

**TOWN OF BOW  
PLANNING BOARD**

**CONDITIONAL USE PERMIT APPLICATION  
PERSONAL WIRELESS SERVICE FACILITY (PWSF)  
Article 7.10 of the Town of Bow Zoning Ordinance**

To the Applicant:

This completed application (including all plan application contents noted below) must be filed with the Planning Board's Agent no later than 3:00 PM on the fourth Thursday prior to the Planning Board's next regularly scheduled meeting to be included on their next agenda.

Attention should be given to the items below when completing the application package.

All appropriate fees must be paid in advance;

The application must be made in the name of the owner of record at the time of application, as filed at the Merrimack County Registry of Deeds. The application form must be signed by both the property owner(s) and the applicant;

It is the responsibility of the applicant to provide a complete and accurate list of all abutters.

**CONTENTS - COMPLETE PRELIMINARY APPLICATION PACKAGE**

1. \_\_\_\_\_ One (1) copy of the completed application form, including checklist
2. \_\_\_\_\_ One (1) paper copy of the preliminary plan(s)
3. \_\_\_\_\_ One (1) copy of any construction plans
4. \_\_\_\_\_ One PDF file of the plan set (via e-mail)
5. \_\_\_\_\_ A narrative which addresses the requirements of Article 7.10 and the criteria of Article 12.05 (attached)
6. \_\_\_\_\_ Complete and accurate abutters list including any municipality within a 20-mile radius of the Town of Bow (per RSA 12-K:7), and any PE/LLS/CSS/CWS whose seal appears on the plan
7. \_\_\_\_\_ The appropriate filing fee (Additional fees may apply if submitted with Site Plan Review or Subdivision application)  
\$\_\_\_\_\_ Application Fee (\$400)  
\$\_\_\_\_\_ Plus per Abutter (\$20)  
\$\_\_\_\_\_ Total (Not including any other applications)

*Note: If any of the above items are missing or incomplete as of the filing deadline, the application will not be placed on the agenda for the next Planning Board meeting.*



**TOWN OF BOW PLANNING BOARD  
CHECKLIST - PWSF CUP**

Indicate the purpose for this application: In the spaces provided, indicate "N/A" for items not applicable, "X" for items where condition is met, and "W" for items where a waiver is requested.

**SETBACKS**

1. Minimum setback requirements for this Zoning District; towers must be set back from all lot lines and public ROW a minimum distance equal to 125% of the tower's height (7.10E1)

**HEIGHT LIMITATIONS**

2. General: not to exceed 90 feet in height; will be the minimum height necessary. (\* Shall not apply to antenna only applications where the antenna(s) will be mounted no higher than the existing tower or building.) (7.10E2a)

3. In Wooded Areas: not higher than 20 feet above the average tree canopy height; camouflaged; stealth technology. (7.10E2b)

4. In Fields or Agricultural Areas without a tree canopy: stealth technology. (7.10E2c)

5. In or on Existing Structures: use stealth technologies and be architecturally compatible with the host building or structure. (7.10E2d)

6. New PWSF Structures: Not to exceed the maximum building height in that zoning district; be architecturally compatible with the buildings in the immediate area. (7.10E2e)

**LOCATION PRIORITIZATION**

7. Be located in accordance with the following priorities, starting with the first: shall show proof of having exhausted each option before moving on to succeeding options. (\* antenna only applications shall be located in accordance with priority a or c, as applicable.) (7.10E3)

a. Concealed or camouflaged on or within an existing building or structure. (7.10E3a)

b. On or within a new building or structure having a height not greater than the maximum building height within that zoning district. (7.10E3b)

c. On an existing PWSF (co-location) (7.10E3c)

d. On a new facility which is camouflaged using stealth technologies subject to the height limitations set forth above. (7.10E3d)

**EASEMENTS OR LEASED AREAS**

\_\_\_\_ 8. If located on an easement or leased area, have a minimum area equal to an area having a radius of 125% of the tower's height plus additional area for accessory structures and access, if required. (\* antenna only applications need only provide easement or leased area for accessory structures.) (7.10E4)

**TOWER CONSTRUCTION**

\_\_\_\_ 9. Use materials, colors, textures, screening, and landscaping that will blend such facilities with the natural setting and man-made environment; mitigate the effects of noise produced and reduce the impact of noise pollution. (7.10E5a)

\_\_\_\_ 10. If antenna is on a structure other than a tower, the antenna and supporting equipment must be of a color identical to, or closely compatible with, the color of the structure. (7.10E5b)

\_\_\_\_ 11. Not artificially lighted, unless required by the FAA or other authority. (7.10E5c)

\_\_\_\_ 12. Not contain any signs, writing, symbols, or graphics of any kind, except as required by law. (7.10E5d)

\_\_\_\_ 13. In a wooded area: minimize damage to trees and other vegetation within the site and surrounding areas; all trees used to determine the average tree canopy height shall not be damaged or removed during construction, maintenance, repair and operation; demonstrate legal capacity to control tree-cutting and removal from the camouflage area. (7.10E5e)

**VIEWSHED ANALYSIS**

\_\_\_\_ 14. Map showing the areas within 2,000' from which the PWSF would be visible; conduct a viewshed analysis; provide photographs or video of the balloon or crane test. (7.10E6)

**LANDSCAPING**

\_\_\_\_ 15. Towers, accessory buildings, and fencing shall be landscaped with a buffer of plant materials. (7.10E7a)

\_\_\_\_ 16. Preserve existing mature tree growth and natural landforms. (7.10E7c)

**FEDERAL REQUIREMENTS**

\_\_\_\_ 17. Provide documentation showing that each telecommunications facility is in compliance with all applicable federal and state requirements. Evidence of compliance must be submitted every 12 months. (7.10E8)

**BUILDING CODES-SAFETY STANDARDS**

18. Maintained in compliance with standards contained in local building codes and the standards for towers that are published by the Electronic Industries Association. (7.10E9)

**PLAN REQUIREMENTS**      \* = Not required for antenna only applications

19. Scaled elevation view. (7.10F7a)

20. \* Topography. (7.10F7b)

21. Propagation Maps showing proposed radio frequency coverage and coverage from alternative sites within the Town. (7.10F7c)

22. Radio frequency coverage. (7.10F7d)

23. Setbacks. (7.10F7e)

24. Adjacent uses (up to 400 feet away). (7.10F7f)

25. \* Location of all buildings and structures within 500 feet of the proposed tower. (7.10F7g)

26. \* Diagram of the average tree canopy height. (7.10F7h)

27. Driveways and parking. (7.10F7i)

28. \* Fencing, including anti-climbing techniques. (7.10F7j)

29. \* Landscaping. (7.10F7k)

30. \* Proximity of tower to residential development. (7.10F7l)

31. Impact on identified historical resources. (7.10F7m)

32. \* Surrounding tree cover and foliage. (7.10F7n)

33. \* Tower design characteristics that have the effect of reducing or eliminating visual obtrusiveness. (7.10F7o)

34. Visual impacts of the viewshed, ridge lines, open fields and other impacts by means of tower location, tree and foliage clearing and placement of incidental structures. (7.10F7p)

**OTHER INFORMATION REQUIRED**

35. Written proof that the use/facility complies with the FCC regulations on radio frequency exposure guidelines. (7.10F8a)

- 36. Written proof of an evaluation of any requirements of NEPA as may be required by FCC rules, and the results of any such evaluation. If an EA or an EIS is required, submit them to the Board prior to the beginning of the federal 30 day comment period, and the Town proceedings with respect to the proposed wireless telecommunication facility, tower or antenna shall become part of the FCC application requirements. (7.10F8b)
- 37. Written proof of compliance with the requirements of Section 106 of the National Historic Preservation Act. (7.10F8c)
- 38. Inventory of all existing PWSFs and towers within Bow and those within two miles of the border. (7.10F8d)

**NEW PWSF CONSTRUCTION (ONLY)** Submit written evidence demonstrating that no existing structure can accommodate the applicant's proposed antenna. The evidence shall consist of: (7.10F9)

- 39. No existing PWSFs, towers or structures are located within the area; provide a description of the geographic area targeted for coverage. (7.10F9a)
- 40. No existing towers of sufficient height to meet the engineering requirements, with supporting reasons. (7.10F9b)
- 41. No existing towers or PWSF structures have sufficient structural strength to support applicant's proposed antenna and related equipment. (7.10F9c)
- 42. Proposed antenna or PWSF structures would not cause electromagnetic interference with other antennae on the existing towers, and vice versa. (7.10F9d)
- 43. Fees, costs, or contractual provisions required to share the existing tower or PWSF structure are unreasonable. (7.10F9e)
- 44. Other limiting factors that render existing towers and PWSF structures unsuitable. (7.10F9f)
- 45. Number of sites for PWSFs each provider will require. (7.10F9g)
- 46. Sites outside of Bow that are being considered. (7.10F9h)
- 47. Information on how future technology may reduce or eliminate the need for towers. (7.10F9i)
- 48. Impact, if any, of the PWSF on a competitor's facility on the same property. (7.10F9j)
- 49. Whether it is feasible for carriers to locate base station equipment underground. (7.10F9k)
- 50. Description of why less visibly intrusive alternatives were not proposed. (7.10F9l)

\_\_\_\_ 51. Studies of alternative sites in Bow that have been considered for siting. (7.10F9m)

**CO-LOCATION ON NEW PWSF**

\_\_\_\_ 52. Agreement with the Town of Bow that allows for the maximum allowance of co-location upon the new facility. (7.10F10)

**SIZE / COVERAGE REQUIREMENTS**

\_\_\_\_ 53. Submit the engineering information detailing the size and coverage required for the facility location. (7.10F11)

**BONDING AND SECURITY INSURANCE**

\_\_\_\_ 54. Proof of appropriate liability insurance with respect to the proposed PWSF, tower or antenna prior to the construction of such facilities. The applicant shall provide the Planning Board proof of acceptable insurance and security on an annual basis unless required sooner by the Planning Board. (7.10H)

**REQUIREMENT TO MAINTAIN AND MONITOR**

\_\_\_\_ 55. Agreement that the Board of Selectmen or its designee may enter upon the premises to inspect the facilities as it deems necessary. (7.10J)

**Article 12.05 of the Zoning Ordinance of the Town of Bow**

**12.05 Hearing and Decision**

Following a public hearing on the proposed use, the Planning Board shall issue a conditional use permit, if it finds, based on the information and testimony submitted with respect to the application, that:

- A. The use is specifically authorized by Article 5, Section 5.11 Table of Use Regulations as a conditional use;
- B. If completed as proposed by the applicant, the development in its proposed location will comply with all requirements of this Article, and with the specific conditions or standards established in this ordinance for the particular use;
- C. The use will not materially endanger the public health or safety;
- D. The use will be compatible with the neighborhood and with adjoining or abutting uses in the area in which it is to be located;
- E. The use will not have a substantial adverse impact on highway or pedestrian safety;
- F. The use will not have a substantial adverse impact on the natural resources of the town; and
- G. The use will be adequately serviced by necessary public utilities and community facilities and services of a sufficient capacity to ensure the proper operation of the proposed use, and will not necessitate excessive public expenditures to provide sufficient additional capacity or services.