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January 8, 2016

VIA HAND DELIVERY

City of Auburn Planning Board
c/o Doug Green, City Planner
City of Auburn
60 Court Street
Auburn, ME 04210

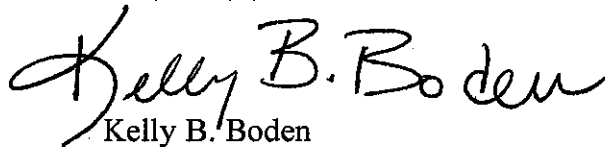
**Re: Proposed Verizon Wireless Telecommunications Facility
200 Merrow Road, Auburn, Maine**

Dear Members of the Planning Board:

Pursuant to Chapter 60, Article XVI, Division 3 - Special Exception of the Auburn Zoning Ordinance (the "Ordinance"), enclosed please find fifteen (15) copies of an application for site plan review for construction of a new wireless telecommunications facility on property located at 200 Merrow Road. Also enclosed is a check covering the \$700.00 application & advertising fee.

We respectfully request that the Planning Board review the application at its next regularly scheduled meeting. Please do not hesitate to contact the project manager, Greg Costello (at (857) 523-9703), or me should you have any questions regarding this application. Thank you for your time and attention to this matter.

Very truly yours,


Kelly B. Boden

KBB/mtt
Enclosures
cc: Greg Costello

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Development Review Application

City of Auburn Planning and Permitting Department
City of Lewiston Department of Planning and Code Enforcement



PROJECT NAME: Auburn 5, ME

PROPOSED DEVELOPMENT ADDRESS: 200 Merrow Road, Auburn, ME

PARCEL ID#: 178-005

REVIEW TYPE: Site Plan ☒ Site Plan Amendment ☐
 Subdivision ☐ Subdivision Amendment ☐

PROJECT DESCRIPTION: Installation of a 125' monopole tower with an equipment shelter.

CONTACT INFORMATION:

Applicant Verizon Wireless

Name: _____

Address: 118 Flanders Rd., Westborough

Zip Code MA 01581

Work #: _____

Cell #: _____

Fax #: _____

Home #: _____

Email: _____

Project Representative

Name: Kelly B. Boden

Address: PO Box 586, Portland, ME

Zip Code 04112-0586

Work #: 207-253-4472

Cell #: 207-233-8700

Fax #: 207-774-7499

Home #: _____

Email: kboden@verrilldana.com

Property Owner Pine Tree, LLC

Name: _____

Address: 63 Tucker Lane, Poland Spring, ME

Zip Code 04274

Work #: _____

Cell #: _____

Fax #: _____

Home #: _____

Email: _____

Other professional representatives for the project (surveyors, engineers, etc.),

Name: _____

Address: _____

Zip Code _____

Work #: _____

Cell #: _____

Fax #: _____

Home #: _____

Email: _____

PROJECT DATA

The following information is required where applicable, in order complete the application

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	1680	sq. ft.
Proposed Total Paved Area	480	sq. ft.
Proposed Total Impervious Area	3,840	sq. ft.
Proposed Impervious Net Change	2,160	sq. ft.
Impervious surface ratio existing	0.1	% of lot area
Impervious surface ratio proposed	0.2	% of lot area

BUILDING AREA/LOT

COVERAGE

Existing Building Footprint		sq. ft.
Proposed Building Footprint	299	sq. ft.
Proposed Building Footprint Net change	N/A	sq. ft.
Existing Total Building Floor Area	0	sq. ft.
Proposed Total Building Floor Area	299	sq. ft.
Proposed Building Floor Area Net Change	N/A	sq. ft.
New Building	yes	(yes or no)
Building Area/Lot coverage existing	0	% of lot area
Building Area/Lot coverage proposed	.02	% of lot area

ZONING

Existing

Proposed, if applicable

LAND USE

Existing

Proposed

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units

Proposed Number of Residential Units

Subdivision, Proposed Number of Lots

PARKING SPACES

Existing Number of Parking Spaces

Proposed Number of Parking Spaces

Number of Handicapped Parking Spaces

Proposed Total Parking Spaces

Parking turnaround area

ESTIMATED COST OF PROJECT

\$300,000

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area

Proposed Disturbed Area

Proposed Impervious Area

1. If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.
2. If the proposed impervious area is greater than one acre including any impervious area created since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.
3. If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.
4. If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.

TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing
(Since July 1, 1997)

passenger car equivalents (PCE)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997)

passenger car equivalents (PCE)

If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

Zoning Summary

1. Property is located in the Industrial zoning district.

2. Parcel Area: 39 acres / _____ square feet(sf).

Regulations

Required/Allowed

Provided

Min Lot Area

N/A

/

Street Frontage

/

Min Front Yard

35'

/

797'±

Min Rear Yard

50'

/

524'±

Min Side Yard

35'

/

204'± & 618'±

Max. Building Height

75'

/

10'

Use Designation

/

Parking Requirement

1 space/ per square feet of floor area

Total Parking:

Parking turnaround area

Overlay zoning districts(if any):

N/A

/

Urban impaired stream watershed?

YES/NO If yes, watershed name N/A

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include fifteen (15) complete packets containing the following materials:

1. Full size plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

Refer to the application checklist for a detailed list of submittal requirements.

L/A's development review process and requirements have been made similar for convenience and to encourage development. Each City's ordinances are available online at their prospective websites:

Auburn: www.auburnmaine.org under City Departments/ Planning and Permitting/Land Use Division/Zoning Ordinance

Lewiston: <http://www.ci.lewiston.me.us/clerk/ordinances.htm> Refer to Appendix A of the Code of Ordinances

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

Signature of Applicant:

Billy B. Boden

Date

1/8/15



Development Review Checklist

City of Auburn Planning and Permitting Department
City of Lewiston Department of Planning and Code Enforcement



**THE FOLLOWING INFORMATION IS REQUIRED WHERE APPLICABLE TO BE
SUBMITTED FOR AN APPLICATION TO BE COMPLETE**

PROJECT NAME: Auburn 5, ME

PROPOSED DEVELOPMENT ADDRESS and PARCEL #: 200 Merrow Rd., Auburn - 178-005

Required Information		Check Submitted		Applicable Ordinance	
		Applicant	Staff	Lewiston	Auburn
Site Plan					
	Owner's Names/Address	X			
	Names of Development	X			
	Professionally Prepared Plan	X			
	Tax Map or Street/Parcel Number	X			
	Zoning of Property	X			
	Distance to Property Lines	X			
	Boundaries of Abutting land	X			
	Show Setbacks, Yards and Buffers	X			
	Airport Area of Influence (Auburn only)	N/A			
	Parking Space Calcs	N/A			
	Drive Openings/Locations	X			
	Subdivision Restrictions	N/A			
	Proposed Use	X			
	PB/BOA/Other Restrictions	N/A			
	Fire Department Review	N/A			
	Open Space/Lot Coverage	X			
	Lot Layout (Lewiston only)	N/A			
	Existing Building (s)				
	Existing Streets, etc.				
	Existing Driveways, etc.				
	Proposed Building(s)				
	Proposed Driveways				
Landscape Plan					
	Greenspace Requirements	N/A			
	Setbacks to Parking				
	Buffer Requirements				
	Street Tree Requirements				
	Screened Dumpsters				
	Additional Design Guidelines				
	Planting Schedule				

Required Information		Check Submitted		Applicable Ordinance	
		Applicant	Staff	Lewiston	Auburn
Site Plan					
Stormwater & Erosion Control Plan					
	Compliance w/ chapter 500	X			
	Show Existing Surface Drainage	N/A			
	Direction of Flow	N/A			
	Location of Catch Basins, etc.	N/A			
	Drainage Calculations	N/A			
	Erosion Control Measures	X			
	Maine Construction General Permit	N/A			
	Bonding and Inspection Fees	N/A			
	Post-Construction Stormwater Plan	N/A			
	Inspection/monitoring requirements	N/A			
	Third Party Inspections (Lewiston only)	N/A			
Lighting Plan					
	Full cut-off fixtures	N/A			
	Meets Parking Lot Requirements	N/A			
Traffic Information					
	Access Management	N/A			
	Signage	N/A			
	PCE - Trips in Peak Hour	N/A			
	Vehicular Movements	N/A			
	Safety Concerns	N/A			
	Pedestrian Circulation	N/A			
	Police Traffic	N/A			
	Engineering Traffic	N/A			
Utility Plan					
	Water	X			
	Adequacy of Water Supply	X			
	Water main extension agreement	N/A			
	Sewer	X			
	Available city capacity	N/A			
	Electric	X			
	Natural Gas	N/A			
	Cable/Phone	N/A			
Natural Resources					
	Shoreland Zone	N/A			
	Flood Plain	N/A			
	Wetlands or Streams	N/A			
	Urban Impaired Stream	N/A			
	Phosphorus Check	N/A			
	Aquifer/Groundwater Protection	N/A			
	Applicable State Permits	N/A			

Required Information		Check Submitted		Applicable Ordinance	
		Applicant	Staff	Lewiston	Auburn
Site Plan					
	No Name Pond Watershed (Lewiston only)				
	Lake Auburn Watershed (Auburn only)	N/A			
	Taylor Pond Watershed (Auburn only)	N/A			
Right Title or Interest					
	Verify	X			
	Document Existing Easements, Covenants, etc.	X			
Technical & Financial Capacity					
	Cost Est./Financial Capacity	X			
	Performance Guarantee	X			
State Subdivision Law					
	Verify/Check	N/A			
	Covenants/Deed Restrictions	N/A			
	Offers of Conveyance to City	N/A			
	Association Documents	N/A			
	Location of Proposed Streets & Sidewalks	N/A			
	Proposed Lot Lines, etc.	N/A			
	Data to Determine Lots, etc.	N/A			
	Subdivision Lots/Blocks	N/A			
	Specified Dedication of Land	N/A			
Additional Subdivision Standards					
	Single-Family Cluster (Lewiston only)				
	Multi-Unit Residential Development (Lewiston only)				
	Mobile Home Parks	N/A			
	Private Commercial or Industrial Subdivisions (Lewiston only)				
	PUD (Auburn only)	N/A			
A JPEG or PDF of the proposed site plan		X			
Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving					

APPENDIX B
SITE PLAN CONTENTS REQUIREMENTS
(pursuant to Ch. 60, Article XVI, Section 60-1301 of the Ordinance)

Sec. 60-1301(1) Name and address of owner and developer and interest of the applicant if other than the owner or developer.

RESPONSE.

Owner: Pine Tree, LLC, 63 Tucker Lane, Poland Spring, Maine 04274

Applicant: Verizon Wireless, 118 Flanders Rd, Westboro, MA 01581

Sec. 60-1301(2) Name of development, scale and meridian arrow, with specific definition of representation, date of plan and legend.

RESPONSE. The name of the development is Auburn 5, ME. Please see the site plan attached at Appendix "G" for scale and meridian arrow, with specific definition of representation, date of plan and legend.

Sec. 60-1301(3) Names and addresses of all owners of record of all adjacent property as appear on assessor's records.

RESPONSE. Please see page C-1 of the site plan identifying all abutters attached at Appendix "G."

Sec. 60-1301(4) Current zoning boundaries and 100-year floodplain boundaries including surrounding areas to a distance of 300 feet from the perimeter of the site.

RESPONSE. Please see page C-1 of the site plan which shows all current zoning boundaries attached at Appendix "G." The proposed facility is not within the 100-year floodplain boundary.

Sec. 60-1301(5) Easements; rights-of-way, existing, planned or proposed; or other reservations adjacent to or intersecting the property.

RESPONSE. Please see page C-2 of the site plan which shows all easements; rights-of-way attached at Appendix "G."

Sec. 60-1301(6) Topographic map of the site, containing the following:

- a. Existing contours, where the slope of existing ground surface is generally two percent or more, the topographic map shall show contours at intervals of five feet of elevation (or lesser intervals as the planning board or engineering department may prescribe). Where the slope of the existing ground surface is generally less than two percent, contour intervals of one foot shall be shown.*

These contours shall not be copied from the city topographic maps and shall be determined from an on-site survey certified by a registered land surveyor.

- b. *Proposed contours shall be shown at intervals to be determined by the city engineer. The tax map and lot number of the parcel or parcels on which the project is to be located.*

RESPONSE. Please see page C-2 of the site plan for a topographic map of the site.

Sec. 60-1301(7) Location of watercourses, wetlands, marshes, surface water, rock outcroppings, wooded areas, single trees with a diameter of ten inches measured three feet from the base of the trunk.

RESPONSE. Wetlands were delineated by A.D. Klumb Environmental, and are shown on page C-2. The site was partially cleared in preparation for a subdivision. The remainder is forested. See topographic map on the Title page of the site plan.

Sec. 60-1301(8) Location of buildings existing on the tract to be developed and on adjacent tracts within a distance of 100 feet from the property line, indicating whether existing buildings on the tract are to be retained, modified or removed.

RESPONSE. There are no existing buildings on the tract to be developed. Please see the Title page for location of existing structures on adjacent parcels. No alteration to existing structures is proposed.

Sec. 60-1301(9) Locations of water mains, sewer mains, wells, fire hydrants, culverts, drains, pipe sizes, grades and direction of flow, existing within 200 feet of the subject property.

RESPONSE. Please see page C-2 of the site plan attached at Appendix "G."

Sec. 60-1301(10) Existing soil conditions and soil suitability test results.

WAIVER. Applicant seeks a waiver of this requirement as construction of this project will not involve installation of a subsurface wastewater treatment system.

Sec. 60-1301(11) Locations of proposed buildings and uses thereof.

RESPONSE. Please see page A-1 of the site plan attached at Appendix "G" for the location of the proposed equipment shelter.

Sec. 60-1301(12) Proposed traffic circulation system including streets, parking lots, driveways and other access and egress facilities, curblines, sidewalk lines and existing streets, including the projected traffic flow patterns into and upon the site for both vehicles and pedestrians and an estimate of the projected number of motor vehicle trips to and from the site for an average day and for peak hours.

RESPONSE. Vehicle access will be via an existing access road. Post-construction vehicle traffic to the site is limited to a single trip per month by a Verizon Wireless technician. The proposed parking and turnaround area is sufficient for this anticipated use.

Sec. 60-1301(13) Location of existing and proposed public utility lines, indicating whether proposed lines will be placed underground.

RESPONSE. Please see pages C-3 and C-4 of the site plan at Appendix “G” regarding the location of existing and proposed public utility lines.

Sec. 60-1301(14) Site developments requiring stormwater permits pursuant to 38 M.R.S.A. § 420-D shall include the required plan and to the extent permitted under 38 M.R.S.A. § 489-A, be reviewed under the procedures of article XVI of this chapter; and they shall meet and comply with 38 M.R.S.A. § 484(4-A) and those Rules promulgated by the Maine Department of Environmental Protection pursuant to the Site Law and section 420-D, specifically Rules 500 and 502, as last amended December 21, 2006. Adopted September 22, 2005, said Rules taking effect November 16, 2005, as enacted by Legislative Resolve, chapter 87, Public Laws of 2005 (LD 625/HP 458), amended March 20, 2006. If a project proposes infiltration and the standards in Rule 500, appendix D are not met, then a waste discharge license may be required from the Maine Department of Environmental Protection. An infiltration system serving a development regulated under the Site Location of Development Act may be required to meet standards in addition to those in appendix D.

RESPONSE. The proposed Facility will not require any stormwater permits.

Sec. 60-1301(15) Location and design of proposed off-street parking and loading areas indicating number and size of stalls.

RESPONSE. Verizon Wireless proposes to extend part of the existing gravel access drive and add a 20'x 30' parking and turnaround area as depicted on page A-1 of the site plan.

Sec. 60-1301(16) Proposed location and direction of and time of use of outdoor lighting.

RESPONSE. There will be no light on the Tower. There is only a small, down-directional, motion-activated light over the door of the equipment shelter. The light is activated only when a Verizon Wireless technician approaches the building which will only occur approximately one time per month.

Sec. 60-1301(17) Existing and proposed planting, fences and walls, including all landscaping and screening and indicating existing trees to be retained and areas to be left undisturbed, including design features intended to integrate the proposed new development into the existing landscape to enhance aesthetic assets and to screen objectionable features from neighbors.

RESPONSE. The existing features of the site are depicted on page C-3 of the site plan. The project is located in a heavily wooded area thus there will be plenty of screening from neighbors.

Sec. 60-1301(18) Location, size, design and manner of illumination of signs.

RESPONSE. Verizon Wireless will not have any signs at the site.

Sec. 60-1301(19) Disposal of sewage, trash, solid waste, oil waste, hazardous waste or radioactive waste showing disposal facilities, receptacles or areas.

RESPONSE. The proposed Facility does not generate any solid, liquid, hazardous, or any other type of waste products.

Sec. 60-1301(20) Perimeter boundaries of the site giving complete descriptive lot data by bearings, distances and radii of curves including the name and seal of the registered land surveyor who prepared the plan.

RESPONSE. Please see the title page of the site plan attached hereto.

Sec. 60-1301(21) Description and plan of capacity and location of means of sewage disposal together with approval of sewer district engineer or evidence of soil suitability for such disposal (test pit locations shall be shown on the plans) similarly approved by the city engineer department.

RESPONSE. The proposed Facility will not require water supply or sewage disposal, nor will it produce any wastewater.

Sec. 60-1301(22) A statement of the amount of area of land involved in the site, the percentage of the site proposed to be covered by buildings, the total number of dwelling units proposed per acre, the area proposed to be devoted to open space, the area proposed to be paved for parking,

driveways, loading space and sidewalks, the total number of parking spaces required by the zoning chapter for the uses proposed, the number of employees expected per shift and the total floor area of proposed commercial or industrial uses.

RESPONSE. As depicted on page C-3, total disturbed area for the project will be 3,840 square feet, there will be one 11'-6" x 26' equipment shelter within the lease area. There is a proposed 20'x30' parking/turnaround area. A 10' x 4' pad for a propane tank, and minor extension of existing driveway.

Sec. 60-1301(23) Description and plan of a phase development concept detailing the areas and sequence of phasing.

RESPONSE. This proposed Facility does not involve phased development.

Sec. 6-1301(24) A statement by the developer assuring that he has the financial capabilities to fully carry out the project and to comply with the conditions imposed by the planning board.

RESPONSE. Verizon Wireless' total operating revenues were over \$33 billion for the third quarter of 2015. Please see Verizon Wireless' third quarter financial statement, attached at Appendix "M." The Applicant is one of the Nation's largest wireless carriers, with more than 43 million customers and 21,833 wireless communications sites, of which 51% are constructed and owned by Verizon Wireless. The proposed facility in Auburn will be constructed with funds from operating revenues on-hand. Accordingly, the Applicant has the financial capacity to construct the proposed Project.

APPENDIX C
PERFORMANCE STANDARDS
(pursuant to Ch. 60, Article XVI, Section 60-1304 of the Ordinance)

Sec. 60-1304(2)(a) The provisions for vehicular loading, unloading and parking and for vehicular and pedestrian circulation on the site and onto adjacent public streets will create hazards to safety.

RESPONSE: The proposed Facility will not create hazards to public safety by vehicles or pedestrians as only one vehicle per month will be visiting the site.

Sec. 60-1304(2)(b) The bulk, location or operation of proposed buildings and structures will be detrimental to and adversely affect the use and values of existing development in the neighborhood or the health or safety or persons residing or working therein.

RESPONSE: The proposed Facility will not adversely affect the use and values of existing development in the neighborhood. The Facility is located within a 39 acre lot, and uses existing infrastructure where possible.

Sec. 60-1304(2)(c) The provisions for on-site landscaping are inadequate to screen neighboring properties from unsightly features of the development.

RESPONSE: The proposed on-site landscaping and location of the 39 acre parcel will adequately screen neighboring properties from the development.

Sec. 60-1304(2)(d) The site plan does not adequately provide for the soil and drainage problems which the development may give rise to in accordance with section 60-1301(14).

RESPONSE: The proposed Facility is being constructed adequately to provide for soil and drainage. Please see the site plan attached at Appendix "G."

Sec. 60-1304(2)(e) The provisions of exterior lighting create safety hazards for motorists traveling on adjacent streets, or are inadequate for the safety or occupants or users of the site, or will create a nuisance affecting adjacent properties.

RESPONSE: The proposed exterior lighting for the Facility will not create a safety hazard for motorists traveling on adjacent streets and is adequate for users of the site. There is only one small down-directional light located over the door of the equipment shelter, which minimal light will not create a nuisance affecting adjacent properties.

Sec. 60-1304(2)(f) The proposed development will unduly burden off-site sewer drainage or water systems.

RESPONSE: The proposed Facility will not unduly burden off-site sewer drainage or water systems since they are not required in connection with the proposed Facility.

Sec. 60-1304(2)(g) The proposed development will create a fire hazard by failing to provide adequate access to the site, or to buildings on the site, for emergency vehicles.

RESPONSE: The proposed access to the site is sufficient for emergency vehicles to access the site and Facility. A fire hazard will not be created. With the exception of a minimal 240 foot extension, the project will use an existing and previously approved access road. Please see the site plan attached hereto.

Sec. 60-1304(2)(h) The proposed development violates provisions of the zoning regulations applicable to the site or other applicable laws, regulations or ordinances.

RESPONSE: The proposed Facility does not violate any zoning regulations applicable to the site or other applicable laws, regulations or ordinances.

Sec. 60-1304(2)(i) The proposed development will unduly impact the ability to provide municipal services.

RESPONSE: The proposed Facility will not unduly impact the ability to provide municipal services. The Facility will not require any police, fire or other services in excess of other small scale commercial development in Town. Fire suppression systems are contained within the equipment shelter and the fenced area will be locked and visited monthly by a Verizon Wireless technician. Keys or lock combinations to the fence can be provided to fire and police officials if requested.

APPENDIX D
APPLICATION REQUIREMENTS
WIRELESS COMMUNICATIONS FACILITIES
(pursuant to Article XI, Section 60-840(a) the Ordinance)

Sec. 60-840(a)(1) A copy of the federal license for the WCF, or a signed statement from the owner or operator attesting that the facility will comply with FCC regulations.

RESPONSE. Please find attached hereto at Appendix “K” a copy of Verizon Wireless FCC license.

Sec. 60-840(a)(2) A USGS 7.5 minute topographic map showing the locations of all WCFs above 100 feet in height above ground level, except rooftop antennas, within a five mile radius of the proposed WCF

RESPONSE. Please find attached hereto at Appendix “H” a copy of the FCC Tower Registration sheet showing all the existing WCFs within a five mile radius of the proposed WCF. In addition, please see the RF Report at Appendix “J.”

Sec. 60-840(a)(3) A site plan prepared and certified by a professional engineer registered in the state indicating the location, type, and height of the proposed WCF, antenna capacity, on-site and abutting off-site land uses, means of access, and setbacks from property lines. The site plan must include said engineer’s certification that the proposed WCF complies with all American National Standards Institute (ANSI) and other applicable technical codes.

RESPONSE. Please find attached hereto at Appendix “G” a site plan of the proposed WCF by a certified professional engineer.

Sec. 60-840(a)(4) Elevation drawings of the proposed WCF and any other proposed structures, showing heights above ground level, guy wires and existing and proposed tree line within 100 feet of the property line.

RESPONSE. Please see page A-2 of the site plan attached hereto at Appendix “G.”

Sec. 60-840(a)(5) Details of the tower base, support structures, access road, fencing and gate.

RESPONSE. Please see pages A-1 and A-2 of the site plan attached hereto at Appendix “G.”

Sec. 60-840(a)(6) *Written description of how the WCF fits into the applicant's communications network.*

RESPONSE. Please see a copy of the RF Report attached hereto at Appendix "J" for a description of how the WCF fits into Verizon Wireless' network.

Sec. 60-840(a)(7) *Photos of the site showing existing conditions at the perimeter of the site, within setback areas and in the vicinity of proposed improvements.*

RESPONSE. Please see photos of the site showing existing conditions at Appendix "I."

Sec. 60-840(a)(8) *An estimate of the cost of construction and removal of the WCF prepared by a professional engineer registered in the state and evidence of financial capacity to construct and operate the WCFs.*

RESPONSE. The estimate cost of construction for the WCF is \$300,000.00. Verizon Wireless' total operating revenues were over \$33 billion for the third quarter of 2015. The proposed facility in Auburn will be constructed with funds from operating revenues on-hand. Accordingly, the Applicant has the financial capacity to construct the proposed Project.

Sec. 60-840(a)(9) *A letter of commitment from a financial institution agreeing to provide an irrevocable letter of credit sufficient to cover the cost of removal of the WCF.*

RESPONSE. Following permitting we will obtain a removal estimate from the contractor and will be able to provide a removal bond to cover the cost of decommissioning and removal of the facility. Verizon Wireless respectfully requests that submission of an adequate removal bond be a condition of any planning board approval.

Sec. 60-840(a)(10) *For proposals to construct a new tower, evidence that no existing building, site or structure can accommodate the proposed facility. Such evidence may consist of the following:*

- a. Evidence that no existing facilities are located within the targeted market coverage area as required to meet the applicant's engineering requirements.*
- b. Evidence that existing facilities do not have sufficient height, structural strength or capacity and cannot be reasonably improved to address these deficiencies to meet the applicant's engineering requirements.*
- c. Evidence that the fees, costs, or contractual provisions required by the owner of an existing facility in order to permit collocation on an existing*

facility are unreasonable. Costs exceeding the pro rata share of a new facility development are presumed to be unreasonable.

RESPONSE. Please see a copy of the RF Report attached hereto at Appendix “J.”

Sec. 60-840(a)(11) A letter signed by the applicant for a new tower agreeing to allow future collocation of WCFs based on a reasonable charge for shared use, based on community rates and generally accepted accounting principles. Such charge may include but is not limited to a pro rata share of the cost of site selection, planning and project administration, land costs, site design, construction, permitting, financing, return on equity, depreciation, and all of the costs of adapting interference. The amortization of the above costs by the facility owner shall be accomplished at a reasonable rate, over the useful life span of the facility.

RESPONSE. Please find attached hereto at Appendix “L” a letter from Verizon Wireless regarding collocation of WCFs.

Sec. 60-840(a)(12) An analysis prepared and certified by an RF Engineer or qualified engineer registered in the state demonstrating that WCF will not interfere with any public safety communications. Such analysis shall include the following:

- a. Location in longitude and latitude of the antenna.*
- b. Frequency in megahertz.*
- c. Ground elevation.*
- d. Antenna centerline.*
- e. Antenna model number.*
- f. ERP.*
- g. Cumulative field measurements of frequency emissions of all antennas installed on an existing WCF.*

RESPONSE. Please see the RF Report attached hereto at Appendix “J.”

APPENDIX E
PERFORMANCE STANDARDS
WIRELESS COMMUNICATIONS FACILITIES
(pursuant to Ch. 60, Article XI, Section 60-841(a) the Ordinance)

Sec. 60-841(a)(1) A WCF consisting of a new or expanded tower structure is designated to accommodate future collocation of at least three additional WCFs or providers.

RESPONSE. The WCF is designed to accommodate future collocation of at least three additional WCFs. Please see the RF Report attached hereto at Appendix “J,” for greater detail.

Sec. 60-841(a)(2) A new or expanded WCF complies with the setback requirements for the zoning district in which it is located, or setback 150 percent of its height from all property lines, whichever is greater. The setback may be satisfied by including areas outside the property boundaries if secured by an easement. Such setback may be reduced by the planning board upon a showing that the WCF is designed to collapse in a manner that will not harm an abutting property.

RESPONSE. As depicted on page C-3 of the site plan attached hereto at Appendix “G”, the WCF complies with the industrial zone’s setback requirements.

Sec. 60-841(a)(3) The landscaping plan demonstrates that existing and proposed vegetation is sufficient to create a minimum six foot high continuous vegetative buffer within required setback areas.

RESPONSE. The proposed Facility is located in a wooded area which provides natural screening. If additional landscaping is required we will work with the Planning Board to identify additional buffering.

Sec. 60-841(a)(4) A gated eight foot high perimeter fence adequately protects improvements from trespassers.

RESPONSE. Please see page A-3 of the site plan attached hereto at Appendix “G” which shows the eight foot high fence.

Sec. 60-841(a)(5) Lighting is limited to shielded nighttime security lighting as well as any illumination required by state or federal regulations.

RESPONSE. The only lighting associated with the Facility is a small, down-directional, motion-activated light over the door of the equipment shelter.

Sec. 60-841(a)(6) Proposed color and materials are designed to allow the structures as well as cables to match or blend with the surrounding natural or built environment to the maximum extent practicable. Unless otherwise required, this may be accomplished by muted colors, earth tones and subdued hues. There shall be no environmental impact or potential impact including noise, fuel leakage, etc.

RESPONSE. The WCF is proposed in a gray, subdued hue. The only noise associated with operation of the Facility is the weekly cycling of the back-up generator. The proposed generator will be fueled by propane and will not cause a fuel leakage.

Sec. 60-841(a)(7) A new or expanded WCF complies with the current Electronic Industries Association/Telecommunications Industries Association (EIA/TIA) 222 Revision Standard entitled, "Structural Standards for Steel Towers and Antenna Supporting Structures".

RESPONSE. The tower design has been reviewed and approved by a Maine licensed engineer in compliance with all applicable standards.

Sec. 60-841(a)(8) The applicant has demonstrated to the satisfaction of the planning board that the WCF will not, either by itself or in combination with other existing on- or off-site WCFs, interfere with any public safety communications.

RESPONSE. Please see attached RF Report at Appendix "J" for certification of non-interference.

Sec. 60-841(a)(9) The applicant has submitted a letter of commitment from a financial institution agreeing to provide an irrevocable letter of credit sufficient to cover the cost of removal of the WCF. Such letter of credit shall be in force prior to the issuance of a building permit, be adjusted annually to reflect any changes in consumer price index, and include a covenant requiring the city be provided a minimum of 180 days notice prior to the cancellation of said letter of credit.

RESPONSE. Following permitting we will obtain a removal estimate from the contractor and will be able to provide a removal bond to cover the cost of decommissioning and removal of the facility. Verizon Wireless respectfully requests that submission of an adequate removal bond be a condition of any planning board approval.

APPENDIX F
CONDITIONS FOR SPECIAL EXCEPTIONS
(pursuant to Ch. 60, Article XVI, Section 60-1336 of the Ordinance)

Sec. 60-1336(a)(1) That the special exception sought fulfills the specific requirements, if any, set forth in the zoning ordinance relative to such exception.

RESPONSE: In accordance with Section 60-578(b)(6)(a)(b) the proposed Facility is being installed in a location and manner that is safe from other residents, building occupants, and land uses.

Sec. 60-1336(a)(2) That the special exception sought will neither create nor aggravate a traffic hazard, a fire hazard or any other safety hazard.

RESPONSE: The proposed Facility will not create nor aggravate a traffic hazard, nor will it be a fire or safety hazard. The Facility will not require any police, fire or other services in excess of other small scale commercial development in Town. Fire suppression systems are contained within the equipment shelter and the fenced area will be locked and visited monthly by a Verizon Wireless technician. Keys or lock combinations to the fence can be provided to fire and police officials if requested.

Sec. 60-1336(a)(3) That the special exception sought will not block or hamper the master development plan pattern of highway circulation or of planned major public or semipublic land acquisition.

RESPONSE: The proposed Facility will not block or hamper the master development plan pattern of highway circulation or planned major public or semipublic land acquisition. The Facility is proposed in the industrial zone, utilizing an existing access road on private land.

Sec. 60-1336(a)(4) That the exception sought will not alter the essential characteristics of the neighborhood and will not tend to depreciate the value of property adjoining and neighboring the property under application.

RESPONSE: The proposed Facility is being constructed on a 39 acre vacant lot in the industrial zone. The Facility will use existing access infrastructure and is centrally located within the large parcel. The essential characterization of the neighborhood will not be adversely impacted by this development.

Sec. 60-1336(a)(5) That reasonable provisions have been made for adequate land space, lot width, lot area, stormwater management in accordance with section 60-1301(14), green space, driveway layout, road access, off-street parking, landscaping, building separation, sewage disposal, water supply, fire safety, and where applicable, a plan or contract for perpetual maintenance of all the common green space and clustered off-street

parking areas to ensure all such areas will be maintained in a satisfactory manner.

RESPONSE: The proposed Facility has been sited within a 39 acre lot. The leased area is limited to the size needs of the proposed Facility and uses the existing access infrastructure. The access road is being minimally extended to include a driveway turnaround for a Verizon wireless technician to make a single visit per month. Furthermore, the proposed Facility does not require any sewage or water supply.

Sec. 60-1336(a)(6) That the standards imposed are, in all cases, at least as stringent as those elsewhere imposed by the city building code and by the provisions of this chapter.

RESPONSE: The standards imposed are as least as stringent as those elsewhere imposed by the city building code and by the provisions of this chapter.

Sec. 60-1336(a)(7) That essential city services which will be required for the project are presently available or can be made available without disrupting the city's master development plan.

RESPONSE: The proposed Facility will not require essential city services other than those presently available. The Facility does not require water or sewer services. As noted above in §60-1336(a)(2) the Facility will not place a burden on municipal services.



CITY OF AUBURN, ME PLANNING BOARD

FOR ZONING

PREPARED FOR:



400 FRIBERG PARKWAY
WESTBOROUGH, MA 01581
(508) 330-3330 TEL



1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090
N. ANDOVER, MA 01845

TEL: (978) 557-5553
FAX: (978) 336-5586

AUBURN 5 ME

200 MERROW ROAD

AUBURN, ME 04210



DIRECTIONS TO SITE:

GET ON I-495 N FROM FRIBERG PKWY AND MA-9 E/STATE HWY 9 E/BOSTON WORCESTER TURNPIKE
MERGE ONTO I-495 N
CONTINUE ONTO EXIT 60 (SIGNS FOR ROUTE 286/BEACHES/SALISBURY)
MERGE ONTO I-95 N
KEEP LEFT AT THE FORK TO STAY ON I-95 N
TAKE EXIT 75 TOWARD US-202/ME-4/ME-100/AUBURN
USE THE LEFT 2 LANES TO TURN LEFT ONTO ME-100 N/ME-4 N/US-202 E/WASHINGTON ST N
TURN LEFT ONTO E HARDCRABBLE RD
SLIGHT RIGHT ONTO HOTEL RD
TURN LEFT ONTO MERROW RD
DESTINATION WILL BE ON THE LEFT
200 MERROW ROAD, AUBURN, ME 04210

CONSULTANT TEAM

PROJECT ENGINEER

HUDSON DESIGN GROUP, LLC
1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090
NORTH ANDOVER, MA 01845
TEL: 1-(978)-557-5553
FAX: 1-(978)-336-5586

SURVEYOR

NORTHEAST SURVEY CONSULTANTS
116 PLEASANT ST. SUITE 302
EASTHAMPTON, MA 01027
TEL: 1-(413)-203-5144

PROJECT SUMMARY

SITE NAME: AUBURN 5 ME

SITE ADDRESS: 200 MERROW ROAD
AUBURN, ME 04210

APPLICANT: VERIZON WIRELESS
400 FRIBERG PARKWAY
WESTBOROUGH, MA 01581

ZONING DISTRICT: INDUSTRIAL

ZONING JURISDICTION: CITY OF AUBURN, ME

LATITUDE: N44° 04' 09.22"

LONGITUDE: W70° 17' 01.29"

PARCEL ID: 178-005

PROPERTY OWNER: PINE TREE, LLC
63 TUCKER LANE
POLAND SPRING, ME 04274

SHEET INDEX	
SHEET NO.	DESCRIPTION
T-1	TITLE SHEET
C-1	ABUTTERS PLAN
C-2	EXISTING CONDITIONS
C-3	SITE PLAN
C-4	PARTIAL SITE PLAN
A-1	COMPOUND PLAN
A-2	ELEVATION
A-3	DETAILS
A-4	EROSION CONTROL NOTES & DETAIL

STATE OF MAINE

DANIEL P. HAMM
No. 17844

PROFESSIONAL ENGINEER

CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
0	12/02/15	FOR ZONING	HH

SITE NAME:
AUBURN 5 ME

SITE ADDRESS:
200 MERROW ROAD
AUBURN, ME 04210

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

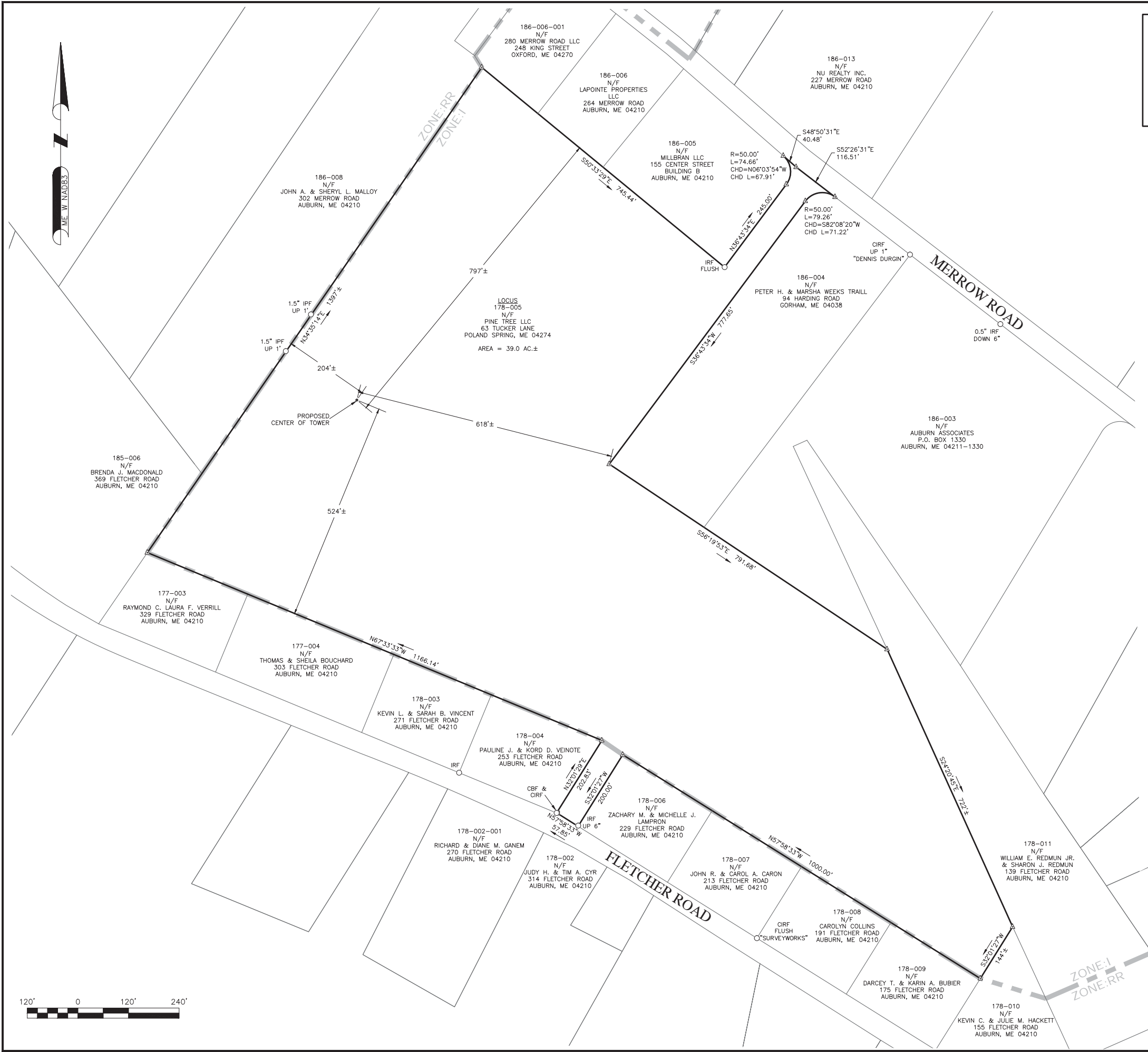


DIG SAFE
3 WORKING DAYS
BEFORE YOU DIG



CALL TOLL FREE 888-DIG-SAFE

UNDERGROUND SERVICE ALERT



LEGEND

PROPERTY LINE — SUBJECT PARCEL

ABUTTERS' PROPERTY LINE

ZONING LINE

△ CALCULATED POINT

○ IRON PIPE / ROD FOUND

□ CONCRETE BOUND FOUND

- SITE SPECIFIC NOTES:
1. FIELD SURVEY DATE:

11-16-2015 & 11-17-2015
2. HORIZONTAL DATUM:

NORTH AMERICAN DATUM OF 1983 (NAD83)
3. VERTICAL DATUM:

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
4. OWNER:

PINE TREE, LLC
63 TUCKER LANE
POLAND SPRING, ME 04274
5. SITE NAME:

AUBURN 5 ME
6. SITE ADDRESS

200 MERROW ROAD
AUBURN, ME 04210
7. APPLICANT:

VERIZON WIRELESS
8. JURISDICTION:

CITY OF AUBURN
ANDROSCOGGIN COUNTY
9. TAX ID:

178-005
10. DEED REFERENCE:

BOOK 8032 PAGE 259
11. PLAN REFERENCE:

BOOK 31 PAGE 111
BOOK 37 PAGE 141
BOOK CCV2 PAGE 68 SHEET A
12. ZONING DISTRICT:

INDUSTRIAL (I)
13. THE HORIZONTAL DATUM AND VERTICAL DATUM WERE DERIVED FROM AN RTK GPS SURVEY.
14. ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WAS DETERMINED FROM SURFACE EVIDENCE AND PLANS OF RECORD. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL DIGSAFE 1-800-322-4844 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.
15. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED IMPROVEMENTS ON THIS PROPERTY ARE LOCATED IN AN AREA DESIGNATED AS ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. COMMUNITY PANEL NO. 23001C0308E EFFECTIVE DATE: 07-08-2013 COMMUNITY PANE NO. 23001C0309E EFFECTIVE DATE: 07-08-2013
16. FIELD SURVEY BY EDM TOTAL STATION.
17. THIS IS NOT A BOUNDARY SURVEY.
18. ALL PROPERTY LINES SHOWN ARE FROM DEEDS OF RECORD AND MONUMENTS FOUND AND ARE APPROXIMATE ONLY.
19. ABUTTING PROPERTY LINES ARE TAKEN FROM THE CITY OF AUBURN GIS AND ARE APPROXIMATE ONLY.
20. WETLANDS WERE DELINEATED BY A.D. KLUMB ENVIRONMENTAL, LLC.

ZONING INFORMATION		
JURISDICTION:	CITY OF AUBURN, ME	
ZONING DISTRICT TYPE:	INDUSTRIAL	
DIMENSION REQUIREMENTS:	REQUIRED	PROPOSED±
MINIMUM LOT AREA:	N/A	—
MINIMUM LOT FRONTAGE:	100'	—
FRONT YARD SETBACK:	35'	—
SIDE YARD SETBACK:	35'	—
REAR YARD SETBACK:	50'	—
MAX. BUILDING HEIGHT:	75'	—

PREPARED FOR:

verizon

wireless

400 FRIBERG PARKWAY
WESTBOROUGH, MA 01581
(508) 330-3330 TEL

Hudson

Design Group

H

D

G

1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090
N. ANDOVER, MA 01845

TEL: (978) 557-5553
FAX: (978) 336-5586

NORTHEAST SURVEY
CONSULTANTS

N

116 Pleasant St. Ste. 302
P.O. Box 109
Easthampton, MA 01027
(413) 203-5144
northeastsurvey.com

STATE OF MAINE

DANIEL F. STASZ
2268

PROFESSIONAL LAND SURVEYOR

CHECKED BY:

BCF

APPROVED BY:

DFS

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
0	12/02/15	ISSUED FOR REVIEW	CJH

SITE NAME:

AUBURN 5 ME

SITE ADDRESS:

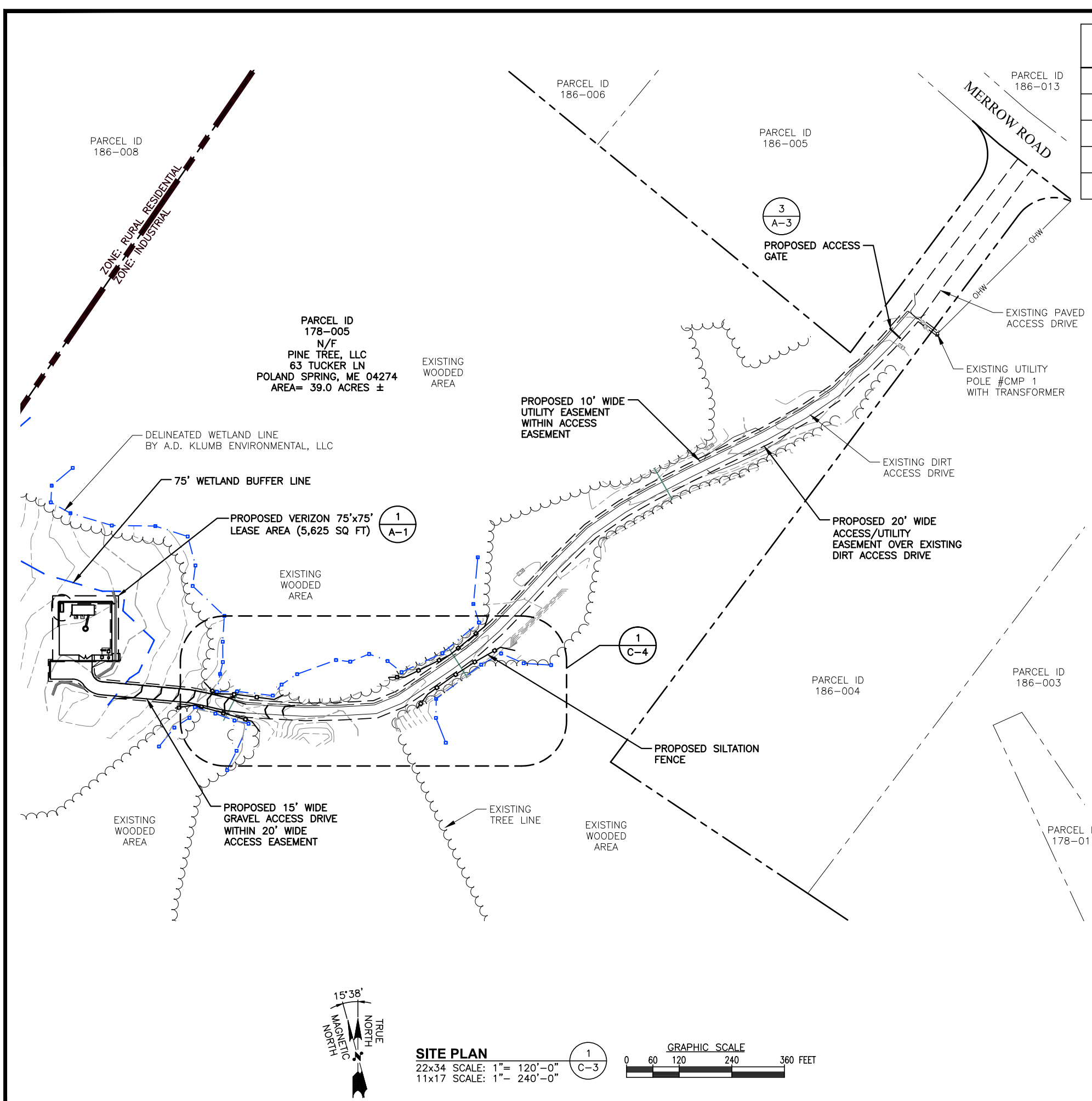
200 MERROW ROAD
AUBURN, ME 04210

SHEET TITLE

ABUTTERS' PLAN

SHEET NUMBER

C-1



CITY OF AUBURN, ME
PLANNING BOARD

FOR ZONING

PREPARED FOR:

400 FRIBERG PARKWAY
WESTBOROUGH, MA 01581
(508) 330-3330 TEL

1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090 TEL: (978) 557-5553
N. ANDOVER, MA 01845 FAX: (978) 336-5586

APPROXIMATE COORDINATES:

LAT: N44° 04' 09.22"
LONG: W70° 17' 01.29"

SOURCE:

NORTHEAST SURVEY CONSULTANTS, ABUTTERS PLAN AND EXISTING CONDITIONS, DATED: 12/02/2015

SITE SPECIFIC NOTES:

1. VERIFY AZIMUTHS W/ RF ENGINEER.
2. PROPERTY LINE INFORMATION IS COMPILED FROM ASSESSORS PLAN AND RECORD DOCUMENTS AND IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD BOUNDARY SURVEY, AND IS SUBJECT TO CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE. A FULL BOUNDARY SURVEY WAS NOT PERFORMED.

ZONES:

I	INDUSTRIAL
RR	RURAL RESIDENTIAL

LEGEND:

PROPERTY LINE – SUBJECT PARCEL

 PROPERTY LINE – ABUTTERS

ZONING INFORMATION:

JURISDICTION: CITY OF AUBURN, ME

ZONING DISTRICT TYPE: INDUSTRIAL

DIMENSION REQUIREMENTS:	REQUIRED (FT)	PROP.± (FT)
FRONT YARD SETBACK:	35'	797'± *
SIDE YARD SETBACK:	35'	204'± & 618'± *
REAR YARD SETBACK:	50'	524'± *
MINIMUM BUILDING HEIGHT:	75'	N/A
MAXIMUM LOT COVERAGE:	N/A	N/A

* SEE SHEET C-1

(ALL MEASUREMENTS ARE IN FEET ± UNLESS OTHERWISE NOTED)

STATE OF MAINE

DANIEL P. HAMM
N. 12444
LICENSED PROFESSIONAL ENGINEER

CHECKED BY:

JX

APPROVED BY:

DPH

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
0	12/02/15	FOR ZONING	HH

SITE NAME:

AUBURN 5 ME

SITE ADDRESS:

200 MERROW ROAD
AUBURN, ME 04210

SHEET TITLE

SITE PLAN

SHEET NUMBER

C-3

APPROXIMATE
COORDINATES:

LAT: N44° 04' 09.22"
LONG: W70° 17' 01.29"

CITY OF AUBURN, ME
PLANNING BOARD

FOR ZONING

PREPARED FOR:

verizonwireless

400 FRIBERG PARKWAY
WESTBOROUGH, MA 01581
(508) 330-3330 TEL

Hudson
Design Group, Inc.

1600 OSGOOD STREET
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FAX: (978) 336-5586



STATE OF MAINE

DANIEL P. HAMM
No. 12044

PROFESSIONAL ENGINEER

Daniel P. Hamm

CHECKED BY: JX

APPROVED BY: DPH

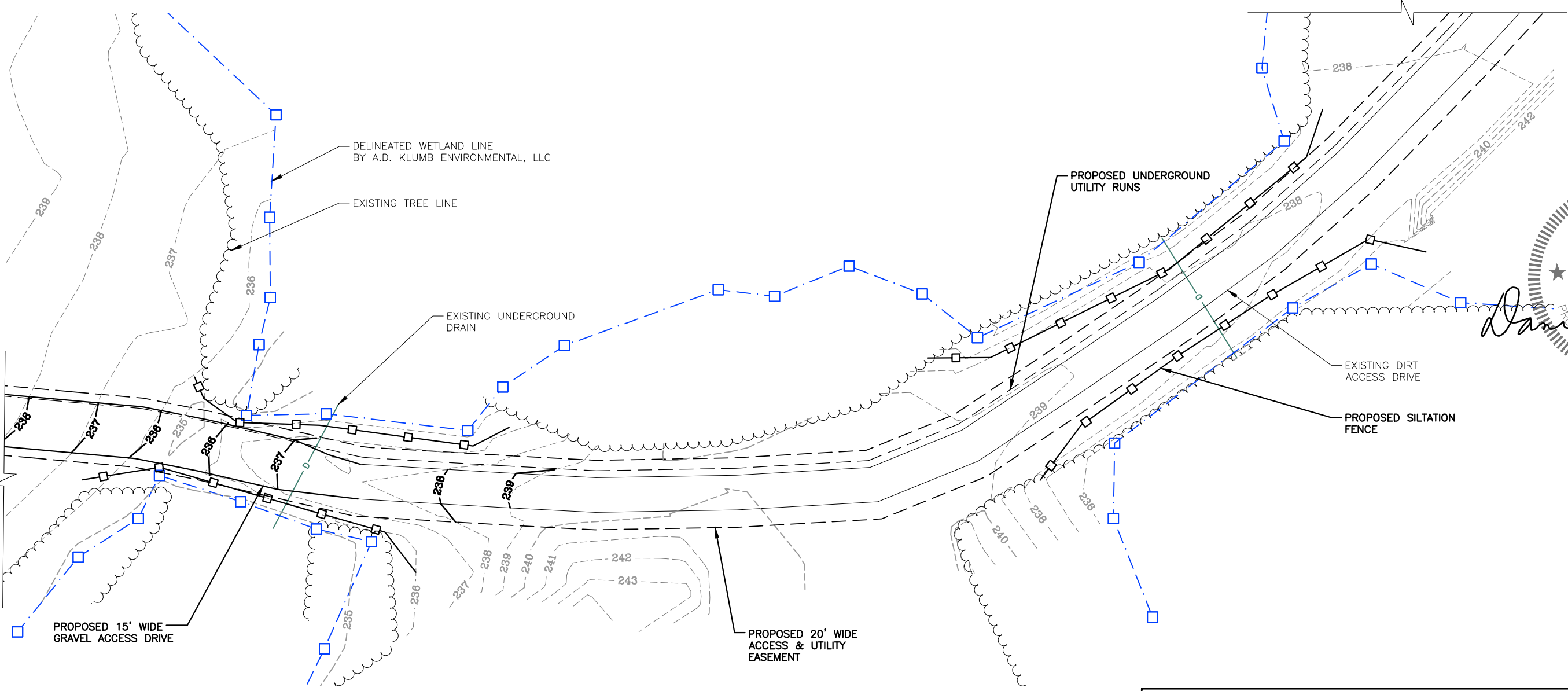
SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
0	12/02/15	FOR ZONING	HH

SITE NAME:
AUBURN 5 ME

SITE ADDRESS:
200 MERROW ROAD
AUBURN, ME 04210

SHEET TITLE
PARTIAL SITE PLAN

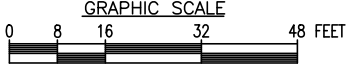
SHEET NUMBER
C-4



PARTIAL SITE PLAN

22x34 SCALE: 1/16"=1'-0"
11x17 SCALE: 1/32"=1'-0"

1
C-4



LEGEND:

- PROPERTY LINE - SUBJECT PARCEL
- PROPERTY LINE - ABUTTERS
- PROPOSED EASEMENT LINE
- ZONING BOUNDARY LINE
- PROPOSED CONTOUR LINE
- UNDERGROUND DRAIN
- EXISTING BUILDING

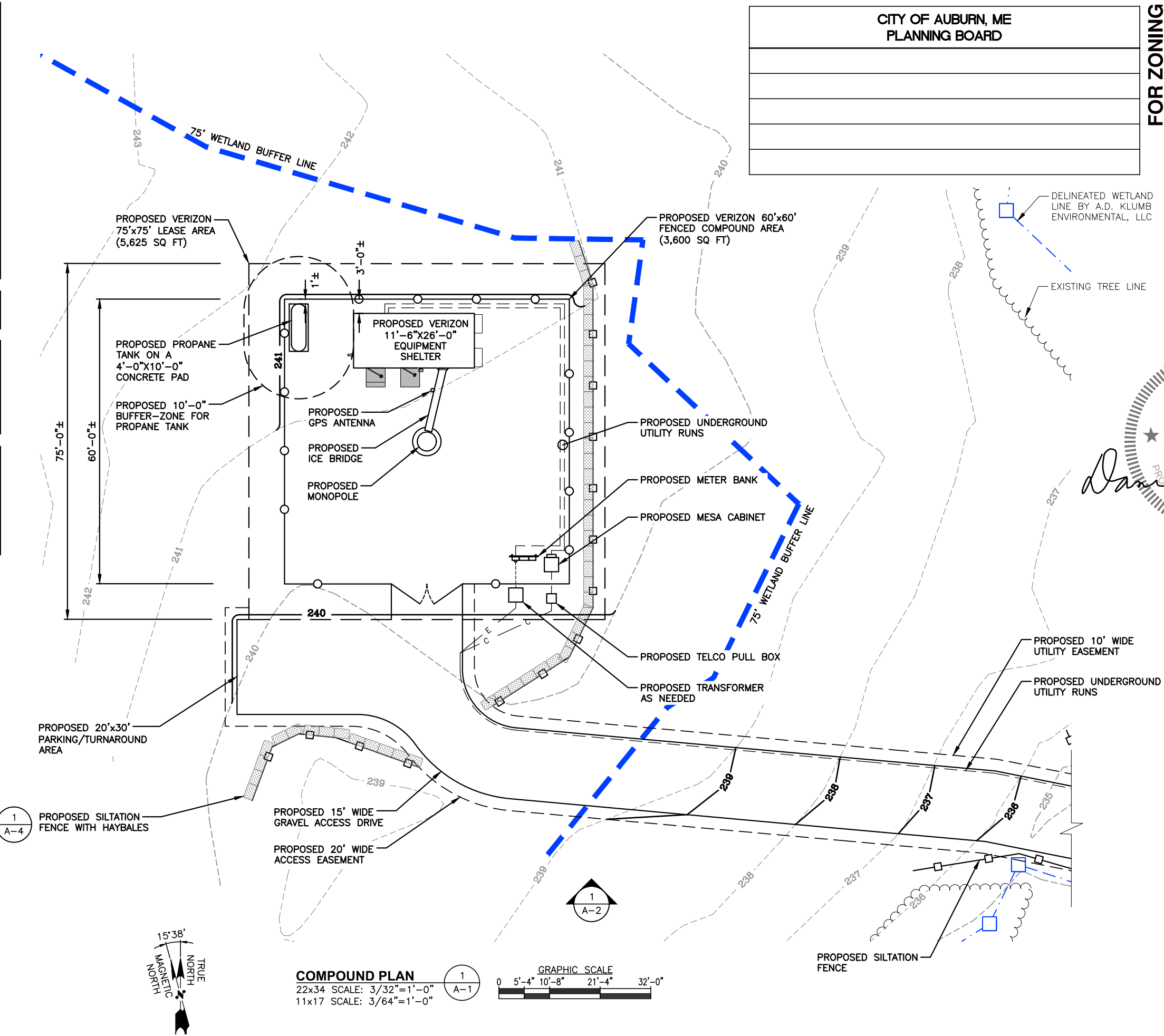


VICINITY MAP
SCALE: N.T.S.

APPROXIMATE COORDINATES: LAT: N44° 04' 09.22" LONG: W70° 17' 01.29"

NOTE:
AN ANALYSIS OF THE CAPACITY OF THE PROPOSED STRUCTURE TO SUPPORT THE PROPOSED LOADING HAS NOT BEEN COMPLETED BY HUDSON DESIGN GROUP, LLC. DRAWINGS ARE SUBJECT TO CHANGE PENDING OUTCOME OF A STRUCTURAL ANALYSIS.

NOTE:
1. PROPOSED NEW TOWER AND FOUNDATION DESIGN BY OTHERS
2. VERIFY AZIMUTHS W/ RF ENGINEER.
3. EQUIPMENT SHELTER DESIGN PROVIDED BY OTHERS.



COMPOUND PLAN
22x34 SCALE: 3/32"=1'-0"
11x17 SCALE: 3/64"=1'-0"
GRAPHIC SCALE
0 5'-4" 10'-8" 21'-4" 32'-0"

CITY OF AUBURN, ME
PLANNING BOARD

FOR ZONING

PREPARED FOR:

verizonwireless

400 FRIBERG PARKWAY
WESTBOROUGH, MA 01581
(508) 330-3330 TEL

Hudson
Design Group, LLC

1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090
N. ANDOVER, MA 01845

TEL: (978) 557-5553
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CHECKED BY: JX
APPROVED BY: DPH

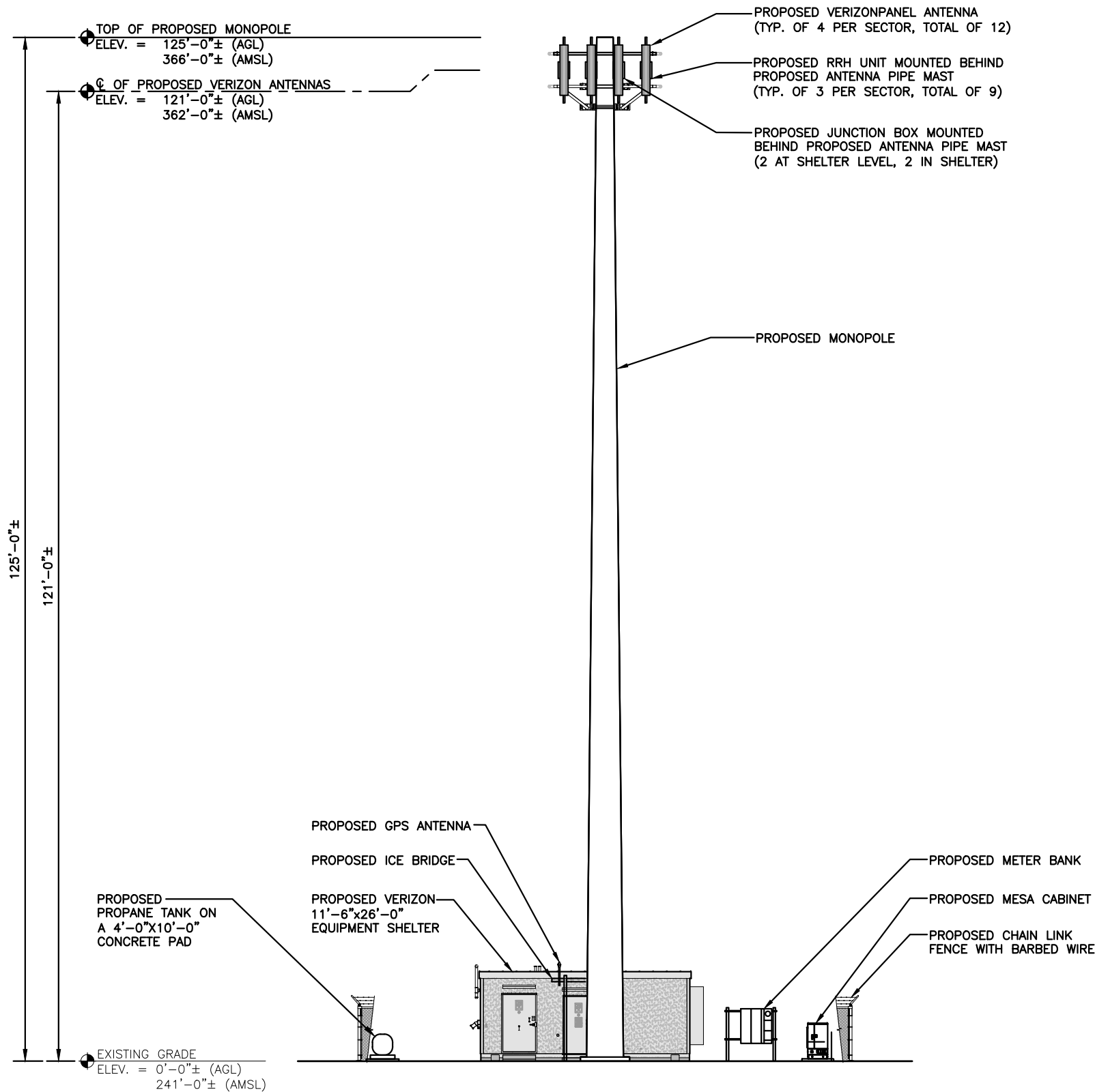
SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
0	12/02/15	FOR ZONING	HH

SITE NAME:
AUBURN 5 ME

SITE ADDRESS:
200 MERROW ROAD
AUBURN, ME 04210

SHEET TITLE
COMPOUND PLAN

SHEET NUMBER
A-1



CITY OF AUBURN, ME
PLANNING BOARD

APPROXIMATE COORDINATES: LAT: N44° 04' 09.22" LONG: W70° 17' 01.29"

NOTE:
AN ANALYSIS OF THE CAPACITY OF THE PROPOSED STRUCTURE TO SUPPORT THE PROPOSED LOADING HAS NOT BEEN COMPLETED BY HUDSON DESIGN GROUP, LLC. DRAWINGS ARE SUBJECT TO CHANGE PENDING OUTCOME OF A STRUCTURAL ANALYSIS.

- NOTE:**
1. PROPOSED NEW TOWER AND FOUNDATION DESIGN BY OTHERS
 2. VERIFY AZIMUTHS W/ RF ENGINEER.
 3. EQUIPMENT SHELTER DESIGN PROVIDED BY OTHERS

PROPOSED ANTENNA INFORMATION

SECTOR	STATUS	AZIMUTH	CABLE LENGTH
1	PROPOSED	T.B.D.	165'
2	PROPOSED	T.B.D.	165'
3	PROPOSED	T.B.D.	165'

NOTE: CABLE LENGTH = EXACT LENGTH PLUS 25'

PREPARED FOR:

verizonwireless

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STATE OF MAINE

DANIEL P. HAMM
No. 12044
PROFESSIONAL ENGINEER

CHECKED BY: JX

APPROVED BY: DPH

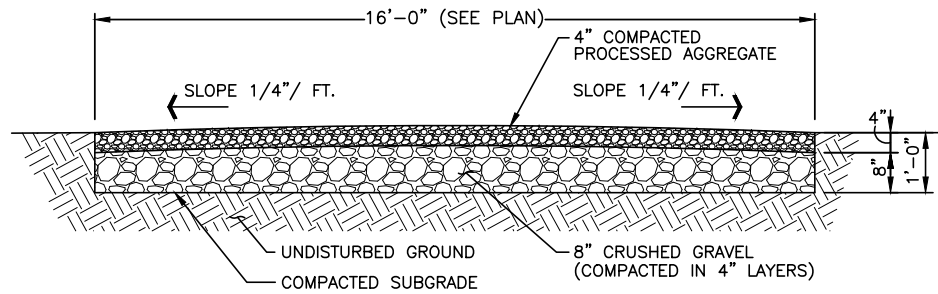
SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
0	12/02/15	FOR ZONING	HH

SITE NAME:
AUBURN 5 ME

SITE ADDRESS:
200 MERROW ROAD
AUBURN, ME 04210

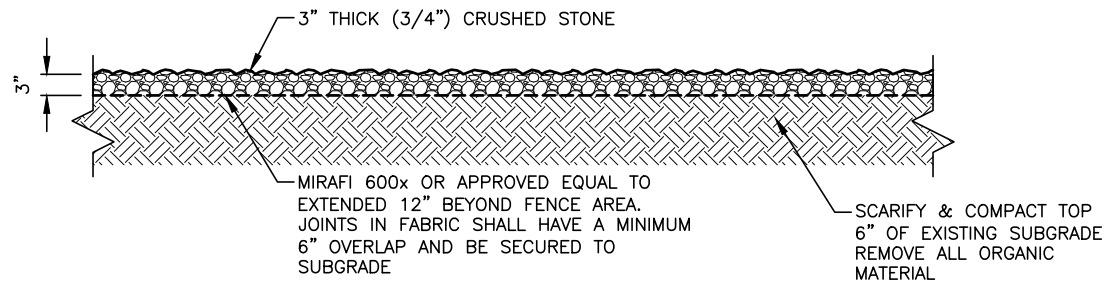
SHEET TITLE
ELEVATION

SHEET NUMBER
A-2



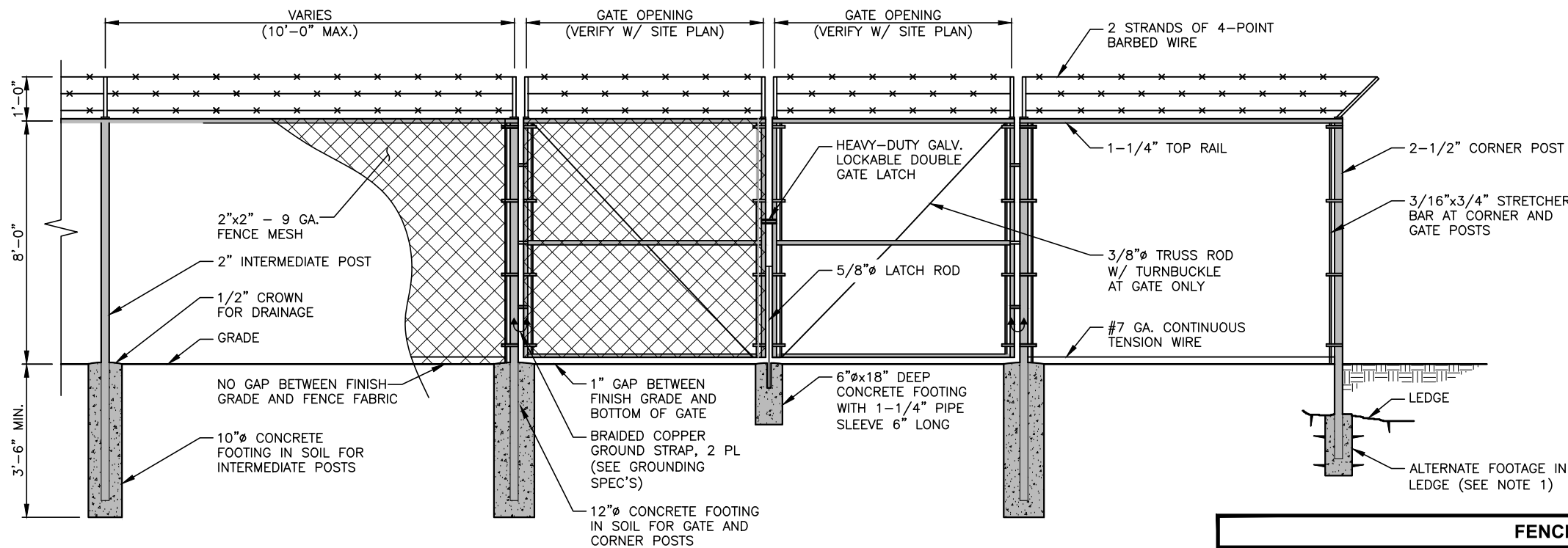
GRAVEL ACCESS DRIVE
SCALE: N.T.S

1
A-3



COMPOUND COVERING DETAIL
SCALE: N.T.S

2
A-3



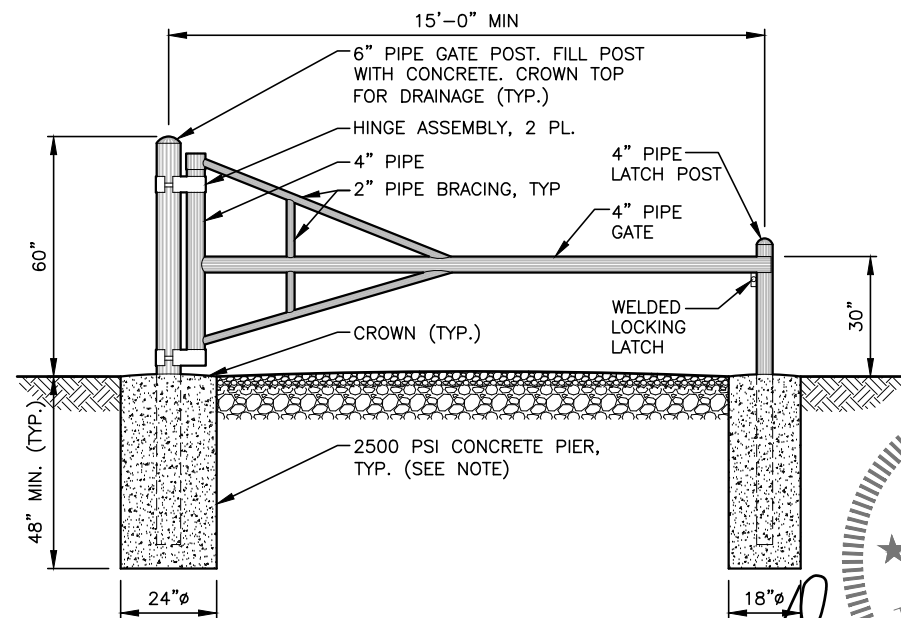
CHAINLINK FENCE DETAIL
SCALE: N.T.S

4
A-3

CRUSHED GRAVEL	
SIEVE	% PASSING BY WEIGHT
5"	100
3 1/2"	90-100
1 1/2"	55-95
1/4"	25-60
#10	15-45
#40	5-25
#100	0-10
#200	0-5

PROCESSED AGGREGATE	
SIEVE	% PASSING BY WEIGHT
2 1/4"	100
2"	95-100
3/4"	50-75
1/4"	25-45
#40	5-20
#100	2-12

NOTE:
FOR BURIED LEDGE AT LESS THAN 48" BELOW FINISH GRADE, CORE 12" DIAM. HOLE INTO LEDGE 18" DEEP. FILL AROUND PIPE WITH NON-SHRINK GROUT. USE COAL TAR ON BURIED LENGTH OF PIPE, AND BACKFILL TO FINISH GRADE.



SWING GATE DETAIL
SCALE: N.T.S

3
A-3

FENCE NOTES

1. ALTERNATE FOOTINGS FOR ALL FENCE POSTS IN LEDGE: IF LEDGE IS ENCOUNTERED AT GRADE, OR AT A DEPTH SHALLOWER THAN 3'-6", CORE DRILL AN 8" DIA HOLE 18" INTO THE LEDGE. CENTER POST IN THE HOLE AND FILL WITH CONCRETE OR GROUT. IF LEDGE IS BELOW FINISH GRADE, COAT BACKFILLED SECTION OF POST WITH COAL TAR, AND BACKFILL WITH WELL-DRAINING GRAVEL.
2. ATTACH EACH GATE WITH 1-1/2 PAIR OF NON-LIFT-OFF TYPE, MALLEABLE IRON OR FORGING, PIN-TYPE HINGES. ASSEMBLIES SHALL ALLOW FOR 180° OF GATE TRAVEL.

FOR ZONING

PREPARED FOR:
verizonwireless
400 FRIBERG PARKWAY
WESTBOROUGH, MA 01581
(508) 330-3330 TEL

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STATE OF MAINE
DANIEL P. HAMM
No. 12044
PROFESSIONAL ENGINEER

CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
0	12/02/15	FOR ZONING	HH

SITE NAME:
AUBURN 5 ME

SITE ADDRESS:
200 MERROW ROAD
AUBURN, ME 04210

SHEET TITLE
DETAILS

SHEET NUMBER
A-3

CONSTRUCTION SPECIFICATIONS – SILT FENCE

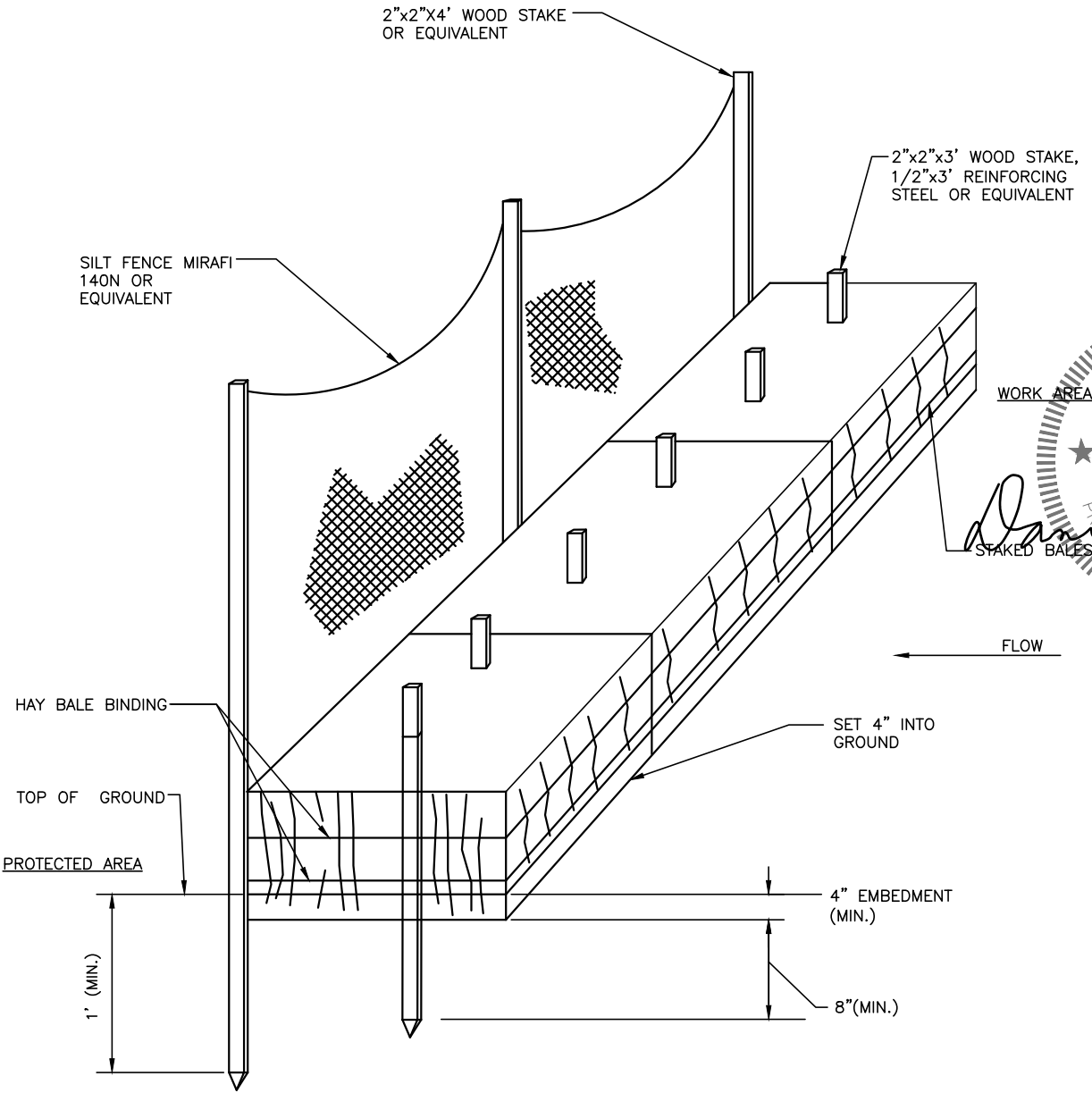
- 1) THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.
- 2) THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
- 3) WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES.
- 4) FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MID–SECTION AND BOTTOM.
- 5) WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED.
- 6) FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 16 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES.
- 7) MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT BULGES IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.

MAINTENANCE – SILT FENCE

- 1) SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
- 2) IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
- 3) SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACHED APPROXIMATELY ONE–HALF THE HEIGHT OF THE BARRIER.
- 4) SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.
- 5) REMOVE ALL SEDIMENTATION CONTROLS AFTER SOIL IS STABILIZED.

EROSION CONTROL MEASURES:

- 1) DISTURBED AREAS SHALL BE KEPT TO THE MINIMUM AREA NECESSARY TO CONSTRUCT THE ROADWAYS AND ASSOCIATED DRAINAGE FACILITIES.
- 2) HAY BALE BARRIERS AND SEDIMENT TRAPS SHALL BE INSTALLED AS REQUIRED. BARRIERS AND TRAPS ARE TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.
- 3) BALED HAY AND MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE FROM NOXIOUS WEEDS OR WOODY STEMS, AND SHALL BE DRY. NO SALT HAY SHALL BE USED.
- 4) FILL MATERIAL SHALL BE FREE FROM STUMPS, WOOD, ROOTS, ETC.
- 5) STOCKPILED MATERIALS SHALL BE PLACED ONLY IN AREAS SHOWN ON THE PLANS. STOCKPILES SHALL BE PROTECTED BY SILTATION FENCE AND SEEDED TO PREVENT EROSION. THESE MEASURES SHALL REMAIN UNTIL ALL MATERIAL HAS BEEN PLACED OR DISPOSED OFF SITE.
- 6) ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED. A MINIMUM OF 4 INCHES OF LOAM SHALL BE INSTALLED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA.
- 7) APPLICATION OF GRASS SEED, FERTILIZERS AND MULCH SHALL BE ACCOMPLISHED BY BROADCAST SEEDING OR HYDROSEEDING AT THE RATES OUTLINED BELOW:
- LIMESTONE: 75–100 LBS./1,000 SQUARE FEET.
FERTILIZER: RATE RECOMMENDED BY MANUFACTURER.
MULCH: HAY MULCH APPROXIMATELY 3 TONS/ACRE UNLESS EROSION CONTROL MATTING IS USED.
- | | |
|--|------------------|
| <u>SEED MIX</u> (SLOPES LESS THAN 4:1) | <u>LBS./ACRE</u> |
| CREeping RED FESCUE | 20 |
| TALL FESCUE | 20 |
| REDTOP | 2 |
| | 42 |
- | | |
|--|------------------|
| <u>SLOPE MIX</u> (SLOPES GREATER THAN 4:1) | <u>LBS./ACRE</u> |
| CREeping RED FESCUE | 20 |
| TALL FESCUE | 20 |
| BIRDSFOOT TREEFOIL | 8 |
| | 48 |
- 8) AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED THE TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED.
- 9) ALL CATCH BASIN INLETS WILL BE PROTECTED WITH LOW POINT SEDIMENTATION BARRIER.
- 10) ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AND CLEANED AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
- 11) ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA.
- 12) NO DISCHARGE SHALL BE DIRECTED TOWARDS ANY PROPOSED DITCHES, SWALES, OR PONDS UNTIL THEY HAVE BEEN PROPERLY STABILIZED.



HAY BALES/ SILT FENCE DETAIL

SCALE: N.T.S

1
A-4

FOR ZONING

PREPARED FOR:

verizonwireless

400 FRIBERG PARKWAY
WESTBOROUGH, MA 01581
(508) 330-3330 TEL

Hudson
Design Group, Inc.

1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090
N. ANDOVER, MA 01845

TEL: (978) 557-5553
FAX: (978) 336-5586



STATE OF MAINE

DANIEL P. HAMM
M.E. 12044

PROFESSIONAL ENGINEER

CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
0	12/02/15	FOR ZONING	HH

SITE NAME:
AUBURN 5 ME

SITE ADDRESS:
200 MERROW ROAD
AUBURN, ME 04210

SHEET TITLE
EROSION CONTROL
NOTES & DETAIL

SHEET NUMBER
A-4

ASR Registration Search

Registration Search Results**Displayed Results** = Pending Application(s)**Specified Search**

Latitude='44-04-9.2 N', Longitude='70-17-1.3 W', Radius=8 Kilometers

	Registration Number	Status	File Number	Owner Name	Latitude/Longitude	Structure City/State	Overall Height Above Ground (AGL)
1	1016804	Constructed	A0805037	WBIN Media Co., Inc.	44-03-47.0N 070-14-57.0W	AUBURN, ME	58.0
2	1021717	Constructed	A0805040	WBIN Media Co., Inc.	44-03-47.0N 070-14-59.0W	AUBURN, ME	58.0
3	1021721	Constructed	A0962201	Global Signal Acquisitions LLC	44-05-38.2N 070-14-47.8W	AUBURN, ME	63.1
4	1022760	Constructed	A0954519	Crown Atlantic Company LLC	44-01-37.3N 070-14-42.2W	AUBURN, ME	57.6
5	1205799	Granted	A0828616	SpectraSite Communications, LLC. through American Towers, LLC.	44-05-38.4N 070-14-49.7W	AUBURN, ME	55.5
6	1220116	Constructed	A0939279	Global Tower, LLC. through American Towers, LLC	44-07-55.4N 070-12-50.5W	Auburn, ME	59.4
7	1220121	Constructed	A0920711	Global Tower, LLC. through American Towers, LLC	44-02-53.5N 070-14-34.1W	Lewiston, ME	60.3
8	1239907	Constructed	A0978441	Hearst Properties Inc.	44-02-20.4N 070-15-31.8W	Auburn, ME	31.1
9	1241244	Constructed	A0951308	CCATT LLC	43-59-54.3N 070-16-53.0W	New Gloucester, ME	33.8
10	1243322	Constructed	A0851863	Portland Cellular Partnership	44-01-48.1N 070-14-33.4W	Auburn, ME	54.8

CLOSE WINDOW













ULS License

PCS Broadband License - KNLH239 - Portland Cellular Partnership

Call Sign	KNLH239	Radio Service	CW - PCS Broadband
Status	Active	Auth Type	Regular
Market			
Market	BTA030 - Bangor, ME	Channel Block	F
Submarket	0	Associated Frequencies (MHz)	001890.00000000- 001895.00000000- 001970.00000000- 001975.00000000

Dates

Grant	05/31/2007	Expiration	04/28/2017
Effective	05/31/2007	Cancellation	

Buildout Deadlines

1st	04/28/2002	2nd	
------------	------------	------------	--

Notification Dates

1st	04/29/2002	2nd	
------------	------------	------------	--

Licensee

FRN	0003682887	Type	Partnership
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Licensee

Portland Cellular Partnership 1120 Sanctuary Pkwy, #150, GASA5REG Alpharetta, GA 30004 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:Network.Regulatory@VerizonWireless.com
---	--

Contact

Verizon Wireless Sonya R Dutton 1120 Sanctuary Pkwy, #150, GASA5REG Alpharetta, GA 30004 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:Network.Regulatory@VerizonWireless.com
--	--

Ownership and Qualifications

Radio Service Type	Mobile
Regulatory Status	Common Carrier Interconnected Yes

Alien Ownership

Is the applicant a foreign government or the representative of any foreign government?	No
Is the applicant an alien or the representative of an alien?	No
Is the applicant a corporation organized under the laws of any	No

foreign government?

Is the applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their representatives or by a foreign government or representative thereof or by any corporation organized under the laws of a foreign country?

No

Is the applicant directly or indirectly controlled by any other corporation of which more than one-fourth of the capital stock is owned of record or voted by aliens, their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country?

Yes

If the answer to the above question is 'Yes', has the applicant received a ruling(s) under Section 310(b)(4) of the Communications Act with respect to the same radio service involved in this application?

Basic Qualifications

The Applicant answered "No" to each of the Basic Qualification questions.

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race

Ethnicity

Gender

RF Report

Proposed Wireless Facility
200 Merrow Road
Auburn, ME 04210



December 30, 2015

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ATTACHMENTS

- Attachment A: Auburn 5 – Existing 700 MHz LTE Coverage
- Attachment B: Auburn 5 – 700 MHz LTE Coverage with Proposed Site
- Attachment C: Auburn 5 – Existing 700 MHz LTE Sector Footprints
- Attachment D: Auburn 5 – 700 MHz LTE Sector Footprints with Proposed Site
- Attachment E: Auburn 5 – Area Terrain Map

1. Overview

This RF Report has been prepared on behalf of Verizon Wireless in support of its application submitted to the City of Auburn for the installation and operation of a wireless facility located at 200 Merrow Road in Auburn, ME. The proposed facility consists of a ground based equipment shelter and a proposed 125' monopole tower.

This report concludes that the proposed site is needed to fill in coverage gaps and provide capacity relief to western sections of Auburn in order to improve deficient service areas along Hotel Road, Merrow Road, Fletcher Road, Hardscrabble/W Hardscrabble Road, and the surrounding roads, neighborhoods, and businesses within the proximity of the proposed site.

Included in this report is: a brief summary of the site's objectives, maps showing Verizon Wireless' current network plan, and predicted Radio Frequency coverage of the subject site and the surrounding sites in Verizon Wireless' network.

2. Introduction

Verizon Wireless provides digital voice and data communications services using 3rd Generation (3G) CDMA/EVDO technology in the Cellular (800 MHz) and PCS (1900 MHz) frequency bands, and is in the midst of deploying advanced 4th Generation (4G) voice and data services over LTE technology in the 700 MHz, PCS, and AWS (2100 MHz) frequency bands as allocated by the FCC. These networks are used by mobile devices for fast web browsing, media streaming, and other applications that require broadband connections. The mobile devices that benefit from these advanced networks are not limited to basic handheld phones, but also include devices such as smartphones, PDA's, tablets, and laptop air-cards. With the evolving rollout of 4G LTE services and devices, Verizon Wireless customers will have even faster connections to people, information, and entertainment.

As explained within this report, Verizon Wireless has identified the need to add a new facility to its existing network of sites in the Auburn area to improve coverage and capacity to a significant gap in service that now exists in western Auburn, in order to support reliable communications and meet the growing demand in the area.

To maintain a reliable and robust communications system for the individuals, businesses, public safety workers and others who use its network, Verizon Wireless deploys a network of cell sites (also called wireless communications facilities) throughout the areas in which it is licensed to provide service. These cell sites consist of antennas mounted on structures, such as buildings and towers, supported by radio and power equipment. The receivers and transmitters at each of these sites process signals within a limited geographic area known as a "cell."

Mobile subscriber handsets and wireless devices operate by transmitting and receiving low power radio frequency signals to and from these cell sites. Handset signals that reach the cell site are transferred through land lines (or other means of backhaul transport) and routed to their destinations by sophisticated electronic equipment. In order for Verizon Wireless' network to function effectively, there must be adequate overlapping coverage between the "serving cell" and adjoining cells. This not only allows a user to access the network initially, but also allows for the transfer or "hand-off" of calls and data transmissions from one cell to another, and prevents unintended disconnections or "dropped calls."

Verizon Wireless' antennas also must be located high enough above ground level to allow transmission (a.k.a. propagation) of the radio frequency signals above trees, buildings and other natural or man-made structures that may obstruct or diminish the signals. Areas without adequate radio frequency coverage have substandard service, characterized by dropped and blocked calls, slow data connections, or no wireless service at all, and are commonly referred to as coverage gaps.

The size of the area potentially served by each cell site depends on several factors including the number of antennas used, the height at which the antennas are deployed, the topography of the surrounding land, vegetative cover, and natural or man-made obstructions in the area. The actual service area at any given time also depends on the number of customers who are on the network in range of that cell site. As customers move throughout the service area, the transmission from the phone or other device is automatically transferred to the Verizon Wireless facility with the best reception, without interruption in service, provided that there is overlapping coverage between the cells.

Each cell site must be primarily designed to strike a balance between the overall geographic coverage area it will serve, and the site's capacity to support the usage within the coverage footprint. In rural areas, cell sites are generally designed to have broader coverage footprints because the potential traffic is sparser and distributed over a larger area. In more densely populated suburban and urban environments, the capacity to handle calls and data transmissions is of increasing concern, and cell sites must limit their coverage footprint to an area where the offered network traffic can be supported by the radio equipment and resources. Due to the aggressive historical and projected growth of mobile usage, particularly for mobile data (51% in 2014-2015, 47% CAGR 2014-2019 in North America)¹, instances arise where the usage demand can no longer be supported by the site(s) serving an area, and new facilities must be integrated to provide capacity relief to the overloaded sites.

We have concluded that by installing the proposed wireless communication facility at 200 Merrow Road at an antenna centerline height of 121' AGL (above ground level), Verizon Wireless will be able to fill the substantial coverage gap that it now experiences, and provide improved coverage and capacity to residents, businesses, and traffic corridors within western sections of Auburn that are currently located within deficient service areas of Verizon Wireless' network.

¹ "Cisco Visual Networking Index: Global Mobile Data Traffic Forecast Update, 2014-2019", February 3, 2015, Cisco Systems, Inc. http://www.cisco.com/en/US/solutions/collateral/ns341/ns525/ns537/ns705/ns827/white_paper_c11-520862.pdf

3. The Proposed Facility

As shown on the plans submitted with the application, Verizon Wireless' proposal consists principally of the following elements:

- 1) A 125' monopole tower within a 60' x 60' fenced telecommunications compound;
- 2) A 11'-6" x 26'-0" equipment shelter with an internal propane back-up power generator, to be located within the fenced compound;
- 3) Twelve (12) panel antennas (four per sector) mounted on the proposed 125' monopole tower, at an antenna centerline elevation of 121' AGL;
- 4) Remote Radio Heads (RRH) with accessory junction boxes and surge suppressors mounted alongside the antennas;
- 5) A liquid propane tank, on a proposed 4' x 10' concrete pad within the fenced compound;
- 6) Underground power/fiber conduits from an existing utility pole, to the proposed equipment compound;
- 7) An ice bridge from the proposed equipment shelter to the proposed tower to protect cabling between Verizon Wireless' equipment and the cable entry port located near the base of the tower.

4. Coverage and Capacity Objectives

As mentioned above, Verizon Wireless is in the process of rolling out its 4G LTE high-speed wireless broadband system in the 700 MHz, PCS, and AWS frequency bands, in accordance with its licenses from the FCC. In order to expand and enhance their wireless services throughout New England, Verizon Wireless must fill in existing coverage gaps and address capacity, interference, and high-speed broadband issues. As part of this effort, Verizon Wireless has determined that significant coverage gaps and insufficient network capacity exist in and around the western sections of the City of Auburn, ME, as described further below.

Verizon Wireless currently operates wireless facilities, similar to the proposed facility, within the surrounding cities/towns in the vicinity. Due in large part to the distances between the existing sites, the intervening topography, and volume of user traffic in the area, these existing facilities do not provide sufficient coverage and capacity to portions of Auburn. Specifically, Verizon Wireless determined that much of western Auburn is without reliable service in the following areas and town roads, including but not limited to:

- Hotel Road, between Poland Road and E Hardscrabble Road;
 - Serves ~ 10,480 vehicles/day, as measured southwest of Poland Road (2011)²;
- Merrow Road, between Minot Avenue and Hotel Road;
- Fletcher Road, between Minot Avenue and Merrow Road;
- Hardscrabble/W Hardscrabble Road, west of Lewiston Junction Road;
- The surrounding roads, neighborhoods, and businesses within the proximity of the proposed site.

The proposed site located at 200 Merrow Road (“Auburn 5”) is needed to fill in these targeted coverage and capacity gaps, in order to improve network quality and reliability for Verizon Wireless subscribers traveling along these roads, as well as to the numerous residences, businesses, and visitors in this area.

² Traffic counts retrieved from the Maine Department of Transportation, Traffic Volume Counts 2014 Annual Report.

5. Site Search and Selection Process

To find a site that provides acceptable service, fills the gaps in coverage, and provides adequate capacity relief, computer modeling software is used to define a search area. The search ring identifies the area within which a site could be located (assuming that sufficient height is used) that would have a high probability of addressing the significant coverage gap and meeting the capacity objectives established by the Verizon Wireless RF (Radio Frequency) engineers.

Once a search ring is determined, Verizon Wireless' real estate specialists search within the proximity of the defined area for existing buildings, towers, and other structures of sufficient height that would meet the defined objectives. If none are found, then the focus shifts to "raw land" sites. A suitable site must satisfy the technical requirements identified by the RF engineers, must be available for lease, and must have access to a road and be otherwise suitable for constructing a cell site of the required size and height. Every effort is made to use existing structures before pursuing a "raw land" build to minimize the number of towers throughout the towns being serviced.

After the search of the area had been completed, Verizon Wireless determined that there are no existing structures suitable for collocation with respect to its network requirements, and that constructing a new wireless communications facility at 200 Merrow Road is necessary to address the targeted coverage and capacity objectives.

6. Pertinent Site Data

Table 1 below details the site-specific information for the existing, approved, and proposed Verizon Wireless sites used to perform the coverage analysis and generate the coverage plots provided herein.

Site Name	Address	City/State	Location		Structure Type	Antenna Height (ft AGL)	Status
			Latitude	Longitude			
Auburn	580 Danville Corner Road	Auburn, ME	44.0300	-70.2426	Lattice	180	On-Air
Auburn 2	490 Court Street	Auburn, ME	44.0940	-70.2471	Lattice	165	On-Air
Auburn Lake	800 North River Road	Auburn, ME	44.1321	-70.2140	Lattice	160	On-Air
Greene W	56 Buzzell Lane	Greene, ME	44.1701	-70.1715	Lattice	170	On-Air
Lewiston	Grove Street	Lewiston, ME	44.0863	-70.1336	Guyed	272	On-Air
Lewiston 8	532 East Avenue	Lewiston, ME	44.1160	-70.1808	Lattice	140	Approved
Lewiston 9	980 Sebattus Street	Lewiston, ME	44.1030	-70.1647	Lattice	115	Approved
Lewiston N	100 Campus Avenue	Lewiston, ME	44.1025	-70.1993	Rooftop	70	On-Air
Lewiston S	67 Commercial Street	Lewiston, ME	44.0713	-70.1781	Lattice	190	On-Air
Lewiston West	95 Park Street	Lewiston, ME	44.0963	-70.2162	Rooftop	93	On-Air
Lisbon Falls	Wagg Road	Lisbon, ME	43.9995	-70.1236	Guyed	225	On-Air
Lisbon N	61 Park Street	Lisbon, ME	44.0343	-70.1124	Water Tank	47	On-Air
New Gloucester	New Gloucester Hill Road	New Gloucester, ME	43.9512	-70.2958	Guyed	182	On-Air
Oxford S	119 Main Street	Oxford, ME	44.1204	-70.4500	Lattice	190	On-Air
Poland	North Raymond Road	Poland, ME	44.0042	-70.4234	Guyed	183	On-Air
Poland N	44 Duff Road	Poland, ME	44.0783	-70.3948	Lattice	190	On-Air
Sabattus	119 Pleasant Hill Road	Sabattus, ME	44.1139	-70.0881	Lattice	190	On-Air
Turner S	28 Lard Pond Road	Turner, ME	44.1977	-70.2415	Monopole	169.9	On-Air
Auburn 5	200 Merrow Road	Auburn, ME	44.0692	-70.2837	Monopole	121	Proposed

Table 1: Verizon Wireless Site Information Used in Coverage Analysis³

³ Some sites listed in this table are outside the plot view but are included for completeness of information.

7. Coverage Analysis and Propagation Plots

The signal propagation plots provided in this report show coverage for the 700 MHz frequency range and were produced using deciBel Planner™, a Windows-based RF propagation computer modeling program and network planning tool. The software takes into account the geographical features of an area, land cover, antenna models, antenna heights, RF transmitting power and receiver thresholds to predict coverage and other related RF parameters used in site design and network expansion.

The plots included as attachments show coverage based on RSRP signal strengths of -90 dBm and -95 dBm. All other areas (depicted in white) fall within coverage areas characterized by poor service quality, low data throughput, and the substantial likelihood of unreliable service.

Attachments A - E are discussed below:

- **Attachment A** titled “Auburn 5 - Existing 700 MHz LTE Coverage” shows the existing coverage provided to areas of Auburn from the “On-Air” and “Approved” sites listed in Table 1. “On-Air” sites are the existing Verizon Wireless facilities, and “Approved” sites are defined as those that are in the final stages of permitting or construction and are expected to be turned on-air in the near future. The green areas represent the minimum desired level of coverage for this area, whereas the orange areas represent a slightly lower signal strength. The deficient areas of coverage are defined by the unshaded or “white” areas. As shown in this plot and described in the Coverage and Capacity Objectives section of this report, much of western Auburn is in an area of deficient coverage. These coverage gaps include Hotel Road, Merrow Road, Fletcher Road, Hardscrabble/W Hardscrabble Road, and the surrounding roads, neighborhoods, and businesses within the proximity of the proposed site.
- **Attachment B** titled “Auburn 5 - 700 MHz LTE Coverage with Proposed Site” shows the composite coverage with the proposed “Auburn 5” facility. As shown by the additional areas of coverage, the proposed facility will provide coverage to:
 - ~1.2 mi along Hotel Road;
 - ~0.8 mi along Merrow Road;
 - ~1.3 mi along Fletcher Road;
 - ~0.9 mi along Hardscrabble Road/W Hardscrabble Road;
 - ~0.6 mi along Beech Hill Road;
 - ~0.4 mi along Martindale Road;
 - ~620 (-90 dBm) to ~730 (-95 dBm) additional residents⁴ in the proximity of the proposed site;
 - ~840 (-90 dBm) to ~920 (-95 dBm) additional employees⁵ in the proximity of the proposed site;
 - The surrounding roads, neighborhoods, and businesses within the proximity of the proposed site.

⁴ Population counts are based upon 2010 U.S. Census residential data.

⁵ Employee population counts are based upon the 2011 U.S. Census Bureau LEHD database.

- **Attachment C** titled “Auburn 5 - Existing 700 MHz LTE Sector Footprints” depicts the areas primarily served by the sectors (a.k.a. signal “footprints”) of the existing Verizon Wireless sites in the area, which are shown by the unique color for each particular sector of interest. For clarity, all other sectors of less interest with respect to the proposed site are shown in grey. As demand for wireless voice and data services continues to grow, Verizon Wireless manages the footprint of each sector so that it can support the demand within the area it is primarily serving. In addition to improving coverage to the area, the proposed site is also needed to serve existing and anticipated demand in the vicinity and thereby offload some of the burden experienced by the surrounding sites. In that way, those sites will be able to more adequately serve the demand for service in the areas nearer to those surrounding sites. Please note that the outer parts of each sector footprint include areas that presently have signal strength below the targeted value required for reliable service to Verizon Wireless’ customers. The fact that low-level signal is capable of reaching these areas does not mean that these areas experience adequate coverage. These unreliable areas of low signal level impose a significant capacity burden on the sites primarily serving the area.
- **Attachment D** titled “Auburn 5 - 700 MHz LTE Sector Footprints with Proposed Site” shows the composite coverage with the overall footprint of the proposed facility in dark green. As shown in this map, the proposed “Auburn 5” facility is an effective solution to provide the necessary capacity relief to the area, particularly to the overloaded “Auburn” gamma (red) and “Auburn 2” beta (orange) sectors. The proposed facility is centrally located in the area of deficient coverage making it particularly suited to distribute the traffic load across multiple sectors, and provide a dominant server to this coverage gap. Table 2 below details the capacity relief based on the sector footprints shown in Attachments C and D.

Sector	Current			With "Auburn 5"			Offload Summary		
	Employee Pops	Residential Pops	Area (mi ²)	Employee Pops	Residential Pops	Area (mi ²)	Total Employee Pops Offloaded	Total Residential Pops Offloaded	Area Offloaded (mi ² /%)
Auburn Gamma	2855	2007	12.52	2275	1472	9.62	580 (20.3%)	535 (26.7%)	2.9 (23.2%)
Auburn 2 Beta	3297	4182	5.63	2692	3720	4.23	605 (18.4%)	462 (11%)	1.4 (24.9%)

Table 2: Capacity Offload Summary⁶

⁶ Residential population counts are based upon the 2010 U.S. Census data. Employee population counts are based upon the 2011 U.S. Census Bureau LEHD database. Please note that neither includes visitor counts in the area.

- **Attachment E** titled “Auburn 5 – Area Terrain Map” details the terrain features around the proposed “Auburn 5” site. These terrain features play a key role in dictating both the unique coverage areas served from a given location, and the coverage gaps within the network. This map is included to provide a visual representation of the terrain variations that must be considered when determining the appropriate location and design of a proposed wireless facility. The blue and green shades correspond to lower elevations, whereas the yellow, red, and white shades indicate higher elevations.

8. Certification of Non-Interference

Verizon Wireless certifies that the proposed facility will not cause interference to any lawfully operating emergency communication system, television, telephone or radio, in the surrounding area. The FCC has licensed Verizon Wireless to transmit and receive in the Upper C-Block of the 700 MHz band, B Block of the Cellular (850 MHz) band, the A5, C2, and F Blocks of the PCS (1900 MHz) band, and the B and C Blocks of the AWS (2100 MHz) band of the RF spectrum. As a condition of the FCC licenses, Verizon Wireless is prohibited from interfering with other licensed devices that are being operated in a lawful manner. Furthermore, no emergency communication system, television, telephone, or radio is licensed to operate on these frequencies, and therefore interference is highly unlikely.

9. Summary

In undertaking its build-out of 4G LTE service in Androscoggin County, Verizon Wireless has determined that an additional facility is needed to provide reliable service and adequate capacity in the western areas of the City of Auburn, ME. Verizon Wireless determined that constructing a wireless communications facility at 200 Merrow Road in Auburn will provide additional coverage and capacity needed in the targeted coverage areas including key roadways such as Hotel Road, Merrow Road, Fletcher Road, Hardscrabble/W Hardscrabble Road, and the surrounding roads, neighborhoods, and businesses within the proximity of the proposed site. Without the installation of the proposed site, Verizon Wireless will be unable to improve and expand their existing 4G LTE wireless communication services in this area of Auburn; therefore, Verizon Wireless respectfully requests that the City of Auburn act favorably upon the proposed facility.

10. Statement of Certification

I certify to the best of my knowledge that the statements in this report are true and accurate.



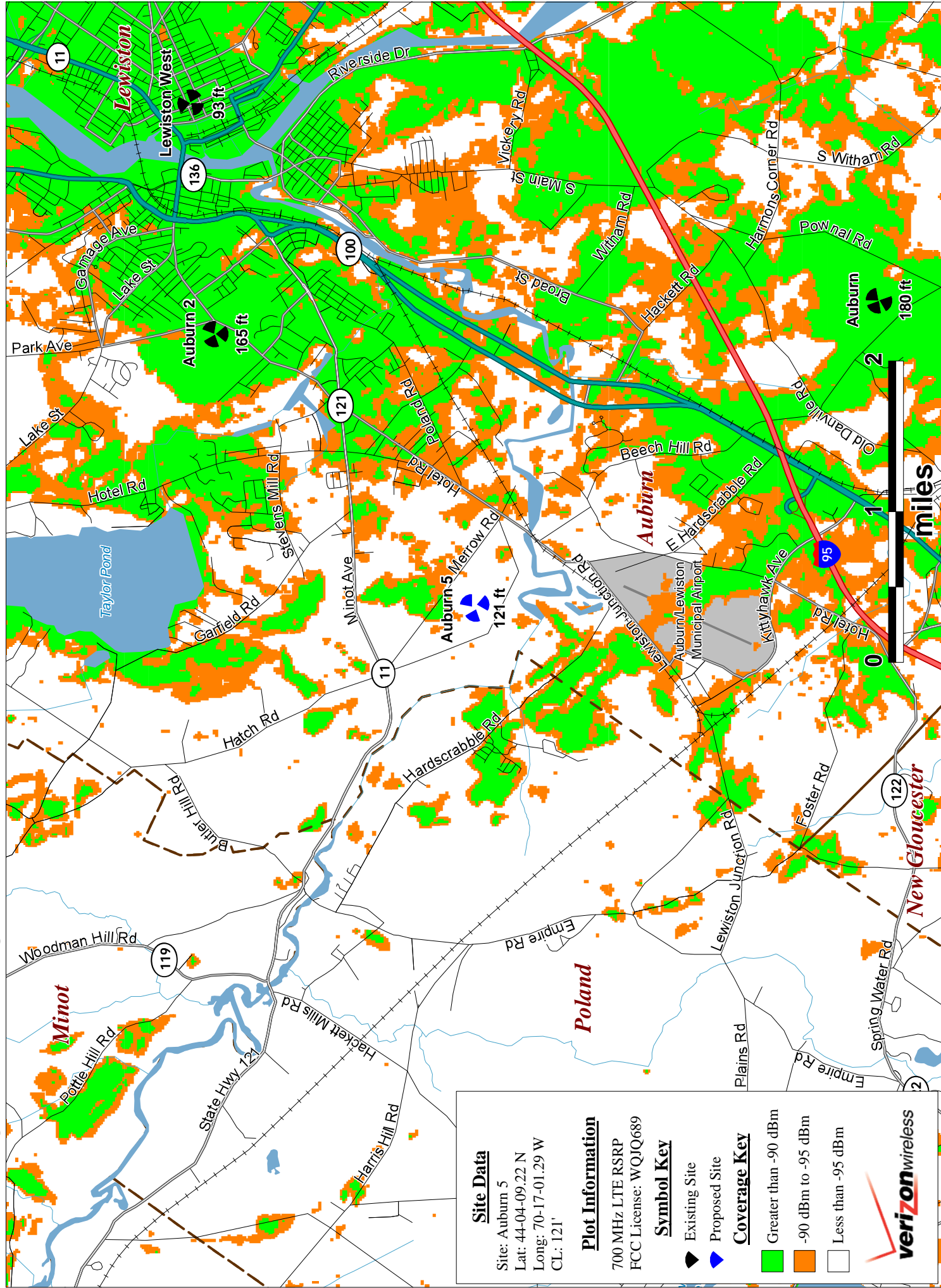
Keith Vellante
RF Engineer
C Squared Systems, LLC

December 30, 2015
Date

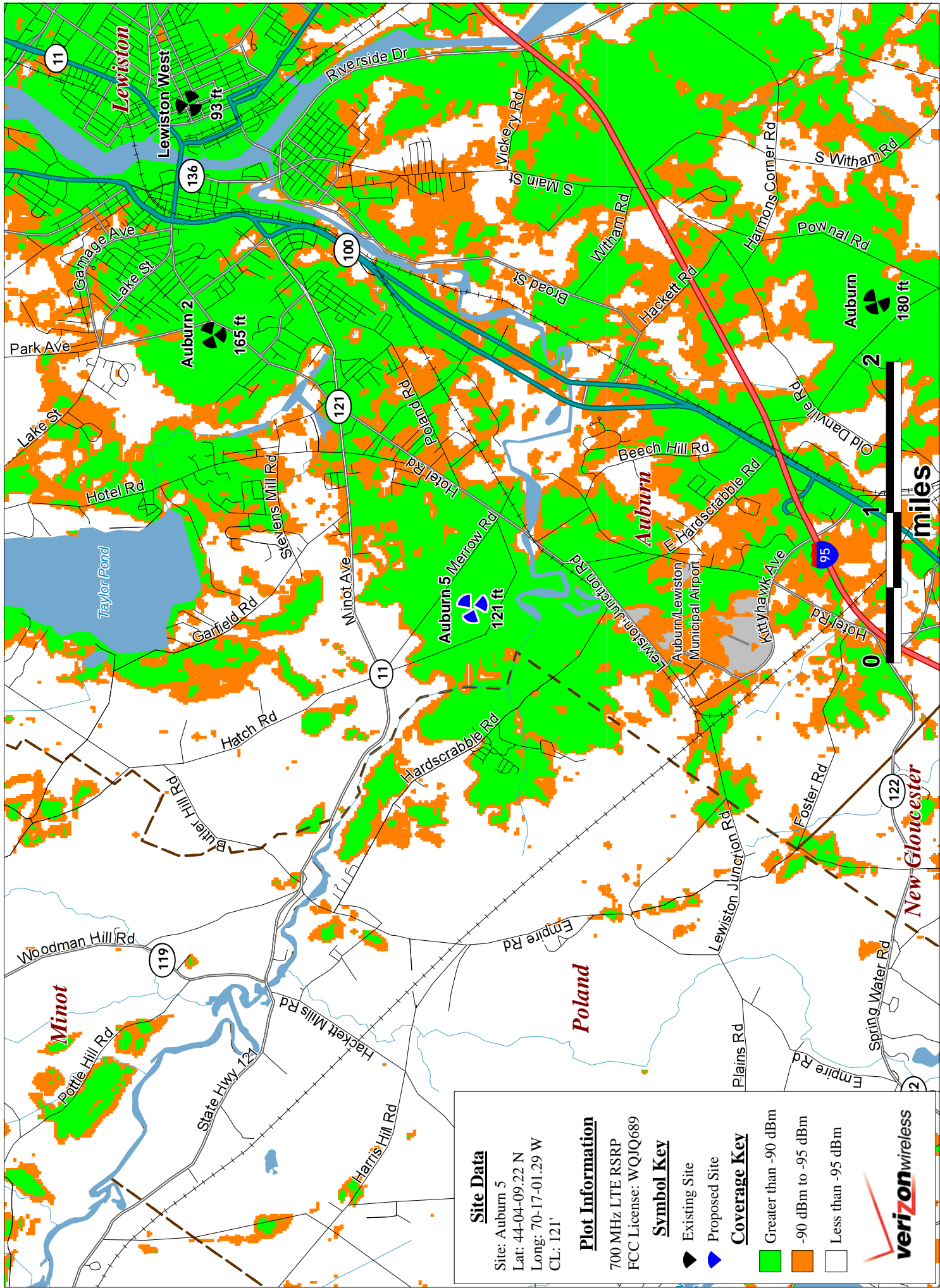
11. Attachments

Attachment A:

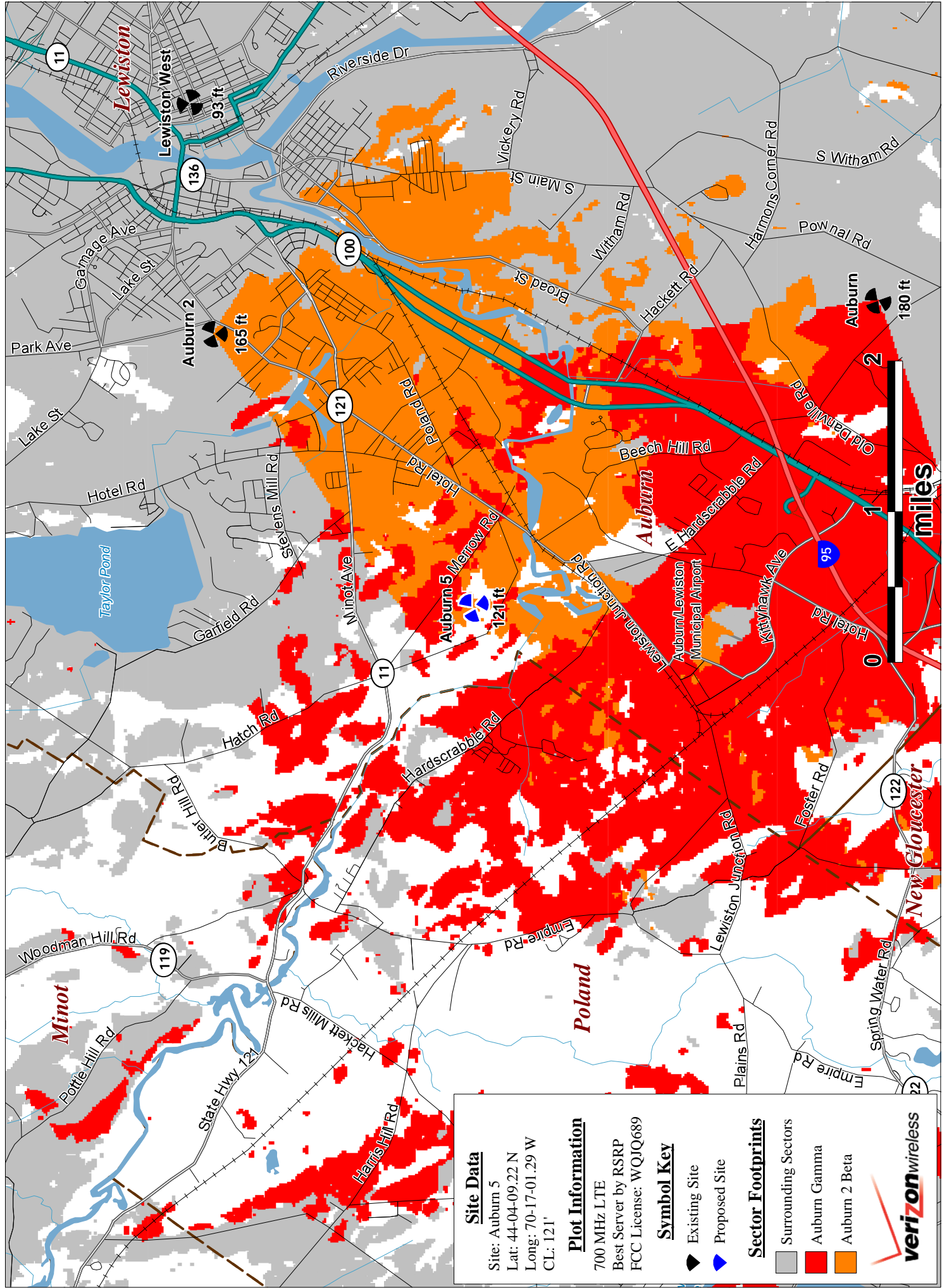
Auburn 5 - Existing 700 MHz LTE Coverage

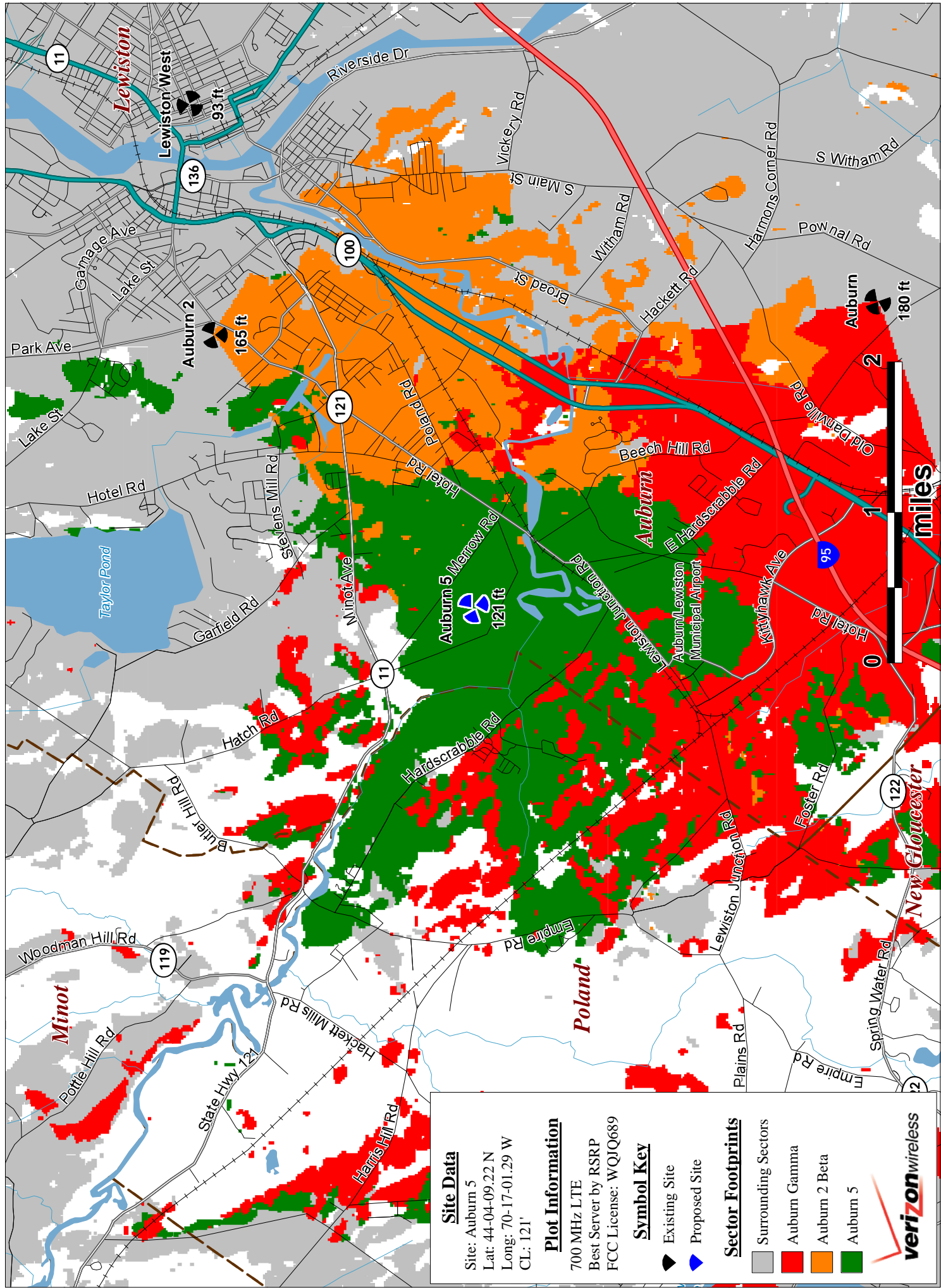


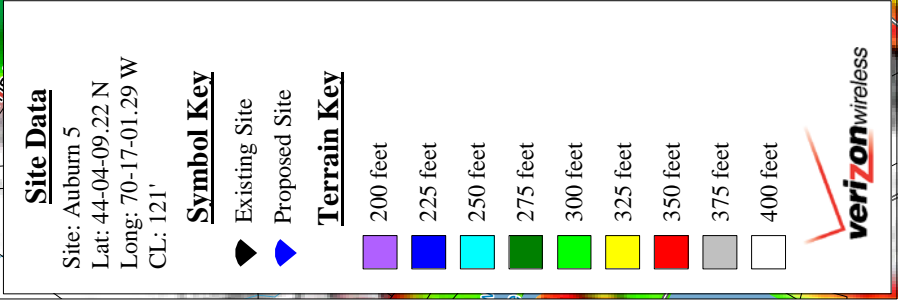
Auburn 5 - 700 MHz LTE Coverage with Proposed Site



Attachment C:
Auburn 5 - Existing 700 MHz LTE Sector Footprints









January 5, 2016

City of Auburn Planning Board
60 Court Street, Suite 104
Auburn, ME, 04210

Re: Proposed Verizon Wireless Telecommunications Facility

Dear Members of the Board:

Verizon Wireless has submitted an application to construct a new wireless telecommunications facility at property located at 200 Merrow Road, in Auburn (the "Site"). Section 60-840(11) of the City of Auburn Code of Ordinances requires Verizon Wireless to provide a signed statement that it, as the owner of the wireless telecommunications facility, agrees to:

Allow future collocation of wireless communication facilities based on a reasonable charge for shared use, based on community rates and generally accepted accounting principles. Such charge may include but is not limited to a pro rata share of the cost of site selection, planning and project administration, land costs, site design, construction, permitting, financing, return on equity, depreciation, and all of the costs of adapting the tower or equipment to accommodate a shared user without causing electromagnetic interference. The amortization of the above costs shall be accomplished at a reasonable rate, over the useful life span of the facility.

Verizon Wireless hereby agrees to respond, in accordance with the Auburn Ordinance, and subject to any engineering or system limitations, and the consent of the landowner, to a request to co-locate a wireless telecommunications facility.

Sincerely,

A handwritten signature in black ink, appearing to be "E. Dalmus", written over a horizontal line.

Ellen Dalmus
Real Estate Manager

118 Flanders Road, Third Floor, Westborough, MA 01581

Condensed Consolidated Statements of Income

(dollars in millions, except per share amounts)

Unaudited	3 Mos. Ended 9/30/15	3 Mos. Ended 9/30/14	% Change	9 Mos. Ended 9/30/15	9 Mos. Ended 9/30/14	% Change
Operating Revenues						
Service revenues and other	\$ 28,866	\$ 29,107	(0.8)	\$ 85,840	\$ 87,152	(1.5)
Wireless equipment revenues	4,292	2,479	73.1	11,526	6,735	71.1
Total Operating Revenues	33,158	31,586	5.0	97,366	93,887	3.7
Operating Expenses						
Cost of services	7,589	7,046	7.7	21,571	21,230	1.6
Wireless cost of equipment	5,716	5,206	9.8	16,279	14,298	13.9
Selling, general and administrative expense	8,309	8,277	0.4	24,222	24,159	0.3
Depreciation and amortization expense	4,009	4,167	(3.8)	11,978	12,465	(3.9)
Total Operating Expenses	25,623	24,696	3.8	74,050	72,152	2.6
Operating Income	7,535	6,890	9.4	23,316	21,735	7.3
Equity in earnings (losses) of unconsolidated businesses	(18)	(48)	(62.5)	(70)	1,811	*
Other income and (expense), net	51	71	(28.2)	158	(757)	*
Interest expense	(1,202)	(1,255)	(4.2)	(3,742)	(3,633)	3.0
Income Before Provision for Income Taxes	6,366	5,658	12.5	19,662	19,156	2.6
Provision for income taxes	(2,195)	(1,864)	17.8	(6,800)	(5,052)	34.6
Net Income	\$ 4,171	\$ 3,794	9.9	\$ 12,862	\$ 14,104	(8.8)
Net income attributable to noncontrolling interests	\$ 133	\$ 99	34.3	\$ 374	\$ 2,248	(83.4)
Net income attributable to Verizon	4,038	3,695	9.3	12,488	11,856	5.3
Net Income	\$ 4,171	\$ 3,794	9.9	\$ 12,862	\$ 14,104	(8.8)
Basic Earnings per Common Share						
Net income attributable to Verizon	\$.99	\$.89	11.2	\$ 3.05	\$ 3.03	0.7
<i>Weighted average number of common shares (in millions)</i>	<i>4,072</i>	<i>4,152</i>		<i>4,089</i>	<i>3,912</i>	
Diluted Earnings per Common Share ⁽¹⁾						
Net income attributable to Verizon	\$.99	\$.89	11.2	\$ 3.05	\$ 3.03	0.7
<i>Weighted average number of common shares-assuming dilution (in millions)</i>	<i>4,078</i>	<i>4,159</i>		<i>4,095</i>	<i>3,919</i>	

Footnotes:

(1) Diluted Earnings per Common Share includes the dilutive effect of shares issuable under our stock-based compensation plans, which represents the only potential dilution.

Certain reclassifications have been made, where appropriate, to reflect comparable operating results.

* Not meaningful

Condensed Consolidated Balance Sheets

(dollars in millions)

Unaudited	9/30/15	12/31/14	\$ Change
Assets			
Current assets			
Cash and cash equivalents	\$ 3,875	\$ 10,598	\$ (6,723)
Short-term investments	306	555	(249)
Accounts receivable, net	13,105	13,993	(888)
Inventories	1,319	1,153	166
Assets held for sale	895	552	343
Prepaid expenses and other	2,268	2,772	(504)
Total current assets	21,768	29,623	(7,855)
Plant, property and equipment	216,674	230,508	(13,834)
Less accumulated depreciation	134,112	140,561	(6,449)
	82,562	89,947	(7,385)
Investments in unconsolidated businesses	779	802	(23)
Wireless licenses	86,331	75,341	10,990
Goodwill	25,124	24,639	485
Other intangible assets, net	8,322	5,728	2,594
Non-current assets held for sale	10,117	-	10,117
Deposit for wireless licenses	-	921	(921)
Other assets	7,070	5,707	1,363
Total Assets	\$ 242,073	\$ 232,708	\$ 9,365
Liabilities and Equity			
Current liabilities			
Debt maturing within one year	\$ 7,264	\$ 2,735	\$ 4,529
Accounts payable and accrued liabilities	17,721	16,680	1,041
Liabilities related to assets held for sale	461	-	461
Other	9,046	8,649	397
Total current liabilities	34,492	28,064	6,428
Long-term debt	105,060	110,536	(5,476)
Employee benefit obligations	32,962	33,280	(318)
Deferred income taxes	42,896	41,578	1,318
Non-current liabilities related to assets held for sale	940	-	940
Other liabilities	11,181	5,574	5,607
Equity			
Common stock	424	424	-
Contributed capital	11,184	11,155	29
Reinvested earnings	8,156	2,447	5,709
Accumulated other comprehensive income	600	1,111	(511)
Common stock in treasury, at cost	(7,604)	(3,263)	(4,341)
Deferred compensation – employee stock ownership plans and other	378	424	(46)
Noncontrolling interests	1,404	1,378	26
Total equity	14,542	13,676	866
Total Liabilities and Equity	\$ 242,073	\$ 232,708	\$ 9,365

Verizon - Selected Financial and Operating Statistics

Unaudited	9/30/15	12/31/14
Total debt (in millions)	\$ 112,324	\$ 113,271
Net debt (in millions)	\$ 108,449	\$ 102,673
Net debt / Adjusted EBITDA ⁽¹⁾	2.4x	2.4x
Common shares outstanding end of period (in millions)	4,069	4,155
Total employees	177,900	177,300
Quarterly cash dividends declared per common share	\$ 0.565	\$ 0.550

Footnotes:

(1) Adjusted EBITDA excludes the effects of non-operational items.

The unaudited condensed consolidated balance sheets are based on preliminary information.

Condensed Consolidated Statements of Cash Flows

(dollars in millions)

Unaudited	9 Mos. Ended 9/30/15	9 Mos. Ended 9/30/14	\$ Change
Cash Flows from Operating Activities			
Net Income	\$ 12,862	\$ 14,104	\$ (1,242)
Adjustments to reconcile net income to net cash provided by operating activities:			
Depreciation and amortization expense	11,978	12,465	(487)
Employee retirement benefits	1,184	843	341
Deferred income taxes	890	914	(24)
Provision for uncollectible accounts	1,136	684	452
Equity in earnings (losses) of unconsolidated businesses, net of dividends received	98	(1,785)	1,883
Changes in current assets and liabilities, net of effects from acquisition/disposition of businesses	1,443	(816)	2,259
Other, net	(1,165)	(3,252)	2,087
Net cash provided by operating activities	28,426	23,157	5,269
Cash Flows from Investing Activities			
Capital expenditures (including capitalized software)	(12,540)	(12,624)	84
Acquisitions of investments and businesses, net of cash acquired	(3,205)	(180)	(3,025)
Acquisitions of wireless licenses	(9,811)	(343)	(9,468)
Proceeds from dispositions of wireless licenses	-	2,367	(2,367)
Proceeds from dispositions of businesses	-	120	(120)
Other, net	960	230	730
Net cash used in investing activities	(24,596)	(10,430)	(14,166)
Cash Flows from Financing Activities			
Proceeds from long-term borrowings	6,497	21,575	(15,078)
Repayments of long-term borrowings and capital lease obligations	(7,168)	(12,594)	5,426
Decrease in short-term obligations, excluding current maturities	(305)	(426)	121
Dividends paid	(6,373)	(5,653)	(720)
Proceeds from sale of common stock	31	34	(3)
Purchase of common stock for treasury	(5,134)	-	(5,134)
Acquisition of noncontrolling interest	-	(58,886)	58,886
Other, net	1,899	(3,087)	4,986
Net cash used in financing activities	(10,553)	(59,037)	48,484
Decrease in cash and cash equivalents	(6,723)	(46,310)	39,587
Cash and cash equivalents, beginning of period	10,598	53,528	(42,930)
Cash and cash equivalents, end of period	\$ 3,875	\$ 7,218	\$ (3,343)

Footnotes:

Certain reclassifications of prior period amounts have been made, where appropriate, to reflect comparable operating results.

Wireless - Selected Financial Results

(dollars in millions)

Unaudited	3 Mos. Ended 9/30/15	3 Mos. Ended 9/30/14	% Change	9 Mos. Ended 9/30/15	9 Mos. Ended 9/30/14	% Change
Operating Revenues						
Service	\$ 17,598	\$ 18,356	(4.1)	\$ 53,201	\$ 54,421	(2.2)
Equipment	4,292	2,480	73.1	11,526	6,737	71.1
Other	1,115	999	11.6	3,219	3,039	5.9
Total Operating Revenues	23,005	21,835	5.4	67,946	64,197	5.8
Operating Expenses						
Cost of services	2,010	1,837	9.4	5,809	5,343	8.7
Cost of equipment	5,716	5,206	9.8	16,279	14,298	13.9
Selling, general and administrative expense	5,351	5,698	(6.1)	16,009	16,991	(5.8)
Depreciation and amortization expense	2,260	2,139	5.7	6,675	6,307	5.8
Total Operating Expenses	15,337	14,880	3.1	44,772	42,939	4.3
Operating Income	\$ 7,668	\$ 6,955	10.3	\$ 23,174	\$ 21,258	9.0
Operating Income Margin	33.3%	31.9%		34.1%	33.1%	
Segment EBITDA	\$ 9,928	\$ 9,094	9.2	\$ 29,849	\$ 27,565	8.3
Segment EBITDA Margin	43.2%	41.6%		43.9%	42.9%	
Segment EBITDA Service Margin	56.4%	49.5%		56.1%	50.7%	

Footnotes:

The segment financial results and metrics above are adjusted to exclude the effects of non-operational items, as the Company's chief operating decision maker excludes these items in assessing business unit performance.

Intersegment transactions have not been eliminated.

Certain reclassifications have been made, where appropriate, to reflect comparable operating results.

Wireless - Selected Operating Statistics

Unaudited	9/30/15	9/30/14	% Change
Connections ('000)			
Retail postpaid	105,023	100,103	4.9
Retail prepaid	5,737	6,053	(5.2)
Retail	110,760	106,156	4.3

Unaudited	3 Mos. Ended 9/30/15	3 Mos. Ended 9/30/14	% Change	9 Mos. Ended 9/30/15	9 Mos. Ended 9/30/14	% Change
Net Add Detail ('000) ⁽¹⁾						
Retail postpaid	1,289	1,516	(15.0)	2,988	3,496	(14.5)
Retail prepaid	(80)	9	*	(394)	5	*
Retail	1,209	1,525	(20.7)	2,594	3,501	(25.9)

Account Statistics

Retail Postpaid Accounts ('000) ⁽²⁾				35,677	35,435	0.7
Retail postpaid ARPA	\$ 152.38	\$ 161.24	(5.5)	\$ 154.08	\$ 160.21	(3.8)
Retail postpaid connections per account ⁽²⁾				2.94	2.82	4.3

Churn Detail

Retail postpaid	0.93%	1.00%	0.95%	1.00%
Retail	1.21%	1.29%	1.24%	1.30%

Retail Postpaid Connection Statistics

Total Smartphone postpaid % of phones activated	91.3%	91.0%	91.5%	90.6%
Total Smartphone postpaid phone base ⁽²⁾			82.4%	76.5%
Total Internet postpaid base ⁽²⁾			16.0%	13.1%

Other Operating Statistics

Capital expenditures (in millions)	\$ 2,921	\$ 2,483	17.6	\$ 8,466	\$ 7,808	8.4
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Footnotes:

(1) Connection net additions exclude acquisitions and adjustments.

(2) Statistics presented as of end of period.

The segment financial results and metrics above are adjusted to exclude the effects of non-operational items, as the Company's chief operating decision maker excludes these items in assessing business unit performance.

Intersegment transactions have not been eliminated.

Certain reclassifications have been made, where appropriate, to reflect comparable operating results.

* Not meaningful

Wireline - Selected Financial Results

(dollars in millions)

Unaudited	3 Mos. Ended 9/30/15	3 Mos. Ended 9/30/14	% Change	9 Mos. Ended 9/30/15	9 Mos. Ended 9/30/14	% Change
Operating Revenues						
Consumer retail	\$ 4,012	\$ 3,902	2.8	\$ 12,041	\$ 11,606	3.7
Small business	585	613	(4.6)	1,778	1,858	(4.3)
Mass Markets	4,597	4,515	1.8	13,819	13,464	2.6
Strategic services	2,012	2,067	(2.7)	6,090	6,213	(2.0)
Core	1,196	1,308	(8.6)	3,606	4,077	(11.6)
Global Enterprise	3,208	3,375	(4.9)	9,696	10,290	(5.8)
Global Wholesale	1,466	1,544	(5.1)	4,481	4,689	(4.4)
Other	84	142	(40.8)	251	426	(41.1)
Total Operating Revenues	9,355	9,576	(2.3)	28,247	28,869	(2.2)
Operating Expenses						
Cost of services	5,203	5,325	(2.3)	15,696	16,006	(1.9)
Selling, general and administrative expense	1,952	2,048	(4.7)	5,990	6,228	(3.8)
Depreciation and amortization expense	1,623	1,978	(17.9)	5,075	6,016	(15.6)
Total Operating Expenses	8,778	9,351	(6.1)	26,761	28,250	(5.3)
Operating Income	\$ 577	\$ 225	*	\$ 1,486	\$ 619	*
Operating Income Margin	6.2%	2.3%		5.3%	2.1%	
Segment EBITDA	\$ 2,200	\$ 2,203	(0.1)	\$ 6,561	\$ 6,635	(1.1)
Segment EBITDA Margin	23.5%	23.0%		23.2%	23.0%	

Footnotes:

The segment financial results and metrics above are adjusted to exclude the effects of non-operational items, as the Company's chief operating decision maker excludes these items in assessing business unit performance.

Intersegment transactions have not been eliminated.

Certain reclassifications have been made, where appropriate, to reflect comparable operating results.

* Not meaningful

Wireline - Selected Operating Statistics

Unaudited	9/30/15	9/30/14	% Change
Connections ('000)			
fios video subscribers	5,807	5,533	5.0
fios internet subscribers	6,935	6,471	7.2
fios digital voice residence connections	4,703	4,514	4.2
fios digital connections	17,445	16,518	5.6
HSI	2,288	2,675	(14.5)
Total Broadband connections	9,223	9,146	0.8
Primary residence switched access connections	4,982	5,794	(14.0)
Primary residence connections	9,685	10,308	(6.0)
Total retail residence voice connections	10,051	10,743	(6.4)
Total voice connections	18,740	20,089	(6.7)

Unaudited	3 Mos. Ended 9/30/15	3 Mos. Ended 9/30/14	% Change	9 Mos. Ended 9/30/15	9 Mos. Ended 9/30/14	% Change
Net Add Detail ('000)						
fios video subscribers	42	114	(63.2)	158	271	(41.7)
fios internet subscribers	114	162	(29.6)	319	399	(20.1)
fios digital voice residence connections	42	74	(43.2)	101	266	(62.0)
fios digital connections	198	350	(43.4)	578	936	(38.2)
HSI	(112)	(93)	20.4	(301)	(268)	12.3
Total Broadband connections	2	69	(97.1)	18	131	(86.3)
Primary residence switched access connections	(212)	(213)	(0.5)	(614)	(687)	(10.6)
Primary residence connections	(170)	(139)	22.3	(513)	(421)	21.9
Total retail residence voice connections	(188)	(160)	17.5	(564)	(486)	16.0
Total voice connections	(339)	(302)	12.3	(1,055)	(996)	5.9

Revenue Statistics

fios revenues (in millions)	\$	3,439	\$	3,200	7.5	\$	10,229	\$	9,366	9.2
Strategic services as a % of total Enterprise revenues		62.7%		61.2%			62.8%		60.4%	

Other Operating Statistics

Capital expenditures (in millions)	\$	1,202	\$	1,464	(17.9)	\$	3,413	\$	4,194	(18.6)
Wireline employees ('000)							71.4		79.4	
fios video open for sale ('000)							16,304		15,602	
fios video penetration							35.6%		35.5%	
fios internet open for sale ('000)							16,641		15,945	
fios internet penetration							41.7%		40.6%	

Footnotes:

The segment financial results and metrics above are adjusted to exclude the effects of non-operational items, as the Company's chief operating decision maker excludes these items in assessing business unit performance.

Intersegment transactions have not been eliminated.

Certain reclassifications have been made, where appropriate, to reflect comparable operating results.

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made this 22 day of SEPT, 2015, pursuant to Title 33, Section 201 of the Maine Revised Statutes with respect to the following described Lease. Any capitalized term used, but not defined, herein shall have the meaning ascribed to such term in the Lease:

NAME AND ADDRESS
OF LESSOR:

Pine Tree, LLC, with a mailing address of 63 Tucker Lane,
Poland Spring, Maine 04274

NAME AND ADDRESS
OF LESSEE:

Portland Cellular Partnership d/b/a Verizon Wireless, 180
Washington Valley Road, Bedminster, New Jersey 07921,
Attention: Network Real Estate

DATE OF LEASE EXECUTION: September 22, 2015 (the "Effective Date")

DESCRIPTION OF LEASED
PREMISES:

The Premises consists of a 75 foot by 75 foot square parcel of land situated on the property owned by Pine Tree, LLC, located at 200 Merrow Road, City of Auburn, Androscoggin County, Maine 04210, which property is identified as parcel 178-005 on the City of Auburn Tax Maps, and is further described in Deed Book 8032 at Page 259 as recorded in the Androscoggin County Registry of Deeds (the "Property").

Together with the non exclusive right (the "Rights of Way") for ingress and egress, seven (7) days a week twenty four (24) hours a day, on foot or motor vehicle, including trucks over or along a twenty (20) foot wide right of way with turn-around extending from the nearest public right of way, Merrow Road, to the Land Space, and for the installation and maintenance of utility wires, poles, cables, conduits, and pipes over, under, or along one or more rights of way from the Land Space.

The approximate location of the Premises is shown on Exhibit L-1 attached hereto and the Land Space is more closely shown on Exhibit B attached hereto.

TERM OF LEASE:

The initial term shall be for five (5) years and shall commence on the Commencement Date (as defined below).

COMMENCEMENT DATE
OF TERM:

The Lease shall commence on the first (1st) day of the month following (i) the date LESSEE is granted a building permit by the governmental agency charged with issuing such permits, or (ii) the date of execution of the Agreement by the Parties, whichever is later (the "Commencement Date").

RIGHTS OF EXTENSION/
RENEWAL:

The Lease shall automatically be extended for four (4) additional five (5) year terms, unless the LESSEE terminates it at the end of the then current term by giving LESSOR written notice of the intent to terminate at least six (6) months prior to the end of the then current term.

RIGHT OF FIRST REFUSAL

The Lease grants LESSEE a right of first refusal if LESSOR elects, during the term of the Lease, (i) to sell or otherwise transfer all or any portion of the Property, whether separately or as part of a larger parcel of which the Property is a part, or (ii) to grant to a third party by easement or other legal instrument an interest in and to that portion of the Property occupied by LESSEE, or a larger portion thereof, for the purpose of operating and maintaining communications facilities or the management thereof, all as more fully set forth in the Lease.

TITLE TO PROPERTY
AND FIXTURES:

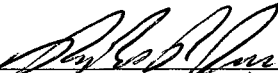
All of the equipment, conduits, fixtures and personal property of LESSEE shall remain the personal property of LESSEE and LESSEE shall have the right to remove the same, whether or not said items are considered fixtures and attachments to real property under applicable law.

THIS MEMORANDUM OF LEASE is prepared for recording and for the purpose of making a public record of said Lease, and it is intended that the parties shall be subject to all of the provisions of the Lease and that nothing herein shall be construed or deemed to alter or change any of the terms or provision of the Lease.

IN WITNESS WHEREOF, LESSOR and LESSEE have executed this Memorandum of Lease as of the day and year first above mentioned.

LESSOR:

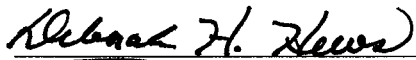
PINE TREE, LLC

By: 
Print Name: Richard R. Jones
Its: President

STATE OF MAINE
COUNTY OF ANDROSCOGGIN

August 19, 2015


Personally appeared the above-named Richard R. Jones, President of Pine Tree, LLC, and acknowledged the foregoing instrument to be his free act and deed in said capacity, and the free act and deed of said company.


Notary Public/Attorney-at-Law
Print Name: Deborah H. Hews
My Commission Expires: 11/4/2018

LESSEE :

PORTLAND CELLULAR PARTNERSHIP,
d/b/a VERIZON WIRELESS

By Celco Partnership
Its General Partner

By: 
David R. Heverling
Area Vice President Network

92215

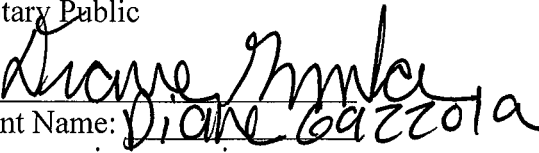
COMMONWEALTH OF MASSACHUSETTS

COUNTY OF WORCESTER

On this 22 day of Sept., 2015, before me appeared David R. Heverling, to me personally known, who, being by me duly sworn, did say that he is authorized by the Senior Vice President & Chief Technical Officer of Celco Partnership, a Delaware General Partnership, general partner of Portland Cellular Partnership, d/b/a Verizon Wireless, to execute the foregoing instrument and that said instrument was signed on behalf of said partnership and said David R. Heverling acknowledged said instrument to be his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county and state as of the day and year last above written.

Notary Public


Print Name: Diane Gazzola
My commission expires: _____



1600 OSGOOD STREET
BUILDING 20 NORTH
M. ANDOVER, MA 01810

CHECKED BY:	JX
APPROVED BY:	DPH

APPROVED BY: _____ DPH

REV.	DATE	DESCRIPTION	BY
2	05/13/15	REVISED FOR COMMENTS	AR
1	07/29/15	REVISED FOR COMMENTS	AR
0	05/11/15	LOOSE DRAFT	HAR

SITE NAME:
AUBURN 5 ME

SITE ADDRESS:
200 MERROW ROAD
AUBURN, ME 04210

SHEET TITLE	PLOT PLAN
-------------	-----------

L-1

APPROXIMATE
COORDINATES:
LAT: N44° 04' 9.4"
LONG: W70° 17' 0.3"

APPROXIMATE
COORDINATES:
LAT: N44° 04' 9.4"
LONG: W70° 17' 0.3"

LEGEND

PROPERTY LINE -
SUBJECT PARCEL

ABUTTING PROPERTY LINE

PROPOSED EASEMENT LINE

WETLAND LINE

ZONING BOUNDARY LINE

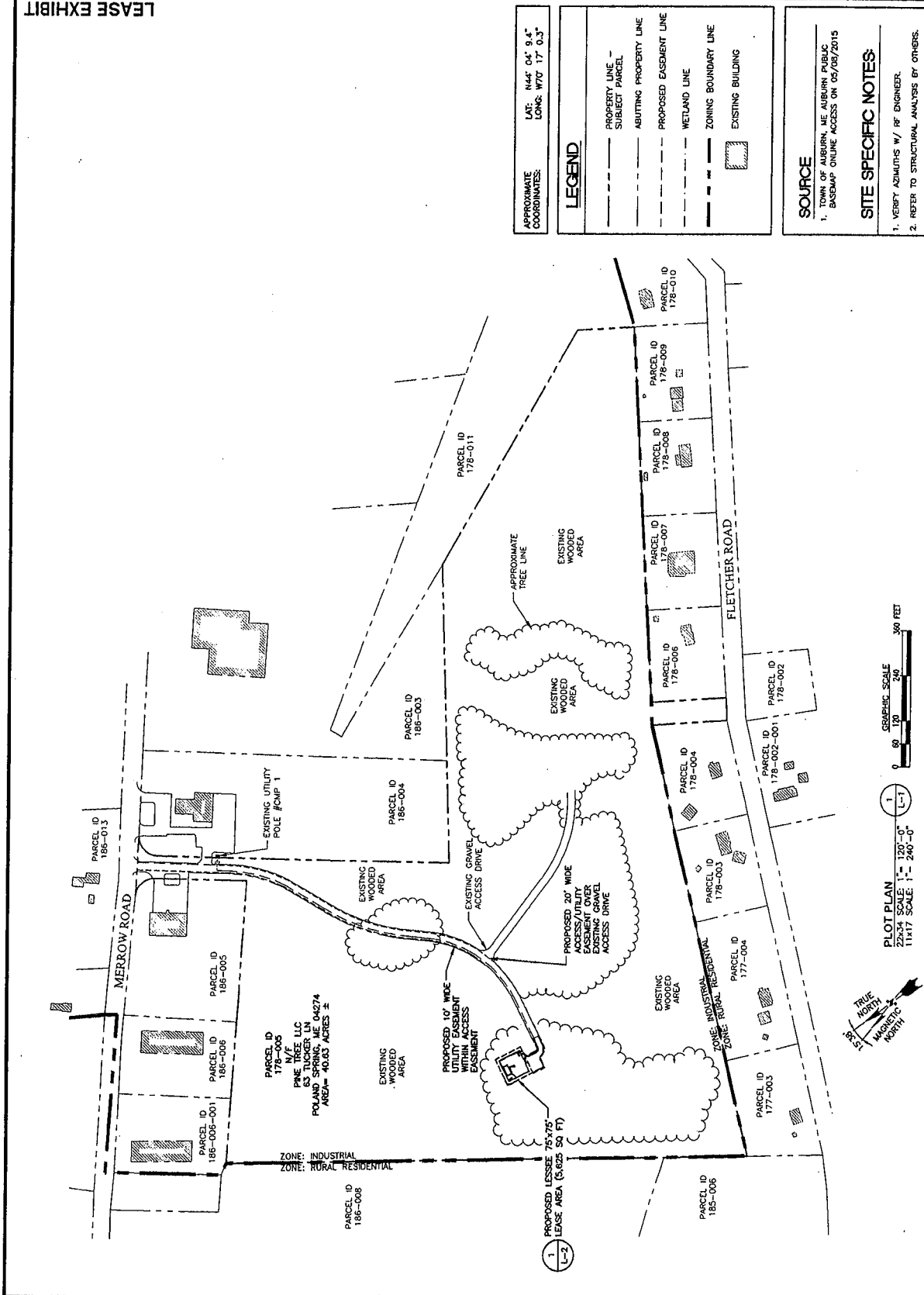
EXISTING BUILDING

SOURCE

1. TOWN OF AUBURN, ME AUBURN PUBLIC
BASEMAP ONLINE ACCESS ON 05/08/2015

SITE SPECIFIC NOTES:

1. VERIFY AZIMUTHS W/ RF ENGINEER.
2. REFER TO STRUCTURAL ANALYSIS BY OTHERS.



12.43 AC.

