



Chappaquiddick Wireless Committee July 13, 2012 – 9:00 a.m. Town Hall – 2nd Floor

Minutes

(Includes annotations by Committee Members)

Members in attendance: Roger Becker, Dennis Goldin, Fran Clay, Georgiana Greenough and Bob Gurnitz. Jane Varkonda was not available.

Guests in attendance: Stacey Mathis, Grain Communications, Inc.

Others in attendance: Bob Clay

Staff in attendance: Georgiana Greenough

Stacey Mathis handed out a copy of the previously presented Node locations. He announced that Dan Bilezekian (AT&T agent) has forwarded the Chappy DAS proposal prepared by Grain & Broadband to the AT&T committee in charge of DAS. Mr. Mathis explained the next steps for them are to check on all rights of way. They are using local counsel to assist them. He said that their company was not a member of CLEC which is necessary for them to attach to NSTAR poles. He believes it would be quicker to micro trench (to bury fiber) to each pole than to use NSTAR poles.

Bob Gurnitz said he is passing on information from Will Geresy, who states, The Trustees of Reservations are concerned with the lack of cell service at the popular destinations of Mytoi, East Beach and Wasque and are interested in facilitating infrastructure improvements at these properties for public safety reasons.

Mr. Mathis was asked about exterior work to be done on the Chappy Firehouse. He responded that there would be very little exterior work done. The fire station already has an oversized generator that he expects to lease instead of installing an additional generator. There will be some trenching out to the street.

Mr. Clay asked about ambient noise from air conditioning, saying if a window was opened it would be heard. Mr. Mathis replied that there would be an exterior fan that would cycle on and off at 74-75 degrees. Mr. Clay said he visited the DAS hotel in Chilmark and it was huge. It was also very noisy and cycled on and off about every 45-60 seconds. Mr. Mathis said they are very concerned about security and there will be no open windows, in fact, if the building code allows, he would like to re-move the windows. He also said he would be amenable to screening any noise.

Mr. Gurnitz asked about financing the project. Mr. Mathis said they have credit lines. Currently most of our projects are in a Real Estate Investment Trust. To date, we have not been able to determine if this project would qualify as a REIT investment (REITable). This may affect the amount necessary to charge any proposed tenant.

Mr. Becker asked Mr. Mathis to describe the proposed nodes to be used. Mr. Mathis said they believed the initial process would be to build the circle with nodes 1-8 (as shown on the exhibit distributed.) Becker, Gurnitz and Goldin said they might not even need Node A (located by the Chappy Ferry) as AT&T covers that area now. They added that they may not even need Node 5 depending on the existing coverage from AT&T. They suggested it might be moved to the Dyke Bridge area depending on the rights of way. Mr. Mathis said North Neck is an issue – they would trench in a conduit. The trench would be 36"-48" deep.

Mr. Mathis was asked if one carrier is enough to move forward. He said yes. He said in terms of laying fiber, the biggest obstacle is running under the channel. Some of the group believes that Comcast is the key in terms of a lease. They also believe that the current NSTAR application (to be heard on July 23 at 4:00 p.m. before the Selectmen) is to run fiber optic cable within existing 4" conduits from Dock St. to Chappaquiddick (Litchfield Rd).

Mr. Mathis was asked about the time line for the project. He said he would like to get the first anchor tenant on board (hopefully by mid August), complete the rights of way & any property line issues and then go to the Planning Board for the special permit (a six week process).

Georgiana Greenough asked if they would be installing all the node poles. He said yes, they will not be using any NSTAR poles.

Mr. Mathis said it would be a \$1.5 million dollar project, and they would expect to borrow the funds for 3.7% and would hope to receive 5% ROI on their investment from the base tenant, hopefully AT&T. Mr. Mathis further stated that the tenant will design the levels of service provided. It is assumed they will forego 3G and provide 4G "LTE" (Long Term Evolution). Full service requires many different frequencies, and the neutral host can only handle so many frequencies. There will be a transition time between upgrading 3G to 4G.

Everyone thanked Mr. Mathis.

The committee meeting ended at approximately 10:15 a.m.

Submitted by Georgiana Greenough