

Mr. Robert Marshall, Chairman  
Town of Greenfield Planning Board  
7 Sawmill Road  
Greenfield, NH 03047

RE: 46 Zephyr Lake Road, Greenfield, NH

Dear Mr. Marshall,

Please let this letter serve as a supplemental submission and response to your comment letter dated August 10, 2011. This additional information will be discussed in more detail at the public hearing scheduled for October 10, 2011.

Specific to the current plans showing a long, curved access driveway, we offer the following:

1. We are submitting slightly revised plans (Z5, Z6, Z6A – revision date 9/28/11) showing a decreased site disturbance area around the tower location. Previous submittals had grading and the retaining wall with plantings. The grading has been decreased because of the inclusion of the retaining wall. Additionally, stormwater measures have been added to the plans.
2. We have attached a letter complying with our intent of maintaining access on the driveway year-round.
3. A final buffer easement is being developed with the landowner to protect the tree buffer as shown on the plans. Such document will be finalized and recorded should final approval for the project be granted.
4. An update abutters list has previously been provided by the office of Jon Springer, Esquire.
5. The total disturbance of the site as currently shown is 110,000 square feet. The iterative process of designing the stormwater management system which includes stone check dams, a retention pond and runoffs, contributed additional disturbance such that an Alteration of Terrain permit (AOT) will be required. An AOT permit is required for disturbances greater than 100,000 sqft.
6. The impact of the proposed development on the 150-ft tree buffer is shown on the plans as the “limits of disturbance” line.
7. Additional stormwater and erosion control details have been added on the revised sheets in the form of a retention pond at the bottom of the property and two (2) roadside level spreaders as is required by the AOT permit. Specific detailing will be included in the formal AOT permit submission. A full design report will be submitted if this alternative is deemed suitable.

A new alternative road design has been included on submitted plans Z5 ALT and Z6 ALT. This design uses the existing woods road which is closer to the western property boundary. Key design considerations are as follows:

1. The existing woods road would not be upgraded for permanent access. Current access is ATV or snowmobile only and would remain so even after tower construction.
2. The existing woods road has extreme slopes and exceeds the Town driveway standards. Proposed use of this access would be limited to temporary construction and then permanent ATV/snowmobile access.
3. Permanent power would be routed underground along the woods road. Additionally, a generator and fuel tank would be placed at the base of the hill and feed the tower site via underground cabling.
4. Consideration for fire access would be via a dry hydrant at the base of the road. A dry water line would be run underground along the woods road to the tower site. There, a hydrant would be placed with attachments as required by the local fire department.
5. Stormwater measures are required on the woods road because of the trenching for the underground utilities. These erosion control measures have been shown on the submitted plans.
6. Total disturbance for this design scenario are 33,000 sqft. Hence, an AOT permit would not be required.

We look forward to discussing these different road design options with the Board and the public at the October 10, 2011 meeting.

Regards,



John S. Stevens, PE  
Principal, Infinigy Engineering  
Principal, Florida Tower Partners

Cc: Jon Springer, Esquire  
Randy Howse