



Conditional Use Permit

Windsor, NH

Tax Map 2, Lot 8

Prepared For:

Town of Windsor
14 White Pond Road
Windsor, NH 03244

180' Lattice Tower

Prepared By: _____

Industrial Tower & Wireless, LLC
40 Lone Street
Marshfield, MA 02050

March 3, 2026

Via Hand Delivery

Town of Windsor Planning Board
14 White Pond Road
Windsor, NH 03244

RE: Industrial Tower and Wireless, LLC
Planning Board Application for Conditional Use Permit
Windsor, New Hampshire (Tax Map 2, Lot 8)

Dear Planning Board,

Enclosed please find the following documentation for the Conditional Use Permit application for the above referenced property:

- Authorization of Landowner;
- Conditional Use Permit Application with Abutter's List;
- Supplement to Application for Conditional Use Permit;
- Proposed Site Plans;
- Deed;
- Alternative Site Analysis;
- Coverage Studies;
- Colocation Agreement;
- RF Report; and
- FCC License.

Also enclosed, please find the following:

- A check in the amount of Three Hundred Fifty Five and NO/100 Dollars (\$355.00) payable to the Town of Windsor (application fee, abutter mailing fee, advertising fee).

A PDF of the application and exhibits will be sent electronically as well.

Please do not hesitate to reach out to me directly at Kevin.Delaney@itwllc.com or (781) 319-1011 with any questions.

Sincerely,

Industrial Tower and Wireless, LLC



Kevin P. Delaney
Vice President of Site Acquisition & Development

TABLE OF CONTENTS

1	Authorization of Landowner
2	Conditional Use Permit Application + Abutter's List
3	Supplement to Application for Conditional Use Permit
4	Site Plans
5	Deed
6	Alternative Site Analysis
7	Coverage Studies
8	Colocation Agreement
9	RF Report
10	FCC License

1

Authorization of Landowner

Kevin E. Murdough
P.O. Box 2047
Hillsborough, NH 03244

February 18, 2026

Town of Windsor
Planning Board
14 White Pond Rd.
Windsor, New Hampshire 03244


RE: Authorization to Represent Property Owner

To Whom It May Concern:

I, Kevin E. Murdough, owner of the property located in Windsor, New Hampshire, known as Tax Map 2 Lot 8, have entered into a Site Lease with Option Agreement with Industrial Tower and Wireless, LLC ("ITW") for a portion of the property on which ITW proposes to develop and operate a Telecommunications Tower Facility.

With this letter, I grant full permission to Industrial Tower and Wireless, LLC of 40 Lone Street, Marshfield, MA 02050 and its agents to act as our agent and hereby authorize this representative to take any action, including but not limited to paying consulting fees, agreeing to conditions set by any applicable Board or Commission, signing agreements and/or extending deadlines. This agent has my full permission to submit applications, present plans, submit requirements and speak on my behalf with regard to property located in Windsor, New Hampshire, Assessor's Parcel ID: Map 2, Lot 8.

Thank you,



Kevin E. Murdough

2

**Conditional Use Permit Application +
Abutter's List**

Conditional Use Permit Application

~~SUBDIVISION APPLICATION~~

TOWN OF WINDSOR, NH

Date: 3/3/2026

File No: _____

____ TECHNICAL SUBDIVISION

____ MINOR SUBDIVISION

____ MAJOR SUBDIVISION

This form and all required information must be filed at least 15 days prior to the meeting at which it is to be submitted to the Board. A completed application consists of the following information, in addition to a completed checklist (attached) and the payment of all applicable fees.

1. Name, mailing address and telephone number of Applicant.

Industrial Tower and Wireless, LLC, 40 Lone Street, Marshfield, MA 02050

(781) 319-1003

2. Name, mailing address and telephone number of owner of record if other than Applicant.

Kevin E. Murdough, PO Box 2047, Hillsborough, NH 03244

(603) 620-6206

3. Name, mailing address and telephone number of surveyor or person who prepared the plat.

Fieldstone Land Consultants, PLLC, 206 Elm Street, Milford, NH 03055

4. Location of proposed subdivision (including tax Map and Lot number _____)

Tax Map 2, Lot 8

5. Name of proposed subdivision _____

6. Total acreage: 89.85 Number of lots and/or units: 1

7. Water Supply and Pollution Control Division Approval No. _____

8. Zoning District (s): _____

9. Abutters: Attach separate sheet listing the names, mailing addresses and tax Map and Lot numbers of all abutters, including those across the street, brook or stream. Names should be taken from the Windsor tax records no longer than (5) days prior to the application submission. Attach (4) sets

of pre-printed labels for each address listed. Individual labels can be no larger than 1 in x 2 ¼ in. labels for abutters.

10. Items on the attached checklist.

11. Payment of all applicable fees: \$ _____ per lot \$ 100.00 (application fee)
Advertising Notices \$ 60.00
Abutter Notifications \$ 195.00 (12 abutters + Notice of Decision)
TOTAL: \$ 355.00

The applicant and/or owner or agent certifies that this application is correctly completed with all required attachments and requirements and that any additional costs for engineering or professional services incurred by the Planning Board or the Town for processing this application shall be borne by the applicant and/or owner.

"I hereby authorize the Windsor Planning Board and/or its agents to access my land for the purpose of reviewing this subdivision plan, performing road inspections and any other inspections deemed necessary by the Board or its agents, to ensure conformance of on-site improvements with the approved plan and all Town ordinances and regulations.

Date: _____

All Owners:

Kevin P. Delaney
Print

Sign

Print

Sign

Print

Sign

Applicant: Industrial Tower & Wireless, LLC

Agent: Kevin Delaney or Kristen Walsh

FOR PLANNING BOARD USE ONLY

If this application is determined by the Planning Board or its designee to be complete, it will be placed on the Agenda for submission on: _____

Completed Application Filed

(date)

Fees Paid

(date)

Completed Application submitted

(date)

Application Accepted/Rejected

(date)

Public Hearing

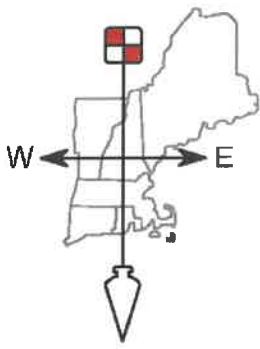
(date)

Application Approved/Disapproval

(date)

Letter to Applicant Notifying Disapproval

(date)



FIELDSTONE

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

March 2, 2026
FLC #4264.00 / TJB

List of Abutters for
Tax Map 4 Lots 33 & 33-1
Tax Map 7 Lot 1
In Hillsborough, New Hampshire

Map 4 Lots 33, 33-1, 35
Map 7 Lot 1
Kevin E. Murdough
P. O. Box 2047
Hillsborough, NH 03244

Map 4 Lot 32
Thomas R. & Marilyn G. Hyatt
115 Broadmoor Lane
Rotunda West, FI 33947

Map 4 Lot 33-2
Nancy E. & Matthew E. Olsen
410 Cross Country Road
Pembroke, NH 03275

Map 7 Lot 2
Kenneth A. Matthews Irrev. Trust
Kenneth a. Matthews, Trustee
P. O. Box 604
Hillsborough, NH 03244

Map 7 Lot 3
Patricia S. Zsofka Rev. Trust
Patricia S. Zsofka, Trustee
353 Windsor Road
Hillsborough, NH 03244

Map 7 Lot 6
Alfredo Del Valle &
Emily Jane Miller
67 Valhalla Farm Road
Hillsborough, NH 03244

List of Abutters for
Tax Map 2 Lots 8, 8A & 8B
In Windsor, New Hampshire

Map 1 Lot 12
William Scott Glendinning &
Judith Marie Glendinning
1248 2nd N.H. Turnpike
Windsor, NH 03244

Map 1 Lot 14
Robert M. &
Jacqueline A. Nievera
1208 2nd N.H. Turnpike
Windsor, NH 03244

Map 1 Lot 15
Angelique C. Harvey
1201 2nd N.H. Turnpike
Windsor, NH 03244

Map 1 Lot 16
Joshua R. Poland
1271 2nd N.H. Turnpike
Windsor, NH 03244

Map 2 Lot 7
John & Shannon Valera
Family Trust
John J. & Shannon Valera, Trustees
1321 2nd N.H. Turnpike
Windsor, NH 03244

Map 2 Lot 8C
David Earley II & Rebeka Earley
1245 2nd N.H. Turnpike
Windsor, NH 03244

Engineer:
Fieldstone Land Consultants, PLLC
206 Elm Street
Milford, NH 03055

3

**Supplement to Application for
Conditional Use Permit**

**TOWN OF WINDSOR, NH
PLANNING BOARD**

**SUPPLEMENT TO APPLICATION FOR CONDITIONAL USE PERMIT PURSUANT
TO TELECOMMUNICATIONS FACILITIES ORDINANCE OF WINDSOR**

<u>Applicant:</u>	INDUSTRIAL TOWER AND WIRELESS, LLC 40 Lone Street Marshfield, MA 02050
<u>Property Address:</u>	2nd NH Turnpike (aka Rt. 31), Windsor, NH
<u>Parcel ID:</u>	Tax Map # 2, Lot # 8
<u>Zone:</u>	
<u>Owner:</u>	Kevin E. Murdough
<u>Request:</u>	CONDITIONAL USE PERMIT pursuant to Town of Windsor Telecommunications Facilities Ordinance

Overview of the Applicant, the Property, the Project and the Requested Relief

Introduction

The applicant, Industrial Tower & Wireless, LLC (“ITW”), proposes to build a 180’ lattice style Telecommunications Facility (“TF”), as defined in Section III of the Town of Windsor Telecommunications Facilities Ordinance (the “WTO” or the “Ordinance”). The proposed TF will have space to co-locate carriers. See Radio Frequency Expert Statement of Project Technical Objective and Design Criteria in Tab 9. As explained in ITW’s Application and this Supplement, the proposed TF will require a Conditional Use Permit. This Supplement is submitted to assist the Planning Board in its understanding of the proposal and to discuss the unique federal and state legal issues presented by requests with respect to TFs.

The Applicant

ITW and its affiliate companies, including Industrial Communications, LLC and Industrial Communications & Electronics, Inc., have been servicing all aspects of the communications industry for fifty (50) years. ITW currently owns and operates six TFs in Hillsborough County, NH, and has many other similar facilities throughout New Hampshire, New England, and other parts of the country. Although it primarily leases space on its facilities to the major wireless carriers (T-Mobile, Verizon, and AT&T), ITW also operates its own wireless network in selected communities in New England and elsewhere.

The ITW team consists of three companies acting as one team under one roof to provide TF network construction, TF site leasing and management, two-way radio sales and service, and wide area digital radio coverage to businesses, public safety, wireless carriers, and public entities throughout New England and Florida. As such, ITW’s proposed TF would be constructed by our own construction team and maintained by our own crews. We are headquartered in Marshfield at

a state-of-the-art construction, maintenance, and training facility, and in 2016, we established a second construction, maintenance, and training facility in Dunbarton, New Hampshire. Many of the crew members who will work on this project are based at the Dunbarton facility. Our Site Acquisition, Construction, Development and Property Management teams work in constant collaboration to make sure TF construction is seamless, efficient, and successful. The ITW team also works regularly with carriers to install and service carrier equipment, and the team will negotiate directly with carriers to bring them on site. In addition to construction, we service many TF sites across New Hampshire, including several throughout Hillsborough County.

The Need for A TF In Windsor

ITW has identified a significant gap in wireless coverage along Route 31 in Windsor, Hillsborough, and Washington, from the intersection of Route 31 and Stowe Mountain Road, in Hillsborough through the northern part of the town of Windsor to the intersection of Bailey Road in Washington, and in the adjacent areas. This TF would provide more reliable wireless services to businesses, residents, first responders, and travelers in these areas where it can be difficult or impossible to use mobile phones outside the current coverage areas. ITW's proposed TF is designed to close this gap and to link effectively with the other tower sites already built in the County. More information about this coverage gap, and about how ITW's proposed TF would fill it, is provided at Tab 7 to the Application.

Leased Area & Related Easements

The proposed site is under long-term lease for a 10,000 sq. ft. (100' x 100') leased area with access and utility easements. Using these easements, access to the leased area will be by means of a 25-foot wide right of way from the road in Hillsborough known as Valhalla Farm Road to the proposed Facility. The proposed site plan is shown on Sheet 3B of Tab 4 of the application booklet.

Tower Design

A 180' lattice style communications tower is proposed conforming with the Ordinance where in no case shall a tower exceed 200 feet. The tower will be able to accommodate the three (3) major wireless carriers for future co-location. The height of 180' was designed to meet the coverage requirements of the three (3) carriers who are federally licensed to provide service in Hillsborough County, with whom ITW regularly works. Thus, this proposed TF will help to fill the significant coverage gap which has been identified along Route 31 in Windsor, Hillsborough, and Washington, from the intersection of Route 31 and Stowe Mountain Road, in Hillsborough through the northern part of the town of Windsor to the intersection of Bailey Road in Washington, thereby addressing increasing demand for reliable and high-speed wireless communication services.

Camouflaging

ITW proposes a lattice tower of galvanized steel with a grey color that blends well with the typical color of the sky in New England and can be seen through, limiting any visual impact. Furthermore, the proposed facility will be buffered by dense vegetation and existing trees, which provides

camouflaging from abutting lots and most nearby locations. An example of the proposed design can be found on Sheet 4 of Tab 4 of the application booklet.

Setbacks and Separation

Pursuant to the ordinance, the proposed tower must be at least 225 feet [125% of the 180-foot height] from the nearest lot line. The proposed site will be 135 feet from the Windsor/Hillsboro Town Line but approximately 259.9 feet to the nearest property line located in Hillsboro. The TF will be approximately 1,690 feet to Route 31. A depiction of the proposed tower from the nearest lot lines are shown on Sheet 2-3 of Tab 4.

Landscaping

The TF will be screened by trees and vegetation. The TF is located far from abutters that existing landscaping on the property will provide an appropriate buffer and screen to abutting properties.

Driveway and Parking Detail

The existing gravel drive off of Valhalla Farm Road will be utilized to the extent possible. ITW will construct a 12' wide gravel drive from the end of the existing gravel drive to the compound. A 12' wide gravel turnaround will be constructed for any maintenance vehicles required to go to the site. A visual of the driveway and turnaround are shown on the proposed site plan on Sheet 2 of Tab 4 of the application booklet.

Security

The entire compound will be protected from any unauthorized entry by eight-foot-high chain link fencing. The gate to the compound (14' wide) will be secured by pad lock.

4

Site Plans



Industrial Tower and Wireless

WINDSOR, NH

**Industrial
Tower and Wireless**

Engineering Division
40 Lone Street
Marshfield, MA 02050

SITE:
WINDSOR
NEW HAMPSHIRE
NH-10209

ADDRESS:
MAP 2 LOT 8
2ND NH TURNPIKE
WINDSOR, NH

APPROVALS
TOWN OF
WINDSOR, NH

CHAIRMAN	DATE
VICE CHAIRMAN	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE

PROJECT NO:
SITE - WINDSOR, NH - NH 10209
DRAWN BY: RICK

SCALE: NONE

NO	DATE	ISSUE
0	12/17/25	

SHEET TITLE

TITLE
SHEET

SHEET NUMBER

T



NOTES:

1. THE OWNER OF RECORD FOR TAX MAP 4 LOTS 33 & 33-1 AND TAX MAP 7 LOT 1 IN THE TOWN OF HILLSBOROUGH IS KEVIN E. MURDOUGH, P.O. BOX 2047, HILLSBOROUGH, NH 03244. THE OWNER OF RECORD FOR TAX MAP 2 LOT 8 IN THE TOWN OF WINDSOR IS ALSO KEVIN E. MURDOUGH. THE DEED REFERENCE FOR LOTS 4-33 & 4-33-1 IN HILLSBOROUGH AND LOT 2-8 IN WINDSOR IS BOOK 7651 PAGE 896 DATED MARCH 27, 1986, RECORDED IN HILLSBOROUGH COUNTY REGISTRY OF DEEDS. THE DEED REFERENCES FOR TAX MAP LOT 7-1 IN HILLSBOROUGH IS BOOK 8571 PAGE 1759 DATED JUNE 11, 2013 AND BOOK 8036 PAGE 331 DATED NOVEMBER 21, 2008.
2. THE PURPOSE OF THIS PLAN IS TO DEFINE A 25 FT. WIDE ACCESS AND UTILITY EASEMENT ON EXISTING TAX MAP LOTS 4-33, 4-35 AND 7-1 IN THE TOWN OF HILLSBOROUGH TOGETHER WITH A 100'X 100' LEASE AREA FOR A PROPOSED COMMUNICATION FACILITY ON EXISTING TAX MAP LOT 2-8 IN THE TOWN OF WINDSOR.
3. PER THE HILLSBOROUGH TAX CARDS THE TOTAL AREA OF EXISTING TAX MAP LOT 4-33 IS 4.9 ACRES, THE AREA OF TAX MAP LOT 4-33-1 IS 3.1 ACRES AND THE AREA OF TAX MAP LOT 7-1 IS 13.1 ACRES. PER THE REFERENCE PLANS, THE AREA OF EXISTING TAX MAP LOT 2-8 IN WINDSOR IS 89.85 ACRES, THE AREA OF LOT 2-8A IN WINDSOR IS 55.69 ACRES AND THE AREA OF LOT 2-8B IN WINDSOR IS 14.54 ACRES.
4. THE TOWN OF HILLSBOROUGH DOES NOT HAVE SPECIFIC ZONING DISTRICTS. MINIMUM LOT SIZE IS 2 ACRES PER THE "2 ACRE MINIMUM LOT SIZE FOR DWELLINGS ORDINANCE, DATED MAY 1977.
5. THE BOUNDARY LINES SHOWN WERE DEVELOPED FROM THE REFERENCE PLAN CITED HEREON AND ARE NOT THE RESULT OF A BOUNDARY SURVEY BY THIS OFFICE.
6. THE TOPOGRAPHY SHOWN ON THE SITE WAS DEVELOPED FROM AN ON-SITE SURVEY BY THIS OFFICE DURING THE MONTH OF NOVEMBER 2025.
7. THE HORIZONTAL ORIENTATION IS BASED ON NH STATE PLANE COORDINATE SYSTEM AND THE VERTICAL DATUM ON NAVD88, DEVELOPED FROM THE N.O.A.A. ONLINE POSITIONING USER SERVICE (OPUS) WHICH UTILIZES THE HIGH-ACCURACY NATIONAL SPATIAL REFERENCE SYSTEM (NSRS).
8. THAT PORTION OF THE PARCEL WHERE THE COMMUNICATIONS FACILITY IS PLANNED IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, TOWN OF HILLSBOROUGH & WINDSOR, NEW HAMPSHIRE, COMMUNITY NOS. 330090 & 335780, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011C0020D, DATED: SEPTEMBER 25, 2009.

SHEET INDEX

SHT NO.	TITLE	REV. NO.
T	TITLE SHEET	0
EX-1	EXISTING CONDITIONS PLAN	0
EX-2	EXISTING CONDITIONS PLAN	0
2	AERIAL OVERLAY	0
3-A	DETAILED SITE PLAN	0
3-B	DETAILED SITE PLAN	0
4	TOWER ELEVATION & DETAILS	0
5	SITE CONSTRUCTION DETAILS	0

APPLICANT:
INDUSTRIAL TOWER AND WIRELESS, LLC
40 LONE STREET
MARSHFIELD, MA 02050

OWNER:
KEVIN E. MURDOUGH
P.O. BOX 2047
HILLSBOROUGH, NH 03244

ASSESSOR'S REFERENCE
HILLSBOROUGH TAX MAP LOTS 4-33, 4-33-1 & 7-1
& WINDSOR TAX MAP LOT 2-8

DEED REFERENCE:

HILLSBOROUGH COUNTY REGISTRY OF DEEDS BOOK
7651 PAGE 896 DATED MARCH 27, 2006.

SITE:
 WINDSOR
 NEW HAMPSHIRE
 NH-10209

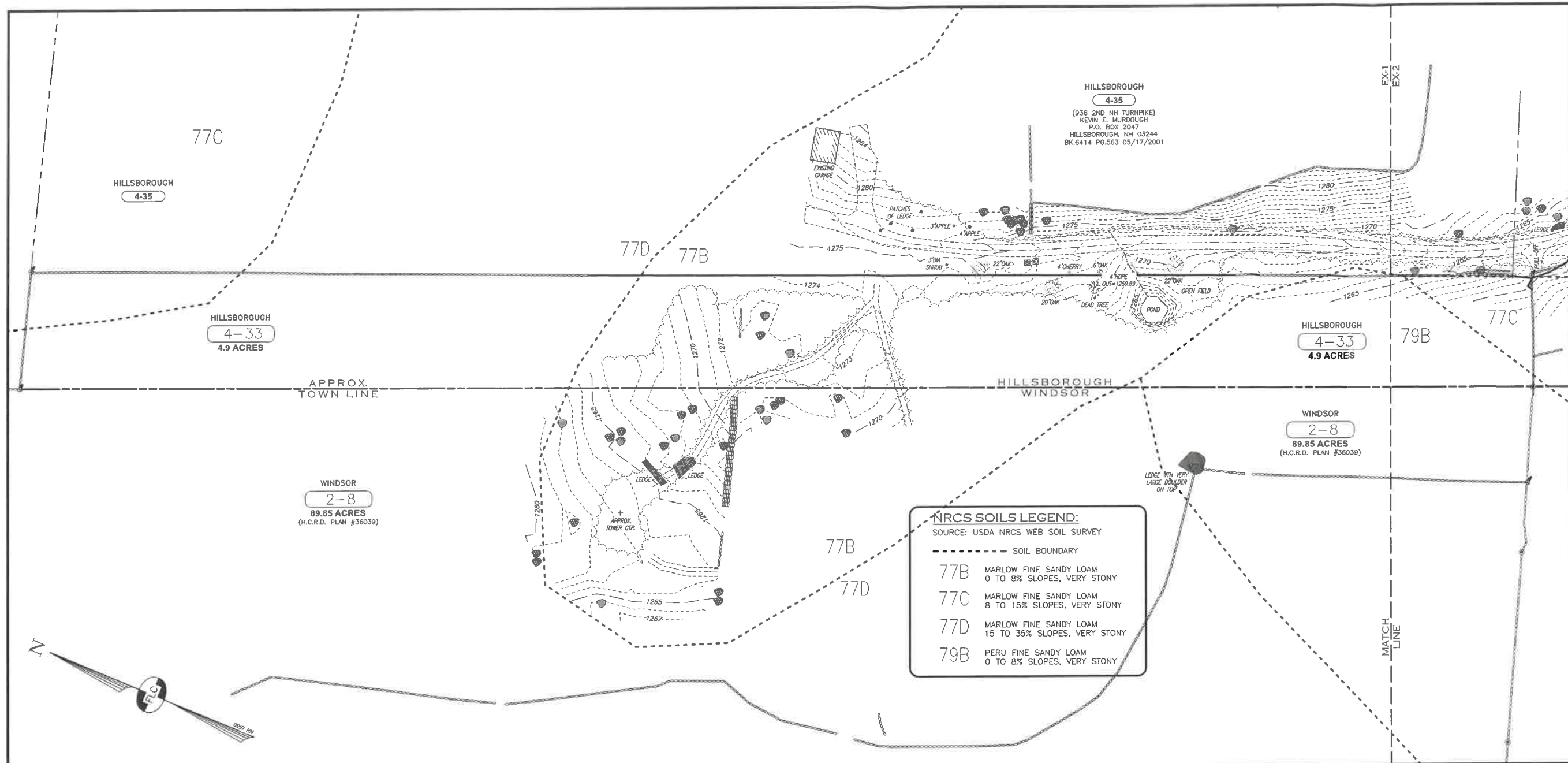
ADDRESS:
 HILLSBOROUGH
 TAX MAP LOTS
 4-33, 4-33-1 & 7-1 (ACCESS)
 & WINDSOR
 TAX MAP LOT 2-8
 (TOWER)

PROJECT NO:
 SITE: WINDSOR - NH 10209
 DRAWN BY: RICK
 SCALE: 1"=60'

NO	DATE	ISSUE
0	12/17/25	

PROJECT TITLE
PROPOSED COMMUNICATIONS FACILITY
 KEVIN E. MURDOUGH
 P.O. BOX 2047
 HILLSBOROUGH, NH 03244

SHEET TITLE
EXISTING CONDITIONS PLAN
 SHEET NUMBER
EX-1



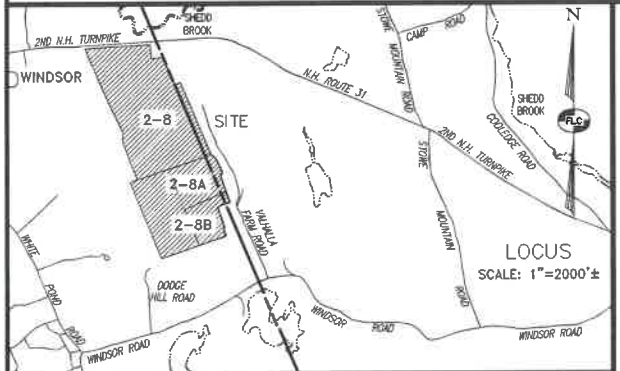
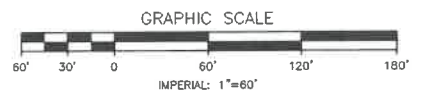
NRCS SOILS LEGEND:
 SOURCE: USDA NRCS WEB SOIL SURVEY

---	SOIL BOUNDARY
77B	MARLOW FINE SANDY LOAM 0 TO 8% SLOPES, VERY STONY
77C	MARLOW FINE SANDY LOAM 8 TO 15% SLOPES, VERY STONY
77D	MARLOW FINE SANDY LOAM 15 TO 35% SLOPES, VERY STONY
79B	PERU FINE SANDY LOAM 0 TO 8% SLOPES, VERY STONY

- REFERENCE PLAN:**
- "BOUNDARY SURVEY - PROPERTY OF - KEVIN E. MURDOUGH - ROUTE 31 (2ND NH TURNPIKE) - WINDSOR NEW HAMPSHIRE", SCALE 1"=150', DATED JUNE 14, 2008, BY DENNIS D. MCKENNEY, RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN #36039.
 - "TECHNICAL SUBDIVISION OF LAND - WINDSOR TAX MAP 2 LOT 8 & HILLSBOROUGH TAX MAP 4 LOT 33 - WINDSOR & HILLSBOROUGH, N.H. - OWNER OF RECORD: - ESTATE OF ELIZABETH A. WOODROW, JANE DUTTON, EXECUTRIX", SCALE 1"=100', DATED FEBRUARY 1, 2006, BY DONALD R. MELLETT. RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN #34570.
 - "PLAN OF LAND - IN - WINDSOR AND HILLSBOROUGH, N.H. - OWNED BY: - NEIL F. & ELIZABETH WOODROW", SCALE 1"=200', DATED OCTOBER 1, 1977, BY DONALD R. MELLETT. RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN #10783.
 - "PLAN OF LOTS - IN - HILLSBOROUGH, N.H. - OWNED BY - JOHN K. & DAVIDA FOLEY", SCALE 1"=30', DATED OCTOBER 19, 1987, BY DONALD R. MELLETT. RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN #21390.

DEED REFERENCE:
 HILLSBOROUGH COUNTY REGISTRY OF DEEDS BOOK 7651 PAGE 896 DATED MARCH 27, 2006.

- NOTES:**
- THE OWNER OF RECORD FOR TAX MAP 4 LOTS 33 & 33-1 AND TAX MAP 7 LOT 1 IN THE TOWN OF HILLSBOROUGH IS KEVIN E. MURDOUGH, P.O. BOX 2047, HILLSBOROUGH, NH 03244. THE OWNER OF RECORD FOR TAX MAP 2 LOT 8 IN THE TOWN OF WINDSOR IS ALSO KEVIN E. MURDOUGH. THE DEED REFERENCE FOR LOTS 4-33 & 4-33-1 IN HILLSBOROUGH AND LOT 2-8 IN WINDSOR IS BOOK 7651 PAGE 896 DATED MARCH 27, 1986, RECORDED IN HILLSBOROUGH COUNTY REGISTRY OF DEEDS. THE DEED REFERENCES FOR TAX MAP LOT 7-1 IN HILLSBOROUGH IS BOOK 8571 PAGE 1759 DATED JUNE 11, 2013 AND BOOK 8036 PAGE 331 DATED NOVEMBER 21, 2008.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS IN THE PROXIMITY OF A PROPOSED COMMUNICATIONS FACILITY ON EXISTING TAX MAP LOTS 4-33, 4-33-1 AND 7-1 IN THE TOWN OF HILLSBOROUGH AND ON EXISTING TAX MAP LOT 2-8 IN THE TOWN OF WINDSOR.
 - PER THE HILLSBOROUGH TAX CARDS THE TOTAL AREA OF EXISTING TAX MAP LOT 4-33 IS 4.9 ACRES, THE AREA OF TAX MAP LOT 4-33-1 IS 3.1 ACRES AND THE AREA OF TAX MAP LOT 7-1 IS 13.1 ACRES. PER THE REFERENCE PLANS, THE AREA OF EXISTING TAX MAP LOT 2-8 IN WINDSOR IS 89.85 ACRES, THE AREA OF LOT 2-8A IN WINDSOR IS 55.69 ACRES AND THE AREA OF LOT 2-8B IN WINDSOR IS 14.54 ACRES.
 - THE TOWN OF HILLSBOROUGH DOES NOT HAVE SPECIFIC ZONING DISTRICTS. MINIMUM LOT SIZE IS 2 ACRES PER THE "2 ACRE MINIMUM LOT SIZE FOR DWELLINGS ORDINANCE, DATED MAY 1977.
 - THE BOUNDARY LINES SHOWN WERE DEVELOPED FROM THE REFERENCE PLAN CITED HEREON AND ARE NOT THE RESULT OF A BOUNDARY SURVEY BY THIS OFFICE.
 - THE TOPOGRAPHY SHOWN ON THE SITE WAS DEVELOPED FROM AN ON-SITE SURVEY BY THIS OFFICE DURING THE MONTH OF NOVEMBER 2025.
 - THE HORIZONTAL ORIENTATION IS BASED ON NH STATE PLANE COORDINATE SYSTEM AND THE VERTICAL DATUM ON NAVD83, DEVELOPED FROM THE N.O.A.A. ONLINE POSITIONING USER SERVICE (OPUS) WHICH UTILIZES THE HIGH-ACCURACY NATIONAL SPATIAL REFERENCE SYSTEM (NSRS).
 - THAT PORTION OF THE PARCEL WHERE THE COMMUNICATIONS FACILITY IS PLANNED IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, TOWN OF HILLSBOROUGH & WINDSOR, NEW HAMPSHIRE, COMMUNITY NOS. 330090 & 335780, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011C0020D, DATED: SEPTEMBER 25, 2009.



CERTIFICATION:
 I HEREBY CERTIFY THAT THE EXISTING CONDITIONS SHOWN WERE DEVELOPED FROM A FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF NOVEMBER 2025.
 AND, I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED ENTIRELY FROM THE REFERENCE PLANS CITED HEREON AND THAT IT IS BASED ON A SURVEY THAT IS ACCURATE AND MATHEMATICALLY CORRECT.
 AND I FURTHER CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAS SHOWN ARE THOSE PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN (RSA 676:18, III)."

PREPARED FOR:
INDUSTRIAL TOWER & WIRELESS
 40 LONE STREET
 MARSHFIELD, MA 02050

OWNER:
KEVIN E. MURDOUGH
 P.O. BOX 2047
 HILLSBOROUGH, NH 03244

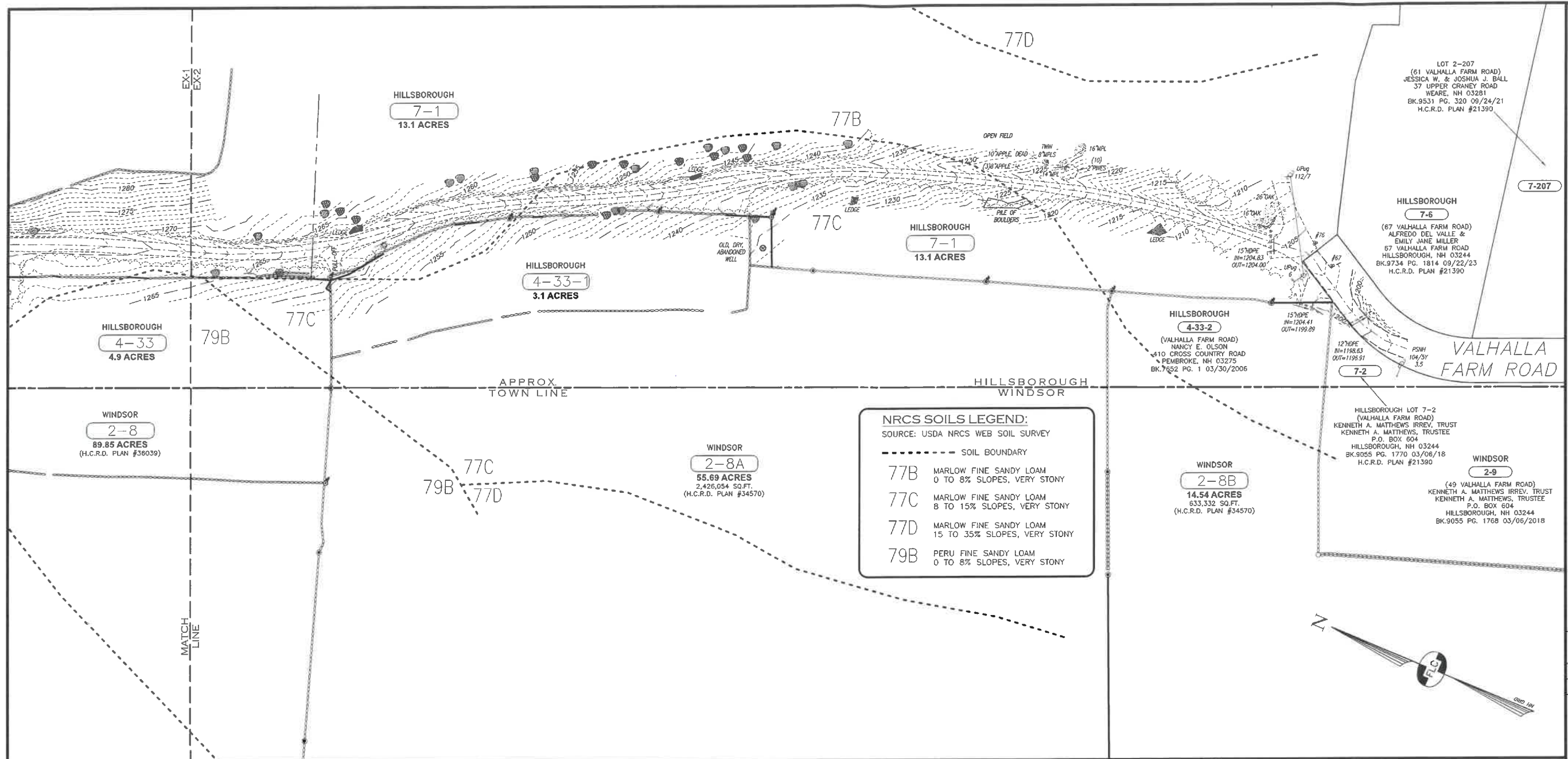
ASSESSOR'S REFERENCE
 HILLSBOROUGH TAX MAP LOTS 4-33, 4-33-1 & 7-1
 & WINDSOR TAX MAP LOT 2-8

Surveying + Engineering + Land Planning + Permitting + Septic Designs

FIELDSTONE
 LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
 Phone: (603) 672-5456 Fax: (603) 413-5456
 www.FieldstoneLandConsultants.com

FILE: 4264EX00.dwg PROJ. NO. 4264.00 SHEET: EX-1 SHEET NO. 1 OF 2



NRCS SOILS LEGEND:
SOURCE: USDA NRCS WEB SOIL SURVEY

---	SOIL BOUNDARY
77B	MARLOW FINE SANDY LOAM 0 TO 8% SLOPES, VERY STONY
77C	MARLOW FINE SANDY LOAM 8 TO 15% SLOPES, VERY STONY
77D	MARLOW FINE SANDY LOAM 15 TO 35% SLOPES, VERY STONY
79B	PERU FINE SANDY LOAM 0 TO 8% SLOPES, VERY STONY

Industrial Tower and Wireless
Engineering Division
40 Lone Street
Marshfield, MA 02050

SITE:
WINDSOR
NEW HAMPSHIRE
NH-10209

ADDRESS:
HILLSBOROUGH
TAX MAP LOTS
4-33, 4-33-1 & 7-1 (ACCESS)
& WINDSOR
TAX MAP LOT 2-8
(TOWER)

PROJECT NO:
SITE: WINDSOR-NH 10209

DRAWN BY: RICK

SCALE: 1"=60'

NO	DATE	ISSUE
1	12/17/25	

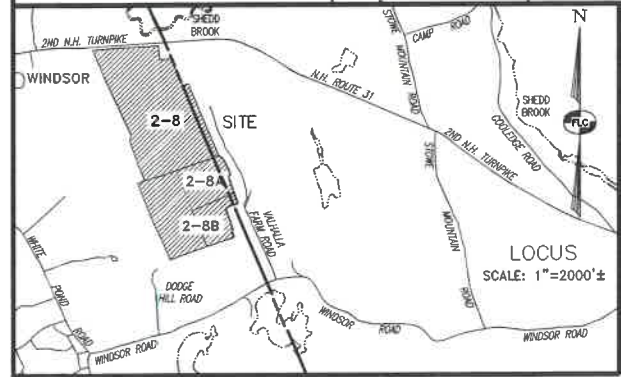
PROJECT TITLE
PROPOSED COMMUNICATIONS FACILITY

OWNER:
KEVIN E. MURDOUGH
P.O. BOX 2047
HILLSBOROUGH, NH 03244

ASSESSOR'S REFERENCE
HILLSBOROUGH LOTS 4-33, 4-33-1 & 7-1
& WINDSOR LOT 2-8

SHEET TITLE
EXISTING CONDITIONS PLAN

SHEET NUMBER
EX-2

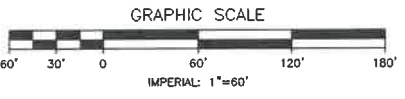


CERTIFICATION:

"I HEREBY CERTIFY THAT THE EXISTING CONDITIONS SHOWN WERE DEVELOPED FROM A FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF NOVEMBER 2025".

"AND, I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED ENTIRELY FROM THE REFERENCE PLANS CITED HEREON AND THAT IT IS BASED ON A SURVEY THAT IS ACCURATE AND MATHEMATICALLY CORRECT."

"AND I FURTHER CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAS SHOWN ARE THOSE PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN (RSA 676:18, III)."



LEGEND:

---	RIGHT-OF-WAY LINE	○ [PINF]	IRON PIN FOUND	
---	BOUNDARY LINE	○ [PINF]	IRON PIN PER REF. PLAN	
---	ABUTTING LOT LINE	○ [PIPE]	IRON PIPE FOUND	
---	BUILDING SETBACK LINE	○ [PIPE]	IRON PIPE PER REF. PLAN	
---	EDGE OF PAVED ROAD	⊙ [DH]	DRILL HOLE FOUND	
---	EDGE OF GRAVEL ROAD	⊙ [DH]	DRILL HOLE PER REF. PLAN	
---	STONE WALL	⊙	UTILITY POLE & GUY	
---	STONE WALL PER REF. PLAN	⊙	WELL	
---	EDGE OF TREE LINE	⊙	ELECTRIC PEDESTAL	
---	EDGE OF WATER	⊙	LARGE ROCK (SEE CHART)	
---	CULVERT OR DRAIN LINE	⊙	LEDGE OUTCROP	
---	OVERHEAD UTILITY LINE	---	300	10' CONTOUR INTERVAL
---	UNDERGROUND UTILITY LINE	---	302	2' CONTOUR INTERVAL
---	4-33 TAX MAP & LOT NUMBER	⊙	INDIVIDUAL TREES	

PREPARED FOR:
INDUSTRIAL TOWER & WIRELESS
40 LONE STREET
MARSHFIELD, MA 02050

OWNER:
KEVIN E. MURDOUGH
P.O. BOX 2047
HILLSBOROUGH, NH 03244

ASSESSOR'S REFERENCE
HILLSBOROUGH LOTS 4-33, 4-33-1 & 7-1
& WINDSOR LOT 2-8

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 4264EX00.dwg PROJ. NO. 4264.00 SHEET: EX-2 SHEET NO. 2 OF 2

SITE:
 WINDSOR
 NEW HAMPSHIRE
 NH-10209

ADDRESS:
 HILLSBOROUGH
 TAX MAP LOTS
 4-33, 4-33-1 & 7-1 (ACCESS)
 & WINDSOR
 TAX MAP LOT 2-8
 (TOWER)

APPROVALS
 TOWN OF
 WINDSOR, NH

CHAIRMAN	DATE
VICE CHAIRMAN	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE

PROJECT NO:
 SITE: WINDSOR - NH 10209
 DRAWN BY: RICK
 SCALE: NONE

NO	DATE	ISSUE
0	12/17/25	

PROJECT TITLE
PROPOSED COMMUNICATIONS FACILITY
 2ND NH TURNPIKE
 TAX MAP 2-8
 WINDSOR, NH 03244

SHEET TITLE
AERIAL OVERLAY

SHEET NUMBER
2



APPLICANT:
 INDUSTRIAL TOWER & WIRELESS
 40 LONE STREET
 MARSHFIELD, MA 02050
 OWNER:
 KEVIN E. MURDOUGH
 P.O. BOX 2047
 HILLSBOROUGH, NH 03244
 ASSESSOR'S REFERENCE
 HILLSBOROUGH TAX MAP LOTS 4-33, 4-33-1 & 7-1
 & WINDSOR TAX MAP LOT 2-8

SITE:
 WINDSOR
 NEW HAMPSHIRE
 NH-10209

ADDRESS:
 HILLSBOROUGH
 TAX MAP LOTS
 4-33, 4-35 & 7-1 (ACCESS)
 & WINDSOR
 TAX MAP LOT 2-8
 (TOWER)

APPROVALS
 TOWN OF
 WINDSOR, NH

CHAIRMAN	DATE
VICE CHAIRMAN	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE

PROJECT NO:
 SITE: WINDSOR - NH-10209

DRAWN BY: RICK

SCALE: 1"=60'

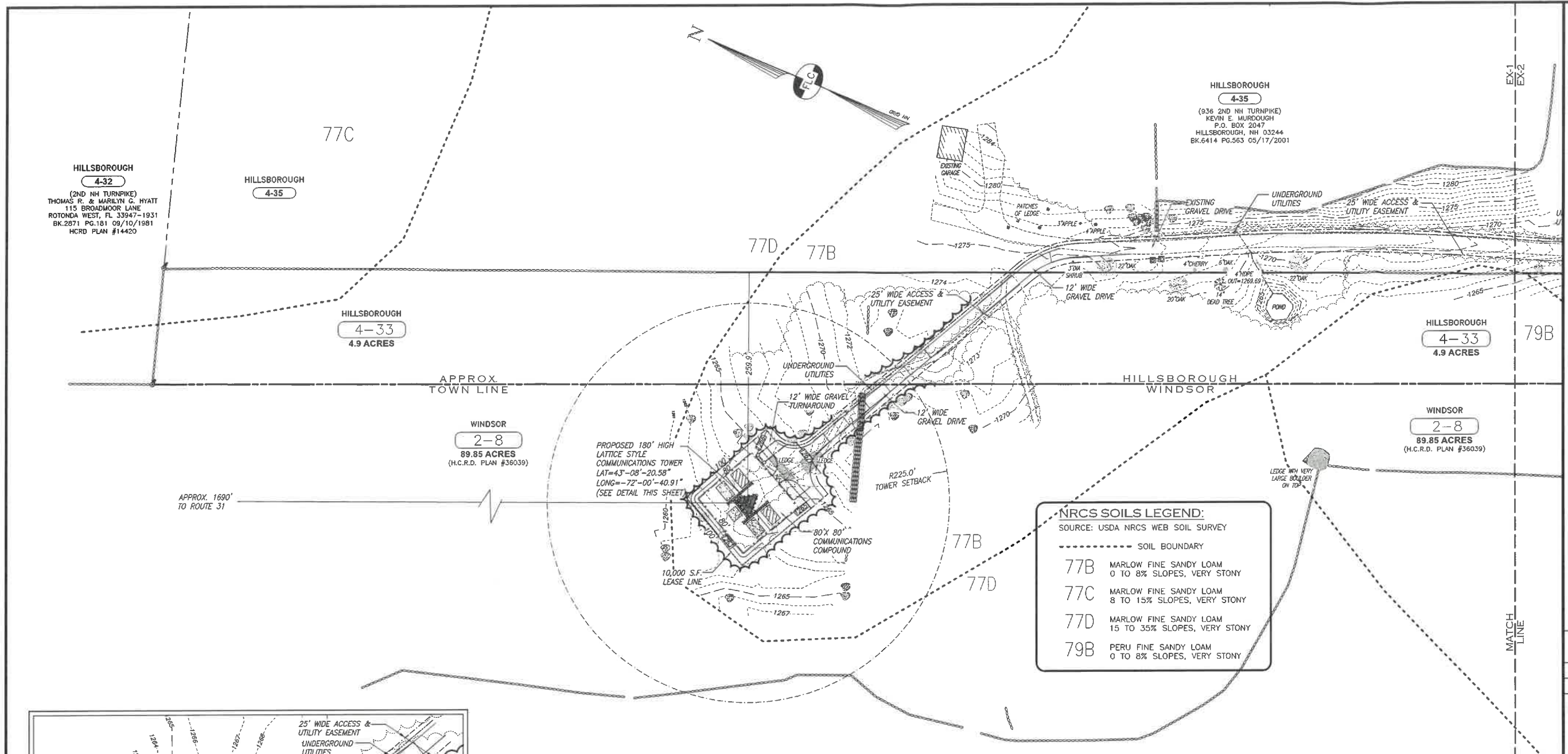
NO	DATE	ISSUE
1	12/17/25	

PROJECT TITLE
PROPOSED COMMUNICATIONS FACILITY

2ND NH TURNPIKE
 TAX MAP 2-8
 WINDSOR, NH 03244

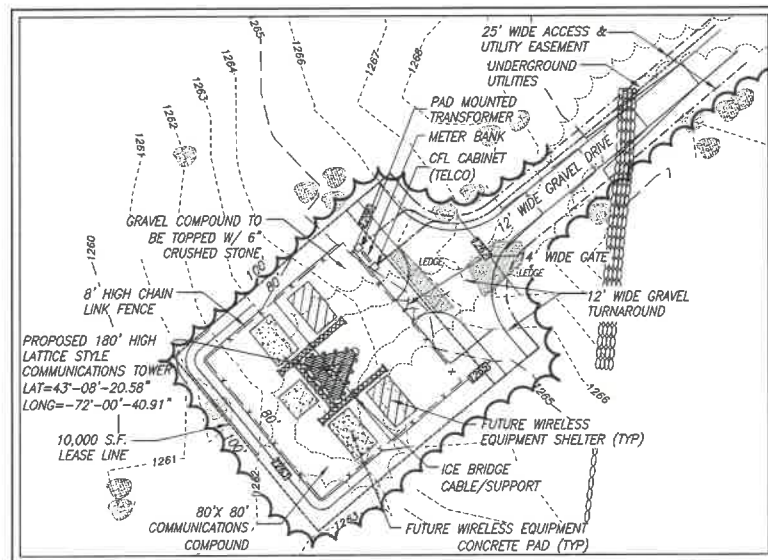
SHEET TITLE
DETAILED SITE PLAN

SHEET NUMBER
3-A

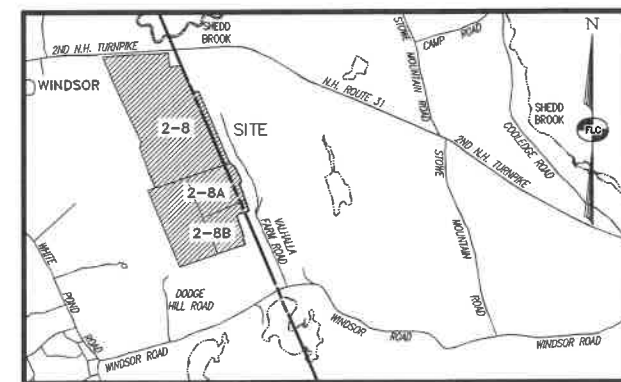


NRCS SOILS LEGEND:
 SOURCE: USDA NRCS WEB SOIL SURVEY

- SOIL BOUNDARY
- 77B MARLOW FINE SANDY LOAM
0 TO 8% SLOPES, VERY STONY
- 77C MARLOW FINE SANDY LOAM
8 TO 15% SLOPES, VERY STONY
- 77D MARLOW FINE SANDY LOAM
15 TO 35% SLOPES, VERY STONY
- 79B PERU FINE SANDY LOAM
0 TO 8% SLOPES, VERY STONY



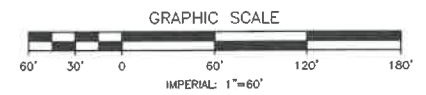
COMPOUND DETAIL
 SCALE: NONE



LOCUS
 SCALE: 1"=2000'

LEGEND:

— RIGHT-OF-WAY LINE	○ (P) IRON PIN FOUND
— BOUNDARY LINE	○ (P) IRON PIN PER REF.PLAN
--- ABUTTING LOT LINE	○ (P) IRON PIPE FOUND
--- BUILDING SETBACK LINE	○ (P) IRON PIPE PER REF.PLAN
--- EDGE OF PAVED ROAD	○ (H) DRILL HOLE FOUND
--- EDGE OF GRAVEL ROAD	○ (H) DRILL HOLE PER REF. PLAN
--- STONE WALL	○ (U) UTILITY POLE & GUY
--- STONE WALL PER REF.PLAN	○ (W) WELL
--- EDGE OF TREE LINE	○ (E) ELECTRIC PEDESTAL
--- PROPOSED TREE CANOPY	○ (R) LARGE ROCK (SEE CHART)
--- EDGE OF WATER	○ (O) LEDGE OUTCROP
--- CULVERT OR DRAIN LINE	--- 300' 10' CONTOUR INTERNAL
--- OVERHEAD UTILITY LINE	--- 302' 2' CONTOUR INTERNAL
--- UNDERGROUND UTILITY LINE	--- 1000' PROPOSED CONTOUR
--- TAX MAP & LOT NUMBER	○ (T) INDIVIDUAL TREES



APPLICANT:
 INDUSTRIAL TOWER & WIRELESS
 40 LONE STREET
 MARSHFIELD, MA 02050

OWNER:
 KEVIN E. MURDOUGH
 P.O. BOX 2047
 HILLSBOROUGH, NH 03244

ASSESSOR'S REFERENCE
 HILLSBOROUGH TAX MAP LOTS 4-33, 4-33-1 & 7-1
 & WINDSOR TAX MAP LOT 2-8

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
 LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
 Phone: (603) 672-5456 Fax: (603) 413-5456
 www.FieldstoneLandConsultants.com

FILE: 4264EX00.dwg PROJ. NO. 4264.00 SHEET: EX-1 SHEET NO. 1 OF 2

SITE:
 WINDSOR
 NEW HAMPSHIRE
 NH-10209

ADDRESS:
 HILLSBOROUGH
 TAX MAP LOTS
 4-33, 4-33-1 & 7-1 (ACCESS)
 & WINDSOR
 TAX MAP LOT 2-8
 (TOWER)

APPROVALS
 TOWN OF
 WINDSOR, NH

CHAIRMAN	DATE
VICE CHAIRMAN	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE

PROJECT NO:
 SITE: WINDSOR - NH 10209

DRAWN BY: RICK

SCALE: 1"=60'

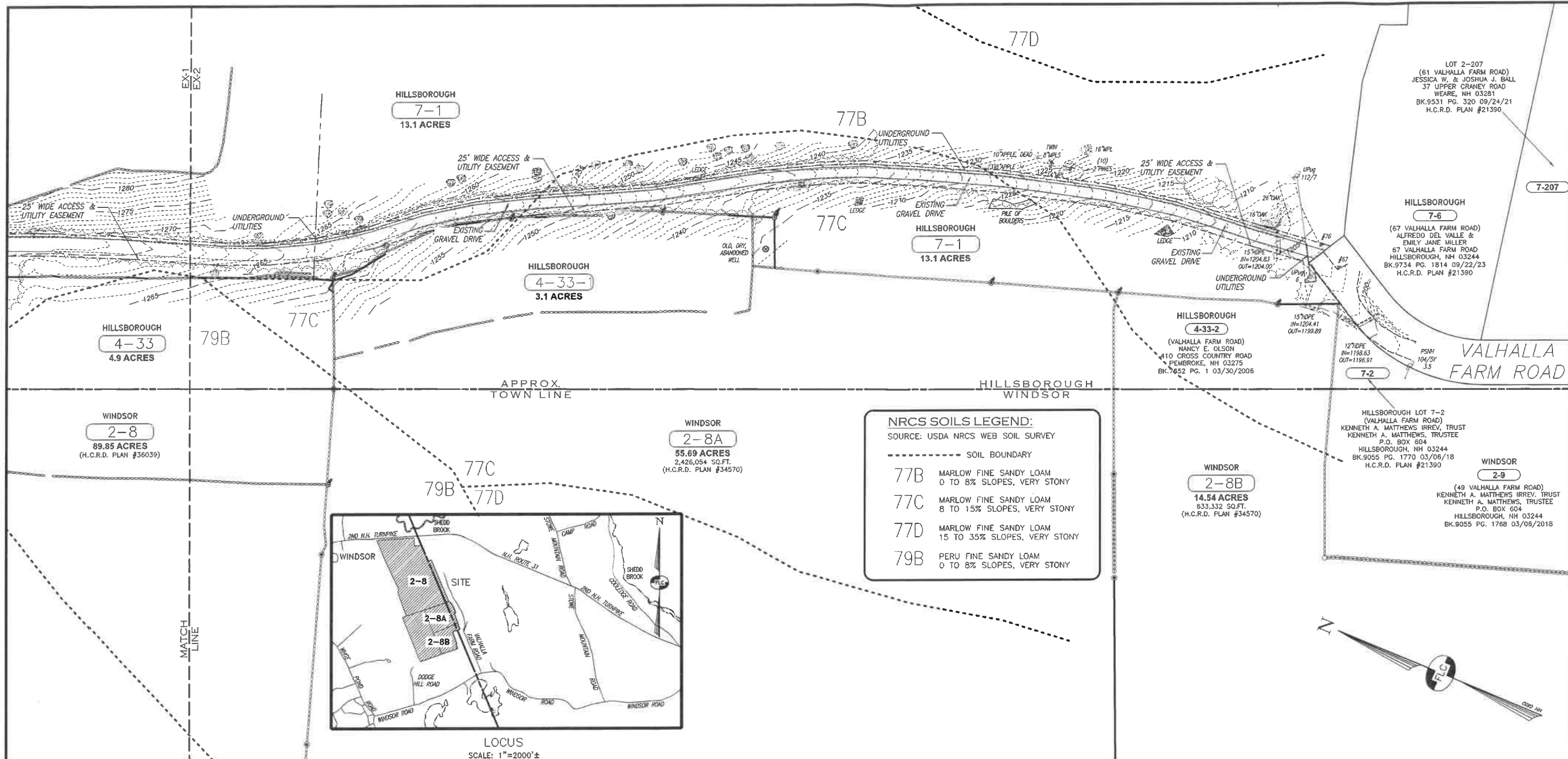
NO	DATE	ISSUE
1	12/17/25	

PROJECT TITLE
PROPOSED COMMUNICATIONS FACILITY

2ND NH TURNPIKE
 TAX MAP 2-8
 WINDSOR, NH 03244

SHEET TITLE
DETAILED SITE PLAN

SHEET NUMBER
3-B



NRCS SOILS LEGEND:
 SOURCE: USDA NRCS WEB SOIL SURVEY

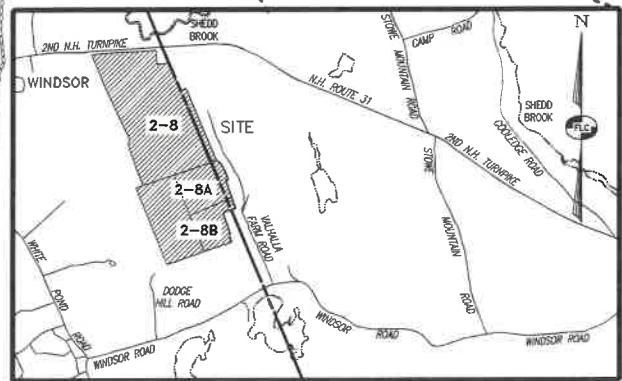
----- SOIL BOUNDARY

77B MARLOW FINE SANDY LOAM
 0 TO 8% SLOPES, VERY STONY

77C MARLOW FINE SANDY LOAM
 8 TO 15% SLOPES, VERY STONY

77D MARLOW FINE SANDY LOAM
 15 TO 35% SLOPES, VERY STONY

79B PERU FINE SANDY LOAM
 0 TO 8% SLOPES, VERY STONY



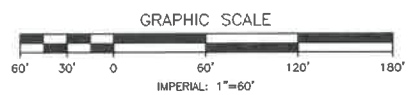
LEGEND:

— RIGHT-OF-WAY LINE	○ (P.M.F.) IRON PIN FOUND
— BOUNDARY LINE	○ (P.M.F.) IRON PIN PER REF PLAN
— ABUTTING LOT LINE	○ (P.P.F.) IRON PIPE FOUND
— BUILDING SETBACK LINE	○ (P.P.F.) IRON PIPE PER REF PLAN
— EDGE OF PAVED ROAD	⊙ (D.H.F.) DRILL HOLE FOUND
— EDGE OF GRAVEL ROAD	⊙ (D.H.F.) DRILL HOLE PER REF PLAN
— STONE WALL	— UTY POLE & GUY
— STONE WALL PER REF PLAN	⊙ WELL
— EDGE OF TREE LINE	⊙ ELECTRIC PEDESTAL
— PROPOSED TREE CANOPY	⊙ LARGE ROCK (SEE CHART)
— EDGE OF WATER	⊙ LEDGE OUTCROP
— CULVERT OR DRAIN LINE	— 300' 10' CONTOUR INTERVAL
— OVERHEAD UTILITY LINE	— 302' 2' CONTOUR INTERVAL
— UNDERGROUND UTILITY LINE	— PROPOSED CONTOUR
— TAX MAP & LOT NUMBER	⊙ INDIVIDUAL TREES

REFERENCE PLAN:

- "BOUNDARY SURVEY - PROPERTY OF - KEVIN E. MURDOUGH - ROUTE 31 (2ND NH TURNPIKE) - WINDSOR, NEW HAMPSHIRE", SCALE 1"=150', DATED JUNE 14, 2008, BY DENNIS D. MCKENNEY, RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN #38039.
- "TECHNICAL SUBDIVISION OF LAND - WINDSOR TAX MAP 2 LOT 8 & HILLSBOROUGH TAX MAP 4 LOT 33 - WINDSOR & HILLSBOROUGH, N.H. - OWNER OF RECORD: - ESTATE OF ELIZABETH A. WOODROW, JANE DUTTON, EXECUTRIX", SCALE 1"=100', DATED FEBRUARY 1, 2006, BY DONALD R. MELLETT, RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN #34570.
- "PLAN OF LAND - IN - WINDSOR AND HILLSBOROUGH, N.H. - OWNED BY: - NEIL F. & ELIZABETH WOODROW", SCALE 1"=200', DATED OCTOBER 1, 1977, BY DONALD R. MELLETT, RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN #10783.
- "PLAN OF LOTS - IN - HILLSBOROUGH, N.H. - OWNED BY - JOHN K. & DAVIDA FOLEY", SCALE 1"=30', DATED OCTOBER 19, 1987, BY DONALD R. MELLETT, RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN #21390.

DEED REFERENCE:
 HILLSBOROUGH COUNTY REGISTRY OF DEEDS BOOK 7651 PAGE 896 DATED MARCH 27, 2006.



NOTES:

- THE OWNER OF RECORD FOR TAX MAP 4 LOTS 33 & 33-1 AND TAX MAP 7 LOT 1 IN THE TOWN OF HILLSBOROUGH IS KEVIN E. MURDOUGH, P.O. BOX 2047, HILLSBOROUGH, NH 03244. THE OWNER OF RECORD FOR TAX MAP 2 LOT 8 IN THE TOWN OF WINDSOR IS ALSO KEVIN E. MURDOUGH. THE DEED REFERENCE FOR LOTS 4-33 & 4-33-1 IN HILLSBOROUGH AND LOT 2-8 IN WINDSOR IS BOOK 7651 PAGE 896 DATED MARCH 27, 1986, RECORDED IN HILLSBOROUGH COUNTY REGISTRY OF DEEDS. THE DEED REFERENCES FOR TAX MAP LOT 7-1 IN HILLSBOROUGH IS BOOK 8571 PAGE 1759 DATED JUNE 11, 2013 AND BOOK 8036 PAGE 331 DATED NOVEMBER 21, 2008.
- THE PURPOSE OF THIS PLAN IS TO DEFINE A 25 FT. WIDE ACCESS AND UTILITY EASEMENT ON EXISTING TAX MAP LOTS 4-33, 4-33-1 AND 7-1 IN THE TOWN OF HILLSBOROUGH TOGETHER WITH A 100' X 100' LEASE AREA FOR A PROPOSED COMMUNICATIONS FACILITY ON EXISTING TAX MAP LOT 2-8 IN THE TOWN OF WINDSOR.
- PER THE HILLSBOROUGH TAX CARDS THE TOTAL AREA OF EXISTING TAX MAP LOT 4-33 IS 4.9 ACRES. THE AREA OF TAX MAP LOT 4-33-1 IS 3.1 ACRES AND THE AREA OF TAX MAP LOT 7-1 IS 13.1 ACRES. PER THE REFERENCE PLANS, THE AREA OF EXISTING TAX MAP LOT 2-8 IN WINDSOR IS 89.85 ACRES, THE AREA OF LOT 2-8A IN WINDSOR IS 55.69 ACRES AND THE AREA OF LOT 2-8B IN WINDSOR IS 14.54 ACRES.
- THE TOWN OF HILLSBOROUGH DOES NOT HAVE SPECIFIC ZONING DISTRICTS. MINIMUM LOT SIZE IS 2 ACRES PER THE "2 ACRE MINIMUM LOT SIZE FOR DWELLINGS ORDINANCE, DATED MAY 1977.
- THE BOUNDARY LINES SHOWN WERE DEVELOPED FROM THE REFERENCE PLAN CITED HEREON AND ARE NOT THE RESULT OF A BOUNDARY SURVEY BY THIS OFFICE.
- THE TOPOGRAPHY SHOWN ON THE SITE WAS DEVELOPED FROM AN ON-SITE SURVEY BY THIS OFFICE DURING THE MONTH OF NOVEMBER 2025.
- THE HORIZONTAL ORIENTATION IS BASED ON NH STATE PLANE COORDINATE SYSTEM AND THE VERTICAL DATUM ON NAVD83, DEVELOPED FROM THE N.O.A.A. ONLINE POSITIONING USER SERVICE (OPUS) WHICH UTILIZES THE HIGH-ACCURACY NATIONAL SPATIAL REFERENCE SYSTEM (NSRS).
- THAT PORTION OF THE PARCEL WHERE THE COMMUNICATIONS FACILITY IS PLANNED IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, TOWN OF HILLSBOROUGH & WINDSOR, NEW HAMPSHIRE, COMMUNITY NOS. 330090 & 335780, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011C00200, DATED: SEPTEMBER 25, 2009.

APPLICANT:
 INDUSTRIAL TOWER & WIRELESS
 40 LONE STREET
 MARSHFIELD, MA 02050

OWNER:
 KEVIN E. MURDOUGH
 P.O. BOX 2047
 HILLSBOROUGH, NH 03244

ASSESSOR'S REFERENCE
 HILLSBOROUGH LOTS 4-33, 4-33-1 & 7-1
 & WINDSOR LOT 2-8

Surveying + Engineering + Land Planning + Permitting + Septic Designs

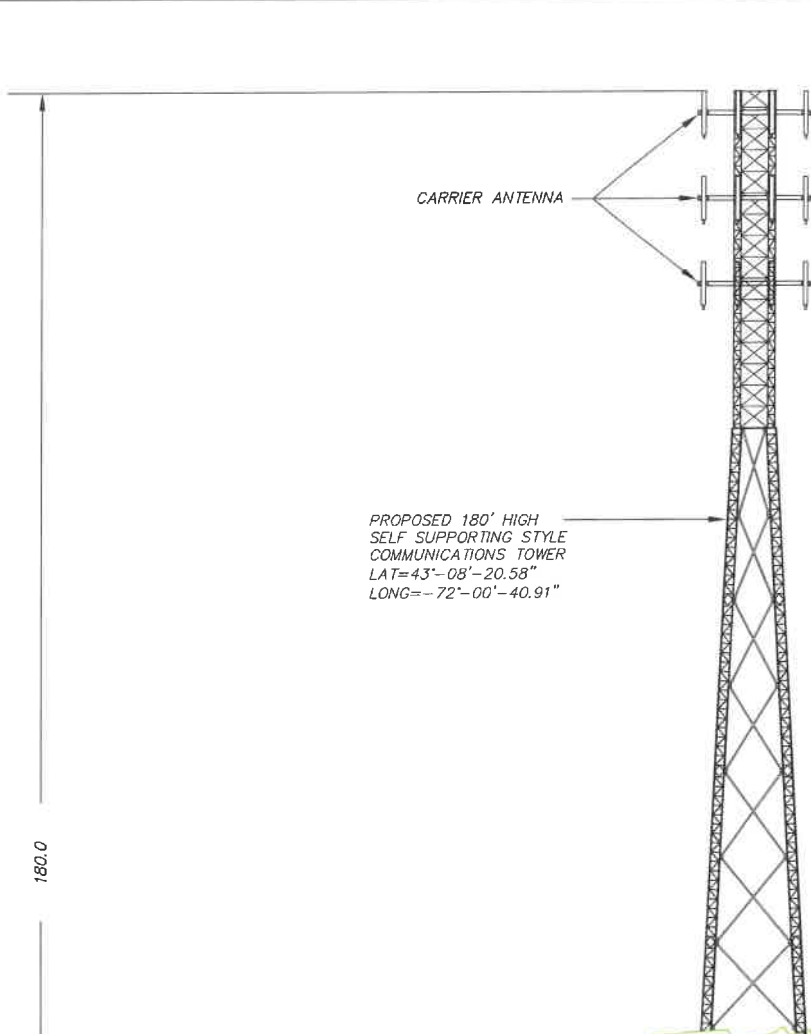
FIELDSTONE
 LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
 Phone: (603) 672-5456 Fax: (603) 413-5456
 www.FieldstoneLandConsultants.com

FILE: 4264EX00.dwg PROJ. NO. 4264.00 SHEET: EX-2 SHEET NO. 2 OF 2



TYPICAL SELF SUPPORTING TOWER
NOT TO SCALE



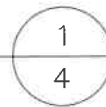
TYPICAL COMMUNICATION COMPOUND
NOT TO SCALE



TYPICAL PROPANE GENERATOR
NOT TO SCALE



TOWER ELEVATION
NOT TO SCALE



*THE TOWER SHOWN IS FOR PICTORIAL PURPOSES ONLY. THE FINAL TOWER & TOWER FOUNDATION PLANS WILL BE PROVIDED BY THE TOWER MANUFACTURER



TYPICAL SHELTER
NOT TO SCALE



TYPICAL OUTDOOR CABINETS
NOT TO SCALE

Industrial Tower and Wireless
Engineering Division
40 Lone Street
Marshfield, MA 02050

SITE:
WINDSOR
NEW HAMPSHIRE
NH-10209

ADDRESS:
MAP 2 LOT 8
2ND NH TURNPIKE
WINDSOR, NH

APPROVALS
TOWN OF
WINDSOR, NH

CHAIRMAN	DATE
VICE CHAIRMAN	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE

PROJECT NO:
SITE - WINDSOR, NH - NH-10209
DRAWN BY: RICK
SCALE: NONE

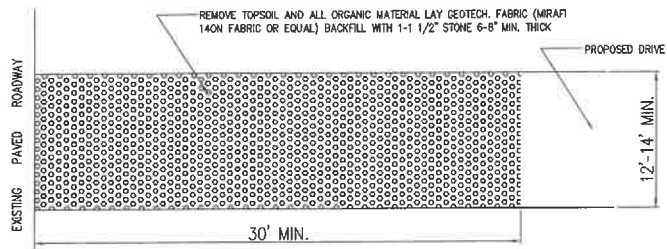
NO	DATE	ISSUE
0	12/17/25	

SHEET TITLE

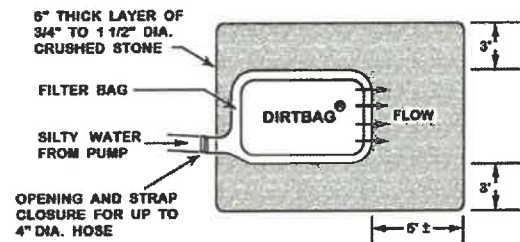
TOWER ELEVATION & DETAILS

SHEET NUMBER

4



TEMPORARY CONSTRUCTION
ENTRANCE/EXIT DETAIL
N.T.S.



TOP VIEW

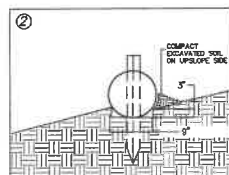
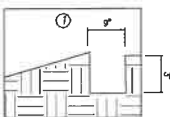


SIDE VIEW

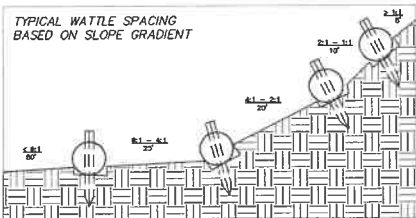
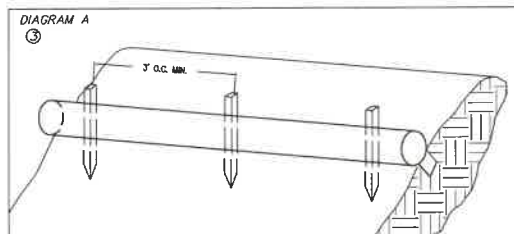
TYP. DEWATERING BAG
N.T.S.



NORTH AMERICAN GREEN



STRAW WATTLE INSTALLATION GUIDE



1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2-3\"/>

1. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
3. SECURE THE WATTLE WITH 18-24\"/>

CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

NOTE

* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS IN EXCESS OF 6\"/>

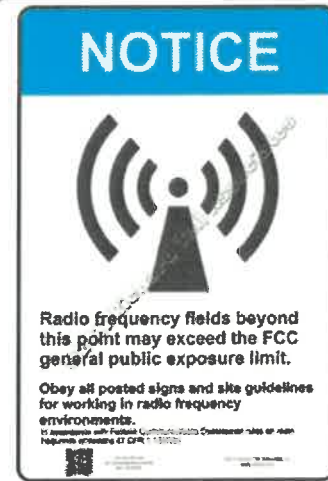
SILTATION BARRIER
DETAIL



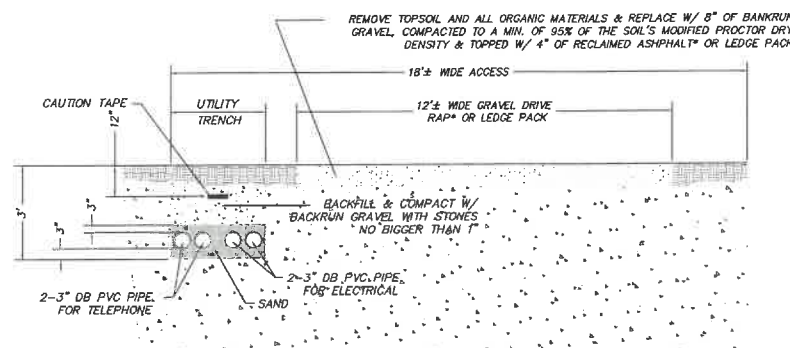
NO TRESPASSING SIGN DETAIL
N.T.S.



RF WARNING SIGN DETAIL
N.T.S.



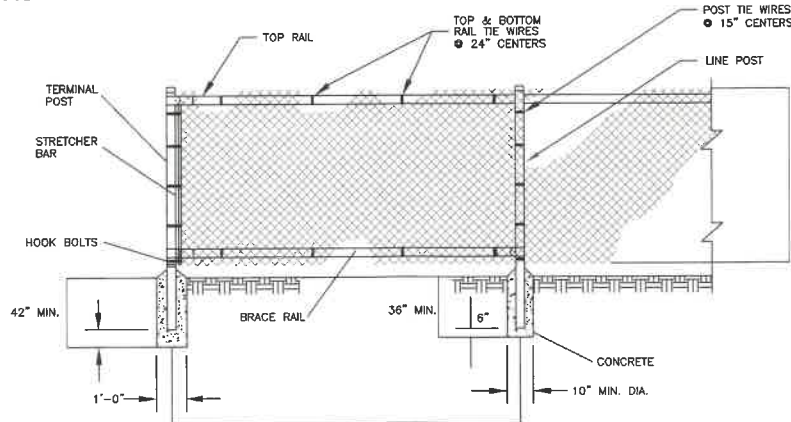
IDENTIFICATION SIGN DETAIL
N.T.S.



TYPICAL DRIVE & UTILITY CROSS SECTION
N.T.S.

NOTE: * (Reclaimed asphalt pavement (RAP) is the term given to removed and/or reprocessed pavement materials containing asphalt and aggregates. These materials are generated when asphalt pavements are removed for reconstruction, resurfacing, or to obtain access to buried utilities. When properly crushed and screened, RAP consists of high-quality, well-graded aggregates.)

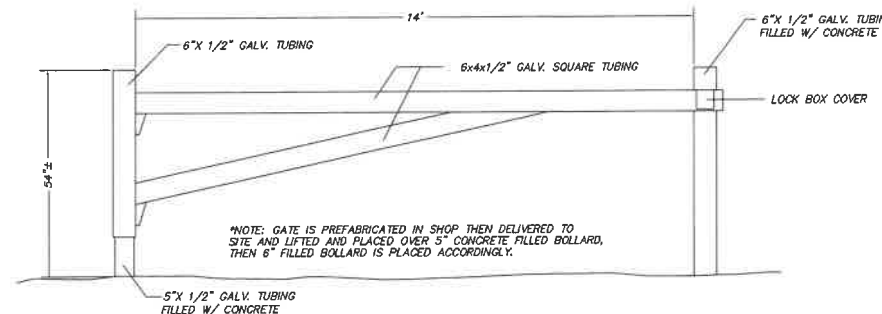
THE ACCESS ROAD SHALL BE INSPECTED & MAINTAINED AS FREQUENTLY AS POSSIBLE TO ASSURE CONTINUED ACCESS.



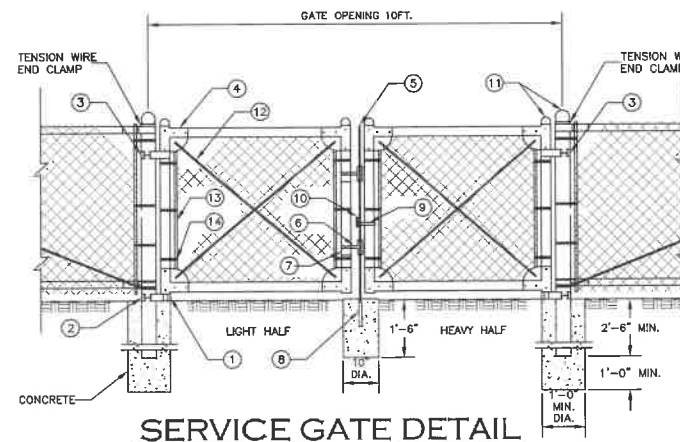
FENCE DETAILS
N.T.S.

CONSTRUCTION NOTES

1. MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS.
2. ALL POSTS SHALL BE INSTALLED VERTICALLY. WHERE POSTS ARE INSTALLED ON AN INCLINED SURFACE, THE ANGLE OF THE POST SHALL BE ADJUSTED SO THAT THE POST WILL BE VERTICAL.
3. THE FENCING SHALL BE #9 GAGE FENCE FABRIC, STANDARD 2-INCH CHAIN LINK DIAMOND MESH.



SECURITY GATE DETAIL
N.T.S.



SERVICE GATE DETAIL
N.T.S.

PART NO.	DESCRIPTION	QUANTITY
1	STRAIGHT PLUG	2
2	BOTTOM HINGE	2
3	TOP HINGE	2
4	CORNER ELBOW	8
5	PLUNGER ROD	1
6	LATCH FORK	2
7	FORK CATCH	2
8	PLUNGER ROD CATCH	1
9	LOCK KEEPER GUIDE	1
10	LOCK KEEPER	1
11	ORNAMENTAL TOPS	6
12	TRUSS RODS	4
13	STRETCHER BAR	4
14	HOOK BOLTS	12

Industrial Tower and Wireless
Engineering Division
40 Lone Street
Marshfield, MA 02050

SITE:
WINDSOR
NEW HAMPSHIRE
NH-10209

ADDRESS:
MAP 2 LOT 8
2ND NH TURNPIKE
WINDSOR, NH

APPROVALS
TOWN OF
WINDSOR, NH

CHAIRMAN	DATE
VICE CHAIRMAN	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE

PROJECT NO:
SITE - WINDSOR, NH - NH-10209
DRAWN BY: RICK
SCALE: NONE

NO	DATE	ISSUE
0	12/17/25	

SHEET TITLE
SITE CONSTRUCTION DETAILS

SHEET NUMBER
5

5

Deed

6021772

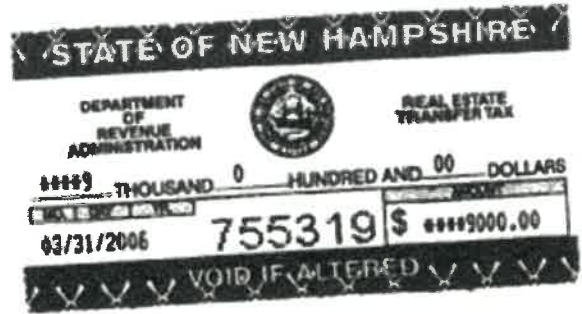
2006 MAR 31 AM 8:05

Return to:
Robert T. McWalters, Esquire
P.O. Box 397
Hillsborough, NH 03244

#88

63.11
2
65.11

TS
9000.00



FIDUCIARY DEED

Jane E. Dutton of 315 Deering Center Road, Deering, NH 03244, in her capacity as Executrix of the Estate of Elizabeth A. Woodrow, late of Windsor, New Hampshire, by the power conferred by New Hampshire RSA 559:18 and with the consent of residuary beneficiaries, for consideration paid of SIX HUNDRED THOUSAND DOLLARS (\$600,000.00), grants to Kevin E. Murdough, whose mailing address is P.O. Box 2047, Hillsborough, NH 03244:

Three certain tracts or parcels of land situate in the Towns of Windsor and Hillsborough, County of Hillsborough and State of New Hampshire, being bounded and described as follows:

Tract I: A certain tract or parcel of land, with the buildings thereon, situate in the Town of Windsor, County of Hillsborough and State of New Hampshire, being bounded and described as follows:

Beginning at the northwesterly corner of the premises on the south side of the Second New Hampshire Turnpike, by land now or formerly of Wallace W. Dole;

Thence southerly by said Dole land to land now or formerly of John Witherell;

Thence easterly on said Witherell land to the orchard wall, so-called, to land formerly of Albert J. Gray, now or formerly owned by Patenaude;

Thence northerly on said land to the ox pasture, so-called, and northerly by the easterly line of what is known as the O. C. Jones place to the Second New Hampshire Turnpike;

Thence westerly on the south side of the Second New Hampshire Turnpike about 50 rods to the point or place of beginning.

Containing 60 acres, more or less.

Tract II: A certain tract or parcel of land situate in the Town of Windsor, County of Hillsborough and State of New Hampshire, being bounded and described as follows:

Beginning at the northeasterly corner of the premises on the south side of the Second New Hampshire Turnpike, near the Hillsborough and Windsor town line;

See plan 34890 as to Tracts I and II

BK 7651 PG 0896

- 1,864.5' Thence southerly 113 rods;
- 717.75' Thence south 24° west 43 ½ rods;
- 231' Thence north 2° east 14 rods;
- 198' Thence north 21° west 12 rods;
- 255.75' Thence north 9° west 15 ½ rods;
- 198' Thence north 37° west 12 rods;
- 247.5' Thence north 3° east 15 rods;
- 214.5' Thence south 82° west 13 rods;
- 416' Thence North 2° east 26 rods;
- 222.75' Thence north 34° west 13 ½ rods to said Second New Hampshire Turnpike;

Thence by said Second New Hampshire Turnpike to the point or place of beginning.

Meaning and intending to describe and convey the same premises conveyed to Neil F. Woodrow and Elizabeth A. Woodrow by deed of Walter C. Patenaude, dated October 10, 1931, and recorded in the Hillsborough County Registry of Deeds at Book 908, Page 464. Elizabeth A. Woodrow derived her title as the surviving joint tenant of Neil F. Woodrow who predeceased her on September 29, 1989. See death certificate recorded herewith. See Hillsborough County Probate Court Docket #2005-1330 for the Estate of Elizabeth A. Woodrow. [no appurtenant easements](#)

N/L Tract III: A certain tract or parcel of land situate in the Towns of Windsor and Hillsborough, County of Hillsborough and State of New Hampshire, being Lot SA as shown on plan entitled "Technical Subdivision of Land Windsor Tax Map 2 Lot 8 & Hillsborough Tax Map 4 Lot 33 in Windsor & Hillsborough, N.H. Owner of record: Estate of Elizabeth A. Woodrow, Jane Dutton, Executrix Scale 1" = 100' Feb. 1, 2006 Donald R. Mellen Surveyor, LLC", said plan being recorded in the Hillsborough County Registry of Deeds as Plan #34570, being bounded and described as follows:

Beginning at a drill hole set in a stone wall at land of Eric S. and Ellen J. Blake, said point being the southeasterly corner of the within described premises and the southwesterly corner of Lot 8B, as shown on said plan;

Thence running south 85° 45' 55" west a distance of 295.40 feet along a stone wall and said Blake land to a drill hole set;

Thence south 85° 52' 12" west a distance of 282.66 feet along said stone wall and land of Pierre R. and Claire E. Pouliot to a drill hole set;

Thence south 83° 51' 40" west a distance of 54.20 feet along said stone wall and said Pouliot land to a rod set in a corner of stone walls;

Thence south 86° 23' 15" west a distance of 41.55 feet along said Pouliot land to a drill hole found in a corner of stone walls;

Thence south 85° 07' 24" west a distance of 34.70 feet along a stone wall and land of Richard P. Herman to a point;

Thence south 82° 32' 27" west a distance of 31.89 feet along said stone wall and said Herman land to a point;

Thence south 85° 52' 57" west a distance of 121.44 feet partially along said stone wall to a point, said point being the southwesterly corner of the within described premises;

Thence turning and running north 07° 36' 51" west a distance of 399.77 feet partially along a stone wall and land of Richard P. Herman to a point;

Thence continuing in a northwesterly direction along said stone wall and said Herman land the following courses and distances:

North 04° 43' 56" west a distance of 71.15 feet to a point;

North 08° 04' 35" west a distance of 166.04 feet to a drill hole found;

North 03° 48' 03" west a distance of 51.94 feet to a point;

North 07° 52' 45" west a distance of 79.44 feet to a point;

North 06° 11' 54" west a distance of 188.20 feet to a drill hole found;

North 07° 30' 11" west a distance of 204.55 feet to a drill hole found;

North 06° 33' 10" west a distance of 196.66 feet to a drill hole found;

North 07° 01' 11" west a distance of 60.08 feet to a point;

North 14° 00' 12" west a distance of 33.76 feet to a point;

North 03° 37' 47" east a distance of 19.43 feet to a point;

North 06° 56' 09" west a distance of 159.99 feet to a drill hole found;

North 05° 05' 00" west a distance of 66.70 feet to a drill hole found;

North 10° 01' 39" west a distance of 47.84 feet to a point;

North 17° 41' 30" west a distance of 37.61 feet to a drill hole found in a corner of stone walls at land of John J. and Shannon Valera, said point being the northwesterly corner of the within described premises;

Thence turning and running north 84° 53' 11" east a distance of 171.99 feet along said Valera land to a point at a corner of stone walls;

Thence continuing in a northeasterly direction along a stone wall and other land of the Estate of Elizabeth A. Woodrow and land of the Estate of Albert J. and Jennie N. Gray the following courses and distances:

North 88° 31' 11" east a distance of 69.61 feet to a drill hole set;

North 86° 27' 11" east a distance of 211.37 feet to an iron pipe found;

North 88° 05' 41" east a distance of 101.77 feet to a point;

North 86° 00' 32" east a distance of 40.32 feet to a drill hole set;

North 82° 15' 30" east a distance of 41.96 feet to a point;

North 85° 31' 11" east a distance of 98.95 feet to a drill hole set;

South 89° 49' 41" east a distance of 15.66 feet to a point;

North 85° 54' 33" east a distance of 104.95 feet to a point;

North 85° 54' 33" east a distance of 19.61 feet to a point;

North 86° 33' 00" east a distance of 137.63 feet to a drill hole set;

North 86° 10' 19" east a distance of 296.13 feet to a drill hole set;

North 86° 06' 24" east a distance of 213.19 feet to a drill hole set;

South 73° 09' 41" east a distance of 11.64 feet to a point;

North 75° 37' 23" east a distance of 21.65 feet to a point;

North 85° 37' 40" east a distance of 153.63 feet to a drill hole set;

BK 7651 PG 0899

North 81° 26' 36" east a distance of 108.66 feet to a point;

North 25° 53' 01" east a distance of 6.24 feet to a point on the west side of a 25' wide right of way, said point being the northeasterly corner of the within described premises;

Thence turning and running in a southeasterly direction along a stone wall and on the west side of a 25' wide right of way the following courses and distances:

South 67° 36' 42" east a distance of 10.82 feet to a point;

South 26° 40' 33" east a distance of 21.21 feet to a point;

South 39° 14' 53" east a distance of 44.00 feet to a point;

South 33° 53' 58" east a distance of 60.19 feet to a point;

South 22° 40' 49" east a distance of 25.63 feet to a point;

South 14° 40' 52" east a distance of 61.88 feet to a drill hole set;

South 11° 02' 46" east a distance of 70.70 feet to a point;

South 05° 28' 47" east a distance of 15.29 feet to a point;

South 11° 01' 04" east a distance of 81.85 feet to a drill hole set;

South 05° 18' 59" east a distance of 101.20 feet to a point at a corner of stone walls;

Thence continuing south 05° 18' 59" east a distance of 25.00 feet on the west side of a 25' wide right of way to a rod set;

Thence turning and running south 81° 08' 00" west a distance of 56.54 feet to a point in a stone wall;

Thence turning and running in a southeasterly direction along a stone wall on the west side of a 25' wide right of way the following courses and distances:

South 03° 23' 49" east a distance of 46.12 feet to a drill hole set;

South 04° 17' 53" east a distance of 194.03 feet to a drill hole set;

South 03° 40' 44" east a distance of 142.71 feet to a drill hole set at an intersection of stone walls, said point being the northeasterly corner of Lot 8B, as shown on said plan;

BK 7651 PG 0900

Thence turning and running south 81° 37' 01" west a distance of 183.71 feet along a stone wall and Lot 8B to a drill hole set;

Thence south 81° 29' 05" west a distance of 115.96 feet along said stone wall and Lot 8B to a drill hole set at a corner of stone walls;

Thence continuing south 81° 29' 05" east a distance of 650.81 feet along Lot 8B to a rod set, said point being the northwesterly corner of Lot 8B;

Thence turning and running south 07° 19' 26" east a distance of 70.16 feet along Lot 8B to a drill hole set at the beginning of a stone wall;

Thence continuing in a southeasterly direction along said stone wall and Lot 8B the following courses and distances:

South 07° 19' 26" east a distance of 110.17 feet to a drill hole set;

South 05° 09' 41" east a distance of 43.29 feet to a point;

South 08° 31' 03" east a distance of 182.68 feet to a drill hole set;

South 04° 11' 22" east a distance of 22.41 feet to a point;

South 08° 12' 40" east a distance of 73.96 feet to a point;

South 05° 29' 51" east a distance of 28.66 feet to a point;

Thence continuing south 07° 52' 22" east a distance of 303.76 feet partially along a stone wall and Lot 8B to the point or place of beginning.

Containing 55.69 acres.

Meaning and intending to describe and convey Tract I and a portion of Tract II conveyed to Neil F. Woodrow and Elizabeth A. Woodrow by deed of the Town of Windsor, dated November 28, 1942, and recorded in the Hillsborough County Registry of Deeds at Book 1049, Page 166 and a portion of Tract IV conveyed to Neil F. Woodrow and Elizabeth A. Woodrow by deed of the Town of Hillsborough, dated January 31, 1941, and recorded in the Hillsborough County Registry of Deeds at Book 1014, Page 180. Elizabeth A. Woodrow derived her title as the surviving joint tenant of Neil F. Woodrow who predeceased her on September 29, 1989. See death certificate recorded herewith. See Hillsborough County Probate Court Docket #2005-1330 for the Estate of Elizabeth A. Woodrow.

N/A

ALSO CONVEYED herewith is the benefit of a 15' wide right of way as described in deed from William Gall and Audrey Gall to Jay C. Coles and Betty O. Coles, dated April 2, 1977, and recorded in the Hillsborough County Registry of Deeds at Book 2519, Page 83. See also Agreement between Neil F. and Elizabeth A. Woodrow and Jay C. and Betty O. Coles, dated April 2, 1977, and recorded in said Registry at Book 2519, Page 85. former Gall property is located south of Tax Lot 2-8A

Subject to easements and restrictions of record.

State of New Hampshire Documentary Stamps shall be affixed in the amount of \$9,000.00.

Dated and signed this 27th day of March, 2006.

Jane E. Dutton
Jane E. Dutton, Executrix of the
Estate of Elizabeth A. Woodrow

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH, SS:

This instrument was acknowledged before me on March 27, 2006 by Jane E. Dutton as Executrix of the Estate of Elizabeth A. Woodrow.

Audrey L. Lawson
~~Justice of the Peace~~/Notary Public
My Commission Expires: _____

AUDREY L. LAWSON, Notary Public/JP
My Commission Expires 12/01/09



BK 7651 PG 0902

CONSENT

The undersigned, being one of the seven (7) residuary beneficiaries under the Will of Elizabeth A. Woodrow, late of Windsor, in the County of Hillsborough, and the State of New Hampshire, hereby consent to the sale of two tracts of land owned by the said Estate of Elizabeth A.

Woodrow, situate at 1245 Second New Hampshire Turnpike and also Lot 8A as shown on Plan #34570, in the Towns of Windsor and Hillsborough, New Hampshire, by Jane E. Dutton, in her capacity as executrix Under the Will of Elizabeth A. Woodrow, upon such terms and conditions as she shall deem to be in the best interests of the estate.

Signed and dated on the 10 day of March, 2006.

Witness:

S. J. M. Newcomb

Hazel D. Morley
Hazel D Morley

BK 7651 PG 0903

CONSENT

The undersigned, being one of the seven (7) residuary beneficiaries under the Will of Elizabeth A. Woodrow, late of Windsor, in the County of Hillsborough, and the State of New Hampshire, hereby consent to the sale of two tracts of land owned by the said Estate of Elizabeth A.

Woodrow, situate at 1245 Second New Hampshire Turnpike and also Lot 8A as shown on Plan #34570, in the Towns of Windsor and Hillsborough, New Hampshire, by Jane E. Dutton, in her capacity as executrix Under the Will of Elizabeth A. Woodrow, upon such terms and conditions as she shall deem to be in the best interests of the estate.

Signed and dated on the 13th day of March, 2006.

Witness:

Frank Henry

Gloria M Henry
Gloria M. Henry

BK 7651 PG 0904

CONSENT

The undersigned, being one of the seven (7) residuary beneficiaries under the Will of Elizabeth A. Woodrow, late of Windsor, in the County of Hillsborough, and the State of New Hampshire, hereby consent to the sale of two tracts of land owned by the said Estate of Elizabeth A.

Woodrow, situate at 1245 Second New Hampshire Turnpike and also Lot 8A as shown on Plan #34570, in the Towns of Windsor and Hillsborough, New Hampshire, by Jane E. Dutton, in her capacity as executrix Under the Will of Elizabeth A. Woodrow, upon such terms and conditions as she shall deem to be in the best interests of the estate.

Signed and dated on the 10th day of March, 2006.

Witness:

Linda Stullato

Lilla A. Sweeney
Lilla A. Sweeney

BK 7651 PG 0905

CONSENT

The undersigned, being one of the seven (7) residuary beneficiaries under the Will of Elizabeth A. Woodrow, late of Windsor, in the County of Hillsborough, and the State of New Hampshire, hereby consent to the sale of two tracts of land owned by the said Estate of Elizabeth A.

Woodrow, situate at 1245 Second New Hampshire Turnpike and also Lot 8A as shown on Plan #34570, in the Towns of Windsor and Hillsborough, New Hampshire, by Jane E. Dutton, in her capacity as executrix Under the Will of Elizabeth A. Woodrow, upon such terms and conditions as she shall deem to be in the best interests of the estate.

Signed and dated on the 9th day of March, 2006.

Witness:

Linda Stull #6

Sarah A. Dyer
Sarah A. Dyer

BK 7651 PG 0906

CONSENT

The undersigned, being one of the seven (7) residuary beneficiaries under the Will of Elizabeth A. Woodrow, late of Windsor, in the County of Hillsborough, and the State of New Hampshire, hereby consent to the sale of two tracts of land owned by the said Estate of Elizabeth A.

Woodrow, situate at 1245 Second New Hampshire Turnpike and also Lot 8A as shown on Plan #34570, in the Towns of Windsor and Hillsborough, New Hampshire, by Jane E. Dutton, in her capacity as executrix Under the Will of Elizabeth A. Woodrow, upon such terms and conditions as she shall deem to be in the best interests of the estate.

Signed and dated on the 8 day of March, 2006.

Witness:

Audrey L. Lawson

Jane E. Dutton
Jane E. Dutton

BK 7651 PG 0907

CONSENT

The undersigned, being one of the seven (7) residuary beneficiaries under the Will of Elizabeth A. Woodrow, late of Windsor, in the County of Hillsborough, and the State of New Hampshire, hereby consent to the sale of two tracts of land owned by the said Estate of Elizabeth A.

Woodrow, situate at 1245 Second New Hampshire Turnpike and also Lot 8A as shown on Plan #34570, in the Towns of Windsor and Hillsborough, New Hampshire, by Jane E. Dutton, in her capacity as executrix Under the Will of Elizabeth A. Woodrow, upon such terms and conditions as she shall deem to be in the best interests of the estate.

Signed and dated on the 23 day of March, 2006.

Witness:

Linda Sturatto

Nancy E. Olson
Nancy E. Olson

CONSENT

The undersigned, being one of the seven (7) residuary beneficiaries under the Will of Elizabeth A. Woodrow, late of Windsor, in the County of Hillsborough, and the State of New Hampshire, hereby consent to the sale of two tracts of land owned by the said Estate of Elizabeth A.

Woodrow, situate at 1245 Second New Hampshire Turnpike and also Lot 8A as shown on Plan #34570, in the Towns of Windsor and Hillsborough, New Hampshire, by Jane E. Dutton, in her capacity as executrix Under the Will of Elizabeth A. Woodrow, upon such terms and conditions as she shall deem to be in the best interests of the estate.

Signed and dated on the 8th day of March, 2006.

Witness:

Linda Stellas

Sandra L. Fisher
Sandra L. Fisher

BK 7651 PG 0909

6

Alternative Site Analysis

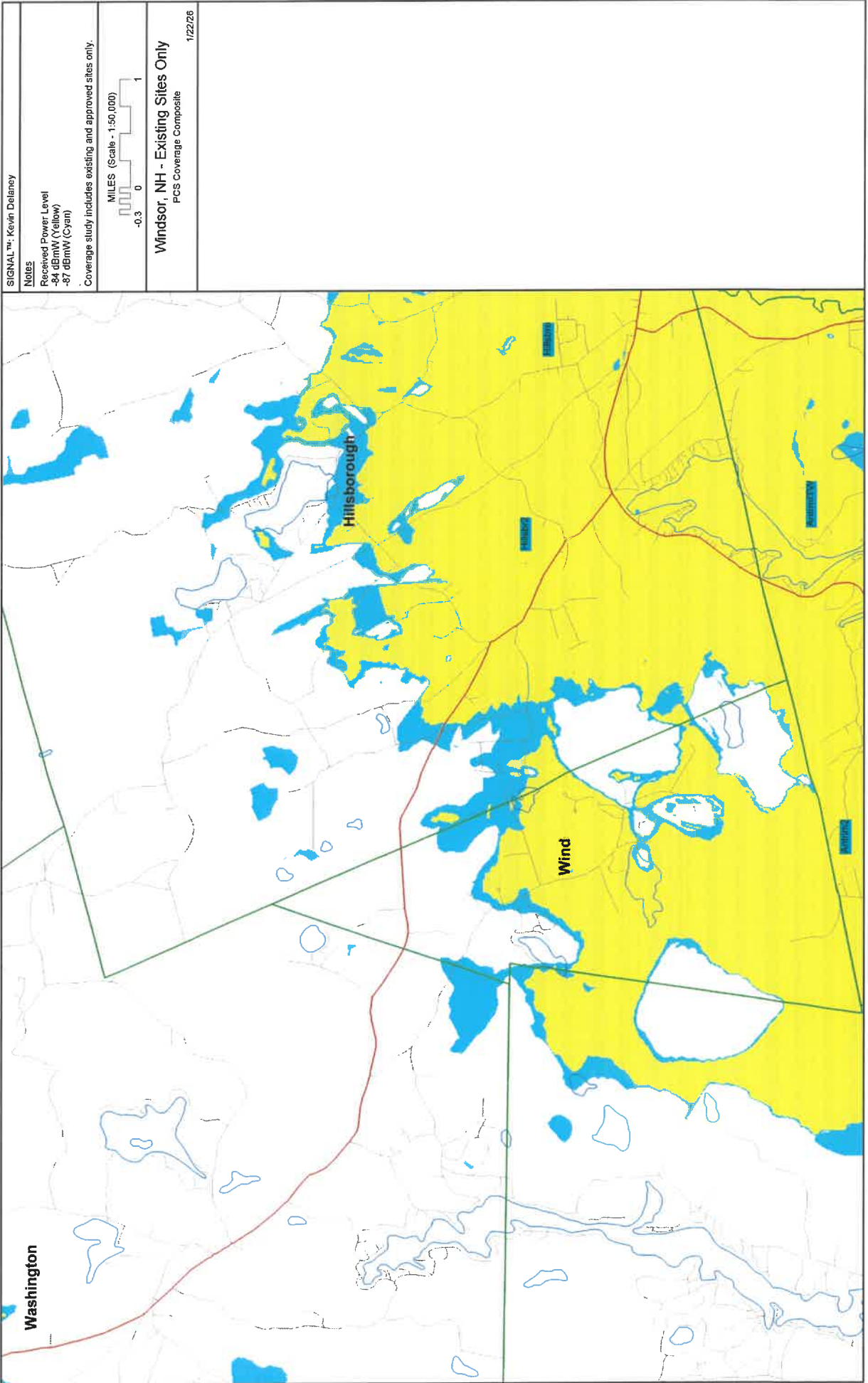
Windsor NH

Alternative Site Analysis

Map-Lot	Location	Town	Owner of Record	Notes
Map 12 Lot 0	1248 2nd NH Turnpike	Windsor	Glendinning	Mailed Letter of Interest 4/22/25-No Response from Landowner
Map 4 Lot 3	2nd NH Turnpike	Hillsborough	King	Discounted due to proximity to wetlands
Map 10 Lot 1	1286 2nd NH Turnpike	Windsor	Crane	Discounted due to proximity to wetlands
Map 10 Lot 3	Off North Star Road	Windsor	King	Discounted due to proximity to wetlands
Map 10 Lot 9	Off North Star Road	Windsor	Cranston	Discounted due to proximity to wetlands
Map 10 Lot 5	Off North Star Road	Windsor	Patenaude	Discounted due to proximity to wetlands
Map 17 Lot 15	Smith Pond Road	Washington	Caruso	Discounted due to lack of RF connection to existing towers
Map 2 Lot 7	1321 2nd NH Turnpike	Windsor	Valera	Discounted due to lack of RF connection to existing towers
Map 2 Lot 5	Off 2nd NH Turnpike	Windsor	Valera	Discounted due to lack of RF connection to existing towers
Map 2 Lot 8A	Valhalla Road	Windsor	Murdough	Discounted due to lack of RF connection to existing towers
Map 4 Lot 35	936 2nd NH Turnpike	Hillsborough	Murdough	Owner not interested

7

Coverage Studies



SIGNAL™: Kevin Delaney

Notes

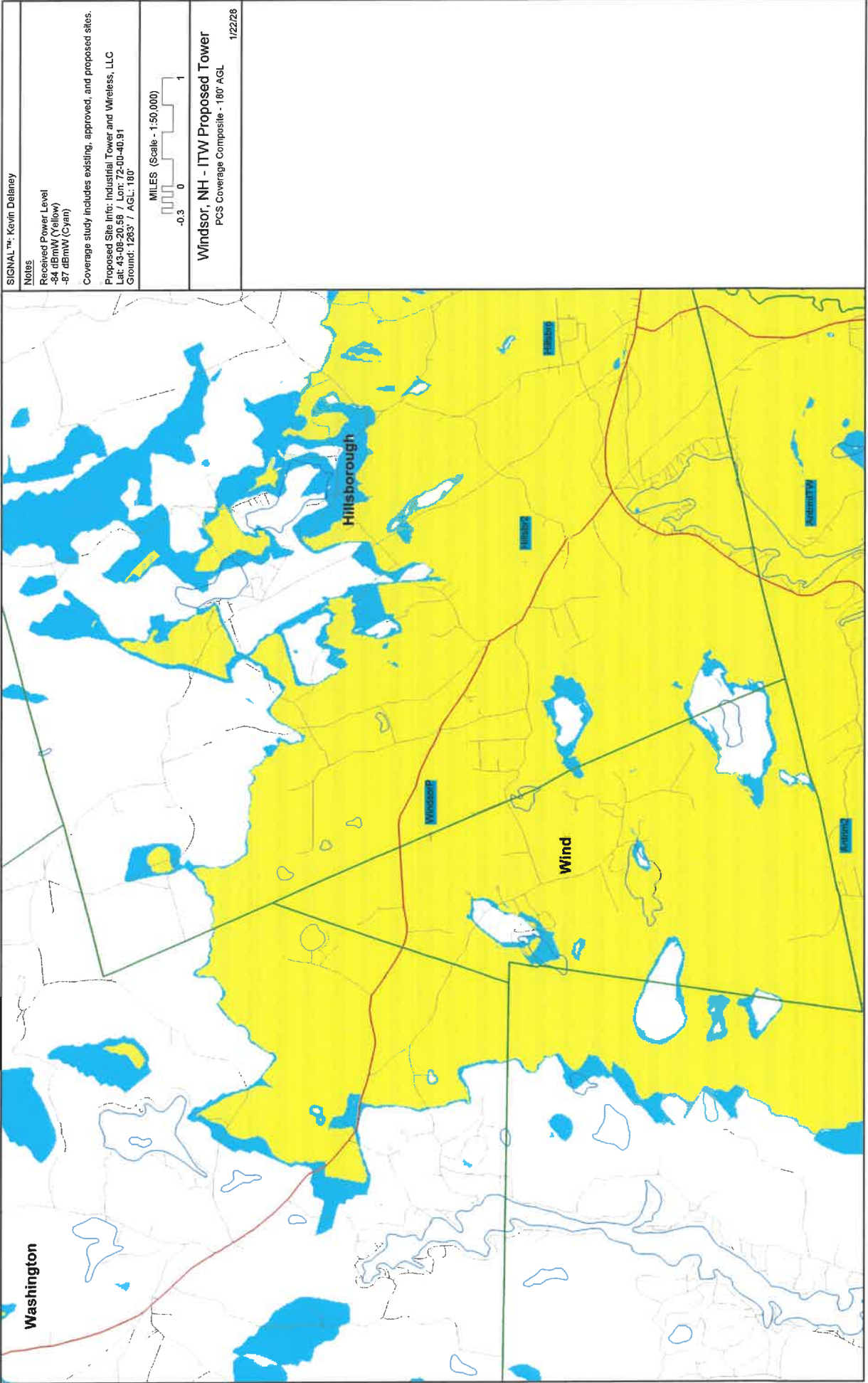
- Received Power Level
- 84 dBmW (Yellow)
- 87 dBmW (Cyan)

Coverage study includes existing and approved sites only.



WindSOR, NH - Existing Sites Only
PCS coverage composite

1/22/26



SIGNAL™: Kevin Delaney

Notes

- Received Power Level
- 84 dBmW (Yellow)
- 87 dBmW (Cyan)

Coverage study includes existing, approved, and proposed sites.

Proposed Site Info: Industrial Tower and Wireless, LLC
Lat: 43-06-20.58 / Lon: 72-00-40.91
Ground: 1263' / AGL: 180'



WindSOR, NH - ITW Proposed Tower

PCS Coverage Composite - 180' AGL

1/22/28

8

Colocation Agreement



Industrial Communications & Electronics, Inc.
Industrial Tower and Wireless, LLC
Industrial Communications, LLC

40 Lone Street
Marshfield, Massachusetts 02050
781-319-1111 • Fax 781-837-4000

February 18, 2026

Town of Windsor Planning Board
Windsor Town Hall
6550 13th Street
Windsor, NH 03244

RE: Windsor, NH
Map 2 / Lot 8
Collocation Agreement

Dear Planning Board Members:

Industrial Tower and Wireless, LLC, agrees to collocate as many carriers as structurally feasible on the proposed facility located at Tax Map 2 Lot 8. Our Antenna Site Leasing department will begin to market the tower site once fully approved and permitted and will contact all the major wireless carriers regarding this opportunity.

Thank you for your attention to this matter and if you have any questions or need any further information, please do not hesitate to contact me at 781-319-1012.

Sincerely,


Thomas Lennon
Vice President, Site Leasing and Development

DONALD L. HAES, JR., CHP

Radiation Safety Specialist

PO Box 198, Hampstead, NH 03841

617-680-6262

Email: donald_haes_chp@comcast.net

February 18, 2026

RE: Installation of a proposed Industrial Tower and Wireless personal wireless services facility to be located near Map 2 Lot 8, 2nd NH Turnpike, Windsor, NH.

PURPOSE

I have reviewed the information pertinent to the proposed installation at the above location. To determine regulatory compliance, theoretical calculations of maximal radio-frequency (RF) fields have been prepared. The physical conditions are that Industrial Tower and Wireless propose to install a communication facility including a 180-foot lattice styled tower near Map 2 Lot 8, 2nd NH Turnpike, Windsor, NH (for approximate location, see Figure 2). The lattice tower will be designed to allow for the collocation of three (3) Personal Wireless Services (PWS) provider's antennas and associated equipment at centerline heights of 175 feet, 165 feet, and 155 feet above ground level (AGL). Typical PWS installations consist of up to four (4) directional panel antennas mounted each in three (3) "arrays" aimed 120° apart.

This report considers the contributions of ALL potential PWS provider's transmitters operating simultaneously at their FCC-licensed capacities. The calculated values of RF fields are presented as a percentage of current Maximum Permissible Exposures (% MPE) as adopted by the Federal Communications Commission (FCC).^{i,ii}

SUMMARY

Theoretical RF field calculations indicate the summation of the RF contributions of three (3) potential PWS providers would be well within the established RF exposure guidelines (See Figures 4a and 4b). This includes all publicly accessible areas, and the neighborhood in general. The results support compliance with the pertinent sections of the FCC's guidelines for RF exposure.

Based on the results of the theoretical RF field calculations, it is my expert opinion that this facility, even if it were to be built to its design capacity, would comply with all regulatory guidelines for RF exposure.

Note: The analyses, conclusions and professional opinions are based upon the precise parameters and conditions of this particular site; **Lattice tower near Map 2 Lot 8, 2nd NH Turnpike, Windsor, NH.** Utilization of these analyses, conclusions, and professional opinions for any personal wireless services installation, existing or proposed, other than the aforementioned has not been sanctioned by the author, and therefore should not be accepted as evidence of regulatory compliance.

EXPOSURE LIMITS AND GUIDELINES

RF exposure guidelines enforced by the FCC were established by the Institute of Electrical and Electronics Engineers (IEEE)ⁱⁱⁱ and the National Council on Radiation Protection and Measurement (NCRP).^{iv} The RF exposure guidelines are listed for RF workers and members of the public. The applicable FCC RF exposure guidelines for the public are listed in Table 1 and depicted in Figure 1. All listed values are intended to be averaged over any contiguous 30-minute period. The applicable exposure limits for workers (the “controlled area”) are five times higher but averaged over any 6-minute period.

Frequency Bands	Electric Fields	Magnetic Fields	Equivalent Power Density
0.3 – 1.34 MHz	614 (V/m)	1.63 (A/m)	100 mW/cm ²
1.34 - 30 MHz	824/f (V/m)	2.19/f (A/m)	100 mW/cm ²
30 - 300 MHz	27.5 (V/m)	0.073 (A/m)	0.2 mW/cm ²
300 - 1500 MHz	--	--	[f (MHz) / 1500] mW/cm ²
1500 - 100,000 MHz	--	--	1.0 mW/cm ²

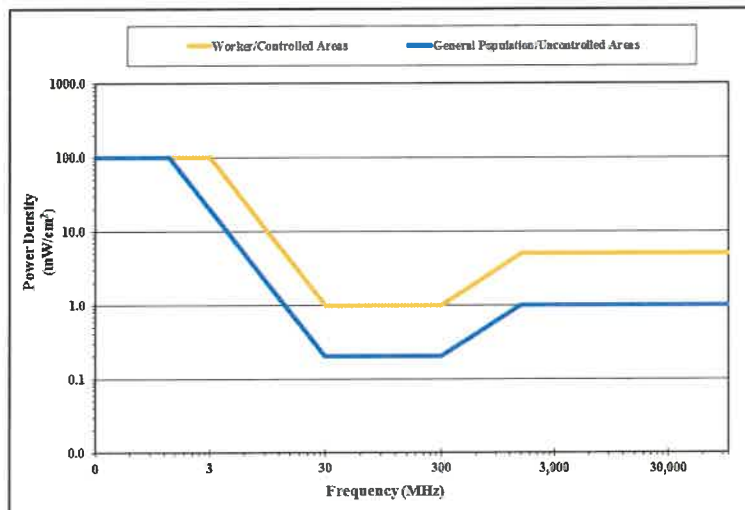


Figure 1: FCC Limits for Maximum Permissible Exposure (MPE)

NOTE: FCC “5% Rule” – When the exposure limits are exceeded in an accessible area due to the emissions from multiple fixed RF sources, actions necessary to bring the area into compliance are the shared responsibility of all licensees whose RF sources produce, at the area in question, levels that exceed 5% of the applicable exposure limit proportional to power. ^v

SITE CONDITIONS



**Figure 2a: Location of Proposed PWS Facility
Near Map 2 Lot 8, 2nd NH Turnpike, Windsor, NH**
(Picture courtesy Google Maps^{©2026} and may not represent current conditions)



**Figure 2b: Typical Sector Azimuths for PWS Facilities
(Alpha 30°, Beta 150°, and Gamma 270°)
Near Map 2 Lot 8, 2nd NH Turnpike, Windsor, NH**
(Picture courtesy Google Earth^{©2026} and may not represent current conditions)

PROPOSED SITE; TOPOGRAPHICAL CONDITIONS

A topographical mapping tool was used to exam the elevation profiles along the three typical PWS sector azimuths; Alpha 30°, Beta 150°, and Gamma 270° (See Figures 3a, 3b and 3c, respectively). Any deviation in height along the azimuth from the ground elevation was factored mathematically into any calculations involving height above ground.

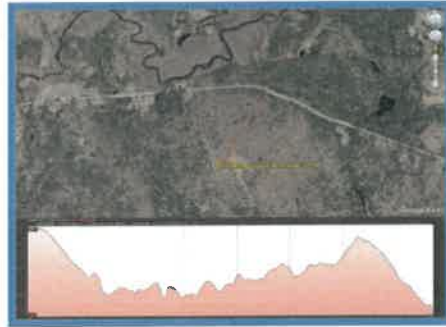


Figure 3a: USGS Elevation Along Typical PWS Azimuth 30°
(Picture courtesy Google Earth^{©2026} and may not represent current conditions)

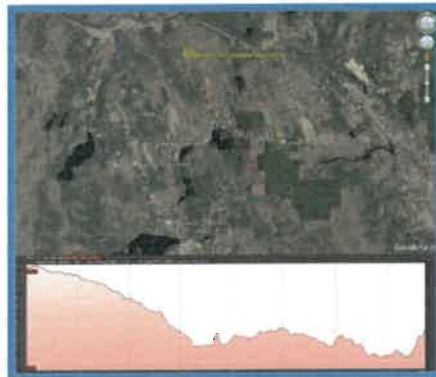


Figure 3b: USGS Elevation Along Typical PWS Azimuth 150°
(Picture courtesy Google Earth^{©2026} and may not represent current conditions)



Figure 3c: USGS Elevation Along Typical PWS Azimuth 270°
(Picture courtesy Google Earth^{©2026} and may not represent current conditions)

THEORETICAL RF FIELD CALCULATIONS - GROUND LEVELS

METHODOLOGY

These calculations are based on what are called "worst-case" estimates. That is, the estimates assume 100% use of all transmitters simultaneously. Additionally, the calculations make the assumption that the surrounding area is a flat plane; that is, the curvature of the earth has been neglected. The resultant values are thus conservative in that they over-predict actual resultant power densities.

The calculations are based on the following information (See Table 2 data):

1. Effective Radiated Power (ERP).
2. Antenna height (centerline, AGL).
3. Antenna vertical energy patterns ; the source of the negative gain (G) values. "Directional" antennas are designed to focus the RF signal, resulting in "patterns" of signal loss and gain (see antenna pattern, Appendix A). Antenna energy patterns display the loss of signal strength relative to the direction of propagation due to elevation angle changes. The gain is expressed as "G^E".

Note: "G" is a unitless factor usually expressed in decibels (dB); where $G = 10^{(dB/10)}$
 For example: for an antenna *gain* of 3 dB, the net factor (G) = $10^{(3/10)} = 2$
 For an antenna *loss* of -3 dB, the net factor (G) = $10^{(-3/10)} = 0.5$

To determine the magnitude of the RF field, the power density (S) from an isotropic RF source is calculated, making use of the power density formula as outlined in FCC's OET Bulletin 65, Edition 97-01: ^{vi}

$$S = \frac{P \cdot G}{4 \cdot \pi \cdot R^2}$$

Where:

P → Power to antenna (watts)

G → Gain of antenna

R → Distance (range) from antenna source to point of intersection with the ground (feet)

$R^2 = (\text{Height})^2 + (\text{Horizontal distance})^2$

Since: $P \cdot G = \text{EIRP}$ (Effective Isotropic Radiated Power) for broadcast antennas, the equation can be presented in the following form:

$$S = \frac{\text{EIRP}}{4 \cdot \pi \cdot R^2}$$

In the situation of off-axis power density calculations, apply the negative elevation gain (G^E) value from the vertical energy patterns with the following formula:

$$S = \frac{EIRP \cdot G^E}{4 \cdot \pi \cdot R^2}$$

Ground reflections may add in-phase with the direct wave, and essentially double the electric field intensity. Because power density is proportional to the *square* of the electric field, the power density may quadruple, that is, increase by a factor of four (4). Since ERP is routinely used, it is necessary to convert ERP into EIRP by multiplying by the factor of 1.64 (the gain of a half-wave dipole relative to an isotropic radiator). Therefore, downrange power density estimates can be calculated by using the formula:

$$S = \frac{4 \cdot (ERP \cdot 1.64) \cdot G^E}{4 \cdot \pi \cdot R^2} = \frac{ERP \cdot 1.64 \cdot G^E}{\pi \cdot R^2} = \frac{0.522 \cdot ERP \cdot G^E}{R^2}$$

To calculate the % MPE, use the formula:

$$\% \text{ MPE} = \frac{S}{\text{MPE}} \cdot 100$$

The results of the calculations for the potential RF emissions resulting from the summation of three (3) potential PWS provider's RF contributions are depicted in Figures 4a and 4b as plotted against linear distance from the base of the proposed lattice tower. Note that the values have been calculated for a height of six (6) feet AGL in accordance with regulatory rationale.

A logarithmic scale was used to plot the calculated theoretical % MPE values in Figure 4a and compared with the MPE of 100%. The same values were also plotted on a linear plot in Figure 4b. The curve is variable due to the application of vertical energy patterns. See Appendix A for typical PWS vertical energy patterns.

ANTENNA INVENTORY

Table 2: Possible Antenna Inventory 180' Lattice Tower Near Map 2 Lot 8, 2nd NH Turnpike, Windsor, NH			
Antenna Centerline (AGL)	FCC Licensee Antenna Manufacture / Model Number (See Appendix A)	Parameters: Typical ERP & Transmitter Centerline Frequencies	FCC-Licensed Technology
175'	Personal Wireless Services Provider Verizon Wireless/ PWS Panel Antenna "Arrays;" 3 Sectors Up To 4 Panels Each	18453 watts @ 1930 MHz 6562 watts @ 860 MHz 5637 watts @ 700 MHz 18453 watts @ 2150 MHz 59566 watts @ 3550 MHz	PCS CDMA LTE AWS CBRS (5G)
165'	Personal Wireless Services Provider AT&T/ PWS Panel Antenna "Arrays;" 3 Sectors Up To 4 Panels Each	7765 watts @ 1930 MHz 2749 watts @ 860 MHz 4075 watts @ 700 MHz 11486 watts @ 2350 MHz 24439 watts @ 39 GHz	PCS CDMA LTE AWS 5G
155'	Personal Wireless Services Provider T-Mobile/ PWS Panel Antenna "Arrays;" 3 Sectors Up To 4 Panels Each	10355 watts @ 1930 MHz 6385 watts @ 638 MHz 3500 watts @ 700 MHz 11889 watts @ 2100 MHz	PCS 5G LTE AWS
Table Notes: AWS: Advanced Wireless Systems CBRS: Citizens Broadband Radio Service: 3.5 GHz band CDMA: Code Division Multiple Access ("cellular voice") ESMR: Enhanced Specialized Mobile Radio LTE : Long Term Evolution (aka "4G") PCS: Personal Communication System			

OBSERVATIONS IN CONSIDERATION WITH FCC RULES §1.1307(B) & §1.1310

Will it be physically possible to stand next to or touch any omnidirectional antenna and/or stand in front of a directional antenna?

NO; access to the lattice tower will be restricted within a locked fenced compound, and the site will adhere to RF safety guidelines regarding the transmitting antennas, including appropriate signage.

RESULTS OF THEORETICAL RF FIELD CALCULATIONS

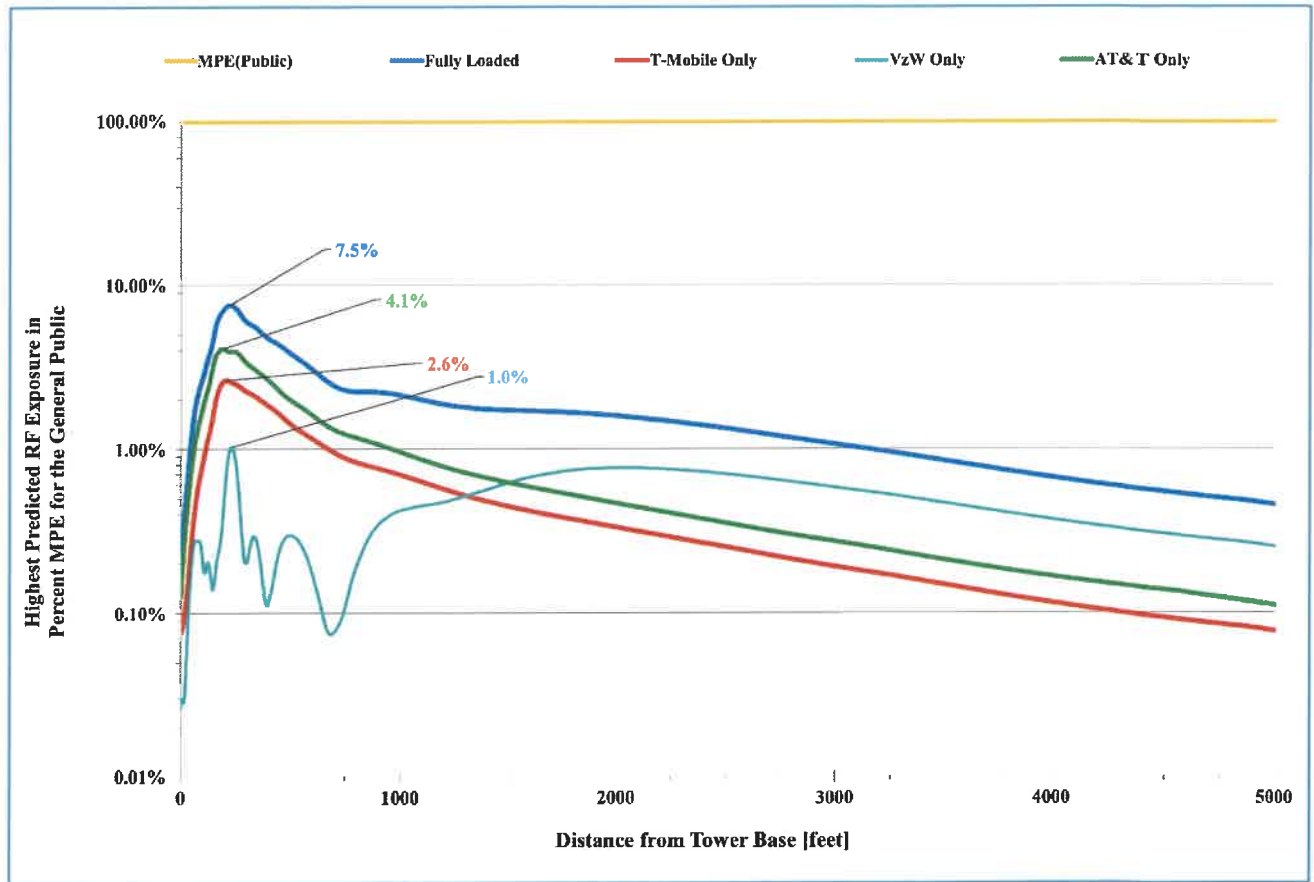


Figure 3: Theoretical Cumulative Maximum Percent MPE - vs. - Distance; Log-Linear Scale (Summation of Possible Three PWS provider's RF Contributions)

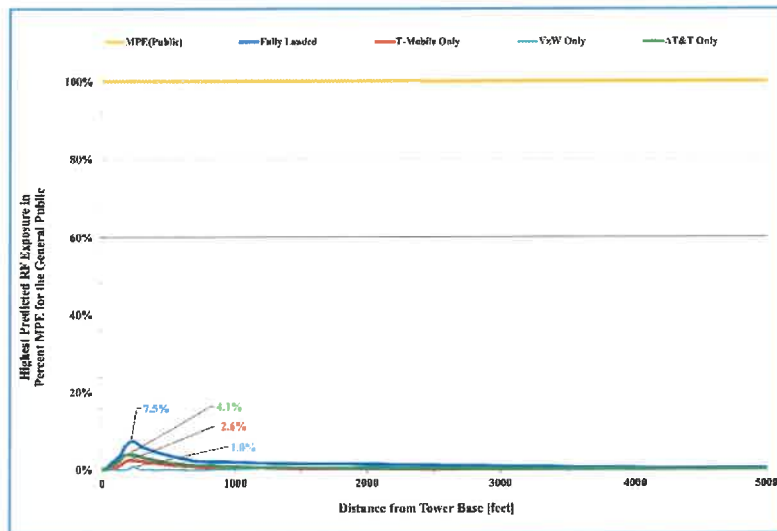


Figure 4: Same Data as Figure 4a, Linear-Linear Scale

CONCLUSION

Theoretical RF field calculations indicate the summation of the RF contributions of three (3) potential PWS providers would be well within the established RF exposure guidelines (See Figures 4a and 4b). This includes all publicly accessible areas, and the neighborhood in general. The results support compliance with the pertinent sections of the FCC's guidelines for RF exposure.

The number and duration of calls passing through PWS facilities cannot be accurately predicted. Thus, in order to estimate the highest RF fields possible from operation of these installations, the maximal amount of usage was considered. Even in this so-called "worst-case," the resultant increase in RF field levels is far below established levels considered safe.

Based on the results of the theoretical RF field calculations, it is my expert opinion that this facility, even if it were to be built to its design capacity, would comply with all regulatory guidelines for RF exposure.

Feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Haes, Jr.", written over a horizontal line.

Donald L. Haes, Jr.

Certified Health Physicist

Note: The analyses, conclusions and professional opinions are based upon the precise parameters and conditions of this particular site; **Lattice tower near Map 2 Lot 8, 2nd NH Turnpike, Windsor, NH.** Utilization of these analyses, conclusions, and professional opinions for any personal wireless services installation, existing or proposed, other than the aforementioned has not been sanctioned by the author, and therefore should not be accepted as evidence of regulatory compliance.

DONALD L. HAES, JR., CHP

Radiation Safety Specialist

PO Box 198, Hampstead, NH 03841

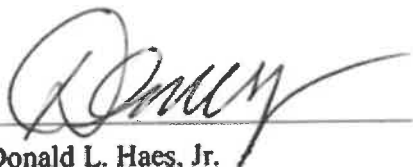
617-680-6262

Email: donald_haes_chp@comcast.net

STATEMENT OF CERTIFICATION

1. I certify to the best of my knowledge and belief that the statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
4. My compensation is not contingent upon the reporting of a predetermined energy level or direction in energy level that favors the client, the amount of energy level estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. This assignment was not based on a requested minimum environmental energy level or specific power density.
6. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
7. The consultant has accepted this assessment assignment having the knowledge and experience necessary to complete the assignment competently.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *American Board of Health Physics* (ABHP) statements of standards of professional responsibility for Certified Health Physicists.

Date: February 18, 2026



Donald L. Haes, Jr.

Certified Health Physicist

DONALD L. HAES, JR., CHP

Radiation Safety Specialist

PO Box 198, Hampstead, NH 03841

617-680-6262

Email: donald_haes_chp@comcast.net

SUMMARY OF QUALIFICATIONS

- **Academic Training -**

- Graduated from Chelmsford High School, Chelmsford, MA; June 1973.
- Completed Naval Nuclear Power School, 6-12/1976.
- Completed Naval Nuclear Reactor Plant Mechanical Operator and Engineering Laboratory Technician (ELT) schools and qualifications, Prototype Training Unit, Knolls Atomic Power Laboratory, Windsor, Connecticut, 1-9/1977.
- Graduated Magna Cum Laude from University of Lowell with a Bachelor of Science Degree in *Radiological Health Physics*; 5/1987.
- Graduated from University of Lowell with a Master of Science Degree in *Radiological Sciences and Protection*; 5/1988.

- **Certification -**

- Board Certified by the American Board of Health Physics 1994; renewed 1998, 2002, 2006, 2010, 2014, 2018, and 2022. Expiration 12/31/2026.
- Board Certified by the Board of Laser Safety 2008; renewed 2011, 2014, 2017, 2020, 2023. Expiration 12/31/2026.

- **Employment History -**

- Consulting Health Physicist; Ionizing/Nonionizing Radiation, 1988 - present.
- Radiation, RF and Laser Safety Officer; BAE Systems, 2005–2018 (retired).
- Assistant Radiation Safety Officer; MIT, 1988 – 2005 (retired).
- Radiopharmaceutical Production Supervisor - DuPont/NEN, 1981 – 1988 (retired).
- United States Navy; Nuclear Power Qualifications, 1975 – 1981 (Honorably Discharged).

- **Professional Societies -**

- Health Physics Society [HPS].
- American Academy of Health Physics [AAHP]
- Institute of Electrical and Electronics Engineers [IEEE];
- International Committee on Electromagnetic Safety [ICES] (ANSI C95 series).
- Laser Institute of America [LIA].
- Board of Laser Safety [BLS].
- American National Standards Institute Accredited Standards Committee [ASC Z136].
- Committee on Man and Radiation [COMAR].

APPENDIX A

TYPICAL ENERGY PATTERNS OF PWS PANEL ANTENNAS

Model: NHH-65B-R2B

[<< Back to selections](#)

Select Radial Scale

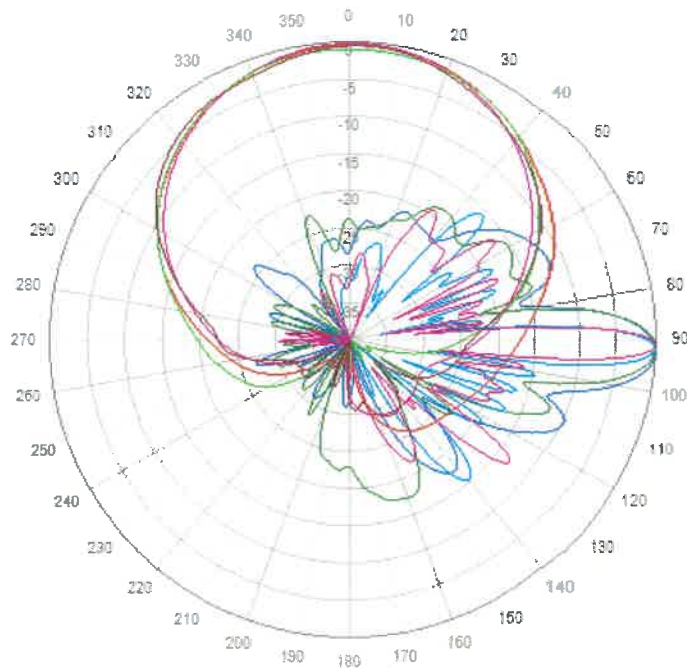
25 dB

40 dB

Apply

Legend

Description	Port	Frequency	Tilt	Cut	Color
Dual Polarization	Port 1 +45	752	2	V	Blue
Dual Polarization	Port 1 +45	752	2	H	Red
Dual Polarization	Port 2 -45	847	2	V	Green
Dual Polarization	Port 2 -45	847	2 </td <td>H</td> <td>Magenta</td>	H	Magenta
Dual Polarization	Port 3 +45	1720	2	V	Light Blue
Dual Polarization	Port 3 +45	1720	2	H	Light Green
Dual Polarization	Port 4 -45	2110	1	V	Pink
Dual Polarization	Port 4 -45	2110	1	H	Brown



REFERENCES

- i. Federal Register, Federal Communications Commission Rules; *Radiofrequency radiation; environmental effects evaluation guidelines* Volume 1, No. 153, 41006-41199, August 7, 1996. (47 CFR Part 1; Federal Communications Commission).
- ii. Telecommunications Act of 1996, 47 USC; Second Session of the 104th Congress of the United States of America, January 3, 1996.
- iii. IEEE C95.1-1999: American National Standard, *Safety levels with respect to human exposure to radio frequency electromagnetic fields, from 3 kHz to 300 GHz* (Updated in 2020 as C95.1-2019/Cor 2-2020TM *Standard for Safety Levels with Respect to Human Exposure to Electric, Magnetic, and Electromagnetic Fields, 0 Hz to 300 GHz, Corrigenda 2*).
- iv. National Council on Radiation Protection and Measurements (NCRP); *Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields*, NCRP Report 86, 1986.
- v. Federal Register, Federal Communications Commission Rules; Vol. 85, No. 63 / Wednesday, April 1, 2020 / Rules and Regulations 18145.
- vi. OET Bulletin 65: Federal Communications Commission Office of Engineering and Technology, *Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields*; Edition 97-01, August 1999.

10

FCC License

REFERENCE COPY

This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.



**Federal Communications Commission
Wireless Telecommunications Bureau**

RADIO STATION AUTHORIZATION

LICENSEE: INDUSTRIAL WIRELESS TECHNOLOGIES, INC.

INDUSTRIAL WIRELESS TECHNOLOGIES, INC.
40 LONE STREET
MARSHFIELD, MA 02050

Call Sign KNNX795	File Number 0007286539
Radio Service YD - SMR, 896-901/935-940 MHz, Auctioned	

FCC Registration Number (FRN): 0004636042

Grant Date 08-09-2016	Effective Date 08-09-2016	Expiration Date 08-12-2026	Print Date 08-10-2016
Market Number MTA008	Channel Block B	Sub-Market Designator 0	
Market Name Boston-Providence			
1st Build-out Date 08-12-1999	2nd Build-out Date 12-31-2002	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:
NONE

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: INDUSTRIAL WIRELESS TECHNOLOGIES,

Call Sign: KNNX795

File Number: 0007286539

Print Date: 08-10-2016

700 MHz Relicensed/Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
---------------	--------------------	--------------------------	------------------------------	---------------

Reference Copy