

Petition to North Hampton Board of Selectmen Pursuant to RSA Chapter 498-A and RSA Chapter 231 To Take Private Property for Public Use

Page | 1

Whereas, the current cell phone communication coverage in the Atlantic Ave. area is inadequate and undependable and results in poor communications with, between and amongst the Town's residents, visitors and the safety agencies of the Town. See attached Current Coverage Map a;

Whereas, the Town was gifted a parcel of land (Map 12, Lot 62) by deed of Lamprey Brothers, Inc. dated August 8, 2000 for the purpose of locating, constructing and maintaining wireless telecommunication facilities. See Rockingham County Registry of Deeds, Book 3495, Page 1191.

Whereas, cell phone communication for the Atlantic Ave. area and the public's health and safety will be protected, expanded and improved by the construction and maintenance of wireless telecommunication facilities on the Town's property at Map 12, Lot 62. See attached Future Coverage Map b;

Whereas, there is no existing, identifiable and legal public access to the Town's property known as Map 12, Lot 62;

Whereas, New Hampshire RSA 31:92 provides that "Whenever any town cannot obtain by contract, for a reasonable price, any land required for public use, such land may be taken, the damages assessed, and the same remedies and proceedings had as in case of laying out highways by selectmen."

Whereas, there exists an easement (perpetual right-of-way) to install and maintain water supply pipes over and under the property known as Map 12, Lot 52 (168 Mill Rd.) to the benefit of the Aquarion Water Co. which easement is fifteen (15) feet in width and intersects with and crosses the Town's property (Map 12, Lot 62). See Plans recorded as Plan #112 and Plan# D-19527 at the Rockingham Registry of Deeds;





Whereas, the existing easement area over and through Map 12, Lot 52 benefitting the Aquarion Water Co. with an additional easement area, being ten (10) feet in width along the length of the existing easement plus a temporary construction easement area being fifteen (15) feet in width along the length of the ten (10) foot wide additional easement area, all to be taken from the property known as Map 12, Lot 52, will provide the necessary and needed public access to the Town's property at Map 12, Lot 62;

Wherefore, Petitioners request that the Town of North Hampton's Board of Selectmen schedule, give notice and conduct a public hearing pursuant to RSA Chapter 498-A and RSA Chapter 231 for the purpose of determining if there is an occasion (public need) to acquire easements, permanent and temporary, over, under and above the property known as Map 12, Lot 52 (168 Mill Road), including the easement area benefitting the Aquarion Water Company, for the purpose of accessing the Town's property known as Map 12, Lot 62 and providing the Town's property with services, including utilities, necessary for the public use of that property.

Should the Board of Selectmen find that there exists a public need to acquire the easements over, under and through Map 12, Lot 52, that the Board then shall assess the damages sustained by each owner of land, or any holder of an interest in the land, to be taken.





Petition to North Hampton Board of Selectmen Pursuant to RSA Chapter 498-A and RSA Chapter 231 To Take Private Property for Public Use

Petitioners:

<u>Date</u>	<u>Name</u>	<u>Address</u>	<u>Signature</u>
12/7/22	Michael Golder	15 Squier Dr.	
12/7/22	DOUGLAS MILES	17 Squier Dr	
12.9.22	Victoria F Jones	190 Atlantic	Victoria F Jones
12.9.22	Jane Eynon Brown	131 Atlantic Ave	Jane Eynon Brown
12.9.22	DAVID O'BRIEN	20 GRANDVIEW	
12.9.22	Jane W. Robie	83 Exeter Rd.	Jane W Robie
12.9.22	JOHN P. STASTANO	34A Woodland Rd.	

Petition to North Hampton Board of Selectmen Pursuant to RSA Chapter 498-A
and RSA Chapter 231 To Take Private Property for Public Use

Petitioners:

<u>Date</u>	<u>Name</u>	<u>Address</u>	<u>Signature</u>
12-12-2022	LARRY MILLER	141 MILL ROAD	
12/12/22	Marta Tait	14 NEW RD	
12/12/22	Roberta Burns	128 ATLANTIC AVE	
12/12/22	Susan Buchanan	27 Birch	

Submitted to Town of North Hampton Selectmen on 12/12/22 2022

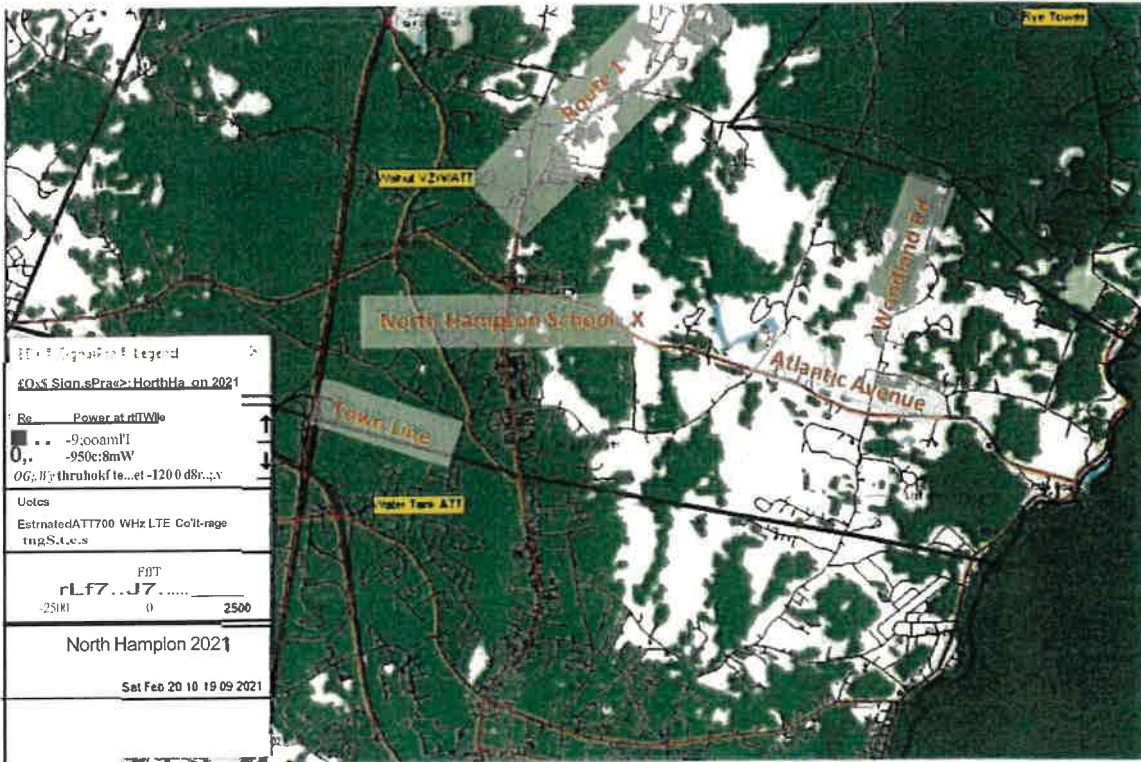
7 EXHIBIT A-COVERAGE MAPS

The following coverage maps show

- the weak service areas in North Hampton (existing),
- the improvement available from placing a tower on Parcel 12-62 (existing plus 12-62), and
- a way to complete coverage in northern Hampton in conjunction with reinforcing coverage in southeastern North Hampton (existing coverage plus 12-62 plus Hampton).

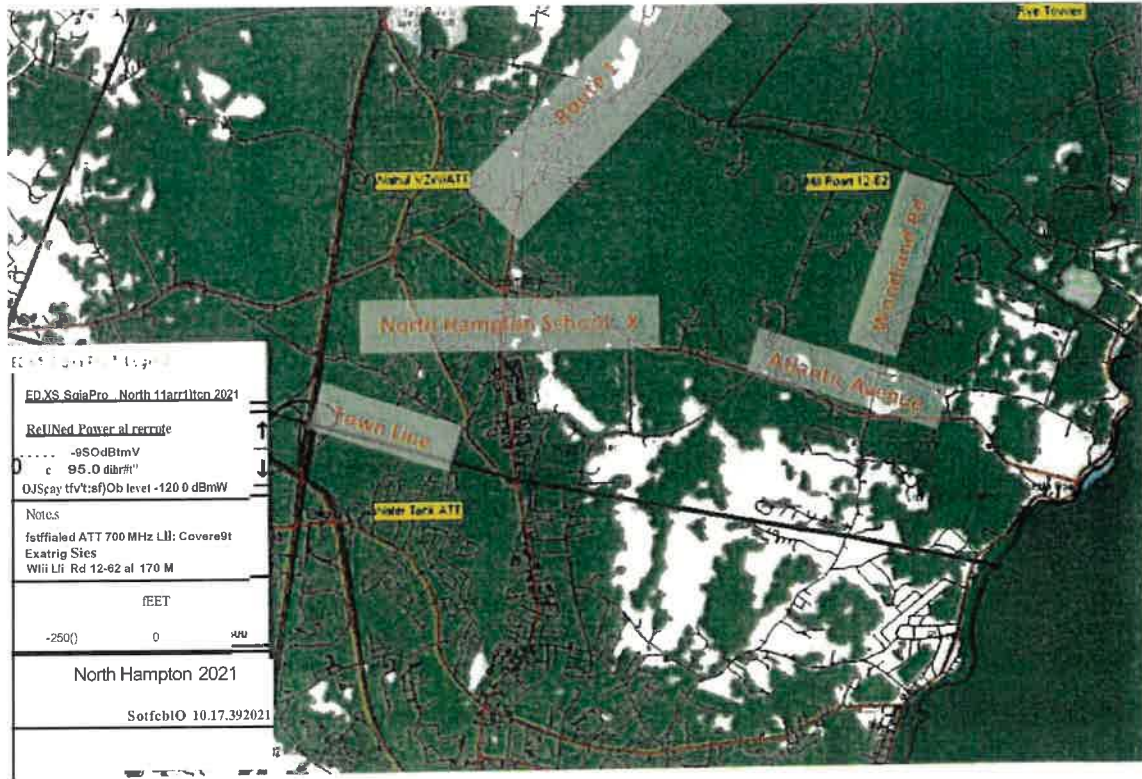
The coverage maps show the range of good-to-moderate signal quality for data services (green areas). This is also good for voice services. To some extent, voice telephone services reach outside the green areas shown, but the carriers tend to design the networks for respectable data levels, which also allows more simultaneous users. In other words, with stronger signal levels there is more "capacity" for simultaneous users.

Coverage Map a) - Coverage from existing cell towers



These models use the AT&T network's tower sites. While not identical, the coverage for other carriers is similar. The coverage provided by low rooftop cell sites at Ocean Blvd, Hampton is not included because the sites are designed to serve dense local residential use and local beach activity. (Intersection of Ocean Blvd/Rt 1A and High St/Rt 27 is the red intersection lower right.)

Coverage Map b) - Existing-tower coverage plus tower at Parcel 12-62



Adding coverage from Parcel 12-62 resolves the gaps along Route 1 and Atlantic Avenue. North Hampton School, with notoriously poor service, will have very good coverage. Some residential areas in southeastern North Hampton (south of Atlantic Avenue, including Rockrimmon Rd and parts of Shiprock Road and Runnymede Drive) will not have full-quality data service, but these areas will obtain good voice service. The remaining gap mostly affects the dense residential development in Hampton near the coast, just south of the North Hampton/Hampton border.