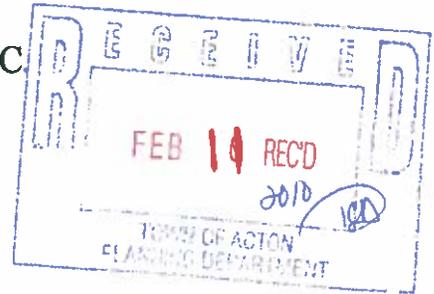


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February 11, 2010

Acton Planning Board
Ryan Bettez, Chairman
Acton Town Hall
472 Main Street
Acton, MA 01720

RE: Special Permit Application
Craig Road, Acton, MA

Dear Chairman Bettez and Members of the Board:

As you are aware, this office represents SBA Towers II, LLC regarding a proposed wireless telecommunication facility to be located at 5-7 Craig Road in Acton, Massachusetts.

Attached to this letter please find a revised Affidavit of Site Acquisition Specialist Peter LaMontagne regarding alternative sites that were considered and why the site at 5 Craig Road was ultimately selected as the most ideal location for the proposed wireless communications facility. As can be seen from the revised affidavit, Mr. LaMontagne addresses why the eastern portion of 79 Hosmer Street, referenced by David Maxson in his initial report and discussed at the February 2, 2010 hearing, was not a feasible alternative. In addition, this office made an inquiry to Mr. LaMontagne regarding the area described by David Maxson in his report as the "wooded area east of Hosmer Road and South of Route 2." Mr. LaMontagne stated that this parcel is a 13 acre parcel owned by the state and is not available for lease. Mr. LaMontagne will be available to discuss the affidavit in more detail at the hearing scheduled for March 16, 2010. If the Board or David Maxson have any additional questions or comments regarding the site acquisition process prior to the next hearing, please feel free to contact this office directly and we can provide any additional information needed.

In addition to the attached affidavit, please find copies of the Photo Simulations conducted for the proposed wireless communication facility. As further information and

supplemental material becomes available, I will ensure that it is promptly forwarded to the Board for their review. Thank you in advance for your time and consideration. We look forward to continuing the hearing process on March 16, 2010.

Sincerely,
Deschenes & Farrell, PC

A handwritten signature in black ink, appearing to read "K. S. Eriksen", written over a horizontal line.

Kevin S. Eriksen

Enclosures.

Peter LaMontagne
Centerline Communications LLC
960 Turnpike St. Suite 28
Canton, MA 02021

February 2, 2010

Re: Affidavit of Site Acquisition Specialist

Dear Members of the Planning Board:

My name is Peter LaMontagne and I am the site acquisition consultant that performed the field analysis in choosing a viable location for a wireless telecommunications facility in the area of Craig Road/Massachusetts Avenue in Acton Massachusetts.

I submit this affidavit based on my personal knowledge of the site and the surrounding area and based on my professional experience in the development of wireless communication facilities.

When SBA retained my services, they identified an area in Acton which a wireless communications installation would fill an existing coverage gap. In this instance the illustrated area is located on Craig Road/Massachusetts Avenue and has an approximate ½ mile coverage radius, which is contingent on the terrain of the area and the tree coverage in a given location.

Part of my site acquisition duties include, identifying potential candidates within the search area and determining their viability with an internal review process called a Site Candidate Information Package (SCIP). The SCIP goes through an internal review process which includes reviewing the local zoning ordinance, reviewing various maps to evaluate terrain, flood plains, wetlands, and a view of nearby street's. For this search area, I brought in a total of five possible candidates. The four candidates below were evaluated and ultimately dismissed due to reasons listed below.

- *O-Brien Investments – Map H4-Lot 14; 10 -16 Craig Road, Acton MA*
 - *Proposed site location was south of the commercial building at 10-16 Craig Road. Location was 0.34 miles South of the search ring center at 143' AGSL. Property is located in the Light Industrial (LI) zoning district. The proposed site location is just north of residential houses located off of School Street. The site location on the property was evaluated and ultimately dismissed because the site did not meet the Zoning Bylaw 3.10.6.7 - The center point of any Personal Wireless Tower at its base shall be separated from any existing residential BUILDING by a horizontal distance that is at least three hundred and fifty feet (350').*
- *Circle Furniture – Map H4-Lot 9; 19 Craig Road, Acton, MA*
 - *The proposed site location was located west of the existing commercial building. Located 0.42 miles south west of the search ring center at 146' AGSL. Zoning Designation was Light Industrial (LI) and allows towers by Special Permit approval from the Planning Board. The Site location on the property was evaluated and dismissed because the site was too close to residential structures off*

of Russell Road and did not meet the Zoning Bylaw 3.10.6.7 - The center point of any Personal Wireless Tower at its base shall be separated from any existing residential BUILDING by a horizontal distance that is at least three hundred and fifty feet (350'). This site did not meet this bylaw requirement and was ultimately dismissed.

- *Faith Evangelical Free Church – Map G4-Lot 128; 54 Hosmer Street, Acton, MA.*
 - *Proposed site location at 54 Hosmer Street was south of the church building on the existing parking area. Located in a Residence (R2) Zoning District. Towers are allowed with approval of Special Permit from the Planning Board. The location was 0.47 miles west of the search ring center at 200' AGSL. The proposed site location on the property was evaluated and dismissed because of the close proximity of residential houses off of Berry Lane and did not meet the Zoning Bylaw 3.10.6.7 - The center point of any Personal Wireless Tower at its base shall be separated from any existing residential BUILDING by a horizontal distance that is at least three hundred and fifty feet (350'). The church board met during their monthly meeting in June and did not want to proceed with a land lease for a tower.*

- *Adesa Concord – Map G4-Lot 194; 79 Hosmer Street, Acton, MA.*
 - *Proposed site location at 79 Hosmer Street was at the far west corner of an existing car storage area. I met with Bob Haluska, Dealer Consignment Manager for Adesa, he informed me that this far west corner of the property was the only area that Adesa would be willing to lease and they were still hesitant to give up any car storage space. The proposed site was 1.00 miles west of the search ring center at 164' AGSL. The site location on the property was evaluated and dismissed because the location was too far west of the ring center and did not meet the coverage objective.*

As determined by an internal review process the proposed site located at 7 Craig Road (H4-145) was deemed the most viable location to develop a wireless communications facility within the search ring. Due to the residential makeup of the area, this site was selected since it is in close proximity to the search ring center (0.25 miles South), the parcel's zoning designation is in the Light Industrial (LI) district and most importantly the site meets the Zoning Bylaw 3.10.6.7 and covers the objective of Clearwire's network needs.

Regards,



Peter LaMontagne
Site Acquisition,
Centerline Communications LLC as Agent for SBA Towers

(508)341-7854
plamontagne@clinellc.com