- 2. Shortened tower to 130-133' from the 160' originally requested**
- 3. Visibility not as bad at new height**
- 4. Provided everything we asked for**
- 5. Coverage**

Vice Chairman Niiler, motioned to approve the Variance from Article 17 Section 1706.3. All were in favor. APPROVED 4-0

Variance from Article 17 Section 1707.10

1. 4-0 Motion Carried
2. 4-0 Motion Carried
3. 4-0 Motion Carried
4. 4-0 Motion Carried
5. A. 4-0 Motion Carried
 - i. 4-0 Motion Carried
 - ii. 4-0 Motion Carried

Conditions:

1. *Per Plan titled Vertex Towers Freedom NH VT-NH-0133 Eaton St Freedom, NH 03836. Dated February 6, 2025*
2. *No Building Permit issued until evidence of a committed cell tower has been established*

Findings of Facts:

1. *Did Second Balloon Test*
2. *Will complete coverage from Wakefield to Conway*
3. *Far from Road, Low visibility*

Vice Chairman Niiler, motioned to approve the Variance from Article 17 Section 1707.10. All were in favor. APPROVED 4-0

PUBLIC MEETING

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

The meeting was adjourned at 7:30 p.m.

Respectfully Submitted,
Lindsay Pettengill
Recording Secretary