

**STATEMENT OF STEPHEN KELLEHER  
DIRECTOR OF DEVELOPMENT  
Varsity Wireless, LLC**

I, Stephen Kelleher, hereby state the following in support of the application submitted by Varsity Wireless, LLC for a multi-user Personal Wireless Service Facility ("PWSF") to be located at 724 State Highway Route 6 in the Town of Wellfleet, consisting of a 150' monopole tower and related ground equipment contained within a fenced compound at the base of the tower:

1. My name is Stephen Kelleher and the Director of Development for the Varsity Wireless, LLC. I have provided site acquisition and development services related to the proposed site.
2. I have worked in the telecommunications industry for 8 years assisting in the leasing, zoning and permitting of wireless facilities and specifically in the investigation of all feasible alternatives for the location of a wireless facility within a telecommunications provider's search ring which would fill a significant gap in that carrier's wireless coverage.
3. I have participated directly or through my present and past employment in the development of hundreds of such facilities, including wireless communication facilities similar to the facility proposed for the site.
4. I have personally visited the site located at 724 State Highway Route 6 and the area surrounding the site on numerous occasions. I submit this affidavit based on my personal knowledge of the site and the surrounding area working together with the experience and documentation provided by the civil and radio frequency engineers and environmental consultants and based on my professional experience in the development of wireless communication facilities.
5. Part of my site acquisition and development duties include identifying potential candidates within an area identified by radio frequency experts. The candidate identification process includes reviewing the applicable zoning ordinance with Varsity Wireless, LLC's legal counsel, engineers, wetland scientists, and other professionals to identify areas where the proposed use is allowed and feasible. First, I explore to determine whether there are any viable candidates of existing structures of sufficient height from which an antenna installation can provide sufficient coverage. If there are no existing tall structures which will close the significant gap in coverage, I look to parcels located within the narrowly defined search area upon which a tower may be constructed to a sufficient height to close the gap. In order to be viable, a candidate must provide adequate coverage to the significant gap in Coverage. In addition, all viable candidates must have a willing landowner with whom commercially reasonable lease terms may be negotiated. Preference is given to locations that closely comply with local zoning ordinances, or in the event no viable candidates are found within the search area, I attempt to identify other potentially suitable locations with preference always given to existing structures.

6. In connection with this site, I have provided site acquisition services, including researching the area, and identifying potential alternative candidates to the leased ground space at 724 US Route 6.
7. In searching the area defined by the radio frequency expert, the following potential locations were identified, considered, and rejected for the reasons stated in the attached Exhibit B:
8. Based on my personal knowledge of the Site and the surrounding area, there are no potential alternative candidates located within this topography driven search ring that would be considered reasonably feasible alternatives to the proposed Site. In addition, based on my experience, in my professional opinion, the Site location at 724 State Highway Route 6 is the least intrusive and available alternative to provide adequate coverage to this significant gap in coverage.

Executed this 18<sup>th</sup> of March 2015.

  
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Stephen Kelleher  
Director of Development

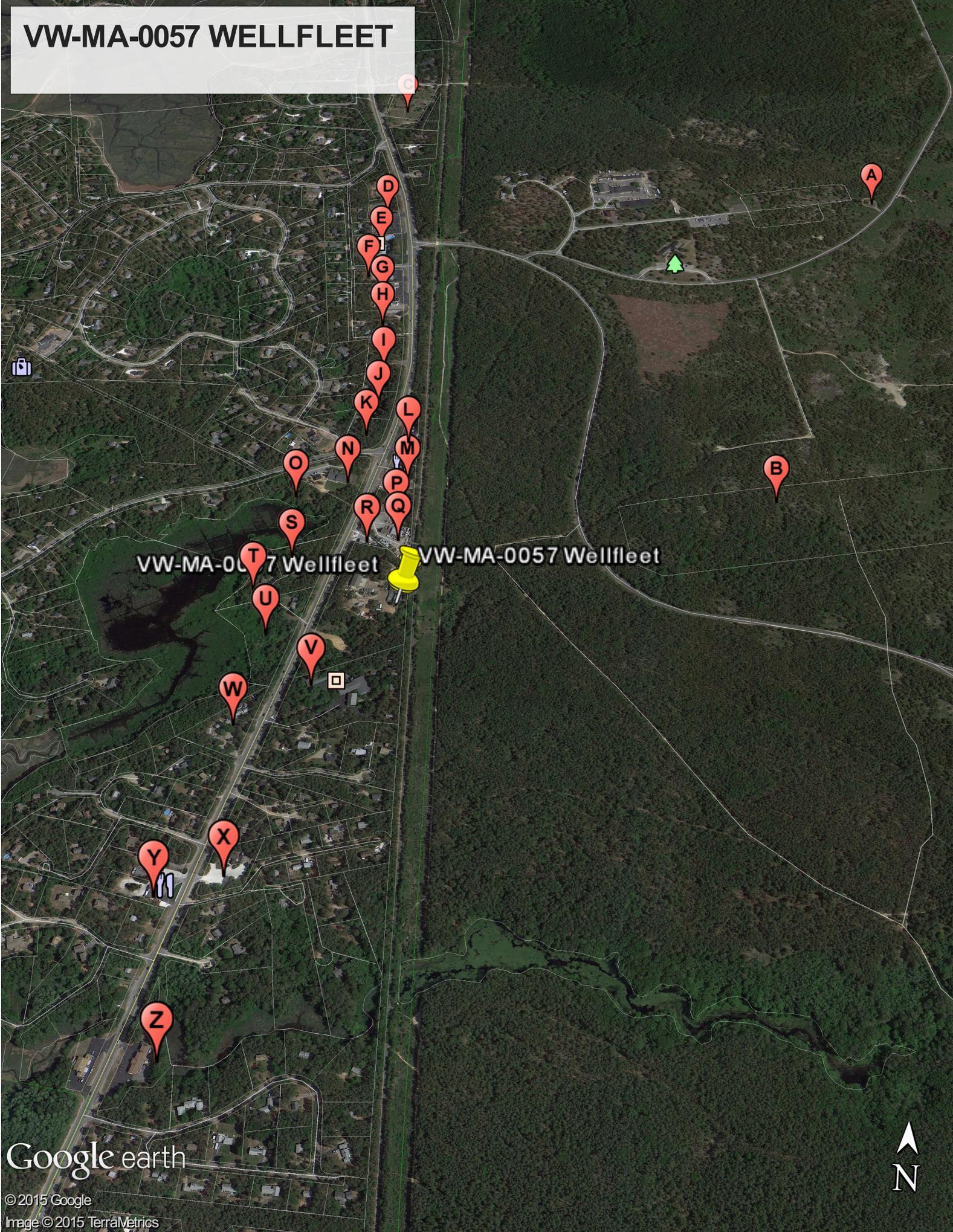
EXHIBIT B

See Below

**Alternative Site Analysis  
for Proposed Monopole to be located at 724 State Highway Route 6**

Location ID	Address	Map	Block	Lot	Latitude	Longitude	Distance from Proposed Location	Structure Height/ Raw Land	Structure Type	Reason for Rejection
A	Marconi Station Road	36, 37	0	0	41.906145	-69.974394°	.84 Miles	75+/- Available	Water Tank	Outside of Coverage area/Does not meet coverage objective
B	Cape Cod National Seashore	36, 37	0	0	41.899127°	-69.977060°	.35 Miles	RL	N/A	Federally Protected Seashore
C	1160 State Highway Route 6	36	0	4&5	41.908465	-69.985266	.82 Miles	RL	N/A	Cemetery/No Available Space
D	1019 State Highway Route 6	36	0	185	41.905409°	-69.985401	.60 Miles	RL	N/A	Abuts Residential
E	999 State Highway Route 6	36	0	187	41.904544	-69.98544	.62 Miles	RL	N/A	Abuts Residential
F	975 State Highway Route 6	36	0	188	41.903796	-69.985640°	.48 Miles	RL	N/A	Abuts Residential
G	955 State Highway Route 6	36	0	189	41.903277	-69.985268	.44 Miles	RL	N/A	Abuts Residential
H	935 State Highway Route 6	36	0	190	41.902632°	-69.985193°	.40 Miles	RL	N/A	Abuts Residential
I	12 Franklin Lane	36	2	262	41.901625	-69.985054	.33 Miles	RL	N/A	Abuts Residential
J	8 Franklin Lane	36	1	262	41.900928°	-69.985087°	.28 Miles	RL	N/A	Abuts Residential
K	4 Franklin Lane	36	0	262	41.900262°	-69.985255°	.24 Miles	RL	N/A	Abuts Residential
L	842 State Highway Route 6	36	0	1	41.900104°	-69.984377°	.22 Miles	RL	N/A	No Room for a Tower and Ground Equipment
M	814 State Highway Route 6	42	0	47	41.899296°	-69.984312°	.17 Miles	RL	N/A	No Room for a Tower and Ground Equipment
N	25 Island Road	42	0	69	41.899248°	-69.985494°	.18 Miles	RL	N/A	No Room for a Tower and Ground Equipment
O	65 Island Road	42	3	71	41.898948°	-69.984654°	.19 Miles	RL	N/A	Wetland Setback/Flood Zone/Space
P	15 Kear Circle	42	0	46	41.898610°	-69.984467°	.12 Miles	RL	N/A	No Room for a Tower and Ground Equipment
Q	10 Kear Circle	42	0	45	41.898153°	-69.984376°	.09 Miles	RL	N/A	No Room for a Tower and Ground Equipment
R	768 State Highway Route 6	42	0	44	41.898105°	-69.984975°	.08 Miles	RL	N/A	No Room for a Tower and Ground Equipment
S	757 State Highway Route 6	42	0	70	41.897788°	-69.986380°	.1 Miles	RL	N/A	No Room for a Tower/Flood Zone
T	735 State Highway Route 6	42	5	71	41.897143°	-69.987015°	.15 Miles	RL	N/A	No Room for Tower/Flood Zone
U	693 State Highway Route 6	42	0	71	41.896367°	-69.986643°	.13 Miles	RL	N/A	Wetlands/Flood Zone
V	650 State Highway Route 6	42	0	42	41.895493°	-69.985663°	.14 Miles	RL	N/A	No Room for a Tower and Ground Equipment
W	633 State Highway Route 6	42	0	72	41.894762°	-69.986937°	.21 Miles	RL	N/A	No Room for a Tower and Ground Equipment
X	554 State Highway Route 6	42	0	37	41.892443°	-69.986650°	.33 Miles	RL	N/A	No Room for a Tower and Ground Equipment
Y	545 State Highway Route 6	42	0	92	41.892116°	-69.987749°	.38 Miles	RL	N/A	No Tower Height Set Back to Residence
Z	464 State Highway Route 6	42	0	22	41.889985°	-69.987225°	.50 Miles	RL	N/A	No Room for a Tower and Ground Equipment

# VW-MA-0057 WELLFLEET





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