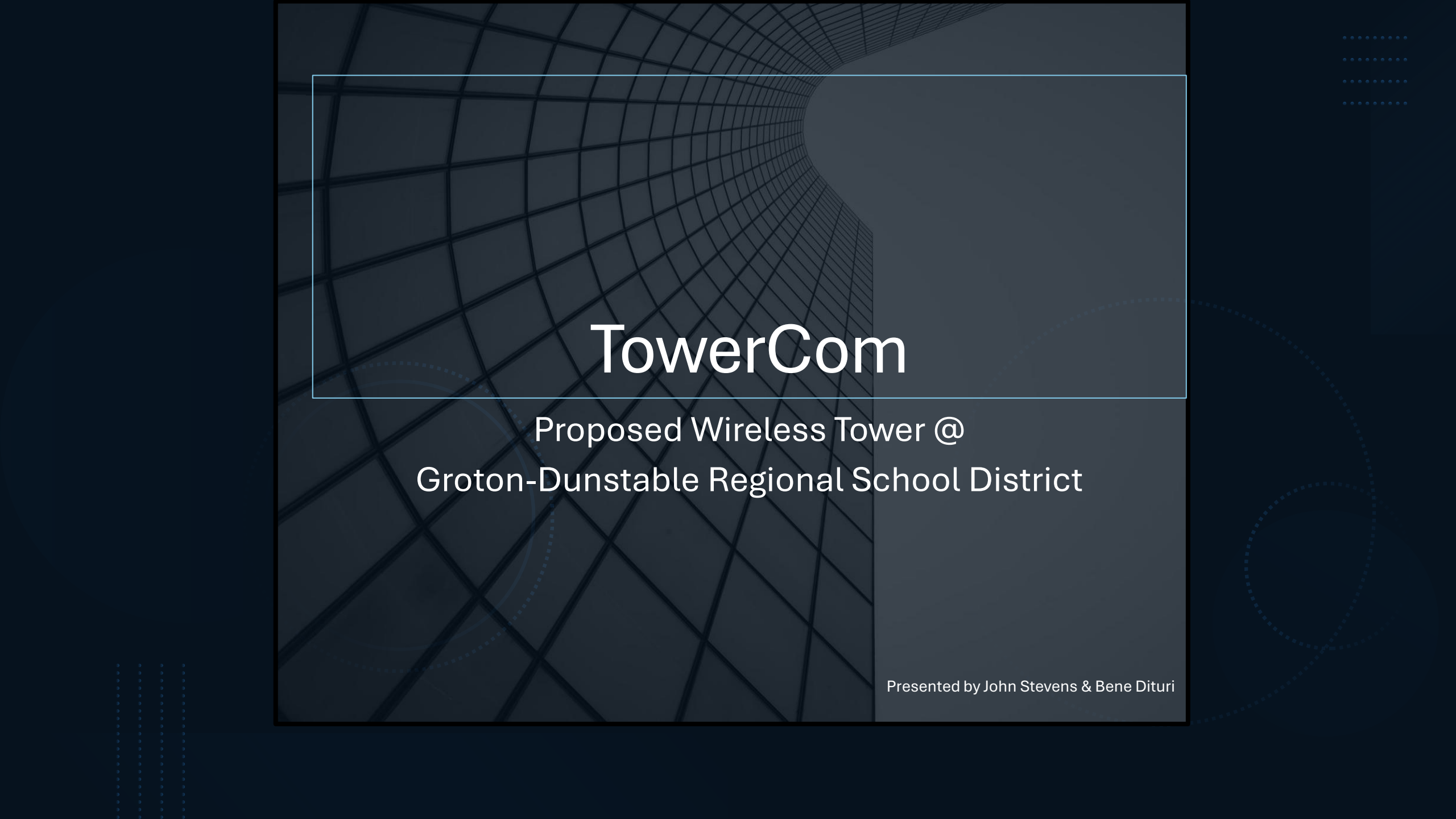




TowerCom

Proposed Wireless Tower @
Groton-Dunstable Regional School District

Presented by John Stevens & Bene Dituri

Project Overview

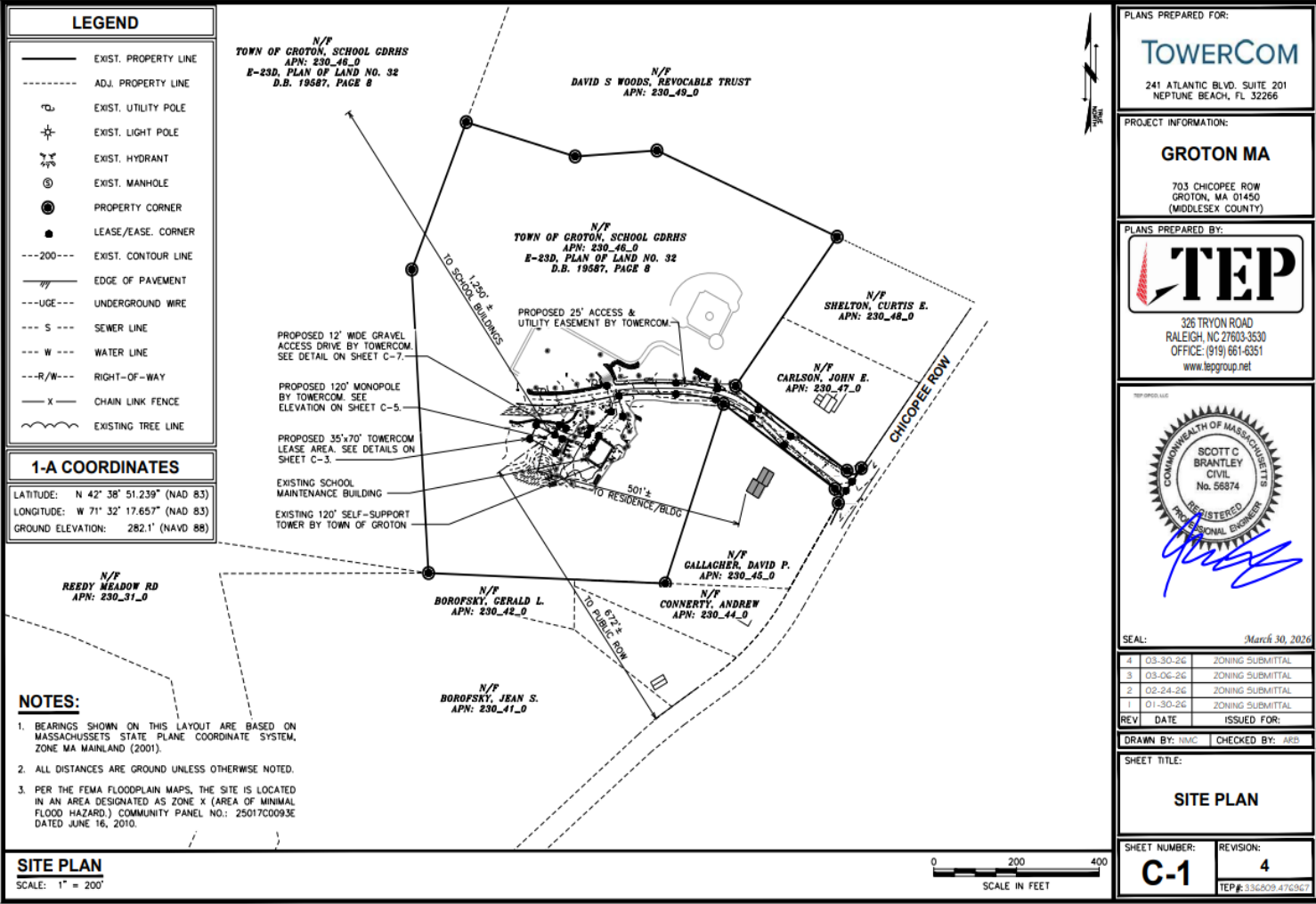
- Proposed 120 ft monopole with 5 ft lightening rod (appurtenances) within a 35 ft x 70 ft fenced lease compound on the Groton Dunstable School District property
- Proposed TOWER LOCATION: Latitude: 42°38'51.239" N Longitude: -071°32'17.657" W
Parent parcel 230-46-0 commonly known as 703 Chicopee Row
- Ground elevation at proposed tower: 282.1 feet (Referenced to NAVD 88). Top of proposed tower: 402.1 feet (Referenced to NAVD 88)
- Proposed 25 ft Access & Utility easement – extending from site terminating at Chicopee Row

Special Permit Application & Waiver Requests to ZBA

Waivers requested:

- § 218-10.1 (G)(2) - 150' from a slope in excess of 5%. **Note:** tower location is on a slight ridge and is ~40 ft away from where grade slopes off in excess of 5%
- § 218-10.1 (G)(3) - 500' from all existing buildings. **Note:** tower is ~110 ft from the existing Town maintenance building and ~175 ft from the existing Town self support tower

Site Plan & Aerial Views



Site Location & Surrounding Properties



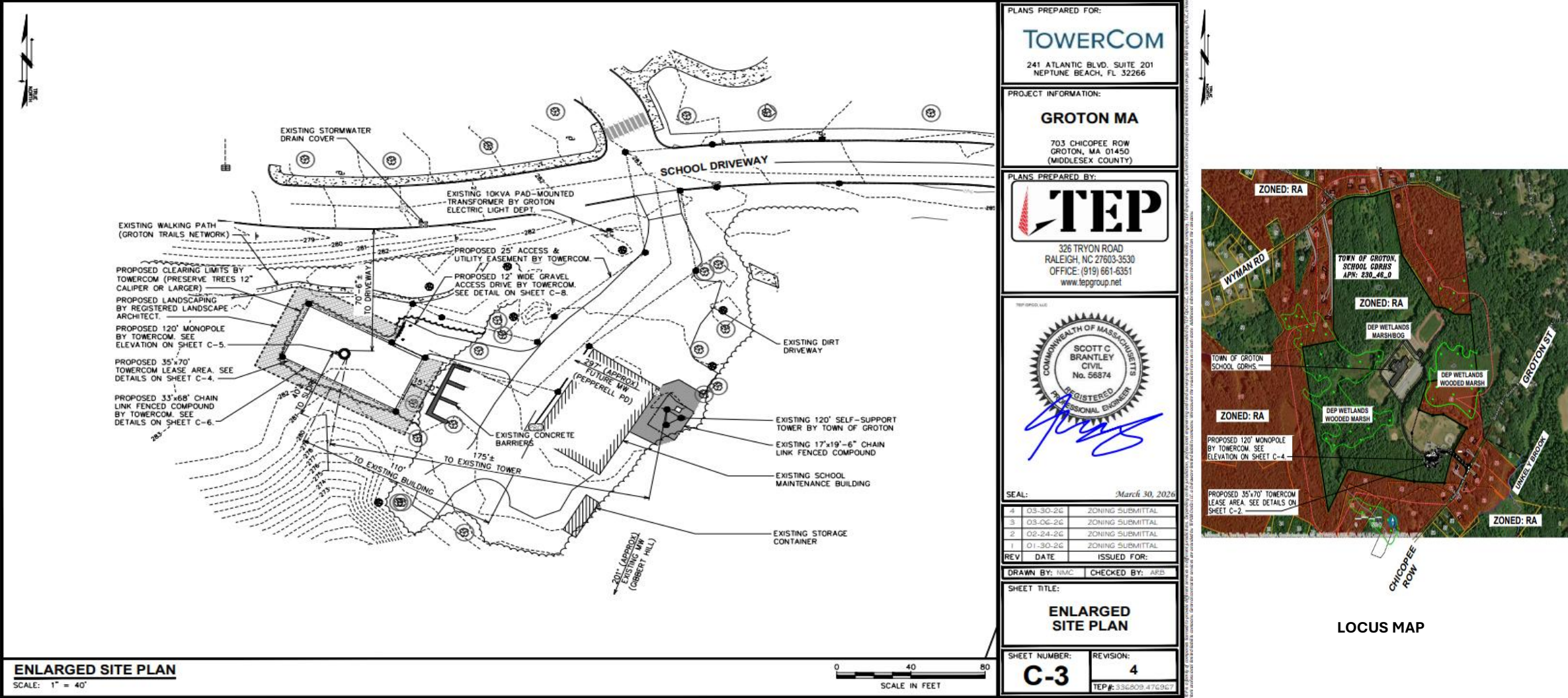
Site Location

Easement

Aerial Photographs (2025)
TowerCom C-PRV, LLC – Groton
703 Chicopee Row
Groton, MA 01450



Detailed Site Plan



Reference Photos



Proposed Tower Site



Town 120' Self Support Tower



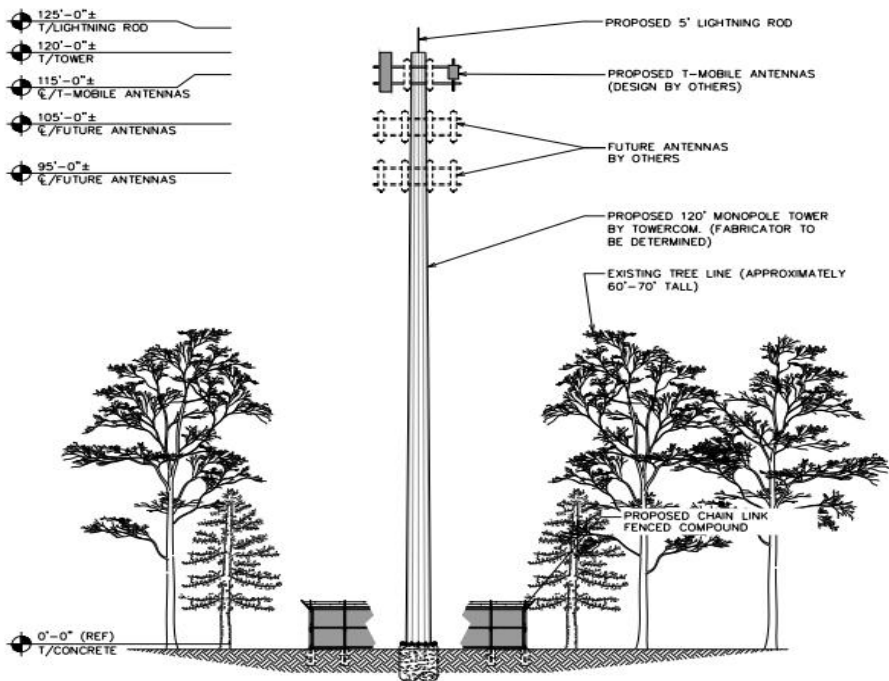
Town Maintenance Building

Project Elevation

NOTES:

1. TOWER SHALL BE CONSTRUCTED OF GALVANIZED STEEL OR PAINTED PER APPLICABLE STANDARDS OF THE FAA OR OTHER APPLICABLE FEDERAL OR STATE AGENCY.
2. TOWER ELEVATION SHOWN FOR REFERENCE ONLY. VERIFY ACTUAL TOWER DESIGN & LOADING WITH TOWER DRAWINGS FROM MANUFACTURER AND/OR PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO VERIFY PROPOSED LOADING WITH PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION. CONTACT OWNER IN THE EVENT OF ANY DISCREPANCIES.
4. THE TOWER SHALL NOT BE LIT UNLESS REQUIRED BY THE FAA AND/OR MA AERONAUTICAL COMMISSION. AT THIS TIME NO LIGHTING IS EXPECTED TO BE REQUIRED. TOWAIR DETERMINATION PROVIDED BY THE FCC RESULTS IN "STRUCTURE DOES NOT REQUIRE REGISTRATION, THERE ARE NO AIRPORTS WITHIN 8 KILOMETERS (5 MILES) OF THE COORDINATES PROVIDED".
5. NO LIGHTING IS PROPOSED FOR GROUND MOUNTED EQUIPMENT.

- 125'-0"±
T/LIGHTNING ROD
- 120'-0"±
T/TOWER
- 115'-0"±
E/T-MOBILE ANTENNAS
- 105'-0"±
E/FUTURE ANTENNAS
- 95'-0"±
E/FUTURE ANTENNAS



TOWER ELEVATION

SCALE: 1" = 20'

0 20 40
SCALE IN FEET

PLANS PREPARED FOR:

TOWERCOM

241 ATLANTIC BLVD, SUITE 201
NEPTUNE BEACH, FL 32266

PROJECT INFORMATION:

GROTON MA

703 CHICOPEE ROW
GROTON, MA 01450
(MIDDLESEX COUNTY)

PLANS PREPARED BY:



326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

TEP GROUP, LLC



SEAL: March 30, 2026

4	03-30-26	ZONING SUBMITTAL
3	03-06-26	ZONING SUBMITTAL
2	02-24-26	ZONING SUBMITTAL
1	01-30-26	ZONING SUBMITTAL

REV DATE ISSUED FOR:

DRAWN BY: NMC CHECKED BY: ARB

SHEET TITLE:

TOWER ELEVATION

SHEET NUMBER:

C-5

REVISION:

4

TEP#: 336809-476847

Proposed Tower Details:

Location: (Center)

Lat =
42°38'51.239" N;
Long = -
071°32'17.657" W

Ground elevation:
282.1 ft. (per 1A)

Tower structure
(ht): 120 ft.

Total elevation:
402.1 ft. (per 1A)

TowerCom

Proposed Wireless Tower @
Groton-Dunstable Regional School District

Thank you
Q&A