April 5, 2017

RECEIVED

APR 10 2017

Town of Concord
Board of Appeals

Robert Sepucha, Chair
Town of Concord Zoning Board of Appeals
141 Keyes Road
Concord, MA 01742

Dear Chair Sepucha and the members of the Zoning Board of Appeals,

We are writing to express our strong opposition to the granting of a Special Permit and Site Plan Approval to Industrial Tower & Wireless (ITW) for the relocation of a cell tower at the Middlesex School.

We did not oppose the initial application for the cell tower to be constructed on the smokestack at Middlesex School, but we are opposed to the proposed relocation site. As a neighbor of the school for over a decade, it is disappointing that Middlesex would sign off on this proposed location which is so close to our homes. It is clear that Middlesex picked a location as far away from their entrance and school buildings as possible, but the proposed location could not be closer to our homes on Bartkus Farm Road if they tried.

This application is not about addressing a "significant gap" in cell coverage. Because Middlesex School decided to repurpose their facilities plant into a music and campus center, the existing cellular transmission equipment on the smokestack has become an eyesore which they want to move as far from their facilities as possible. Because Middlesex is creating the "gap" in coverage by removing the cell tower from its existing location for aesthetic reasons, we believe it is incumbent on them to find a new location that does not negatively impact their neighbors and violate the 1,000 ft. single family home setback required by the bylaws.

The proposed tower is not only significantly taller than the existing smokestack (120' vs 90'), it is not camouflaged, and it is much taller than the surrounding trees (120' vs 40'-60'). The explanation from the applicant on the tower height is contradictory and confusing. The applicant suggests the tower will be tucked into and under the trees so no one will see it, yet then they maintain that the reason the extreme height is necessary is so the signal can be broadcast above the forest canopy.

Middlesex School and ITW purport to have examined other viable locations on their expansive 350-acre property, ruling out the other locations they considered due to wetlands, proximity to abutters, and proximity to children.

- A quick examination of the wetlands areas on a map will show that there are many areas on their property that are not wetlands where they could put the tower - but clearly Middlesex has no interest in building this eyesore near their campus entrance or where their students and their families and potential applicants would have to see it.

- Middlesex claims that putting the tower near the barn would be too close to the neighbors, but we are much closer to the proposed tower than the neighbors on Lowell Road, Lindsay Pond and Westford Road would be to a tower at the barn location. All 11 homes on our street are within 1,000 ft of the proposed tower.

- Middlesex also claimed that they would not put it near Children's Meeting House, yet our children live in our homes 365 days a year and do not move out of the neighborhood when they graduate preschool.

If Middlesex is providing consideration to some of their neighbors and children, then the same consideration should be given to all of us.

While ITW and Middlesex School will benefit financially from the lease agreement, those of us on Bartkus Farm will only be financially harmed. Bartkus Farm is a neighborhood where families move to raise their small children. When we sell our house, we will not only have to explain what the tower is that is so close to our home, but also convince a future buyer, who has many choices of where they can live, that the cell tower will not impact their property values or their family's health.

The bylaws were put in place to protect us from projects like this. As residents who pay property taxes who will need to sell our homes one day, we respectfully request that this application be denied, and if the cell tower must be moved, that the applicants find a different location for this cell tower that is no closer to the homes on Bartkus Farm Road than the existing tower.

We greatly appreciate your attention to this request.

Sincerely,

Dan del Sobral
ddelsobral@gmail.com

Julie del Sobral
juliedelsobral@gmail.com
18 Bartkus Farm Road
978-405-2509