Mark Pruhenski
Town Manager

E-mail: mpruhenski@townofgb.org
www.townofgb.org

Town Hall, 334 Main Street
Great Barrington, MA 01230

Telephone: (413) 528-1619 x2
Fax: (413) 528-2290

TOWN OF GREAT BARRINGTON
MASSACHUSETTS

OFFICE OF THE TOWN MANAGER

REVISED AGENDA
Item 6. A. was added

Selectboard Meeting Order of Agenda for Monday November 23, 2020, at 6:00 PM, Via Zoom

Please click the link below to join the webinar:
https://us02web.zoom.us/j/86284030154?pwd=eUNEa3dHOFliSklJN3BYaEVUdEFHQT09
Webinar ID: 862 8403 0154 Passcode: 118855 Dial-in, audio-only: (929) 205 6099

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Great Barrington Selectboard will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on town's website, at www.townofgb.org . For this meeting, members of the public who wish to listen to the meeting may do so by following the instructions at the top of the agenda. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the town's website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

*****ALL VOTES ARE ROLL CALL*****

1. CALL TO ORDER

2. APPROVAL OF MINUTES
   a. June 11, 2020
   b. June 23, 2020

3. SELECTBOARD'S ANNOUNCEMENTS/STATEMENTS

4. TOWN MANAGER'S REPORT
   a. HWW Updates—executed contracts for phase 2 and appraisal. (Aecom/DPC)
   b. Winter Parking Ban.

5. LICENSES OR PERMITS
   a. Laura Stephen for a driveway permit at 23 Sumner Street.

6. NEW BUSINESS
   a. Temporarily lifting time limits on downtown parking. (Discussion/Vote)

   b. Appointments to the Cultural Council
      i. Milena Cerna
      ii. Stacy Ostrow
      iii. Sherry Stiener

   c. Review and Comment to the Building Inspector, per Zoning Section 9.3.11, on the building permit application from New Cingular Wireless PCS, LLC (AT&T) for collocation of equipment at the existing wireless telecommunications tower located at 425 Stockbridge Road.

d. Police Re-Imagination- Review of Policies-Chief Walsh

7. PUBLIC HEARINGS
    a. Special Permit application from Berkshire Aviation Enterprises, Inc., for a an aviation field in an R4 zone at 70 Egremont Plain Road, Great Barrington, per Sections 3.1.4 E(1) and 10.4 of the Zoning Bylaw. (Continued from August 10, August 24, September 14, September 21, October 5, October 26 and November 9, 2020) (Discussion/Vote)
        i. Selectboard Deliberation
        ii. Motion re: Findings
        iii. iii. Motion re: Approval/Denial/Table

    b. Special Permit application from Coastal Cultivars, LLC, 399 Boylston Street, Boston, MA, to locate a retail marijuana establishment at 454 Main Street, Great Barrington, closer than 200 feet to the property of a private school. The special permit application is filed per Sections 7.18.4.3 and 10.4 of the Zoning Bylaw. (Continued from November 9, 2020 meeting.)
    (Discussion/Vote)
        i. Open Public Hearing
        ii. Explanation of Project
        iii. Speak in Favor/Opposition
        iv. Motion to Close or Continue Public Hearing
        v. Motion re: Findings
        vi. Motion re: Approval/Denial/Table

8. CITIZEN SPEAK TIME

9. SELECTBOARD'S TIME

10. MEDIA TIME ADJOURNMENT

NEXT SELECTBOARD MEETING

Regular Meeting December 7, 2020
Regular Meeting December 21, 2020
Regular Meeting January 11, 2021
Regular Meeting January 25, 2021

/s/ Mark Pruhenski
Mark Pruhenski, Town Manager

Pursuant to MGL. 7c. 30A sec. 20 (f), after notifying the chair of the public body, any person may make a video or audio recording of an open session of a meeting of a public body, or may transmit the meeting through any medium. At the beginning of the meeting, the chair shall inform other attendees of any such recordings. Any member of the public wishing to speak at the meeting must receive permission of the chair. The listings of agenda items are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law.

Town of Great Barrington

Form date: August 2015

Selectboard

Fee $50.00

Application for Access to a Public Way / Driveway Permit

Number _____

INSTRUCTIONS

RETURN FIVE (5) COPIES OF THIS FORM AND ALL ACCOMPANYING PLANS, ALONG WITH THE $50.00 FEE to the Department of Public Works office in Town Hall, 2nd Floor, 334 Main Street, Great Barrington, MA 01230. Plans must show the location of the driveway on the property and must also indicate all details needed in order to determine that driveway regulations are met, including paving material, width, grade, drainage, culverts, angle to street, etc. See Chapter 153 of the Town Code for driveway regulations.

Application Date _____

Name of Applicant / Property Owner LAURA STEPHEN

Mailing address 23 SUMNER ST

Phone number 646 717 2191

Location of proposed driveway / highway entrance 23 SUMNER ST

Contractor who will perform the work Southern Exposure Constr. (Havens)

Address & phone number of contractor 340 Bow Wow rd. Sheffield 01257

Proposed construction date Dec. 2020

Type of driveway (gravel, asphalt, etc.) GRAVEL

Print Form

Submit five (5) copies of completed form and plans.

Applicant hereby agrees to notify the Great Barrington DPW Superintendent of the date and time of driveway construction at least 24 hours before construction is begun. Applicant further agrees to conform to all requirements of the Town of Great Barrington regulations governing access to public ways and to all conditions that may be placed on this permit. See Chapter 153 of the Town Code for regulations and design requirements.

Applicant's Signature: J Waldman

FOR STAFF USE ONLY

RECOMMENDATION OF DPW / HIGHWAY SUPERINTENDENT

After consultation with review staff, and after full consideration of the application and the applicable requirements, I recommend that this application be:
( ) approved as submitted
( ) approved with conditions attached
( ) disapproved for reasons attached
( ) resubmitted with changes suggested per attached

Staff Reviews Received:

	Received	Conditions Recommended	Other Permits Required
Conservation:	( )	( )	( )
Fire Chief:	( )	( )	( )
Planning:	( )	( )	( )

PERMIT FOR ACCESS TO A PUBLIC WAY / DRIVEWAY

Pursuant to its vote of _____ in favor and _____ opposed, at its meeting on _____, the Great Barrington Selectboard granted permission to construct or alter this access to a public way at the address and in the location indicated in this application, in accordance with the plans accompanying this application, and subject to any conditions attached.

For the Selectboard: _____, its _____. _____
(signature) (title) (date)

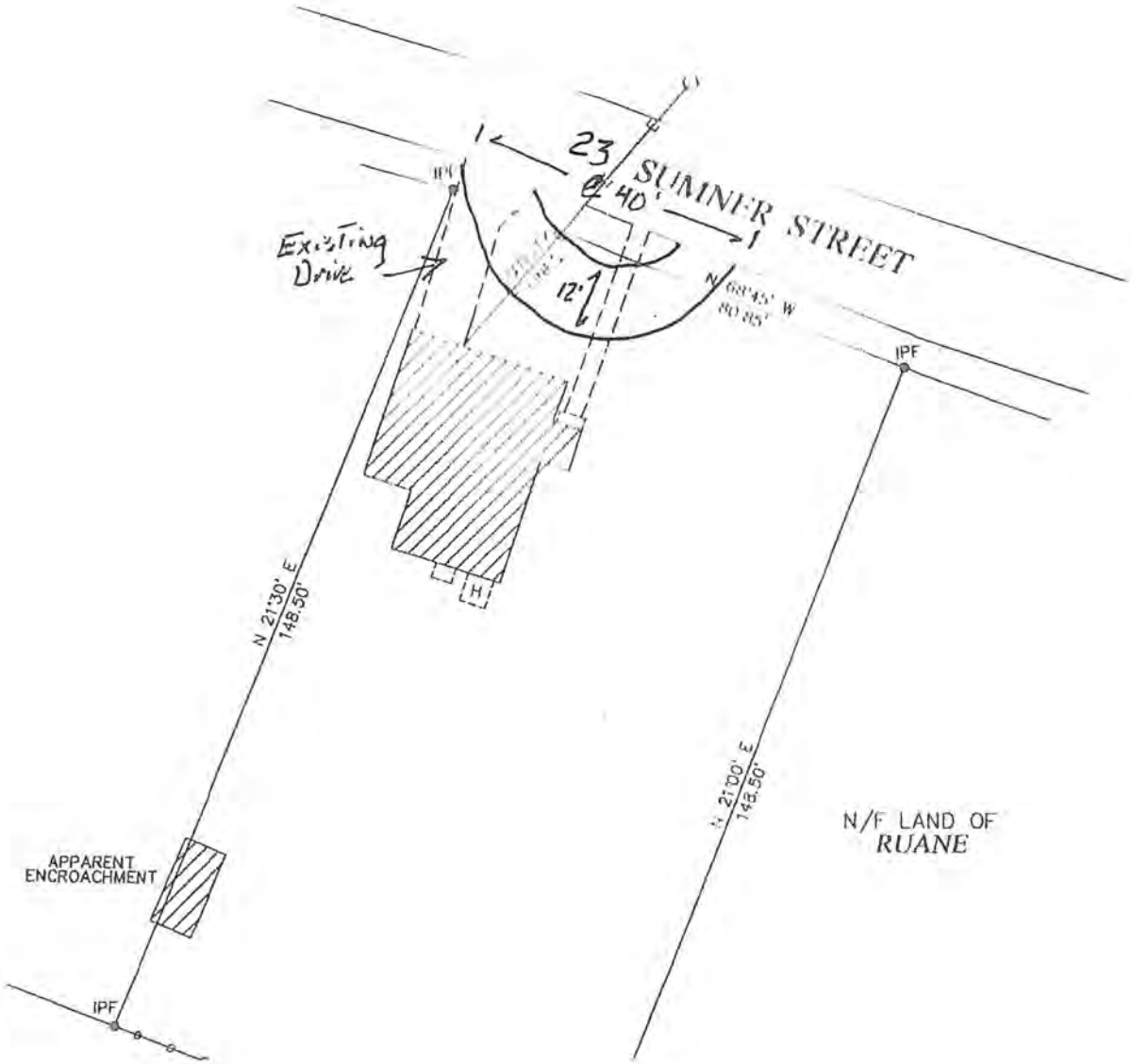
NG(S) SHOWN ON THIS
ON THE GROUND AS SHOWN
THE 100 YEAR FLOOD PLAIN
AR. THIS PLAN IS NOT MADE
IS NOT TO BE USED FOR

ITH THE BENEFIT
DITIONS, EASEMENTS,
RTENANCES OF RECORD.

ADDITIONS,

73

JECT TO ANY
Y REVEAL.



John Malumphy
Highway-Facilities Superintendent

E-mail:jmalumphy@townofgb.org
www.townofgb.org

20 East Street
Great Barrington, MA 01230

Telephone: (413) 528-2500
Fax: (413) 528-2290

TOWN OF GREAT BARRINGTON
MASSACHUSETTS

Department of Public Works
Highway Division

Conditions on Application for Access to Public Way

Applicant Laura Stephen
Location: 23 summer street
From: John Malumphy Highway Superintendent/Sean VanDeusen, Public Works Director
Date: 11/15/20

1. The applicant shall construct the proposed access to conform to the following applicable criteria listed under **Section 153-14, Design requirements** of the Town of Great Barrington Code::

   B. Driveway location as shown on the attached plan is acceptable, with regards to alignments with the way, profile, sight distance conditions and not located at the extreme edge of the property.

   C. No more than two (2) driveways shall normally be allowed for any property, unless there is a clear necessity for more.

   D. Driveways shall not normally be approved at intersections, because of potential safety hazards.

   E. Culverts taking the place of roadside ditches shall have a diameter of not less than 15" (***A culvert is not required at this location)***

   F. Entrance elevation at the point of entry into the public right-of-way shall be no more than the elevation of the shoulder of the road.

   G. Driveways should be so constructed that water from the driveway shall not drain onto the crown of the road.

   H. In no instance shall the edge of the driveway entering onto the road conflict with the flow of surface water runoff.

I. Driveway width. Any curb at the entrance shall be rounded off with a radius of three (3) feet.

J. Pitch of driveway shall be downward from the edge of the road to sideline of the town right-of-way or front property line.

K. Driveways should be located to the best advantage with respect to the alignment with the way, profile and sight distance conditions. In no instance shall a driveway intersect the way at less than a sixty degree angle. Unless there is no alternative, a driveway should not be located within a required side yard.

L. No permit shall be issued for any driveway to a structure or proposed structure on a grade in excess of ten percent (10%) above the road or street level until and unless the applicant submits plans to the Highway Superintendent showing that the driveway will be constructed in a such a way so as not to discharge water, stones or other materials onto any public street, road or highway.

2. Install a paved driveway apron in accordance with the following requirements:

A. Apron dimensions: Width = 22-feet maximum along the roadway which includes a 3-foot radius curb on each side. Length = 5-feet minimum from edge of roadway.

B. Place 3-inches of bituminous concrete on 12-inches of compacted gravel.

C. Place asphalt tack coat along the edge of the road where the apron meets the edge of the existing pavement.

The applicant agrees to notify the Highway Superintendent (528-2500) at least 48 hours prior to the installation of the paved apron.

3. Should there be, after completion of the driveway, discharges of water, stones, or silt onto the public way or onto property of any abutters or neighbors, the property owner shall take whatever steps are necessary to eliminate such discharges.

4. The applicant shall maintain the proposed access to conform to the following applicable condition listed under **Section 153-17, Continuing responsibility of owners**, of the Town of Great Barrington Code:

> Abutting property owners shall be responsible for keeping culverts under their driveways cleared and for maintaining driveways in condition conforming to the requirements of the permit.

Please note that when the old driveway is abandoned that new curbing will need to be added along the road edge.

Jackie Dawson

From: Great Barrington Conservation Commission
Sent: Tuesday, November 17, 2020 12:32 PM
To: Jackie Dawson
Subject: RE: Driveway Permit Application for 23 Sumner Street

Jackie:

There are no wetlands or scenic mountain issues with this proposed driveway. Conservation has no jurisdiction and no further comment. Looks good from our vantage point.

-Shep

Shepley W. Evans
Conservation Agent
Animal Control Officer
Animal Inspector
413-528-1619 ex 122
conservation@townofgb.org

Town of Great Barrington
334 Main Street
Great Barrington MA 01230

From: Jackie Dawson <jdawson@Townofgb.org>
Sent: Tuesday, November 17, 2020 9:07 AM
To: Great Barrington Conservation Commission <conservation@townofgb.org>
Subject: FW: Driveway Permit Application for 23 Sumner Street

Reminder:

From: Jackie Dawson
Sent: Tuesday, November 10, 2020 1:44 PM
To: John Malumphy <JMalumphy@Townofgb.org>; Chris Rembold <crembold@townofgb.org>; Charles Burger <cburger@Townofgb.org>; Great Barrington Conservation Commission <conservation@townofgb.org>
Subject: Driveway Permit Application for 23 Sumner Street

Please see the attached documents for a driveway permit application. Comments are needed by Noon on Wednesday November 18, 2020.

Jackie Dawson

From: Chris Rembold
Sent: Tuesday, November 10, 2020 2:06 PM
To: Charles Burger; Jackie Dawson; John Malumphy; Great Barrington Conservation Commission
Subject: RE: Driveway Permit Application for 23 Sumner Street

I see no issues with this proposal.

Chris

Christopher Rembold, AICP
Assistant Town Manager
Director of Planning and
Community Development
413-528-1619 ext. 108
crembold@townofgb.org

Town of Great Barrington
334 Main Street
Great Barrington MA 01230

From: Charles Burger <cburger@Townofgb.org>
Sent: Tuesday, November 10, 2020 1:53 PM
To: Jackie Dawson <jdawson@Townofgb.org>; John Malumphy <JMalumphy@Townofgb.org>; Chris Rembold <crembold@Townofgb.org>; Great Barrington Conservation Commission <conservation@townofgb.org>
Subject: RE: Driveway Permit Application for 23 Sumner Street

No issues for the FD.

Charles Burger
Fire Chief
413-528-0788 ex 101
cburger@townofgb.org

Town of Great Barrington
Fire Department
37 State Road
Great Barrington MA 01230

Cultural Council Memebers

The Town of Great Barrington is seeking residents to serve on the GB Cultural Council. The GBCC requires that the applicants have an interest in the arts and humanities. Letters of interest should be submitted to the Selectboard, Town of Great Barrington, 334 Main Street, Great Barrington, MA 01230, or email to apulver@townofgb.org For more information, please contact the Selectboard's office at 413-528-1619 x2.

Dear Selectboard members -

I am a Great Barrington resident interested in becoming a member of the Great Barrington Cultural Council. I am a recently retired university administrator with a long-time appreciation and interest in arts and humanities. I enjoy the wonderful cultural offers available throughout the Berkshires and would like to help support and encourage our local art community.

I've had an initial conversation with the current Council co-chair, Ms. Ellen Shanahan, and have also attended the recent Council meeting to gain a better understanding of the Council's mission and the support it provides to our local art community. I find both the mission and the Council work of a great importance and would like to be part of this effort.

I have attached my bio with more detailed information about my professional background.

Thank you for your consideration.

Warm regards,

Milena Cerna
90 Christian Hill Road
Great Barrington

Milena Cerna

About

A senior executive, Milena is a highly accomplished marketing and business development leader with over thirty years of experience across a range of sectors and markets, including higher education, technology, and investment banking in the Americas, Europe and Asia.

Throughout her career, Milena has been recognized for her business acumen, global mind-set, and transform underperforming businesses in highly competitive markets. Her sweet spots include developing long-term strategic partnerships, building an effective brand engagement, and creating a thought leadership strategy for academic institutions, research centers and Fortune 50 companies. With her unique blend of business strategy, new business development and marketing experience, Milena is particularly effective in helping businesses elevate their value proposition and expand successfully into new market segments and product categories.

Milena held the top marketing and business development positions at a number of premier academic institutions and leading companies, including Columbia and Yale Universities, Bloomberg LP, Citigroup, and PlanEcon (Global Insight).

As the Associate Dean at the School of International and Public Affairs at Columbia University, the world's premier global policy school that enrolls annually 1,300 students in 5 master degree programs, she oversees the School's external communication, media relations, enrollment marketing, alumni relations. She is a member of the School's executive leadership team and provides advice on strategic direction and critical issues. She held strategic and operational responsibilities for the Yale University's Center for Customer Insights where she also led the Center's fundraising strategies including board engagement, cultivation of corporate partnerships, and new programming.

She served as Global Marketing Head for Bloomberg's second-largest business and managed the "go-to-market" strategy for the company y's highly innovative new pricing service for synthetic assets. While Chief Marketing Officer for Citigroup's $48B asset and equipment finance business, and a member of the Citigroup's Global Branding Committee, Milena spearheaded the strategic launch and development of Citigroup's CitiCapital brand. She led a global product management team that transformed Citigroup's American Depository Receipts business into one of the most profitable cross-border franchises. Milena also developed and managed Citigroup's strategic industry partnerships with stock exchanges, depository organizations, and global broker-dealers in Europe, Asia and Latin America..

Earlier in her career, Milena managed capital advisory practice funded by Warburg Pincus and later acquired by Global Insight that advised "Fortune 100" corporations, institutional investors, hedge funds and government agencies on investment opportunities and privatization strategies in Eastern and Central Europe.

Milena holds an MBA from Columbia University Graduate School of Business and MS in Economics from Prague School of Economics (Vysoka Skola Ekonomicka v Praze).

Employment

Columbia University
Associate Dean

Royal Bank of Scotland
Head of Market Delivery

Bloomberg LP
Global Head of Product Marketing

Yale University
Executive Director

Citigroup
Senior Vice President

CitiCapital
Chief Marketing Officer

PlanEcon (Global Insight)
Managing Director

LinkedIn

https://www.linkedin.com/in/cernaraynaud/

Stacy Ostrow

_____
_

November 18, 2020

Steve,
Appreciate the opportunity to submit to you and the Selectboard my letter of intent/request to join the Great Barrington Cultural Council. I'm very excited about the prospect of supporting our community and its rich arts and cultural life.

I've lived in Housatonic since 2017, but have spent significant time here for over 25 years. I currently work remotely (virtual work arrangement) and plan to transition to a local position in May. We love the area – the pace, people, openness and sense of community – and I want to be more involved in supporting activities that make it such a special place.

My interest in the work of the GB Cultural Council stems from my love of the arts, but also particularly in increasing access – to bring in more diverse audiences to broaden exposure, appreciation, participation and perspective. Both as an educational tool and as a means of self-expression, the arts and culture challenge us to think and understand the world and each other differently. The arts community is also one aspect of what differentiates this town and at contributes significantly to the quality of life.

My professional experience is relevant to the Council role as I have worked for 25+ years managing philanthropic/community involvement programs, serving as a grant-maker, advocate and strategic partner with nonprofit organizations and communities. I will take the role and work seriously as I know how important it is and the difference it can make.

My attached CV provides additional background. Please let me know if you or the other Selectboard members have questions.

Thank you for your time and consideration.
Best,
Stacy Ostrow

STACY OSTROW

Leader in corporate citizenship/philanthropy driving efforts to promote stronger communities by supporting and collaborating with nonprofit and civic groups to help address tough societal challenges; fostering volunteerism and engagement within local communities; and accelerating social impact and innovation. Experienced in managing multiple projects, priorities, budgets and people across complex organizations in challenging environments. Recognized for strong collaboration, problem-solving and communication skills with the ability to maximize resources and return on investment.

PROFESSIONAL EXPERIENCE

Deloitte
Corporate citizenship/community involvement lead 1999–present (virtual work arrangement)

- Set direction for all aspects of philanthropic/community program design, activation and evaluation.
- Direct and mange grant-making to determine merit and alignment with community goals.
- Develop, oversee and promote multi-faceted volunteer engagement programs.
- Create strategic, compelling communications to promote community commitments.
- Develop, plan and execute special events and promotional initiatives.
- Lead fund-raising campaigns that engage and build interest in philanthropy.
- Develop convenings and workshops for nonprofit learning and capacity-building.
- Research and recommend targeted approaches to emerging community issues.

Lehman Brothers, New York, NY
Corporate Philanthropy VP 1995-99
Directed diverse corporate giving and community relations program for investment bank.

New York Institute for Human Development, Catholic Charities, New York, NY
Director 1991-95
Provided management advice and technical assistance to nonprofit organizations.

EDUCATION

Hamilton College, Clinton, NY
Bachelor of Arts

New York University, Graduate School of Public Administration, New York, NY
Master's Degree in Public Administration

COMMUNITY COMMITMENTS

Chair, board of directors – Riverside Language Program (1995-2017)
Member, board of directors – Village Food Pantry (2015-17)
Volunteer - Business Volunteers for the Arts – (2013-15)

From: sherry steiner
To: Amy Pulver
Subject: Letter of Interest to join GB Cultural Council
Date: Thursday, November 19, 2020 9:47:25 AM
Attachments: resume.doc

Hi Amy,

I am writing to express my interest in re-joining the GB Cultural Council.

Attached is a resume.

Please let me know that you received this. Thanks!

Hope all is well!
Sherry Steiner
www.sherrysteiner.com

Sherry Steiner

Education: The School of Visual Arts NYC Fine Arts

2017 – Present	**Founder/Manager – Sunday Strummers Ukulele Ensemble** **Book concerts, Public Relations, Marketing, Outreach**
1989 – 2019	**Creative Arts Instructor (part-time)** **John Dewey Academy – Great Barrington MA** **Studio Art/Creative Writing/Music/Film/Art History**
1989 – Present	**Publisher/Editor – Indearts.org - Housatonic MA** **Marketing, Public Relations, Editing (online)**
1995 - 2013	**Property Manager - Dewey Court (part-time)** **Berkshire County Regional Housing – Sheffield MA**
2006 - 2015 **1992 - 1998**	**Le Petit Musee-Housatonic /Pittsfield/Great BarrMA** **Curating, PR, Marketing, Programming, Outreach**
1999 - 2002	**Museum of Teen Art-Founder - Great Barrington MA** **Marketing, Public Relations, Curating, Outreach**
1986 – 88	**Public Relations Director** **Academy for Myotherapy – Lenox MA** **Marketing, PR, Outreach, Audience Targeting**
1985 – 86	**Jacob's Pillow Dance Festival – Lee MA** **Group Sales Manager/ Advertising Sales Manager** **Marketing, Audience Targeting, Outreach**
1983 - 85	**Business Manager** **Berkshire Women's News - Stockbridge MA**
1983 – 85	**Founder/Owner** **Gallery Without Walls – Stockbridge MA** **Coordinate Studio tours, Marketing/Public Relations**
1982 - 83	**Gallery Owner/Curator/Public Relations/Marketing** **On Paper – Lenox MA**
1979 – 1981	**Graphic Arts Assistant Instructor** **Educational Collaborative – South Lee MA**
1975 – 79	**Personnel Technician - Human Resources** **Broome County Personnel – Binghamton NY**

1975 **Public Relations Coordinato/Consultant**
Mowry Associates – Binghamton NY
Marketing, Public Relations, Outreach,

1974 – 76 **Founder – Artists Action Group – Binghamton NY**
Curating, Public Relations, Marketing, Outreach

- President/Member of the Berkshire Writers Room – 2003 - 2007
- Member/ Chair of the Great Barrington Cultural Council 2003 - 2018
- Board Member: CTSB-TV – Lee MA 2007 - 2009
- Member of Berkshire Sings 2012 - present
- Member of Berkshire Ukulele Band 2012 – present
- Founder of The Sunday Strummers Ukulele Ensemble 2016 –present
- Founder of Ukulele4You! 2019

Additional Info

School Of Visual Arts Graduate – Fine Arts – NYC
Apprentice to Joseph Cornell – Flushing NY
Founder of the Artists Action Group
Set Design with Bill T Jones & Arnie Zane Dance Company
Profiled: WomanArt Magazine, The Paper, Springfield Union, Berkshire Eagle,
Gallery Owner – On Paper – Lenox MA (82-83)
Publisher/Editor – In The Arts (89 - present) www.indearts.org
Founder/Owner – Gallery Without Walls – Stockbridge MA (83-85)
Creative Arts Instructor: The John Dewey Academy – Great Barrington MA 1989 - 2019
Gallery Owner Le Petit Musee – Housatonic MA/Pittsfield MA (92-98) (06 –13)
Founder – The Museum of Teen Art – Great Barrington MA (99 – 02)
Founder – Affordable Art Vending Machines (02 –10)
Producer – Writers of The Berkshires & Beyond – CTSB TV – Lee MA (03 – 04)
Council Member – Great Barrington Cultural Council
Founder – Le Petit Musee des Mots (04 –10)
Arts Council Member/Co-Chair: Great Barrington Council of the Arts (03 – 2018
President - Board of Directors/The Berkshire Writers Room /Pittsfield MA (03 –07)
Founder – Artists & Writers Alliance Internationale / Housatonic MA (07 –11)
Member – Berkshire Ukulele Band: 2012 – present
Member – Berkshire Sings: 2012 – present
Berkshire Authors's Day: Busnell-Sage Library Sheffield MA 2012, 2014

<u>Artist-in-Residencies</u>

Millay Colony for The Arts – Austerlitz NY (78)
Dorset Writers Colony – Dorset VT (96 – 07)
Cummington Community for The Arts – Cummington MA (86, 92, 93)
Real Art Ways – Hartford CT (88)
Palenville Interart Colony – Palenville NY (94)

<u>Grants / Awards</u>

Northern Berkshire Cultural Council for Performance Art Pieces/In The Arts 86, 89)

Pittsfield Cultural Council for Performance Art Pieces & In The Arts (87, 88)
Great Barrington Cultural Council for Visiting Artist Program (95)
Berkshire Taconic Foundation for The Museum of Teen Art (00)
Puffin Foundation for Le Petit Musee de Mots Poetry Project (05)
Mass Cultural Council Finalist for New Theatre Works (04) & (07)
Puffin Foundation for a Public Poetry Project (07)

Partial list of venues where original performance pieces were presented…
Clark Art Institute – Williamstown MA
No.Bias – Bennington VT
Newartstudio – Housatonic MA
First Night – Pittsfield MA
Mobius – Boston MA
Front Street Gallery – Housatonic MA
Berkshire Public Theatre – Pittsfield MA
East West Fusion – Sharon CT
Center for The Arts – Northampton MA
Rockwell Museum – Stockbridge MA
Berkshire Artisans – Pittsfield MA
Jamestown Community College
Williams College – Williamstown MA
Berkshire Community College - Pittsfield MA
School of The Arts – Amherst MA
Candlelight Inn – Lenox MA
Camerata Conservatory – Hartford CT
North Adams State College
Bettes Life & Times – Williamstown MA
Warehouse Gallery – Lee MA
CW Post College – Brookville NY
Ward Nasse Gallery - NY

Partial List of Where Work Has Been Exhibited

AAG Gallery
Albany Center Gallery
Arnot Art Museum
Arts Moderne
Emporium Antiques & Art
Erie Art Museum
Gallery 304
Honey Sharp Gallery
Joyce Goldstein Gallery
Kathryn Markel Gallery
Le Petit Musee
Mill Fine Art
NACCO
Norman Rockwell Museum (installation)
OK Harris
On Paper Gallery
Perth Amboy Gallery
Robinson Center
Saint Francis Gallery

Sienna Art Institute
Spazi Fine Art
Time & Space Limited
Tokonoma Gallery

<u>(Partial List) of Poems/Spoken Word Pieces/Flash Fiction Published In</u>:

Imitation Fruit 2009
spokenwar 2009
Berkshire Review 2004, 2005
Chronogram 2009
Poets West 2008
physiognomy in letters 2009
Haiku Journal 2011
The Sound of Poetry Review 2011
The Haiku Foundation 2011
High Coop Journal 2011
marcopoloartsmagazine 2011
Lyrical Passion Poetry 2012
Multiverses 2012
3 Line Poetry 2012
Poetry Quarterly 2012
Pyrokinection 2012
Poetry Quarterly 2012
Otis Nebula 2012
Inwood Indiana 2012
Napalm & Novacain 2012
Mindless Muse 2012
Snippets 2012
Haiku Journal 2012
marcopolo arts 2012
The Camel Saloon 2012
Epiphany 2012
Pulitzer Remix Project Participant 2013
The Camel Saloon 2013
Pyrokinection 2013
ITO EN North America New Haiku 2013
Epiphany 2013
Whispers in the Wind 2013
Sharpening of The Pencil 2013
The Band Poetry Company 2013
The Mindless Muse 2013
Chupa Cabra House 2013
Four and Twenty 2013
Insert Coin Here Anthology 2013
Silver Birch Press for the Noir Erasure Poetry Anthology 2013
Four and Twenty - 2013
Slab Literary Magazine 2014
Tendril 2014
50 Haikus 2014

Bare Back Magazine 2014
Camel Saloon 2014
The Fishman Review 2015
Junkyard Kool 2015
Camel Saloon 2015
Without Words Anthology 2018

CENTERLINE COMMUNICATIONS

6400 Granby St.
Norfolk, VA 23505
ahebel@clinellc.com
215.588.7035

October 23, 2020

Chris Rembold
Town Planner
Town of Great Barrington
334 Main Street
Great Barrington, MA 01230

Re: New Cingular Wireless PCS, LLC (*"AT&T"*) building permit application ("Application") for collocation at the existing wireless telecommunications facility (*"Facility"*) located at 425 Stockbridge Rd Great Barrington, MA 01230 (the "Site").

Dear Chris:

AT&T is seeking to collocates at the above-referenced Facility. We are submitting this application as an eligible facilities request under Section 6409, referenced below. Please find enclosed the following documents in support of our application to obtain the building permit:

1. Excerpt from the FCC Order regarding 6409
2. FCC Licenses
3. Signed and Stamped Construction Drawings
4. Structural Analysis
5. Certificates of Insurance from General Contractor
6. RF Safety Emissions Report

Section 6409 of the Federal Middle Class Tax Relief and Job Creation Act ("Section 6409") was adopted in 2012. Under Section 6409, your city retains discretionary zoning review over the construction of *new* towers, but simple collocations and/or equipment upgrades at existing telecommunications facilities must be approved. The new law provides that:

> "**a State or local government** may not deny, and **shall approve**, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station." (Emphasis added.)

The federal law defines an "eligible facilities request" as "(A) **collocation of new transmission equipment**; (B) **removal of transmission equipment;** or (C) **replacement of transmission equipment."** (Emphasis added.)

Also, the Federal Communications Commission issued a Wireless Infrastructure Report and Order on October 17, 2014 ("FCC Order") which established regulations that clarify and streamline the

municipal approval process for eligible facilities requests under Section 6409. A copy of the FCC Order is enclosed herewith.

The FCC Order clarifies that municipal review of an eligible facilities request is **limited to determining whether the request falls within Section 6409:**

> "a State or local government may require the applicant to provide documentation or information **only to the extent reasonably related to determining whether the request meets the requirements of this section** [Section 6409]. A State or local government **may not require an applicant to submit any other documentation**, including but not limited to documentation intended to illustrate the need for such wireless facilities or to justify the business decision to modify such wireless facilities."47 C.F.R. 1.40001(c)(1) (Emphasis added).

AT&T's Application is an Eligible Facilities Request under Section 6409

AT&T's application qualifies as an eligible facilities request under Section 6409 because the proposed installation involves "a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station."

AT&T's installation will consist of (9) Antennas, (6) RRUs, (1) Surge Arrestor, (2) DC cables, (1) Fiber cable and (12) Coax cables at the height of 143' with an over structure height of 160'.

As shown on the plans prepared by Centerline Communications LLC dated 9/15/2020 AT&T's proposed installation consist principally of the following elements:

Replacing (6) antennas, replacing (6) RRUs, adding (3) RRUs, adding (1) Surge Arrestor, adding (3) DC cables and (1) Fiber cable. No change to tower height or compound.

Accordingly, AT&T's installation involves **the "replacement of transmission equipment" that will not increase the height of the tower nor the dimensions of the equipment compound.** As a result, the installation "does not substantially change the physical dimensions of such tower or base station." Therefore, these proposed equipment upgrades constitute an "eligible facilities request" under Section 6409, and must be approved.

Timeline for Review and Approval

We would like to highlight an important timing requirement for processing this application. The FCC Order determined that **a municipality must act on an eligible facilities request within sixty (60) days of receiving the application**. 47 C.F.R. 1.40001(c)(2) (Emphasis added). (Note, the sixty (60)-day period is also known as the "Shot Clock"). Thus, the city must approve this application within sixty (60) days of its receipt. The FCC Order provides that upon a municipality's failure to act prior to expiration

of the Shot Clock, the **"request shall be deemed granted"** and AT&T will be legally entitled to proceed with construction. 47 C.F.R. 1.40001(c)(4) (Emphasis added).

Note that the FCC Order does allow the Shot Clock to be tolled if an application is incomplete. However, in order to do so, a municipality must provide written notice that the application is incomplete within thirty (30) days of the submittal. 47 C.F.R. 1.40001(c)(3)(i). The notice must "clearly and specifically" describe the missing documents or information, 47 C.F.R. 1.40001(c)(3)(i), and, as previously mentioned, such documentation must be necessary to the determination of whether the application qualifies as an eligible facilities request. If the municipality requests additional information after the first thirty (30) days have passed, we will still provide any "reasonably related" information allowed under the FCC Order, but the Shot Clock will not be tolled.

Pursuant to the Bylaw the following items are Not Applicable to our project for submission, and therefore not included:

1. Environmental impact statements
2. FAA notice of construction or alteration
3. Aeronautical studies

The exact legal name, address or principal place of business and phone number of the applicant. If any applicant is not a natural person, it shall also give the state under which it was created or organized.

New Cingular Wireless PCS, LLC – A Delaware limited liability company
1025 Lenox Park Blvd NE, 3rd Floor
Atlanta, GA 30319

Allison Hebel (agent for AT&T)
Centerline Communications LLC
215-588-7035

The name, title, address and phone number of the person to whom correspondence or communications in regard to the application are to be sent. Notice, orders and other papers may be served upon the person so named and such service shall be deemed to be service upon the applicant.

Allison Hebel – Site Acquisition Consultant
Centerline Communications LLC
750 West Center St. STE 301
West Bridgewater, MA 02379
215-588-7035
ahebel@clinellc.com

Name, address, phone number and written consent to apply for this permit, of the owner of the property on which the proposed tower shall be located or of the owner(s) of the tower or structure on which the proposed facility shall be located.

See attached LOA from SBA Towers II, LLC who owns the tower.

Any applicant for a permit or a special permit under this Bylaw shall provide a written commitment that if the applicant receives a permit or special permit under the Bylaw, that the applicant shall abide by the requirements herein as they may apply.

While reserving all rights AT&T will comply with all applicable laws and Bylaws.

Proposed antennas

While reserving all rights, please see attached Plans for details.

Number of antennas and repeaters, as well as the exact locations of antennas(s) and of all repeaters (if any) located on a map as well as by degrees, minutes and seconds of latitude and longitude.

While reserving all rights, please see attached Plans for details.

Mounting locations on personal wireless tower or structure, including height above ground.

While reserving all rights, please see attached Plans for details.

Antenna type(s), manufacturer(s), model number(s).

While reserving all rights, please see attached Plans and emissions report for details.

For each antenna, the antenna gain and antenna radiation pattern.

While reserving all rights, please see attached Radio Frequency Safety Survey Prediction Report (the "RF Report") for details.

Number of channels per antenna, projected and maximum.

While reserving all rights, please see attached RF Report for details.

Power output, in normal use and at maximum output for each antenna and all antennas as an aggregate.

While reserving all rights, please see attached RF Report for details.

Output frequency of the transmitter(s).

While reserving all rights, please see attached RF Report for details.

In light of the foregoing, AT&T respectfully requests that its proposed collocation be approved. AT&T is committed to working cooperatively with the Town of Great Barrington, and all jurisdictions around the country, to secure expeditious approval of requests to modify existing personal wireless service facilities.

In the meantime, if you have any questions, please feel free to call or email me. Thank you for your cooperation.

Sincerely,

Allison Hebel
Site Acquisition Consultant – Agent for AT&T
Centerline Communications LLC
215-588-7035
ahebel@clinellc.com

PUBLIC LAW 112–96—FEB. 22, 2012

MIDDLE CLASS TAX RELIEF AND JOB CREATION ACT OF 2012

~~(c) UNLICENSED USE IN GUARD BANDS.—The Commission may~~ permit the use of such guard bands for unlicensed use.

Determination.

(d) DATABASE.—Unlicensed use shall rely on a database or subsequent methodology as determined by the Commission.

(e) PROTECTIONS AGAINST HARMFUL INTERFERENCE.—The Commission may not permit any use of a guard band that the Commission determines would cause harmful interference to licensed services.

SEC. 6408. STUDY ON RECEIVER PERFORMANCE AND SPECTRUM EFFICIENCY.

(a) IN GENERAL.—The Comptroller General of the United States shall conduct a study to consider efforts to ensure that each transmission system is designed and operated so that reasonable use of adjacent spectrum does not excessively impair the functioning of such system.

(b) REQUIRED CONSIDERATIONS.—In conducting the study required by subsection (a), the Comptroller General shall consider—

(1) the value of—

(A) improving receiver performance as it relates to increasing spectral efficiency;

(B) improving the operation of services that are located in adjacent spectrum; and

(C) narrowing the guard bands between adjacent spectrum use;

(2) the role of manufacturers, commercial licensees, and government users with respect to their transmission systems and the use of adjacent spectrum;

(3) the feasibility of industry self-compliance with respect to the design and operational requirements of transmission systems and the reasonable use of adjacent spectrum; and

(4) the value of action by the Commission and the Assistant Secretary to establish, by rule, technical requirements or standards for non-Federal and Federal use, respectively, with respect to the reasonable use of portions of the radio spectrum that are adjacent to each other.

(c) REPORT.—Not later than 1 year after the date of the enactment of this Act, the Comptroller General shall submit a report on the results of the study required by subsection (a) to the Committee on Energy and Commerce of the House of Representatives and the Committee on Commerce, Science, and Transportation of the Senate.

(d) TRANSMISSION SYSTEM DEFINED.—In this section, the term "transmission system" means any telecommunications, broadcast, satellite, commercial mobile service, or other communications ~~system that employs radio spectrum.~~

47 USC 1455.

SEC. 6409. WIRELESS FACILITIES DEPLOYMENT.

(a) FACILITY MODIFICATIONS.—

(1) IN GENERAL.—Notwithstanding section 704 of the Telecommunications Act of 1996 (Public Law 104–104) or any other provision of law, a State or local government may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station.

Definition.

(2) ELIGIBLE FACILITIES REQUEST.—For purposes of this subsection, the term "eligible facilities request" means any

request for modification of an existing wireless tower or base station that involves—

(A) collocation of new transmission equipment;

(B) removal of transmission equipment; or

(C) replacement of transmission equipment.

(3) APPLICABILITY OF ENVIRONMENTAL LAWS.—Nothing in paragraph (1) shall be construed to relieve the Commission from the requirements of the National Historic Preservation Act or the National Environmental Policy Act of 1969.

(b) FEDERAL EASEMENTS AND RIGHTS-OF-WAY.—

(1) GRANT.—If an executive agency, a State, a political subdivision or agency of a State, or a person, firm, or organization applies for the grant of an easement or right-of-way to, in, over, or on a building or other property owned by the Federal Government for the right to install, construct, and maintain wireless service antenna structures and equipment and backhaul transmission equipment, the executive agency having control of the building or other property may grant to the applicant, on behalf of the Federal Government, an easement or right-of-way to perform such installation, construction, and maintenance.

(2) APPLICATION.—The Administrator of General Services shall develop a common form for applications for easements and rights-of-way under paragraph (1) for all executive agencies that shall be used by applicants with respect to the buildings or other property of each such agency.

(3) FEE.—

(A) IN GENERAL.—Notwithstanding any other provision of law, the Administrator of General Services shall establish a fee for the grant of an easement or right-of-way pursuant to paragraph (1) that is based on direct cost recovery.

(B) EXCEPTIONS.—The Administrator of General Services may establish exceptions to the fee amount required under subparagraph (A)—

(i) in consideration of the public benefit provided by a grant of an easement or right-of-way; and

(ii) in the interest of expanding wireless and broadband coverage.

(4) USE OF FEES COLLECTED.—Any fee amounts collected by an executive agency pursuant to paragraph (3) may be made available, as provided in appropriations Acts, to such agency to cover the costs of granting the easement or right-of-way.

(c) MASTER CONTRACTS FOR WIRELESS FACILITY SITINGS.—

(1) IN GENERAL.—Notwithstanding section 704 of the Telecommunications Act of 1996 or any other provision of law, and not later than 60 days after the date of the enactment of this Act, the Administrator of General Services shall— Deadline.

(A) develop 1 or more master contracts that shall govern the placement of wireless service antenna structures on buildings and other property owned by the Federal Government; and

(B) in developing the master contract or contracts, standardize the treatment of the placement of wireless service antenna structures on building rooftops or facades, ~~the placement of wireless service antenna equipment on~~

ULS License

Cellular License - KNKA226 - AT&T Mobility Spectrum LLC

Call Sign	KNKA226	Radio Service	CL - Cellular
Status	Active	Auth Type	Regular

Market

Market	CMA006 - Boston-Lowell-Brockton-Lawrence-Haverhill, MA-NH	Channel Block	A
Submarket	0	Phase	2

Dates

Grant	09/09/2014	Expiration	10/01/2024
Effective	08/29/2018	Cancellation	

Five Year Buildout Date

06/28/1999

Control Points

2	100 LOWDER BROOK DR, NORFOLK, WESTWOOD, MA P: (617)462-7094

Licensee

FRN	0014980726	Type	Limited Liability Company

Licensee

AT&T Mobility Spectrum LLC
208 S. Akard St., RM 1015
Dallas, TX 75202
ATTN Cecil J Mathew

P:(855)699-7073
F:(214)746-6410
E:FCCMW@att.com

Contact

AT&T Mobility LLC
Cecil J Mathew
208 S Akard St., RM 1015
Dallas, TX 75202
ATTN Michael P. Goggin

P:(855)699-7073
F:(214)746-6410
E:FCCMW@att.com

Ownership and Qualifications

Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes

Alien Ownership
The Applicant answered "No" to each of the Alien Ownership questions.

Basic Qualifications
The Applicant answered "No" to each of the Basic Qualification questions.

Demographics

Race

Ethnicity

Gender

PROJECT INFORMATION

TOWER OWNER:	SBA COMMUNICATIONS CORPORATION
SITE NAME:	GREAT BARRINGTON–STOCKBRIDGE
SITE ADDRESS:	425 STOCKBRIDGE ROAD GREAT BARRINGTON, MA 01230
LATITUDE:	42° 12' 50.95"
LONGITUDE:	–73° 20' 40.76"
TOWER HEIGHT:	160'–0"± AGL
RAD CENTER:	143'–0"± AGL
ZONING JURISDICTION:	TOWN OF GREAT BARRINGTON
COUNTY:	BERKSHIRE

DESCRIPTION OF WORK:

TELECOMMUNICATIONS FACILITY UPGRADE (LTE 3C, LTE 4C, RETRO, 5G NR):

SELF SUPPORT TOWER:

INSTALL:
- (1) OPA65R–BU4DA ANTENNA (ALPHA SECTOR)
- (1) DMP65R–BU4DA ANTENNA (ALPHA SECTOR)
- (2) OPA65R–BU6DA ANTENNAS (BETA/GAMMA SECTOR)
- (2) DMP65R–BU6DA ANTENNAS (BETA/GAMMA SECTOR)
- (3) 4449 B5/B12 RRUS (ONE PER SECTOR)
- (3) 8843 B2/B66A RRUS (ONE PER SECTOR)
- (3) 4478 B14 RRUS (ONE PER SECTOR)
- (1) DC9–48–60–24–8C–EV SURGE ARRESTOR
- (3) DC POWER LINES
- (1) FIBER LINE
- UMTS RET CONNECTION TO BE CONNECTED THROUGH UMTS TMA

REMOVE:
- (3) 800–10122 ANTENNAS (ONE PER SECTOR)
- (1) P45–16–XLH–RR ANTENNA (ALPHA SECTOR)
- (2) AM–X–CD–16–65–00T ANTENNAS (BETA/GAMMA SECTOR)
- (3) RRUS–11 B12 (ONE PER SECTOR)
- (3) RRUS–12 B2 (ONE PER SECTOR)
- (6) LINES OF 1–5/8" COAX

EXISTING TO REMAIN:
- (7) 800–10122 ANTENNAS (ONE PER SECTOR)
- (3) TT08–19DB111–001 TMA (ONE PER SECTOR)
- (6) 860–10025 RET (TWO PER SECTOR)
- (1) DC6–48–60–18–8C SURGE ARRESTOR
- (1) 18 PAIR FIBER
- (2) 8 AWG DC LINES
- (6) LINES OF 1–5/8" COAX

EQUIPMENT AREA/GROUND:

INSTALL:
- (1) 6630
- (1) IDLE
- (1) NETSURE 7100

REMOVE:
- (1) GALAXY POWER PLANT

PROJECT DIRECTORY

A&E / PROJECT MANAGER:
CENTERLINE COMMUNICATIONS
750 WEST CENTER ST, SUITE 301
WEST BRIDGEWATER, MA 02379
CONTACT: SUSAN MASSE
PHONE 844.748.8878

APPLICANT:
at&t MOBILITY CORP.
550 COCHITUATE ROAD
FRAMINGHAM, MA 01701

at&t

SITE NUMBER: MA5153
FA# 10087529
SITE NAME: GREAT BARRINGTON-STOCKBRIDGE
SBA COMMUNICATIONS CORPORATION ID: MA13743
PACE ID: 3C-MRCTB047428, 4C-MRCTB047410, 4TX4RX-MRCTB047386, 4TXRX-MRCTB047442, 5G-MRCTB047351
PROJECT: LTE 3C, LTE 4C, RETRO, 5G NR

VICINITY MAP
NOT TO SCALE

LOCATION MAP
NOT TO SCALE

DIRECTIONS:

HEAD WEST ON RT–30 W // COCHITUATE RD TOWARD BURR ST // TURN BACK ON RT–30 E // TAKE RAMP RIGHT FOR I–90 WEST TOWARD SPRINGFIELD/WORCESTER // AT EXIT 2, TAKE RAMP RIGHT FOR US–20 TOWARD LEE/PITTSFIELD // TURN LEFT ONTO US–20, AND THEN IMMEDIATELY TURN RIGHT ONTO RT–102 // KEEP STRAIGHT ONTO US–7/RT–102 // ARRIVE AT 425 STOCKBRIDGE RD, GREAT BARRINGTON, MA 01230.

GENERAL NOTES:

1. THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF AT&T. ANY DUPLICATION OR USE WITHOUT EXPRESS WRITTEN CONSENT IS STRICTLY PROHIBITED. DUPLICATION AND USE BY GOVERNMENT AGENCIES FOR THE PURPOSE OF CONDUCTING THEIR LAWFULLY AUTHORIZED REGULATORY AND ADMINISTRATIVE FUNCTIONS IS SPECIFICALLY ALLOWED.

2. THE FACILITY IS AN UNMANNED PRIVATE AND SECURED EQUIPMENT INSTALLATION. IT IS ONLY ACCESSED BY TRAINED TECHNICIANS FOR PERIODIC ROUTINE MAINTENANCE AND THEREFORE DOES NOT REQUIRE ANY WATER OR SANITARY SEWER SERVICE. THE FACILITY IS NOT GOVERNED BY REGULATIONS REQUIRING PUBLIC ACCESS PER ADA REQUIREMENTS.

3. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE AT&T REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

DRAWING INDEX

NO.	DESCRIPTION	REV.	DATE
T–1	TITLE SHEET	2	09/15/20
GN–1	GENERAL NOTES	2	09/15/20
A–1	COMPOUND & EQUIPMENT PLANS	2	09/15/20
A–2	ANTENNA LAYOUT & ELEVATIONS	2	09/15/20
A–3	DETAILS	2	09/15/20
SN–1	STRUCTURAL NOTES	2	09/15/20
S–1	STRUCTURAL DETAILS	2	09/15/20
RF–1	RF PLUMBING DIAGRAM	2	09/15/20
G–1	GROUNDING DETAILS	2	09/15/20

at&t MOBILITY CORP.
550 COCHITUATE ROAD
FRAMINGHAM, MA 01701

CENTERLINE COMMUNICATIONS
750 WEST CENTER ST, SUITE 301
WEST BRIDGEWATER, MA 02379
PHONE: 781.713.4725

REVISIONS		
2	09/15/20	CONSTRUCTION REVISED
1	08/11/20	ISSUED FOR CONSTRUCTION
0	05/20/20	ISSUED FOR REVIEW
NO.	DATE	DESCRIPTION

DESIGNED BY:	APPROVED BY:
BPC	DC

COMMONWEALTH OF MASSACHUSETTS
DEREK J. CREASER
CIVIL
No. 49195
REGISTERED PROFESSIONAL ENGINEER

811 DigSafe MA·ME·NH·RI·VT

SITE NAME:	GREAT BARRINGTON–STOCKBRIDGE
SITE NUMBER:	MA5153
SITE ADDRESS:	425 STOCKBRIDGE ROAD GREAT BARRINGTON, MA 01230
PROJECT TYPE:	LTE 3C, LTE 4C, RETRO, 5G NR
SHEET TITLE:	TITLE SHEET
DRAWING #:	T–1
REVISION:	2

GENERAL NOTES

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
CONTRACTOR – CENTERLINE COMMUNICATIONS
SUBCONTRACTOR – GENERAL CONTRACTOR (CONSTRUCTION)
OWNER – AT&T MOBILITY

2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.

3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.

4. DRAWINGS PROVIDED HERE ARE NOT TO BE SCALED AND ARE INTENDED TO SHOW OUTLINE ONLY.

5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

6. "KITTING LIST" SUPPLIED WITH THE BID PACKAGE IDENTIFIES ITEMS THAT WILL BE SUPPLIED BY CONTRACTOR. ITEMS NOT INCLUDED IN THE BILL OF MATERIALS AND KITTING LIST SHALL BE SUPPLIED BY THE SUBCONTRACTOR.

7. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.

8. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE CONTRACTOR.

9. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS NECESSARY. SUBCONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR.

10. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.

11. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.

12. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.

13. ALL CONCRETE REPAIR WORK SHALL BE DONE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 301.

14. ANY NEW CONCRETE NEEDED FOR THE CONSTRUCTION SHALL BE AIR-ENTRAINED AND SHALL HAVE 4000 PSI STRENGTH AT 28 DAYS. ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH ACI 318 CODE REQUIREMENTS.

15. ALL STRUCTURAL STEEL WORK SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS. ALL STRUCTURAL STEEL SHALL BE ASTM A36 (Fy = 36 ksi) UNLESS OTHERWISE NOTED. PIPES SHALL BE ASTM A53 TYPE E (Fy = 36 ksi). ALL STEEL EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED. TOUCHUP ALL SCRATCHES AND OTHER MARKS IN THE FIELD AFTER STEEL IS ERECTED USING A COMPATIBLE ZINC RICH PAINT.

16. CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND "GENERAL CONSTRUCTION SERVICES FOR CONSTRUCTION OF AT&T MOBILITY SITES."

17. SUBCONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.

18. THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY SUBCONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK SHOULD BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.

19. SINCE THE CELL SITE IS ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE ADVISED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.

20. APPLICABLE BUILDING CODES:
SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE: IBC 2015 & MA STATE BUILDING 780 CMR 9TH EDITION
ELECTRICAL CODE: 2017 NATIONAL ELECTRICAL CODE
LIGHTENING CODE: NFPA 70–2017

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

AMERICAN CONCRETE INSTITUTE (ACI) 318; BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE;

AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)

MANUAL OF STEEL CONSTRUCTION, ASD, FOURTEENTH EDITION;

TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222–G, STRUCTURAL STANDARDS FOR STEEL

ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES; REFER TO ELECTRICAL DRAWINGS FOR SPECIFIC ELECTRICAL STANDARDS.

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

ABBREVIATIONS

AGL	ABOVE GRADE LEVEL	G.C.	GENERAL CONTRACTOR	RF	RADIO FREQUENCY
AWG	AMERICAN WIRE GAUGE	MGB	MASTER GROUND BUS		
BCW	BARE COPPER WIRE	MIN	MINIMUM	TBD	TO BE DETERMINED
BTS	BASE TRANSCEIVER STATION	PROPOSED	NEW	TBR	TO BE REMOVED
EXISTING	EXISTING	N.T.S.	NOT TO SCALE	TBRR	TO BE REMOVED AND REPLACED
EG	EQUIPMENT GROUND	REF	REFERENCE	TYP	TYPICAL
EGR	EQUIPMENT GROUND RING	REQ	REQUIRED		

RF NOTES

1. ACTUAL LENGTHS SHALL BE DETERMINED PER SITE CONDITION BY SUBCONTRACTOR
2. THE DESIGN IS BASED ON RF DATA SHEETS, SIGNED AND APPROVED.
3. RADIO SIGNAL CABLE AND RACEWAY SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC, NFPA 70), CHAPTER 8.
4. ALL SPECIFIED MATERIAL FOR EACH LOCATION (E.G. OUT DOORS–OCCUPIED, INDOORS–UNOCCUPIED, PLENUMS, RISER SHAFTS, ETC.) SHALL BE APPROVED, LISTED, OR LABELED AS REQUIRED BY THE NEC.
5. RADIO SIGNAL CABLE SHALL BE SUPPORTED AT MINIMUM OF EVERY THREE (3) FEET EXCEPT INSIDE MONOPOLES OR MONOPOLES WHERE CABLE AND CONNECTOR MANUFACTURERS SUPPORT RECOMMENDATIONS SHALL BE FOLLOWED. MANUFACTURER RECOMMENDATION CABLES SUPPORT ACCESSORIES SHALL BE USED.
6. THE OUTDOOR CABLE SUPPORT SYSTEM SHALL BE PROVIDED WITH AN ICE SHIELD TO SUPPORT AND PROTECT ANTENNA CABLE RUNS.
7. DRIP LOOPS SHALL BE REQUIRED ON ALL OUTSIDE CABLES. CABLES SHALL BE SLOPED AWAY FROM BUILDING OR OUTDOOR BTS CABINETS TO PREVENT WATER FROM ENTERING THROUGH THE COAXIAL CABLE PORT.
8. ALL FEEDER LINE AND JUMPER CONNECTORS SHALL BE 7/16 DIN CABLE CONNECTORS THAT MEET IP68 STANDARDS.
9. 7/16 DIN CONNECTORS REQUIRE NO ADDITIONAL WEATHER PROOFING IN INDOOR APPLICATIONS IF INSTALLED AND TORQUED PROPERLY. IN OUTDOOR APPLICATIONS WEATHER PROOFING IS REQUIRED AND THE FOLLOWING PROCEDURE SHOULD BE FOLLOWED.
10. USING WEATHERPROOFING KIT APPROVED BY CABLE MANUFACTURER AND CONTRACTOR START TAPE APPROXIMATELY 5 INCHES FROM THE CONNECTOR, AND WRAP 2 INCHES TOWARD THE CONNECTOR, THEN REVERSE THE TAPE SO THAT THE STICKY SIDE IS UP. TAPE OVER THE CONNECTOR OR SURGE ARRESTOR UNTIL THREE (3) TO FOUR (4) INCHES BEYOND THE CONNECTOR AND REVERSE AGAIN WITH THE STICKY SIDE DOWN FOR ANOTHER INCH OR TWO. PASS THE BUTYL RUBBER AND FINISH WITH A FINAL LAYER OF TAPE.
11. ANTENNAS SHALL BE PAINTED,WHEN REQUIRED, BY THE LANDLORD OR AUTHORITY OF HAVING JURISDICTION IN ACCORDANCE WITH ANTENNA MANUFACTURERS' SURFACES PREPARATION AND PAINTING REQUIREMENTS.
12. CABLE SHIELDS AND TOWER CONDUITS SHALL BE GROUNDED AT THE TOP OF THE TOWER WITHIN 10 FEET OF THEIR CONNECTORS, AND AT THE BOTTOM OF THE TOWER ABOUT 6 INCHES BEFORE THEY TURN TOWARD THE FACILITY. THEY SHALL BE GROUNDED AT THE MIDPOINT OF THE TOWERS THAT ARE BETWEEN 60 FEET AND 200 FEET HIGH, AND AT INTERVALS OF 60 FEET OR LESS ON TOWERS THAT ARE HIGHER THAN 200 FEET.

ANTENNA CABLE AND SCHEDULING NOTES

1. SUBCONTRACTOR SHALL VERIFY THE ACTUAL LENGTH IN THE FIELD BEFORE INSTALLATION.
2. TAG AND COLOR CODE ALL MAIN CABLES AT LOCATIONS PER AT&T ANTENNA CABLE MARKING STANDARD:
   - TOP OF TOWER END OF MAIN COAX
   - BOTTOM OF TOWER END OF MAIN COAX
   - DIRECTLY BEFORE AND AFTER RF EQUIPMENT
   - END OF JUMPERS AT BTS EQUIPMENT
3. ANTENNAS SHALL BE PROCURED AND INSTALLED WITH DOWN TILT MOUNTING BRACKETS SUPPLIED BY ANTENNA MANUFACTURER.
4. PRIOR APPROVAL IS REQUIRED BEFORE PERFORMING ANY WORK ON EXISTING CELL SITE EQUIPMENT.

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DESIGNED BY:	APPROVED BY:
BPC	DC

COMMONWEALTH OF MASSACHUSETTS
DEREK J. CREASER
CIVIL
No. 49195
REGISTERED
PROFESSIONAL ENGINEER

SITE NAME:
GREAT BARRINGTON–STOCKBRIDGE

SITE NUMBER:
MA5153

SITE ADDRESS:
425 STOCKBRIDGE ROAD
GREAT BARRINGTON, MA 01230

PROJECT TYPE:
LTE 3C, LTE 4C, RETRO, 5G NR

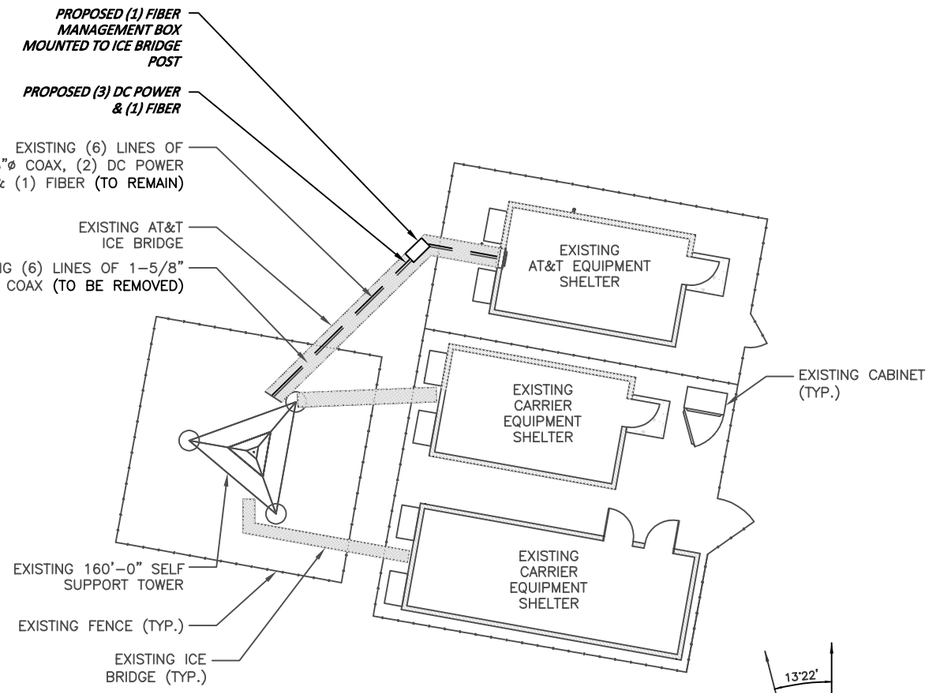
SHEET TITLE:
GENERAL NOTES

DRAWING #: GN–1

REVISION: 2

NOTES:

1. REFERENCE STRUCTURAL ANALYSIS BY OTHERS FOR FURTHER INFORMATION REGARDING THE CAPACITY OF THE EXISTING STRUCTURE TO SUPPORT THIS EQUIPMENT UPGRADE.
2. REFERENCE THE LATEST MOUNT STRUCTURAL ANALYSIS BY CENTERLINE COMMUNICATIONS FOR FURTHER INFORMATION REGARDING THE CAPACITY OF THE EXISTING MOUNT TO SUPPORT THIS EQUIPMENT UPGRADE.
3. REFER TO THE FINAL RF DATA SHEET FOR FINAL ANTENNA SETTINGS.



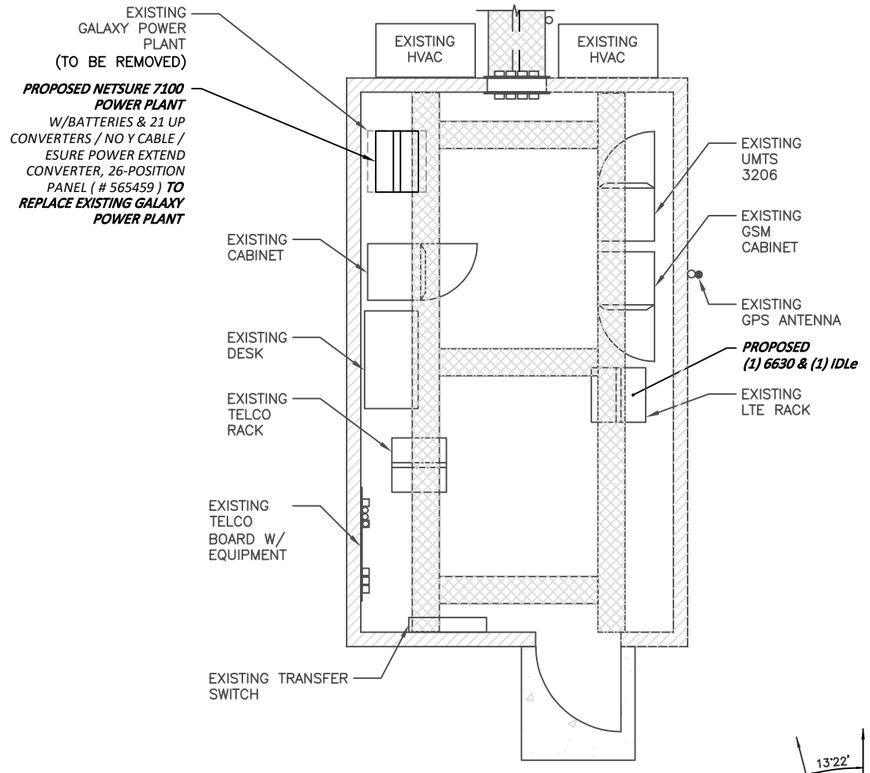
COMPOUND PLAN

SCALE: 1/8" = 1'–0" (22"X34")
1/16" = 1'–0" (11"X17")

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)



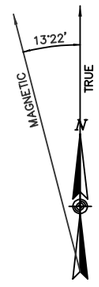
EQUIPMENT PLAN

SCALE: 3/8" = 1'–0" (22"X34")
3/16" = 1'–0" (11"X17")

GRAPHIC SCALE

2'–8" 0 1'–4" 2'–8" 5'–4" 10'–8"

(IN FEET)



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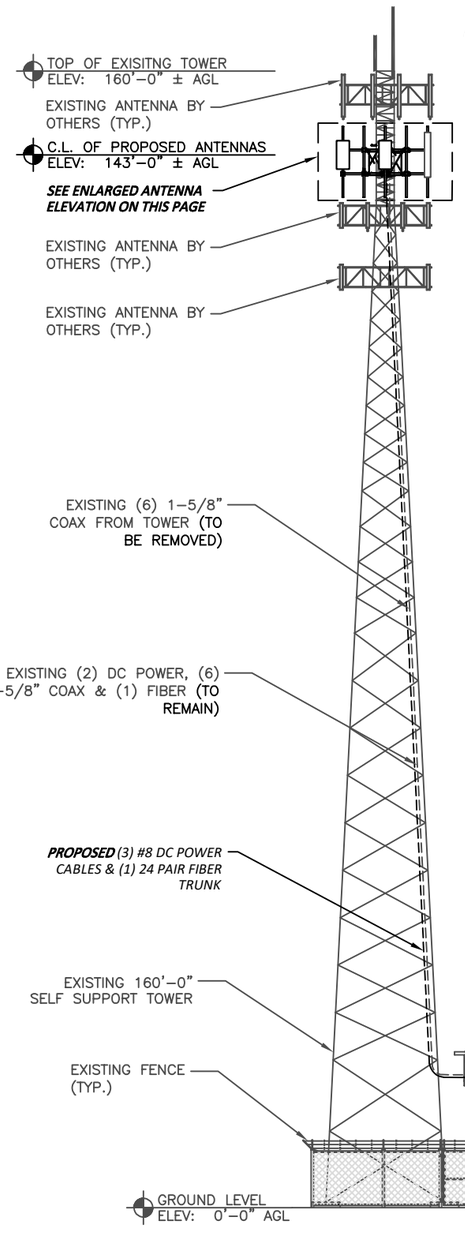
BPC	DC

COMMONWEALTH OF MASSACHUSETTS
DEREK J. CREASER
CIVIL
No. 49195
REGISTERED PROFESSIONAL ENGINEER

SITE NAME:	GREAT BARRINGTON–STOCKBRIDGE
SITE NUMBER:	MA5153
SITE ADDRESS:	425 STOCKBRIDGE ROAD GREAT BARRINGTON, MA 01230
PROJECT TYPE:	LTE 3C, LTE 4C, RETRO, 5G NR
SHEET TITLE:	COMPOUND & EQUIPMENT PLANS
DRAWING #:	A–1
REVISION:	2

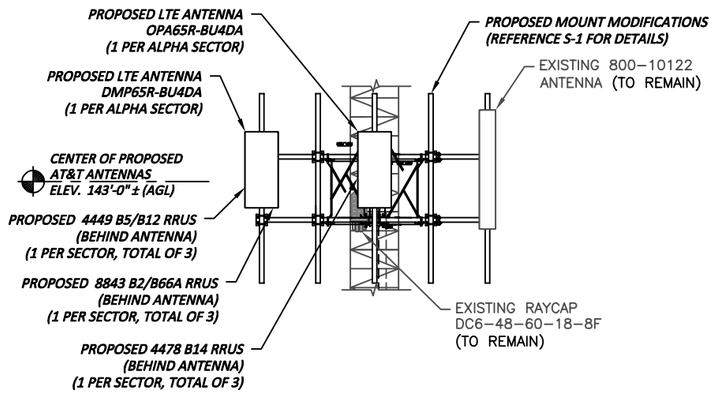


TOWER ELEVATION

SCALE: 3/32" = 1'-0" (22"X34")
3/64" = 1'-0" (11"X17")

GRAPHIC SCALE

5'-4" 0 5'-4" 10'-8" 21'-4" 42'-8"
(IN FEET)

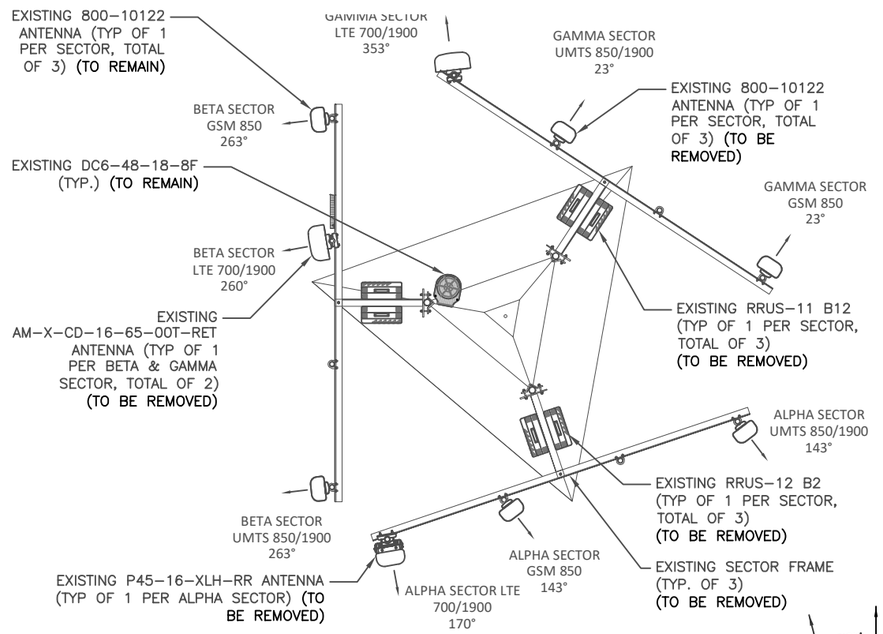


ENLARGED ANTENNA ELEVATION

SCALE: N.T.S

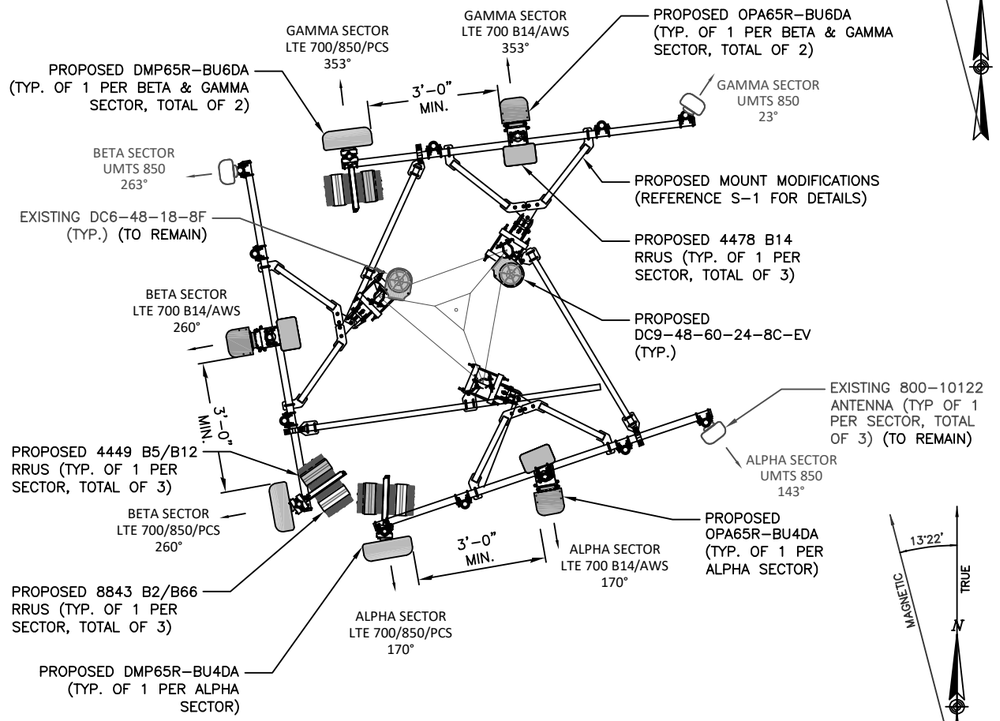
NOTES:

1. REFERENCE STRUCTURAL ANALYSIS BY OTHERS FOR FURTHER INFORMATION REGARDING THE CAPACITY OF THE EXISTING STRUCTURE TO SUPPORT THIS EQUIPMENT UPGRADE.
2. REFERENCE THE LATEST MOUNT STRUCTURAL ANALYSIS BY CENTERLINE COMMUNICATIONS FOR FURTHER INFORMATION REGARDING THE CAPACITY OF THE EXISTING MOUNT TO SUPPORT THIS EQUIPMENT UPGRADE.
3. REFER TO THE FINAL RF DATA SHEET FOR FINAL ANTENNA SETTINGS.



EXISTING ANTENNA CONFIGURATION

SCALE: N.T.S



PROPOSED ANTENNA CONFIGURATION

SCALE: N.T.S

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DESIGNED BY:	APPROVED BY:
BPC	DC

COMMONWEALTH OF MASSACHUSETTS
DEREK J. CREASER
CIVIL
No. 49195
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PROFESSIONAL ENGINEER

SITE NAME:	GREAT BARRINGTON-STOCKBRIDGE
SITE NUMBER:	MA5153
SITE ADDRESS:	425 STOCKBRIDGE ROAD GREAT BARRINGTON, MA 01230
PROJECT TYPE:	LTE 3C, LTE 4C, RETRO, 5G NR
SHEET TITLE:	ANTENNA LAYOUT & ELEVATIONS
DRAWING #: A-2	REVISION: 2

ANTENNA SCHEDULE

SECTOR	EXISTING/ PROPOSED	BAND	ANTENNA	SIZE (INCHES) (L x W x D)	ANTENNA ℄ HEIGHT	AZIMUTH	TMA/ DIPLEXER	RRU	SIZE (INCHES) (L x W x D)	FEEDER	RAYCAP
A1	EXISTING	UMTS 850	800-10122	75.4X10.3X5.9	±143'	143°	(E) (1) POWERWAVE / TT08-19DB111-001	-	-	(2) 1-5/8 COAX (170'± LENGTH)	--
-	-	-	-	-	-	-	-	-	-	-	--
A3	**PROPOSED**	**LTE 700 B14/AWS**	**OPA65R-BU4DA**	**48.2X21X7.8**	**±143'**	**170°**	-	**(P) (1) 4478 B14 RRUS**	**18.1x13.4x8.26**	-	--
A4	**PROPOSED**	**LTE 700/850/PCS**	**DMP65R-BU4DA**	**48X20.7X7.7**	**±143'**	**170°**	-	**(P) (1) 8843 B2/B66A RRUS (P) (1) 4449 B5/B12 RRUS**	**14.9X13.2X10.9 15x13.2x10.4**	-	--
B1	**PROPOSED**	**LTE 700/850/PCS**	**DMP65R-BU6DA**	**71.2X20.7X7.7**	**±143'**	**260°**	-	**(P) (1) 8843 B2/B66A RRUS (P) (1) 4449 B5/B12 RRUS**	**14.9X13.2X10.9 15x13.2x10.4**	-	--
B2	**PROPOSED**	**LTE 700 B14/AWS**	**OPA65R-BU6DA**	**71.2X21X7.8**	**±143'**	**260°**	-	**(P) (1) 4478 B14 RRUS**	**18.1x13.4x8.26**	(E) (2) DC POWER & (1) FIBER	(E) (1) RAYCAP DC6-48-60-18-8F
-	-	-	-	-	-	-	-	-	-	-	
B4	EXISTING	UMTS 850	800-10122	75.4X10.3X5.9	±143'	263°	(E) (1) POWERWAVE / TT08-19DB111-001	-	-	(2) 1-5/8 COAX (170'± LENGTH)	
C1	**PROPOSED**	**LTE 700/850/PCS**	**DMP65R-BU6DA**	**71.2X20.7X7.7**	**±143'**	**353°**	-	**(P) (1) 8843 B2/B66A RRUS (P) (1) 4449 B5/B12 RRUS**	**14.9X13.2X10.9 15x13.2x10.4**	-	--
C2	**PROPOSED**	**LTE 700 B14/AWS**	**OPA65R-BU6DA**	**71.2X21X7.8**	**±143'**	**353°**	-	**(P) (1) 4478 B14 RRUS**	**18.1x13.4x8.26**	**(P) (3) DC POWER & (1) FIBER**	**(P) (1) RAYCAP DC9-48-60-24-8C-EV**
-	-	-	-	-	-	-	-	-	-	-	
C4	EXISTING	UMTS 850	800-10122	75.4X10.3X5.9	±143'	23°	(E) (1) POWERWAVE / TT08-19DB111-001	-	-	(2) 1-5/8 COAX (170'± LENGTH)	

RRU CHART				
QUANTITY	MODEL	L	W	D
3(P)	4449 B5/B12	15.0"	13.2"	10.4"
3(P)	4478 B14	18.1"	13.4"	8.3"
3(P)	8843 B2/B66A	14.9"	13.2"	10.9"

NOTES:

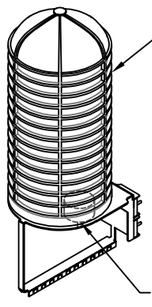
1. REFERENCE STRUCTURAL ANALYSIS BY OTHERS FOR FURTHER INFORMATION REGARDING THE CAPACITY OF THE EXISTING STRUCTURE TO SUPPORT THIS EQUIPMENT UPGRADE.
2. REFERENCE THE LATEST MOUNT STRUCTURAL ANALYSIS BY CENTERLINE COMMUNICATIONS FOR FURTHER INFORMATION REGARDING THE CAPACITY OF THE EXISTING MOUNT TO SUPPORT THIS EQUIPMENT UPGRADE.
3. REFER TO THE FINAL RF DATA SHEET FOR FINAL ANTENNA SETTINGS.

NOTE:
MOUNT PER MANUFACTURER'S SPECIFICATIONS.

REFER TO THE FINAL RFDS AND TABLE FOR THE PROPOSED RRUS MODEL, QUANTITY, AND DIMENSIONS

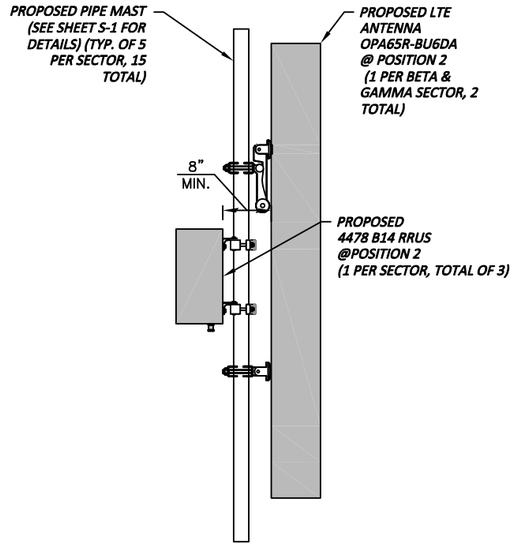
RRUS DETAIL

N.T.S.



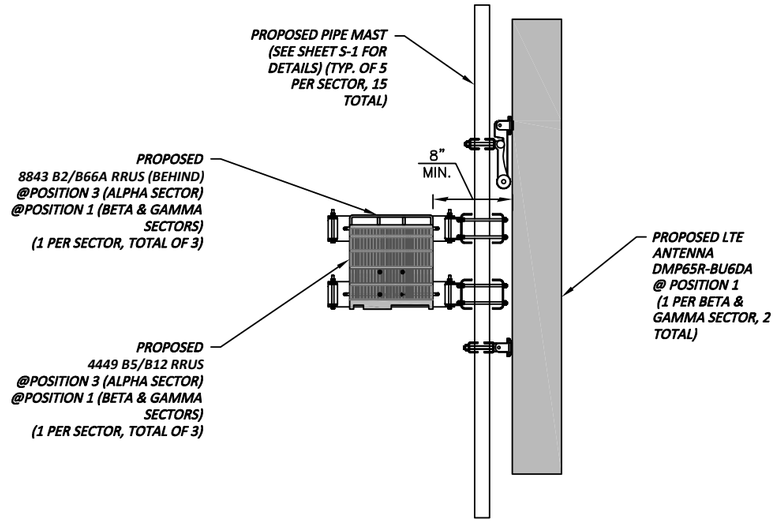
DC SURGE SUPPRESSOR DETAIL

N.T.S.



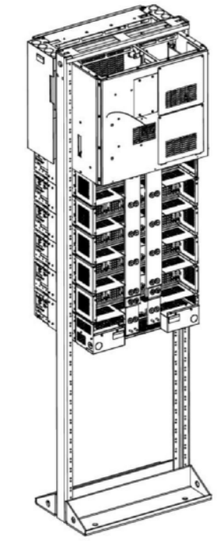
ANTENNA MOUNTING DETAIL

N.T.S.



ANTENNA MOUNTING DETAIL

N.T.S.



NETSURE 7100
POWER PLANT DETAIL

N.T.S.

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DESIGNED BY:	APPROVED BY:
BPC	DC

SITE NAME:	GREAT BARRINGTON-STOCKBRIDGE
SITE NUMBER:	MA5153
SITE ADDRESS:	425 STOCKBRIDGE ROAD GREAT BARRINGTON, MA 01230
PROJECT TYPE:	LTE 3C, LTE 4C, RETRO, 5G NR
SHEET TITLE:	DETAILS
DRAWING #:	A-3
REVISION:	2

STRUCTURAL NOTES:

1. DESIGN REQUIREMENTS ARE PER STATE BUILDING CODE AND APPLICABLE SUPPLEMENTS, INTERNATIONAL BUILDING CODE, EIA/TIA-222-G STRUCTURAL STANDARDS FOR STEEL ANTENNA, TOWERS AND ANTENNA SUPPORTING STRUCTURES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND ENGINEER OF RECORD.
3. DESIGN AND CONSTRUCTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
4. STRUCTURAL STEEL SHALL CONFORM TO ASTM A992 (Fy=50 ksi), MISCELLANEOUS STEEL SHALL CONFORM TO ASTM A36 UNLESS OTHERWISE INDICATED.
5. STEEL PIPE SHALL CONFORM TO ASTM A500 "COLD-FORMED WELDED & SEAMLESS CARBON STEEL STRUCTURAL TUBING", GRADE B, OR ASTM A53 PIPE STEEL BLACK AND HOT-DIPPED ZINC-COATED WELDED AND SEAMLESS TYPE E OR S, GRADE B. PIPE SIZES INDICATED ARE NOMINAL. ACTUAL OUTSIDE DIAMETER IS LARGER.
6. STRUCTURAL CONNECTION BOLTS SHALL BE HIGH STRENGTH BOLTS (BEARING TYPE) AND CONFORM TO ASTM A325 TYPE-X "HIGH STRENGTH BOLTS FOR STRUCTURAL JOINTS, INCLUDING SUITABLE NUTS AND PLAIN HARDENED WASHERS". ALL BOLTS SHALL BE 3/4" DIA UON.
7. ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS OTHERWISE NOTED.
8. ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC-COATING (HOT-DIP) ON IRON AND STEEL HARDWARE", UNLESS OTHERWISE NOTED.
9. FIELD WELDS, DRILL HOLES, SAW CUTS AND ALL DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED WITH AN ORGANIC ZINC REPAIR PAINT COMPLYING WITH REQUIREMENTS OF ASTM A780. GALVANIZING REPAIR PAINT SHALL HAVE 65 PERCENT ZINC BY WEIGHT, ZIRP BY DUNCAN GALVANIZING, GALVA BRIGHT PREMIUM BY CROWN OR EQUAL. THICKNESS OF APPLIED GALVANIZING REPAIR PAINT SHALL BE NOT NOT LESS THAN 4 COATS (ALLOW TIME TO DRY BETWEEN COATS) WITH A RESULTING COATING THICKNESS REQUIRED BY ASTM A123 OR A153 AS APPLICABLE.
10. CONTRACTOR SHALL COMPLY WITH AWS CODE FOR PROCEDURES, APPEARANCE AND QUALITY OF WELDS, AND FOR METHODS USED IN CORRECTING WELDING. ALL WELDERS AND WELDING PROCESSES SHALL BE QUALIFIED IN ACCORDANCE WITH AWS "STANDARD QUALIFICATION PROCEDURES". ALL WELDING SHALL BE DONE USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC AND DI.I. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "STEEL CONSTRUCTION MANUAL". 14TH EDITION.
11. INCORRECTLY FABRICATED, DAMAGED OR OTHERWISE MISFITTING OR NON-CONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE CONSTRUCTION MANAGER PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH ACTION SHALL REQUIRE CONSTRUCTION MANAGER APPROVAL.
12. UNISTRUT SHALL BE FORMED STEEL CHANNEL STRUT FRAMING AS MANUFACTURED BY UNISTRUT CORP., WAYNE, MI OR EQUAL. STRUT MEMBERS SHALL BE 1 5/8"x1 5/8"x12GA, UNLESS OTHERWISE NOTED, AND SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION.
13. EPOXY ANCHOR ASSEMBLY SHALL CONSIST OF STAINLESS STEEL ANCHOR ROD WITH NUTS & WASHERS. AN INTERNALLY THREADED INSERT, A SCREEN TUBE AND A EPOXY ADHESIVE. THE ANCHORING SYSTEM SHALL BE THE HILTI-HIT HY-270 AND OR HY-200 SYSTEMS (AS SPECIFIED IN DWG.) OR ENGINEERS APPROVED EQUAL.
14. EXPANSION BOLTS SHALL CONFORM TO FEDERAL SPECIFICATION FF-S-325, GROUP II, TYPE 4, CLASS I, HILTI KWIK BOLT III OR APPROVED EQUAL. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
15. LUMBER SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND THE NATIONAL FOREST PRODUCTS ASSOCIATION'S NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. ALL LUMBER SHALL BE PRESSURE TREATED AND SHALL BE STRUCTURAL GRADE NO. 2 OR BETTER.
16. WHERE ROOF PENETRATIONS ARE REQUIRED, THE CONTRACTOR SHALL CONTACT AND COORDINATE RELATED WORK WITH THE BUILDING OWNER AND THE EXISTING ROOF INSTALLER. WORK SHALL BE PERFORMED IN SUCH A MANNER AS TO NOT VOID THE EXISTING ROOF WARRANTY. ROOF SHALL BE WATERTIGHT.
17. ALL FIBERGLASS MEMBERS USED ARE AS MANUFACTURED BY STRONGWELL COMPANY OF BRISTOL, VA 24203. ALL DESIGN CRITERIA FOR THESE MEMBERS IS BASED ON INFORMATION PROVIDED IN THE DESIGN MANUAL. ALL REQUIREMENTS PUBLISHED IN SAID MANUAL MUST BE STRICTLY ADHERED TO.
18. NO MATERIALS TO BE ORDERED AND NO WORK TO BE COMPLETED UNTIL SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED IN WRITING.
19. SUBCONTRACTOR SHALL FIREPROOF ALL STEEL TO PRE-EXISTING CONDITIONS.

SPECIAL INSPECTION CHECKLIST

BEFORE CONSTRUCTION	
CONSTRUCTION/INSTALLATION INSPECTIONS AND TESTING REQUIRED (COMPLETED BY ENGINEER OF RECORD)	REPORT ITEM
N/A	ENGINEER OF RECORD APPROVED SHOP DRAWINGS [1]
N/A	MATERIAL SPECIFICATIONS REPORT [2]
N/A	FABRICATOR NDE INSPECTION
N/A	PACKING SLIPS [3]
ADDITIONAL TESTING AND INSPECTIONS:	
DURING CONSTRUCTION	
CONSTRUCTION/INSTALLATION INSPECTIONS AND TESTING REQUIRED (COMPLETED BY ENGINEER OF RECORD)	REPORT ITEM
REQUIRED	STEEL INSPECTIONS
N/A	HIGH STRENGTH BOLT INSPECTIONS
N/A	HIGH WIND ZONE INSPECTIONS [4]
N/A	FOUNDATION INSPECTIONS
N/A	CONCRETE COMP. STRENGTH, SLUMP TESTS AND PLACEMENT
N/A	POST INSTALLED ANCHOR VERIFICATION [5]
N/A	GROUT VERIFICATION
N/A	CERTIFIED WELD INSPECTION
N/A	EARTHWORK: LIFT AND DENSITY
N/A	ON SITE COLD GALVANIZING VERIFICATION
N/A	GUY WIRE TENSION REPORT
ADDITIONAL TESTING AND INSPECTIONS:	
AFTER CONSTRUCTION	
CONSTRUCTION/INSTALLATION INSPECTIONS AND TESTING REQUIRED (COMPLETED BY ENGINEER OF RECORD)	REPORT ITEM
REQUIRED	MODIFICATION INSPECTOR REDLINE OR RECORD DRAWINGS [6]
N/A	POST INSTALLED ANCHOR PULL-OUT TESTING
REQUIRED	PHOTOGRAPHS
ADDITIONAL TESTING AND INSPECTIONS:	

NOTES:

1. REQUIRED FOR ANY NEW SHOP FABRICATED FRP OR STEEL.
2. PROVIDED BY MANUFACTURER, REQUIRED IF HIGH STRENGTH BOLTS OR STEEL.
3. PROVIDED BY GENERAL CONTRACTOR; PROOF OF MATERIALS.
4. HIGH WIND ZONE INSPECTION CATB 120MPH OR CAT C,D 110MPH INSPECT FRAMING OF WALLS, ANCHORING, FASTENING SCHEDULE.
5. ADHESIVE FOR REBAR AND ANCHORS SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC308 FOR CRACKED CONCRETE AND SEISMIC APPLICATIONS. DESIGN ADHESIVE BOND STRENGTH HAS BEEN BASED ON ACI 355.4 TEMPERATURE CATEGORY B WITH INSTALLATIONS INTO DRY HOLES DRILLED USING A CARBIDE BIT INTO CRACKED CONCRETE THAT HAS CURED FOR AT LEAST 21 DAYS. ADHESIVE ANCHORS REQUIRING CERTIFIED INSTALLATIONS SHALL BE INSTALLED BY A CERTIFIED ADHESIVE ANCHOR INSTALLER PER ACI 318-11 D.9.2.2. INSTALLATIONS REQUIRING CERTIFIED INSTALLERS SHALL BE INSPECTED PER ACI 318-11 D.8.2.4.
6. AS REQUIRED; FOR ANY FIELD CHANGES TO THE ITEMS IN THIS TABLE.

NOTES:

1. ALL CONNECTIONS TO BE SHOP WELDED & FIELD BOLTED USING 3/4"ø A325-X BOLTS, UNLESS OTHERWISE NOTIFIED.
2. SHOP DRAWING ENGINEER REVIEW & APPROVAL REQUIRED BEFORE ORDERING MATERIAL.
3. SHOP DRAWING ENGINEER REVIEW & APPROVAL REQUIRED PRIOR TO STEEL FABRICATION.
4. VERIFICATION OF EXISTING ROOF CONSTRUCTION IS REQUIRED PRIOR TO THE INSTALLATION OF THE ROOF PLATFORM. ENGINEER OF RECORD IS TO APPROVE EXISTING CONDITIONS IN ORDER TO MOVE FORWARD.
5. CENTERLINE OF PROPOSED STEEL PLATFORM SUPPORT COLUMNS TO BE CENTRALLY LOCATED OVER THE EXISTING BUILDING COLUMNS.
6. EXISTING BRICK MASONRY COLUMNS/BEARING TO BE REPAIRED/REPLACED AT ALL PROPOSED PLATFORM SUPPORT POINTS. ENGINEER OF RECORD TO REVIEW AND APPROVE.

SPECIAL INSPECTIONS (REFERENCE IBC CHAPTER 17):

GENERAL: WHERE APPLICATION IS MADE FOR CONSTRUCTION, THE OWNER OR THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PERFORM INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED IN THE INSPECTION CHECKLIST ABOVE.

THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE AND ENGINEERS OF RECORD INVOLVED IN THE DESIGN OF THE PROJECT ARE PERMITTED TO ACT AS THE APPROVED AGENCY AND THEIR PERSONNEL ARE PERMITTED TO ACT AS THE SPECIAL INSPECTOR FOR THE WORK DESIGNED BY THEM, PROVIDED THOSE PERSONNEL MEET THE QUALIFICATION REQUIREMENTS.

STATEMENT OF SPECIAL INSPECTIONS: THE APPLICANT SHALL SUBMIT A STATEMENT OF SPECIAL INSPECTIONS PREPARED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE IN ACCORDANCE WITH SECTION 107.1 AS A CONDITION FOR ISSUANCE. THIS STATEMENT SHALL BE IN ACCORDANCE WITH SECTION 1705.

REPORT REQUIREMENT: SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. REPORTS SHALL INDICATE THAT WORK INSPECTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THEY ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. A FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS SHALL BE SUBMITTED.

REQUIRED INSPECTIONS AND SITE REVIEW DOCUMENT AS A CONDITION OF THE BUILDING PERMIT THE FOLLOWING INSPECTIONS AND SITE REVIEWS IDENTIFIED BY THE BUILDING OFFICIAL ARE REQUIRED FOR WORK PER THE 9TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE, 780 CMR, SECTION110 AND CHAPTER 17

REQUIRED SITE REVIEW AND DOCUMENTATION FOR PORTIONS OR PHASES CONSTRUCTION [1,6,7]
(TO BE PERFORMED BY THE APPROPRIATE REGISTERED DESIGN PROFESSIONAL OF HIS/HER DESIGNEE OR M.G.L.C 112 §81R CONTRACTOR)

SITE REVIEW AND DOCUMENTATION	X	SITE REVIEW AND DOCUMENTATION	X
SOIL CONDITION/ANAYLSIS/REPORT		ENERGY EFFICIENCY REQUIREMENTS	
FOOTING AND FOUNDATION (INCLUDING REINFORCEMENT AND FOUNDATION ATTACHMENT)		FIRE ALARM INSTALLATION [2]	
CONCRETE FLOOR AND UNDER FLOOR		FIRE SUPPRESSION AND INSTALLATION [3]	
LOWEST FLOOR FLOOD ELEVATION		FIELD REPORTS [5]	
STRUCTURAL FRAME-WALL/FLOOR/ROOF		CARBON MONOXIDE DETECTION SYSTEM [4]	
LATH AND PLASTER/GYPSUM		SEISMIC REINFORCEMENT	
FIRE RESISTANT WALL/PARTITIONS FINISH ATTACHMENTS		SMOKE CONTROL SYSTEMS	
FIRE RESISTANT WALL/PARTITIONS FINISH ATTACHMENTS		SMOKE AND HEAT VENTS	
ABOVE CEILING INSPECTION		ACCESSIBILITY (521 CMR)	
FIRE BLOCKING/STOPPING SYSTEM		OTHER	
EMERGENCY LIGHTING/EXIT SIGNAGE			
MEANS OF EGRESS COMPONENTS		SPECIAL INSPECTIONS (SECTION 1704):	X
ROOFING, COPING/SYSTEM			
VENTING SYSTEMS (KITCHEN, CHEMICAL, FUME)			
MECHANICAL SYSTEMS			

1. IT IS THE RESPONSIBILITY OF THE PERMIT APPLICANT TO NOTIFY THE BUILDING OFFICIAL OF REQUIRED INSPECTIONS (X). INSPECTION OF 780 CMR FIRE PROTECTION SYSTEMS MAY BE WITNESSED BY TEH FIRE OFFICIAL AND INSTALLATION PERMITS ARE REQUIRED FROM THE FIRE DEPARTMENT PER 527 CMR.
2. INCLUDE NFPA 72 TEST AND ACCEPTANCE DOCUMENTATION.
3. INCLUDE APPLICABLE NFPA 13, 13R, 13D, 14,15, 17, 20, 241, ETC. – TEST AND ACCEPTANCE DOCUMENTTION.
4. INCLUDE NFPA RECORD OF COMPLETION AND INSPECTION AND TEST FORM.
5. INCLUDE FIELD REPORTS AND INSTALLATION DOCUMENTATION.
6. WORK SHALL NOT PROCEED, OR BE CONCEALED, UNTIL THE REQUIRED INSPECTION HAS BEEN APPROVED BY THE BUILDING OFFICIAL, AND NOTHING WITHIN CONSTRUCTION CONTROL SHALL HAVE EFFECT OF WAIVING OR LIMITING THE BUILDING OFFICIAL'S AUTHORITY TO ENFORCE THE CODE WITH RESPECT TO EXAMINATION OF THE CONTRACT DOCUMENTS, INCLUDING PLANS, COMPUTATIONS AND SPECIFICATIONS, AND FIELD INSPECTIONS.
7. ROUGH AND/OR FINISH INSPECTIONS OF ELECTRICAL, PLUMBING, OR SHEET METAL SHALL BE INSPECTED PRIOR TO ROUGH AND FINISH INSPECTIONS BY THE BUILDING OFFICIAL.

MASSACHUSETTS AMENDMENTS TO THE IBC (REFERENCE 780 CMR):

107.6 CONSTURCTION CONTROL.
107.6.1 GENERAL. THIS SECTION SHALL APPLY TO THE CONSTRUCTION CONTROLS, PROFESSIONAL SERVICES AND CONTRACTOR SERVICES REQUIRED FOR BUILDINGS AND STRUCTURES NEEDING REGISTERED DESIGN PROFESSIONAL SERVICES.

107.6.1.1 SPECIALIZED STRUCTURES. TELECOMMUNICATION TOWERS, WIND TURBINE TOWERS, AND SIMILAR STRUCTURES ARE ENGINEERED STRUCTURES AND SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 107.6.

107.6.2.2 CONSTRUCTION. THE REGISTERED DESIGN PROFESSIONALS WHO ARE RESPONSIBLE FOR THE DESIGN, PLAN, CALCULATIONS, AND SPECIFICATIONS, THEIR DESIGNEE OR THE REGISTERED DESIGN PROFESSIONALS WHO HAVE BEEN RETAINED FOR CONSTRUCTION PHASE SERVICES, SHALL PERFORM THE FOLLOWING TASKS:

1. REVIEW, FOR CONFORMANCE TO 780 CMR AND THE DESIGN CONCEPT, SHOP DRAWINGS, SAMPLES AND OTHER SUBMITTALS BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS.
2. PERFORM THE DUTIES FOR REGISTERED DESIGN PROFESSIONALS IN 780 CMR 17.00 SPECIAL INSPECTIONS AND TESTS.
3. BE PRESENT AT INTERVALS APPROPRIATE TO THE STAGE OF CONSTRUCTION TO BECOME GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF THE WORK AND TO DETERMINE IF THE WORK IS BEING PERFORMED IN A MANNER CONSISTENT WITH THE CONSTRUCTION DOCUMENTS AND 780 CMR.

THE PERMIT APPLICATION SHALL NOT BE DEEMED COMPLETED UNTIL ALL OF THE CONSTRUCTION DOCUMENTS REQUIRED BY 780 CMR HAVE BEEN SUBMITTED. DOCUMENTATION INDICATING THAT WORK COMPLIES WITH TEH PLANS AND SPECIFICATIONS SHALL BE PROVIDED AT THE COMPLETION OF EACH PAHSE WHEN REQUIRED BY THE BUILDING OFFICIAL. UPON COMPLETION OF THE WORK, TEH REGISTERED DESIGN PROFESSIONAL SHALL FILE A FINAL DOCUMENT TO TEH BUILDING OFFICIAL INDICATING THAT, TO THE BEST IF HIS OR HER KNOWLEDGE AND BELIEF, THE WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND 780 CMR. FORMS FOR CONSTRUCTION CONTROL WHEN REQUIRED BY THE BUILDING OFFICIAL SHALL BE THOSE FOUND AT http://www. ma.gov/government/oca-agencies/dpl-lp/opsi/.

107.6.2.3 SPECIAL INSPECTIONS AND TESTS. SPECIAL INSPECTIONS AND TESTS. SHALL BE PROVIDED IN ACCORDANCE WITH 780 CMR 17.00 SPECIAL INSPECTIONS AND TESTS.

107.6.2.3 NON STRUCTURAL SYSTEM TEST AND INSPECTIONS. TESTS AND INSPECTIONS OF NON-STRUCTURAL SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE ENGINEERING PRACTICE STANDARDS, REFERENCED STANDARDS LISTED IN 780 CMR 35.00: REFERENCED STANDARDS, OR AS OTHERWISE SPECIFIED IN 780 CMR.

107.6.3 CONSTRUCTION CONTRACTOR SERVICES. THE ACTUAL CONSTRUCTION OF THE WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AS IDENTIFIED ON THE APPROVAL PERMIT AND INVOLVE THE FOLLOWING:

1. EXECUTION OF ALL WORK IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.
2. EXECUTION AND CONTROL OF ALL METHODS OF CONSTRUCTION IN A SAFE AND SATISFACTORY MANNER IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL STATUTES AND REGULATIONS.
3. UPON COMPLETION OF THE CONSTRUCTION, CERTIFICATION IN WRITING TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE THAT, TO THE BEST OF THE CONTRACTORS'S KNOWLEDGE AND BELIEF, CONSTRUCTION HAS BEEN DONE IN SUBSTANTIAL ACCORD WITH SECTION 107.6 AND WITH ALL PERTINENT DEVIATIONS SPECIFICALLY NOTED. THE BUILDING OFFICIAL MAY REQUIRE A COPY OF THIS CERTIFICATION.

107.6.4 PROJECT REPRESENTATION. A PROJECT REPRESENTATIVE MAY BE REQUIRED BY THE BUILDING OFFICIAL. THIS REPRESENTATIVE SHALL KEEP DAILY RECORDS AND SUBMIT REPORTS AS MAY BE REQUIRED BY THE BUILDING OFFICIAL. THIS PROJECT REPRESENTATION REQUIREMENT SHALL BE DETERMINED PRIOR TO THE ISSUANCE OF THE PERMIT AND MAY BE A PREREQUISITE FOR PERMIT ISSUANCE. REFUSAL BY THE APPLICANT TO PROVIDE SUCH SERVICE IF REQUIRED BY THE BUILDING OFFICIAL SHALL RESULT IN THE DENIAL OF THE PERMIT. ALL FEES AND COSTS RELATED TO THE PERFORMANCE OF PROJECT REPRESENTATION SHALL BE BORNE BY THE OWNER. WHEN APPLICATIONS FOR UNUSUAL DESIGNS OR MAGNITUDE OF CONSTRUCTION ARE FILED, OR WHERE REFERENCE STANDARDS REQUIRE SPECIAL ARCHITECTURAL OR ENGINEERING INSPECTIONS, THE BUILDING OFFICIAL MAY REQUIRE THAT THE PROJECT REPRESENTATIVE BE A REGISTERED DESIGN PROFESSIONAL IN ADDITION TO THOSE REGISTERED DESIGN PROFESSIONALS REQUIRED ELSEWHERE IN ACCORDANCE WITH SECTION 107.6.

107.6.5 BUILDING OFFICIAL RESPONSIBILITY. NOTHING CONTAINED IN SECTION 107.6 SHALL HAVE THE EFFECT OF WAIVING OR LIMITING THE BUILDING OFFICIAL'S AUTHORITY TO ENFORCE 780 CMR WITH RESPECT TO EXAMINATION OF THE CONTRACT DOCUMENTS, INCLUDING PLANS, COMPUTATIONS AND SPECIFICATIONS, AND FIELD INSPECTIONS.

at&t MOBILITY CORP.
550 COCHITUATE ROAD
FRAMINGHAM, MA 01701

CENTERLINE COMMUNICATIONS
750 WEST CENTER ST, SUITE 301
WEST BRIDGEWATER, MA 02379
PHONE: 781.713.4725

REVISIONS		
2	09/15/20	CONSTRUCTION REVISED
1	08/11/20	ISSUED FOR CONSTRUCTION
0	05/20/20	ISSUED FOR REVIEW
NO.	DATE	DESCRIPTION

DESIGNED BY:	APPROVED BY:
BPC	DC

COMMONWEALTH OF MASSACHUSETTS
DEREK J. CREASER
CIVIL
No. 49195
REGISTERED PROFESSIONAL ENGINEER

SITE NAME:
GREAT BARRINGTON-STOCKBRIDGE

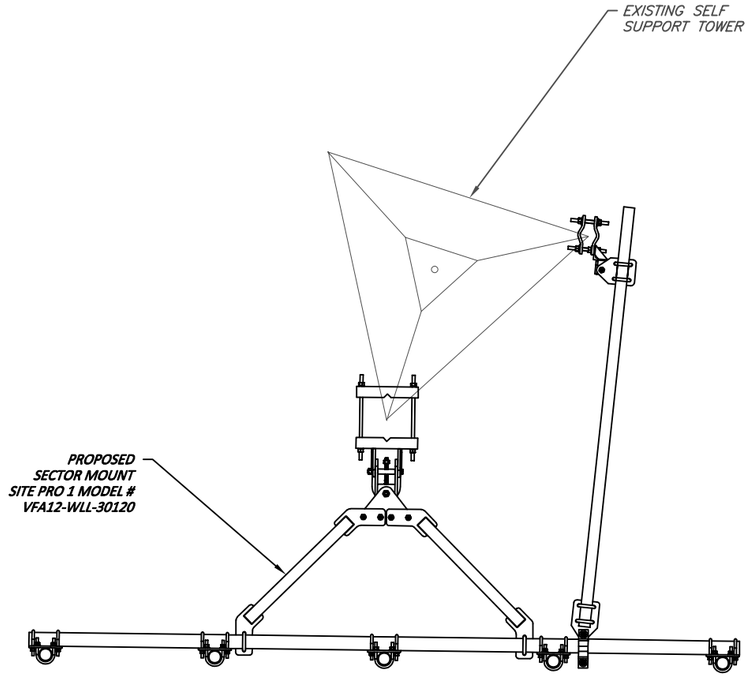
SITE NUMBER:
MA5153

SITE ADDRESS:
425 STOCKBRIDGE ROAD
GREAT BARRINGTON, MA 01230

PROJECT TYPE:
LTE 3C, LTE 4C, RETRO, 5G NR

SHEET TITLE:
STRUCTURAL NOTES

DRAWING #:	REVISION:
SN-1	2



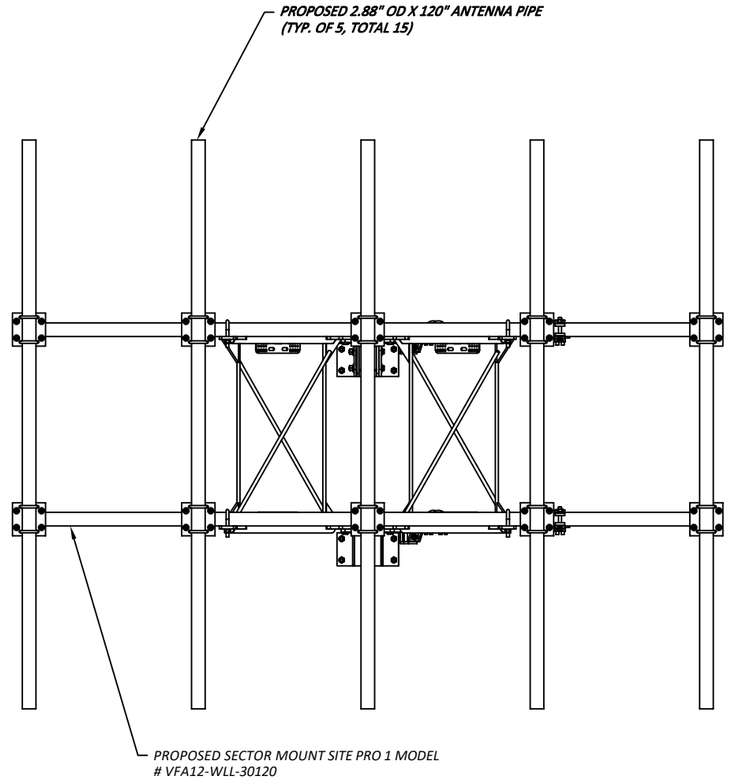
1 S-1 PROPOSED MOUNT MODIFICATION PLAN

SCALE: 3/4" = 1'-0" (22"X34")
3/8" = 1'-0" (11"X17")

GRAPHIC SCALE

1'-4" 0 8" 1'-4" 2'-8" 5'-4"

(IN FEET)



2 S-1 PROPOSED MOUNT MODIFICATIONS SECTION

SCALE: 3/4" = 1'-0" (22"X34")
3/8" = 1'-0" (11"X17")

GRAPHIC SCALE

1'-4" 0 8" 1'-4" 2'-8" 5'-4"

(IN FEET)

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FRAMINGHAM, MA 01701

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DESIGNED BY:	APPROVED BY:
BPC	DC

COMMONWEALTH OF MASSACHUSETTS
DEREK J. CREASER
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No. 49195
REGISTERED PROFESSIONAL ENGINEER

SITE NAME: GREAT BARRINGTON–STOCKBRIDGE

SITE NUMBER: MA5153

SITE ADDRESS: 425 STOCKBRIDGE ROAD
GREAT BARRINGTON, MA 01230

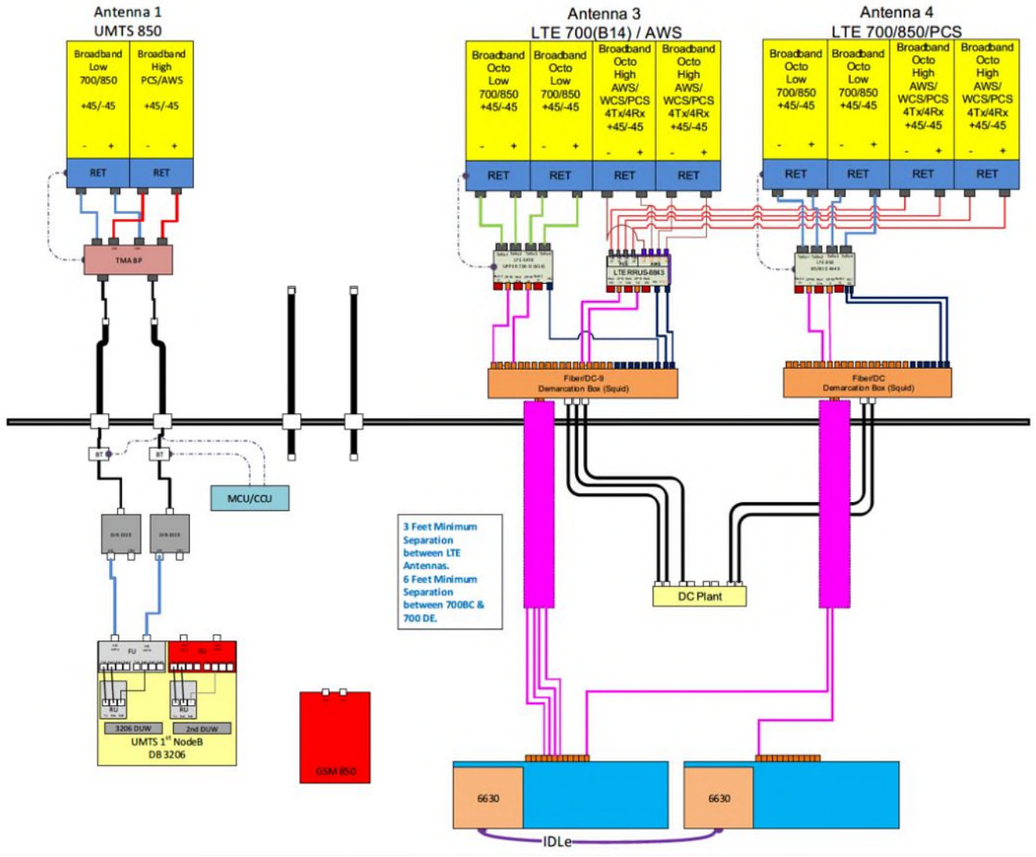
PROJECT TYPE: LTE 3C, LTE 4C, RETRO, 5G NR

SHEET TITLE: STRUCTURAL DETAILS

DRAWING #: S-1

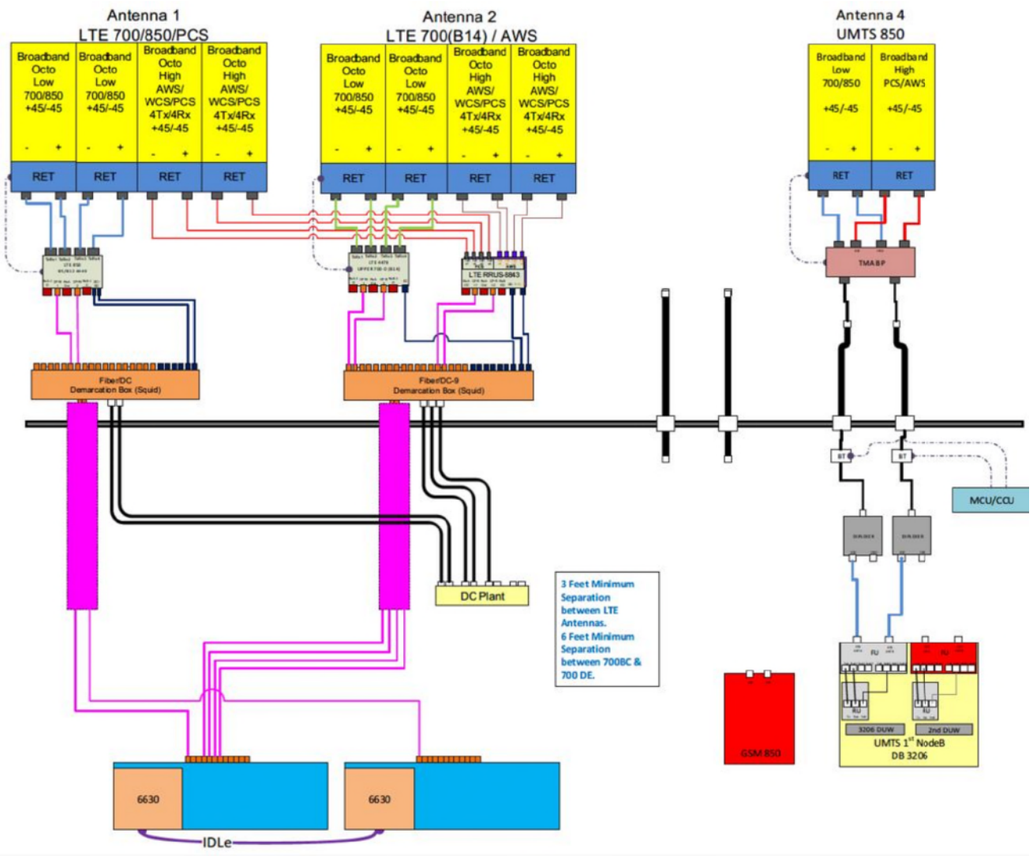
REVISION: 2

MA5153_A_LTE MULTI CARRIER_REV.3.VSD



PLUMBING DIAGRAM (ALPHA)
N.T.S.

MA5153_B_C_LTE MULTI CARRIER_REV.3.VSD



PLUMBING DIAGRAM (BETA & GAMMA)
N.T.S.

at&t MOBILITY CORP.
550 COCHITUATE ROAD
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COMMONWEALTH OF MASSACHUSETTS
DEREK J. CREASER
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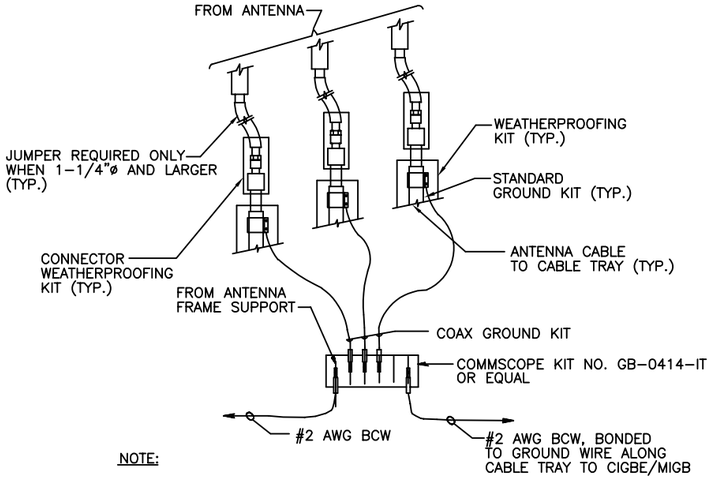
SITE NAME:	GREAT BARRINGTON–STOCKBRIDGE
SITE NUMBER:	MA5153
SITE ADDRESS:	425 STOCKBRIDGE ROAD GREAT BARRINGTON, MA 01230
PROJECT TYPE:	LTE 3C, LTE 4C, RETRO, 5G NR
SHEET TITLE:	RF PLUMBING DIAGRAM
DRAWING #:	RF–1
REVISION:	2



NOTE:

1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO CIGBE.

GROUNDING RISER DIAGRAM

N.T.S.

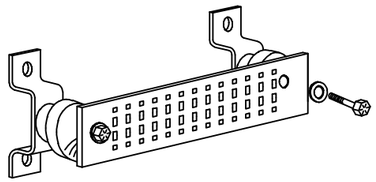
EACH GROUND CONDUCTOR TERMINATING ON ANY GROUND BAR SHALL HAVE AN IDENTIFICATION TAG ATTACHED AT EACH END THAT WILL IDENTIFY ITS ORIGIN AND DESTINATION.

SECTION "P" – SURGE PRODUCERS

CABLE ENTRY PORTS (HATCH PLATES) (#2)
GENERATOR FRAMEWORK (IF AVAILABLE) (#2)
TELCO GROUND BAR
COMMERCIAL POWER COMMON NEUTRAL/GROUND BOND (#2)
+24V POWER SUPPLY RETURN BAR (#2)
–48V POWER SUPPLY RETURN BAR (#2)
RECTIFIER FRAMES.

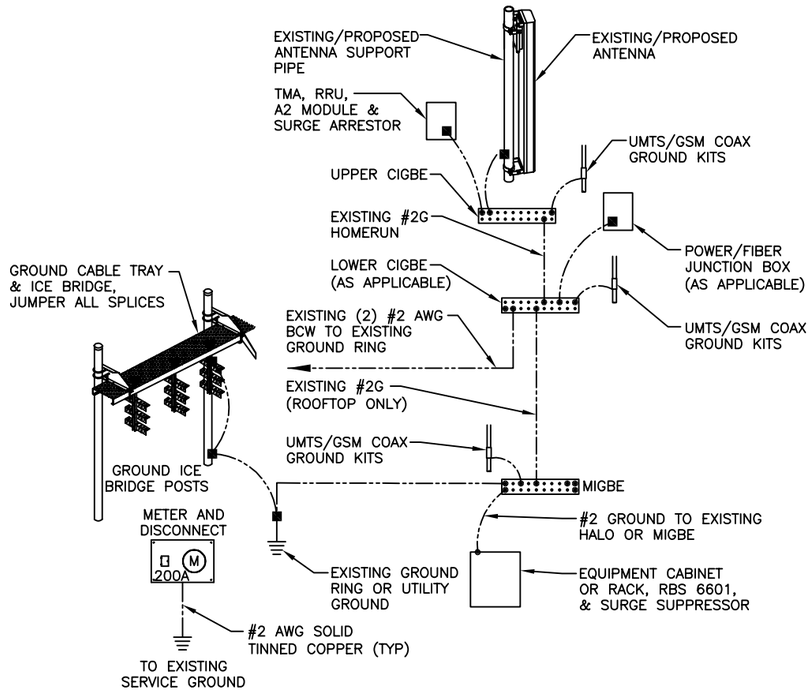
SECTION "A" – SURGE ABSORBERS

INTERIOR GROUND RING (#2)
EXTERNAL EARTH GROUND FIELD (BURIED GROUND RING) (#2)
METALLIC COLD WATER PIPE (IF AVAILABLE) (#2)
BUILDING STEEL (IF AVAILABLE) (#2)



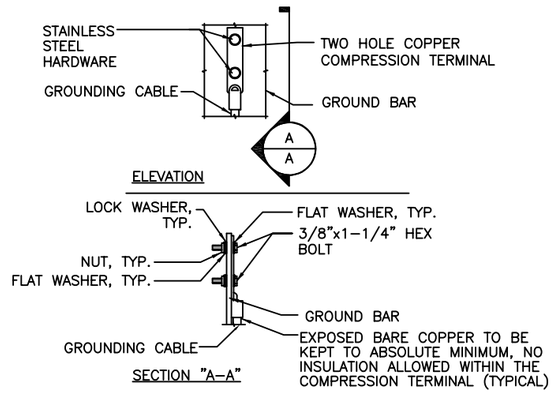
GROUND BAR DETAIL

N.T.S.



GROUNDING RISER DIAGRAM

N.T.S.



NOTE:

1. "DOUBLING UP" OR "STACKING" OF CONNECTION IS NOT PERMITTED.
2. OXIDE INHIBITING COMPOUND TO BE USED AT ALL LOCATION.
3. CADWELD DOWNLEADS FROM UPPER EGB, LOWER EGB, AND MGB

GROUND BAR CONNECTION DETAIL

N.T.S.

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750 WEST CENTER ST, SUITE 301
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REVISIONS		
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1	08/11/20	ISSUED FOR CONSTRUCTION
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NO.	DATE	DESCRIPTION

DESIGNED BY:	APPROVED BY:
BPC	DC

COMMONWEALTH OF MASSACHUSETTS
DEREK J. CREASER
CIVIL
No. 49195
REGISTERED
PROFESSIONAL ENGINEER

SITE NAME:	GREAT BARRINGTON–STOCKBRIDGE
SITE NUMBER:	MA5153
SITE ADDRESS:	425 STOCKBRIDGE ROAD GREAT BARRINGTON, MA 01230
PROJECT TYPE:	LTE 3C, LTE 4C, RETRO, 5G NR
SHEET TITLE:	GROUNDING DETAILS
DRAWING #:	G–1
REVISION:	2

Tower Engineering Solutions
Phone (972) 483-0607, Fax (972) 975-9615
1320 Greenway Drive, Suite 600, Irving, Texas 75038

Structural Analysis Report

Existing 160 ft Central Tower Self Supporting Tower

Customer Name: SBA Communications Corp

Customer Site Number: MA13743-A

Customer Site Name: WSBS

Carrier Name: AT&T (App#: 133489, v1)

Carrier Site ID / Name: MA5153 / Great Barrington-Stockbridge

Site Location: 425 Stockbridge Rd

Great Barrington, Massachusetts

Berkshire County

Latitude: 42.214058

Longitude: -73.344716

Kyle Wyant
9/3/20

Analysis Result:

Max Structural Usage: 103.5% [Pass]

Max Foundation Usage: 59.0% [Pass]

Additional Usage Caused by Mount Modification: + 1.9%

Report Prepared by: Matthew Baker

Tower Engineering Solutions
Phone (972) 483-0607, Fax (972) 975-9615
1320 Greenway Drive, Suite 600, Irving, Texas 75038

Structural Analysis Report

Existing 160 ft Central Tower Self Supporting Tower

Customer Name: SBA Communications Corp

Customer Site Number: MA13743-A

Customer Site Name: WSBS

Carrier Name: AT&T (App#: 133489, v1)

Carrier Site ID / Name: MA5153 / Great Barrington-Stockbridge

Site Location: 425 Stockbridge Rd

Great Barrington, Massachusetts

Berkshire County

Latitude: 42.214058

Longitude: -73.344716

Analysis Result:

Max Structural Usage: 103.5% [Pass]

Max Foundation Usage: 59.0% [Pass]

Additional Usage Caused by Mount Modification: + 1.9%

Report Prepared by: Matthew Baker

Introduction

The purpose of this report is to summarize the analysis results on the 160 ft Central Tower Self Supporting Tower to support the proposed antennas and transmission lines in addition to those currently installed. Any modification listed under Sources of Information was assumed completed and was included in this analysis.

Sources of Information

Tower Drawings	Central Tower Project # SS-1276, dated 01/24/2003
Foundation Drawing	Central Tower Project # SS-1276, dated 01/24/2003
Geotechnical Report	Jaworski Geotech Project # 02715G, dated 01/09/2003
Modification Drawings	FDH Project # 11-01055E S3, dated 05/16/2011
Mount Analysis	Centerline Communications MA for AT&T Site # MA5153, rev.1, dated 06/22/2020

Analysis Criteria

The rigorous analysis was performed in accordance with the requirements and stipulations of the TIA-222-G-2**.** In accordance with this standard, the structure was analyzed using **TESTowers,** a proprietary analysis software. The program considers the structure as an elastic 3-D model with second-order effects and temperature effects incorporated in the analysis. The analysis was performed using multiple wind directions.

Wind Speed Used in the Analysis:	Ultimate Design Wind Speed V_{ult} = 115.0 mph (3-Sec. Gust)/ Nominal Design Wind Speed V_{asd} = 89.0 mph (3-Sec. Gust)
Wind Speed with Ice:	40 mph (3-Sec. Gust) with 3/4" radial ice concurrent
Operational Wind Speed:	60 mph + 0" Radial ice
Standard/Codes:	TIA-222-G-2 / Massachusetts State Building Code, Ninth Edition
Exposure Category:	C
Structure Class:	II
Topographic Category:	1
Crest Height:	0 ft
Seismic Parameters:	S_S = 0.169, S_1 = 0.066

This structural analysis is based upon the tower being classified as a Structure Class II; however, if a different classification is required subsequent to the date hereof, the tower classification will be changed to meet such requirement and a new structural analysis will be run.

Existing Antennas, Mounts and Transmission Lines

The table below summarizes the antennas, mounts and transmission lines that were considered in the analysis as existing on the tower.

Items	Elevation (ft)	Qty.	Antenna Descriptions	Mount Type & Qty.	Transmission Lines	Owner
1	166.0	1	13' x 1" Omni	Direct	(1) 1/4"	WSBS
2		1	13' x 1.62" Omni		(1) 3/8"	
3	155.5	3	Commscope - DT465B-2XR - Panel	(3) Sector Frames (1) SitePro HPK14 (3) SitePro SFR-K-L (3) SitePro STK-U (3) SitePro TAP-472	(4) 1-1/4" Hybrid	Sprint Nextel
4		3	RFS - APXVSPP18-C-A20 - Panel			
5		3	ALU - 1900 MHz RRU			
6		6	ALU - 800 MHz RRU			
7		3	ALU - 800 MHz Filter			
8		4	RFS - ACU-A20-N - RET			
9		3	ALU - TD-RRH8x20-25 - RRU			
-	143.0	6	Kathrein - 800 10122 - Panel	(3) Sector Frames	(12) 1 5/8" (1) 3/8" Fiber (2) 5/8" DC Power	AT&T
-		2	KMW - AM-X-CD-16-65-00T-RET - Panel			
-		1	Powerwave - P45-16-XLH-RR - Panel			
-		3	CSS - Duo 1414-8686 - Panel			
-		6	Powerwave - TT08-19DB111-001 - TMA			
-		12	Kathrein - 860 10025 - TMA			
-		3	Ericsson - RRU-11 - RRU			
-		1	Raycap - DC6-48-60-18-8F - Surge Protector			
-		3	Ericsson - RRU-12 - RRU			
-		3	Kathrein - 782 10254 - Bias T			
23	140.0	6	RFS - FD9R6004/2C-3L - TMA	(3) Sector Frames	(12) 1 5/8"	Verizon
24		1	Andrew - LNX-6512DS - Panel			
25		2	Swedcom - SLCP 2x6014 - Panel			
26		6	Antel - LPA-80063/4CF - Panel			
27		3	Antel - BXA-171063/8BF - Panel			
28	127.0	3	EMS - RR65-19-02DP - Panel	(3) T-Frames w/ Mods	(18) 1 5/8"	T-Mobile
29		3	CommScope - LNX-6515DS - Panel			
30		3	RFS - APX16PV-16PRVL - Panel			
31		6	Ericsson - KRY 112 489/2 - TMA			
32		3	Kathrein - 782 11056 - TMA			
33	117.0	1	Scala - HDCA-5/HRM/75N - Yagi	(1) 11' Pipe	(1) 1/2"	WRCR
34	109.5	1	Scala - HDCA-5/HRM/75N - Yagi			
35	93.5	1	Antenex - 8'x 1" Omni	(1) Standoff	(1) 1/2"	WSBS
36	88.0	1	Dielectric - DCR-L-1	Direct	(1) 7/8"	New England Public Radio

Proposed Carrier's Final Configuration of Antennas, Mounts and Transmission Lines

Information pertaining to the proposed carrier's final configuration of antennas and transmission lines was provided by SBA Communications Corp. The proposed antennas and lines are listed below.

Items	Elevation (ft)	Qty.	Antenna Descriptions	Mount Type & Qty.	Transmission Lines	Owner
10	143.0	6	Kathrein - 800 10122 - Panel	(3) Sector Frames w/ Mods	(12) 1 5/8" (2) 3/8" Fiber* (5) 5/8" DC*	AT&T
11		1	Cci - OPA65R-BU4DA - Panel			
12		1	Cci - DMP65R-BU4DA - Panel			
13		2	Cci - OPA65R-BU6DA - Panel			
14		2	Cci - DMP65R-BU6DA - Panel			
15		6	Powerwave - TT08-19DB111-001 - TMA			
16		12	Kathrein - 860 10025 - RET			
17		3	Ericsson - 4449 B5/B12 - RRU			
18		3	Ericsson - RRUS 8843 B2 B66A - RRU			
19		3	Ericsson - RRUS 4478 B14 - RRU			
20		1	Raycap - DC6-48-60-18-8F - OVP			
21		1	Raycap - DC9-48-60-24-8C-EV - OVP			
22		3	Kathrein - 782 10254 - BIAS-T			

*(1) 3/8" Fiber and (2) 5/8" DC housed inside (1) 2.5" Conduit

See the attached coax layout for the line placement considered in the analysis.

Analysis Results

The results of the structural analysis, performed for the wind and ice loading and antenna equipment as defined above, are summarized as the following:

Tower Component	Legs	Diagonals	Horizontals
Max. Usage:	**103.5%**	**98.5%**	**13.9%**
Pass/Fail	**Pass**	**Pass**	**Pass**

Foundations

	Compression (Kips)	Uplift (Kips)	Shear (Kips)
Analysis Reactions	434.3	396.4	24.8

The foundation has been investigated using the supplied documents and soils report and was found adequate. Therefore, no modification to the foundation will be required.

Operational Condition (Rigidity):

Operational characteristics of the tower are found to be within the limits prescribed by ANSI/TIA/EIA 222-G for the installed antennas. The maximum twist/sway at the elevation of the proposed equipment is 0.3571 degrees under the operational wind speed as specified in the Analysis Criteria.

Conclusions

Based on the analysis results, the existing structure and its foundation were found to be adequate to safely support the existing and proposed equipment and meet the minimum requirements per the ANSI/TIA/EIA 222-G Standard under the design basic wind speed as specified in the Analysis Criteria.

Standard Conditions

1. This analysis was performed based on the information supplied to **(TES) Tower Engineering Solutions, LLC.** Verification of the information provided was not included in the Scope of Work for **TES**. The accuracy of the analysis is dependent on the accuracy of the information provided.

2. The structural analysis was performance based upon the evidence available at the time of this report. All information provided by the client is considered to be accurate.

3. The analyses will be performed based on the codes as specified by the client or based on the best knowledge of the engineering staff of **TES**. In the absence of information to the contrary, all work will be performed in accordance with the latest relevant revision of ANSI/TIA-222. If wind speed and/or ice loads are different from the minimum values recommended by the EIA/TIA-222 standard or other codes, **TES** should be notified in writing and the applicable minimum values provided by the client.

4. The configuration of the existing mounts, antennas, coax and other appurtenances were supplied by the customer for the current structural analysis. **TES** has not visited the tower site to verify the adequacy of the information provided. If there is any discrepancy found in the report regarding the existing conditions, **TES** should be notified immediately to evaluate the effect of the discrepancy on the analysis results.

5. The client will assume responsibility for rework associated with the differences in initially provided information, including tower and foundation information, existing and/or proposed equipment and transmission lines.

6. If a feasibility analysis was performed, final acceptance of changed conditions shall be based upon a rigorous structural analysis.

Structure: MA13743-A-SBA

Site Name:	WSBS			**Code:**	EIA/TIA-222-G	9/3/2020
Type:	Self Support	**Base Shape:**	Triangle	**Basic WS:**	89.00	
Height:	160.00 (ft)	**Base Width:**	11.00	**Basic Ice WS:**	40.00	
Base Elev:	0.00 (ft)	**Top Width:**	4.00	**Operational WS:**	60.00	Page: 1

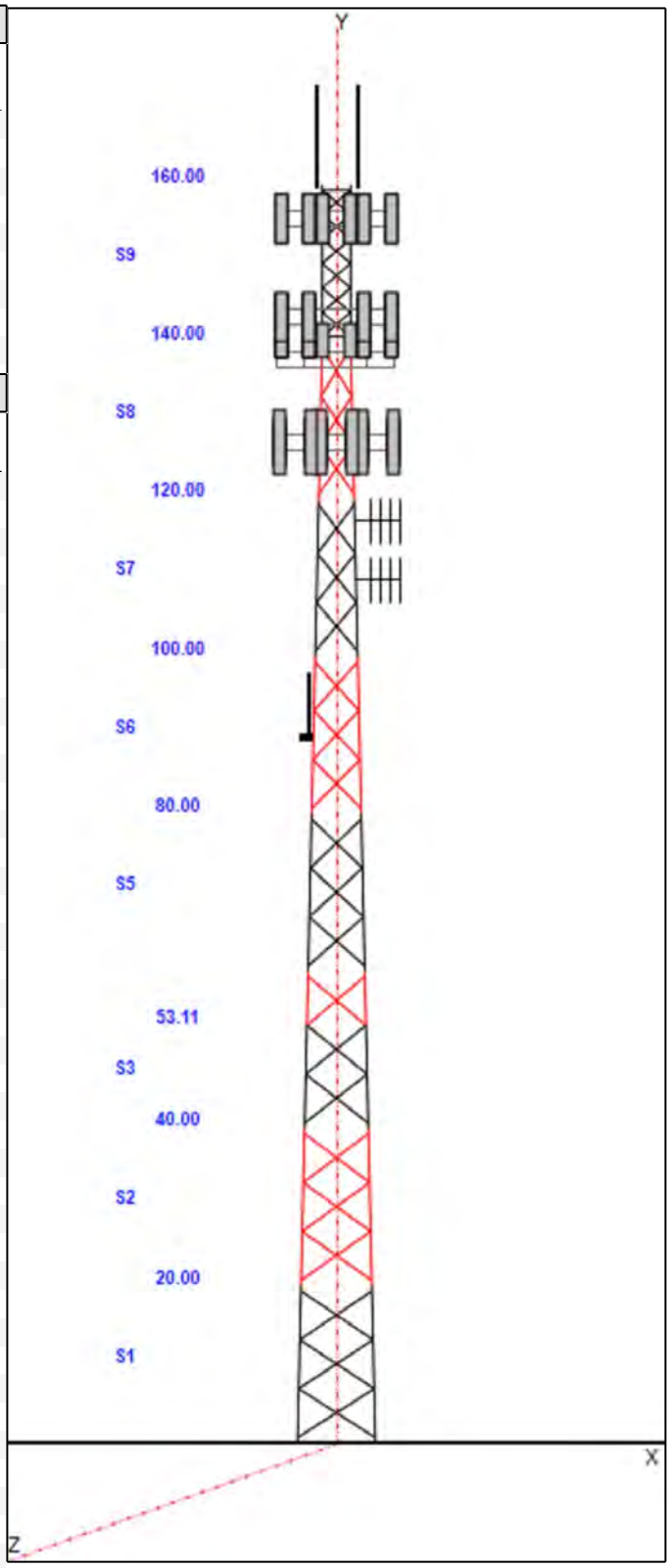
Tower Engineering Solutions

Section Properties

Sect	Leg Members	Diagonal Members	Horizontal Members
1	SOL 4 1/4" SOLID	SAE 2.5X2.5X0.3125	
2	SOL 4" SOLID	SAE 2.5X2.5X0.3125	
3	SOL 3 3/4" SOLID	SAE 2X2X0.3125	
4	SOL 3 3/4" SOLID	SAE 2X2X0.25	
5	SOL 3 1/2" S0LID	SAE 2X2X0.25	
6	SOL 3 1/4" SOLID	SAE 2X2X0.1875	
7	SOL 3" SOLID	SAE 2X2X0.1875	
8	SOL 2 3/4" SOLID	SAE 2X2X0.1875	
9	SOL 2" SOLID	SOL 7/8" SOLID	SOL 7/8" SOLID

Discrete Appurtenances

Attach Elev (ft)	Force Elev (ft)	Qty	Description
159.50	166.00	1	13' Omni
159.50	166.00	1	13' Omni
155.50	155.50	3	T-Arm (Flat)
155.50	155.50	1	HRK14
155.50	155.50	1	(3) SFR-K-L
155.50	155.50	1	(3) Stabilizer Kit (4' FW)
155.50	155.50	1	(3) TAP-472
155.50	155.50	3	DT465B-2XR
155.50	155.50	3	APXVSPP18-C-A20
155.50	155.50	3	1900MHz RRH
155.50	155.50	6	800 MHz RRH
155.50	155.50	3	ALU 800MHz External Notch Filt
155.50	155.50	4	ACU-A20-N
155.50	155.50	3	TD-RRH8x20-25
143.00	143.00	3	Light Sector Frame-Flat
143.00	143.00	1	(3) SFS-H-L (V-Braces)
143.00	143.00	1	(3) 12.5' - 2" Horizontal Pipe
143.00	143.00	1	(3) Stabilizer Kit (4' FW)
143.00	143.00	6	800 10122
143.00	143.00	1	OPA65R-BU4DA
143.00	143.00	1	DMP65R-BU4DA
143.00	143.00	2	OPA65R-BU6DA
143.00	143.00	2	DMP65R-BU6DA
143.00	143.00	6	TT08-19DB111-001
143.00	143.00	12	860 10025
143.00	143.00	3	4449 B5/B12
143.00	143.00	3	B2 B66A 8843
143.00	143.00	3	RRUS 4478 B14
143.00	143.00	1	DC6-48-60-18-8F
143.00	143.00	1	DC9-48-60-24-8C-EV
143.00	143.00	3	782 10254
137.50	137.50	3	Light Sector Frame-Flat
137.50	140.00	6	FD9R6004/2C-3L 3.1#
137.50	140.00	1	LNX-6512DS-T0M
137.50	140.00	2	SLCP 2x6014
137.50	140.00	6	LPA-80063/4CF
137.50	140.00	3	BXA-171063-8BF-EDIN-X
127.00	127.00	3	T-Arm (Flat)
127.00	127.00	3	RR65-19-02DP
127.00	127.00	3	LNX-6515DS-A1M



127.00	127.00	3	APX16PV-16PVL-A
127.00	127.00	6	KRY 112 89/1
127.00	127.00	3	782 10153
117.00	117.00	1	HDCA-5/HRM
112.50	112.50	1	15'x2.875"mount pipe
109.50	109.50	1	HDCA-5/HRM
89.50	89.50	1	Side Arm (L. Heavy)
89.50	93.50	1	8' Omni
88.00	88.00	1	A18R186

Linear Appurtenances

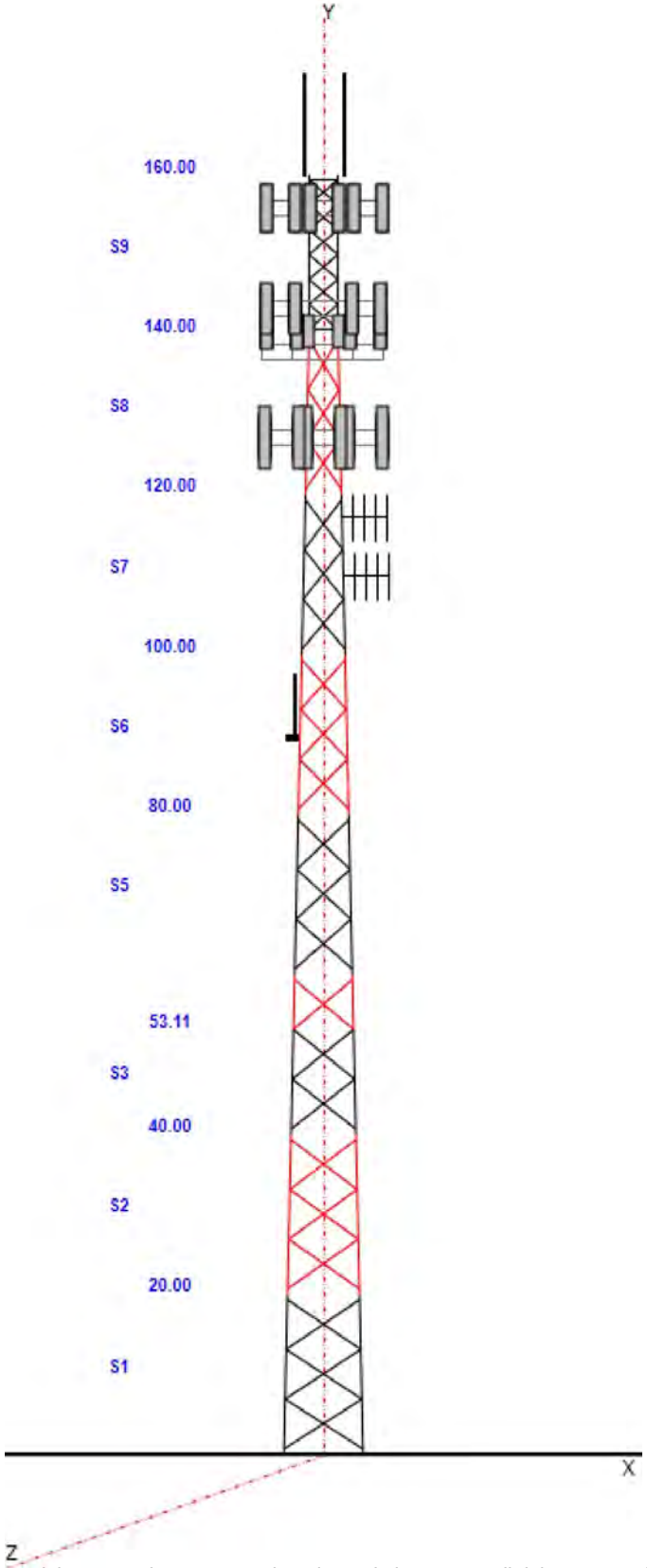
Elev From (ft)	Elev To (ft)	Qty	Description
0.00	159.50	1	1/4" Coax
0.00	159.50	1	3/8" Coax
0.00	155.50	4	1-1/4" Hybrid
0.00	155.50	1	W/G Ladder
0.00	143.00	12	1 5/8" Coax
0.00	143.00	1	2.5 Conduit
0.00	143.00	2	3/8" Fiber
0.00	143.00	5	5/8" DC Power
0.00	143.00	1	W/G Ladder
0.00	137.50	12	1 5/8" Coax
0.00	137.50	1	W/G Ladder
0.00	127.00	12	1 5/8" Coax
0.00	127.00	6	1 5/8" Coax
0.00	127.00	1	W/G Ladder
0.00	112.50	1	1/2" Coax
0.00	89.50	1	1/2" Coax
0.00	88.00	1	7/8" Coax

Base Reactions

Leg			Overturning		
Max Uplift:	-396.37	(kips	Moment:	3982.19	(ft-kips)
Max Down:	434.35	(kips	Total Down:	48.97	(kips)
Max Shear:	24.85	(kips	Total Shear:	41.36	(kips)

Structure: MA13743-A-SBA

Site Name:	WSBS			**Code:**	EIA/TIA-222-G	9/3/2020
Type:	Self Support	**Base Shape:**	Triangle	**Basic WS:**	89.00	
Height:	160.00 (ft)	**Base Width:**	11.00	**Basic Ice WS:**	40.00	
Base Elev:	0.00 (ft)	**Top Width:**	4.00	**Operational WS:**	60.00	Page: 3



Structure: MA13743-A-SBA - Coax Line Placement

Type: Self Support
Site Name: WSBS
Height: 160.00 (ft)

9/3/2020

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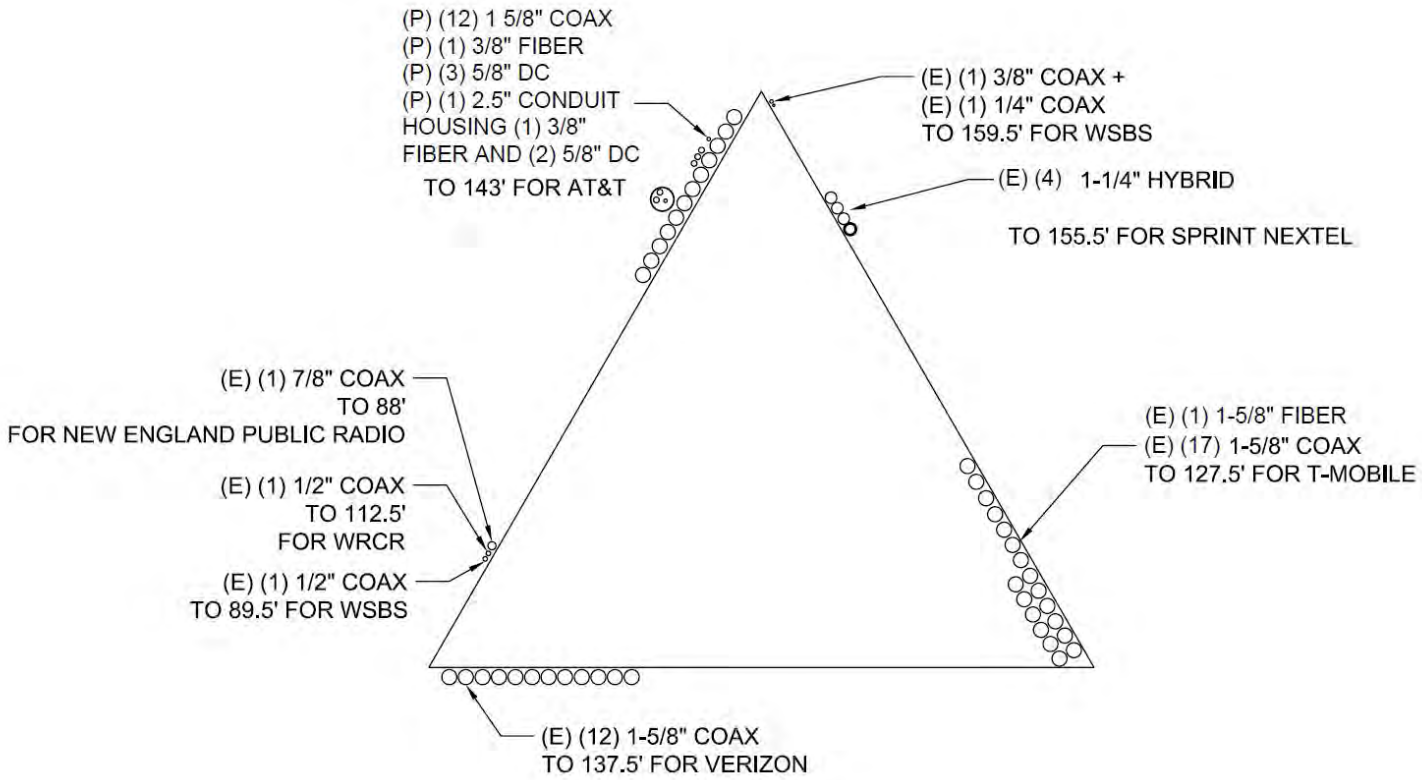

Loading Summary

Structure:	MA13743-A-SBA		**Code:**	EIA/TIA-222-G	9/3/2020
Site Name:	WSBS		**Exposure:**	C	
Height:	160.00 (ft)		**Crest Height:**	0.00	
Base Elev:	0.000 (ft)		**Site Class:**	D - Stiff Soil	
Gh:	0.85	**Topography:** 1	**Struct Class:**	II	Page: 5

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Discrete Appurtenances Properties

Attach Elev (ft)	Description	Qty	No Ice Weight (lb)	No Ice CaAa (sf)	Ice Weight (lb)	Ice CaAa (sf)	Len (in)	Width (in)	Depth (in)	Ka	Orientation Factor	Vert Ecc (ft)
159.50	13' Omni	1	15.00	1.300	51.91	2.851	l56.000	1.000	1.000	1.00	1.00	6.500
159.50	13' Omni	1	28.00	2.030	51.91	2.851	l56.000	1.560	1.560	1.00	1.00	6.500
155.50	T-Arm (Flat)	3	400.00	10.000	679.23	18.726	0.000	0.000	0.000	0.75	0.75	0.000
155.50	HRK14	1	302.36	8.130	661.18	16.076	0.000	0.000	0.000	1.00	1.00	0.000
155.50	(3) SFR-K-L	1	394.00	16.600	1117.92	28.768	0.000	0.000	0.000	0.75	1.00	0.000
155.50	(3) Stabilizer Kit (4' FW)	1	140.00	3.700	315.92	7.574	0.000	0.000	0.000	0.75	1.00	0.000
155.50	(3) TAP-472	1	720.00	14.300	1725.24	29.274	0.000	0.000	0.000	0.75	1.00	0.000
155.50	DT465B-2XR	3	58.00	9.100	285.43	10.440	71.900	13.800	8.200	0.80	0.83	0.000
155.50	APXVSPP18-C-A20	3	57.00	8.020	229.85	10.814	72.000	11.800	7.000	0.80	0.83	0.000
155.50	1900MHz RRH	3	44.00	3.800	153.16	5.190	23.000	13.000	17.000	0.80	0.67	0.000
155.50	800 MHz RRH	6	53.00	2.490	126.96	3.634	19.700	13.000	10.800	0.80	0.67	0.000
155.50	ALU 800MHz External Notch Filt	3	8.80	0.780	26.44	1.427	10.000	8.000	3.000	0.80	0.50	0.000
155.50	ACU-A20-N	4	1.00	0.140	5.30	0.437	4.000	2.000	3.500	0.80	0.50	0.000
155.50	TD-RRH8x20-25	3	70.00	4.050	167.73	5.464	26.100	18.600	6.700	0.80	0.50	0.000
143.00	Light Sector Frame-Flat	3	500.00	17.500	1198.09	31.427	0.000	0.000	0.000	0.75	0.75	0.000
143.00	(3) SFS-H-L (V-Braces)	1	230.00	6.700	551.12	13.716	0.000	0.000	0.000	0.75	1.00	0.000
143.00	(3) 12.5' - 2" Horizontal Pipe	1	137.25	5.938	271.39	13.398	0.000	0.000	0.000	0.75	1.00	0.000
143.00	(3) Stabilizer Kit (4' FW)	1	140.00	3.700	315.92	7.574	0.000	0.000	0.000	0.75	0.75	0.000
143.00	800 10122	6	59.50	7.620	215.22	10.360	75.500	10.300	5.900	0.80	0.82	0.000
143.00	OPA65R-BU4DA	1	9.66	8.440	216.99	9.668	48.200	21.000	7.800	0.80	0.71	0.000
143.00	DMP65R-BU4DA	1	9.50	8.280	213.27	9.505	48.000	20.700	7.700	0.80	0.71	0.000
143.00	OPA65R-BU6DA	2	60.20	12.870	351.54	14.366	71.200	21.000	7.800	0.80	0.72	0.000
143.00	DMP65R-BU6DA	2	79.40	12.710	373.94	14.174	71.200	20.700	7.700	0.80	0.72	0.000
143.00	TT08-19DB111-001	6	22.00	0.920	48.62	1.659	14.200	6.700	5.400	0.80	0.50	0.000
143.00	860 10025	12	1.20	0.180	7.20	0.559	7.600	2.400	2.000	0.80	0.50	0.000
143.00	4449 B5/B12	3	71.00	1.970	124.38	2.517	17.900	13.200	9.400	0.80	0.67	0.000
143.00	B2 B66A 8843	3	70.00	1.640	115.98	2.156	15.000	13.200	9.300	0.80	0.67	0.000
143.00	RRUS 4478 B14	3	59.40	1.650	100.87	2.168	15.000	13.200	7.300	0.80	0.67	0.000
143.00	DC6-48-60-18-8F	1	31.80	0.920	93.62	1.358	24.000	11.000	11.000	0.80	1.00	0.000
143.00	DC9-48-60-24-8C-EV	1	26.20	1.140	132.19	2.727	31.400	10.200	18.200	0.80	0.50	0.000
143.00	782 10254	3	2.90	0.130	6.89	0.422	4.300	3.000	1.700	0.80	0.50	0.000
137.50	Light Sector Frame-Flat	3	500.00	17.500	1188.17	31.229	0.000	0.000	0.000	0.75	0.75	0.000
137.50	FD9R6004/2C-3L 3.1#	6	3.10	0.360	11.01	0.797	5.800	6.500	1.500	0.80	0.50	2.500
137.50	LNX-6512DS-T0M	1	28.00	5.090	147.81	6.954	48.500	11.900	7.100	0.80	0.83	2.500
137.50	SLCP 2x6014	2	20.00	6.490	193.73	8.536	53.000	14.000	11.000	0.80	0.91	2.500
137.50	LPA-80063/4CF	6	20.00	6.150	201.68	7.178	47.400	15.200	13.200	0.80	0.93	2.500
137.50	BXA-171063-8BF-EDIN-X	3	10.50	2.940	75.11	4.575	48.500	6.100	4.100	0.80	0.87	2.500
127.00	T-Arm (Flat)	3	400.00	10.000	675.27	18.602	0.000	0.000	0.000	0.75	0.75	0.000
127.00	RR65-19-02DP	3	23.00	5.880	151.54	7.122	72.000	8.000	2.800	0.80	0.74	0.000
127.00	LNX-6515DS-A1M	3	49.80	11.470	276.09	14.691	96.400	11.900	7.100	0.80	0.84	0.000
127.00	APX16PV-16PVL-A	3	39.60	6.030	178.69	7.084	53.000	12.900	3.100	0.80	0.66	0.000
127.00	KRY 112 89/1	6	16.10	0.700	38.12	1.335	12.000	6.000	5.600	0.80	0.50	0.000
127.00	782 10153	3	11.00	0.660	26.55	1.261	10.300	6.500	3.100	0.80	0.50	0.000
117.00	HDCA-5/HRM	1	21.00	1.990	98.84	13.885	69.300	65.200	28.800	1.00	1.00	0.000
112.50	15'x2.875"mount pipe	1	70.00	3.750	174.22	8.293	0.000	0.000	0.000	1.00	1.00	0.000
109.50	HDCA-5/HRM	1	21.00	1.990	98.84	13.885	69.300	65.200	28.800	1.00	1.00	0.000
89.50	Side Arm (L. Heavy)	1	120.00	4.500	219.50	9.485	0.000	0.000	0.000	1.00	1.00	0.000
89.50	8' Omni	1	25.00	2.400	83.07	5.016	96.000	3.000	3.000	1.00	1.00	4.000

Loading Summary

Structure:	MA13743-A-SBA		**Code:**	EIA/TIA-222-G	9/3/2020
Site Name:	WSBS		**Exposure:**	C	
Height:	160.00 (ft)		**Crest Height:**	0.00	
Base Elev:	0.000 (ft)		**Site Class:**	D - Stiff Soil	
Gh:	0.85	**Topography:** 1	**Struct Class:**	II	Page: 6

88.00	A18R186	1	30.00	3.150	92.66	4.343	18.000	18.000	6.000	1.00	1.00	0.000
	Totals:	**132**	**11,003.57**		**29,407.54**						**Number of Appurtenances :**	**49**

Linear Appurtenances Properties

Elev. From (ft)	Elev. To (ft)	Description	Qty	Width (in)	Weight (lb/ft)	Pct In Block	Spread On Faces	Bundling Arrangement	Cluster Dia (in)	Out of Zone	Spacing (in)	Orientation Factor	Ka Override
0.00	159.50	1/4" Coax	1	0.25	0.04	100.00	3	Individual NR		N	0.50	1.00	
0.00	159.50	3/8" Coax	1	0.44	0.08	100.00	3	Individual NR		N	0.50	1.00	
0.00	155.50	1-1/4" Hybrid	4	1.25	0.95	100.00	3	Individual IR		N	0.50	1.00	
0.00	155.50	W/G Ladder	1	2.50	6.00	100.00	3	Individual NR		N	0.50	1.00	
0.00	143.00	1 5/8" Coax	12	1.98	1.04	100.00	2	Individual IR		N	0.50	0.37	
0.00	143.00	2.5 Conduit	1	2.38	1.12	100.00	2	Individual NR		N	0.50	1.00	0
0.00	143.00	3/8" Fiber	2	0.38	0.06	100.00	2	Individual NR		N	0.50	1.00	0
0.00	143.00	5/8" DC Power	5	0.63	0.15	100.00	2	Individual IR		N	0.50	1.00	0
0.00	143.00	W/G Ladder	1	0.25	6.00	100.00	2	Individual NR		N	0.50	1.00	
0.00	137.50	1 5/8" Coax	12	1.98	1.04	100.00	1	Individual IR		N	0.50	0.37	
0.00	137.50	W/G Ladder	1	0.25	6.00	100.00	1	Individual NR		N	0.50	1.00	
0.00	127.00	1 5/8" Coax	12	1.98	1.04	50.00	3	Block		N	0.50	1.00	
0.00	127.00	1 5/8" Coax	6	1.98	1.04	100.00	3	Individual IR		N	0.50	1.00	
0.00	127.00	W/G Ladder	1	0.25	6.00	100.00	3	Individual NR		N	0.50	1.00	
0.00	112.50	1/2" Coax	1	0.65	0.16	100.00	2	Individual NR		N	0.50	1.00	
0.00	89.50	1/2" Coax	1	0.65	0.16	100.00	2	Individual NR		N	0.50	1.00	
0.00	88.00	7/8" Coax	1	1.11	0.52	100.00	2	Individual NR		N	0.50	1.00	

Section Forces

Structure:	MA13743-A-SBA	**Code:**	EIA/TIA-222-G	9/3/2020	
Site Name:	WSBS	**Exposure:**	C		
Height:	160.00 (ft)	**Crest Height:**	0.00		
Base Elev:	0.000 (ft)	**Site Class:**	D - Stiff Soil		
Gh:	0.85 **Topography:** 1	**Struct Class:**	II	Page: 8	

Tower Engineering Solutions

Load Case: 1.2D + 1.6W Normal Wind — 1.2D + 1.6W 89 mph Wind at Normal To Face

Wind Load Factor: 1.60 — **Wind Importance Factor:** 1.00

Dead Load Factor: 1.20

Ice Dead Load Factor: 0.00 — **Ice Importance Factor:** 1.00

Sect Seq	Wind Height (ft)	qz (psf)	Total Flat Area (sqft)	Total Round Area (sqft)	Ice Round Area (sqft)	Sol Ratio	Cf	Df	Dr	Ice Thick (in)	Eff Area (sqft)	Linear Area (sqft)	Ice Linear Area (sqft)	Total Weight (lb)	Weight Ice (lb)	Struct Force (lb)	Linear Force (lb)	Total Force (lb)
1	10.0	14.65	14.815	14.17	0.00	0.13	2.83	1.00	1.00	0.00	22.84	152.37	0.00	6,581.9	0.0	1289.13	2175.72	3,464.85
2	30.0	16.93	13.780	13.34	0.00	0.14	2.82	1.00	1.00	0.00	21.34	152.37	0.00	6,093.3	0.0	1383.63	2514.24	3,897.87
3	46.6	18.57	6.899	8.20	0.00	0.13	2.85	1.00	1.00	0.00	11.54	99.88	0.00	3,547.6	0.0	831.41	1807.97	2,639.38
4	56.6	19.35	3.324	4.31	0.00	0.13	2.84	1.00	1.00	0.00	5.76	52.48	0.00	1,784.1	0.0	431.20	989.70	1,420.90
5	70.0	20.24	9.455	11.67	0.00	0.14	2.83	1.00	1.00	0.00	16.06	152.37	0.00	4,816.6	0.0	1249.06	3005.22	4,254.27
6	90.0	21.34	8.729	10.84	0.00	0.14	2.79	1.00	1.00	0.00	14.87	150.69	0.00	4,285.0	0.0	1204.98	3133.43	4,338.41
7	110.0	22.26	8.057	10.00	0.00	0.16	2.75	1.00	1.00	0.00	13.74	149.03	0.00	3,939.1	0.0	1142.12	3232.44	4,374.56
8	130.0	23.05	7.453	9.17	0.00	0.18	2.68	1.00	1.00	0.00	12.69	114.63	0.00	3,186.2	0.0	1065.53	2478.88	3,544.41
9	150.0	23.76	0.000	11.51	0.00	0.14	2.82	1.00	1.00	0.00	6.62	18.38	0.00	1,535.7	0.0	602.08	442.76	1,044.84
														35,769.3	**0.0**			**28,979.50**

Load Case: 1.2D + 1.6W 60° Wind — 1.2D + 1.6W 89 mph Wind at 60° From Face

Wind Load Factor: 1.60 — **Wind Importance Factor:** 1.00

Dead Load Factor: 1.20

Ice Dead Load Factor: 0.00 — **Ice Importance Factor:** 1.00

Sect Seq	Wind Height (ft)	qz (psf)	Total Flat Area (sqft)	Total Round Area (sqft)	Ice Round Area (sqft)	Sol Ratio	Cf	Df	Dr	Ice Thick (in)	Eff Area (sqft)	Linear Area (sqft)	Ice Linear Area (sqft)	Total Weight (lb)	Weight Ice (lb)	Struct Force (lb)	Linear Force (lb)	Total Force (lb)
1	10.0	14.65	14.815	14.17	0.00	0.13	2.83	0.80	1.00	0.00	19.87	152.37	0.00	6,581.9	0.0	1121.88	2175.72	3,297.59
2	30.0	16.93	13.780	13.34	0.00	0.14	2.82	0.80	1.00	0.00	18.58	152.37	0.00	6,093.3	0.0	1204.90	2514.24	3,719.14
3	46.6	18.57	6.899	8.20	0.00	0.13	2.85	0.80	1.00	0.00	10.16	99.88	0.00	3,547.6	0.0	731.97	1807.97	2,539.94
4	56.6	19.35	3.324	4.31	0.00	0.13	2.84	0.80	1.00	0.00	5.10	52.48	0.00	1,784.1	0.0	381.45	989.70	1,371.14
5	70.0	20.24	9.455	11.67	0.00	0.14	2.83	0.80	1.00	0.00	14.17	152.37	0.00	4,816.6	0.0	1102.02	3005.22	4,107.24
6	90.0	21.34	8.729	10.84	0.00	0.14	2.79	0.80	1.00	0.00	13.13	150.69	0.00	4,285.0	0.0	1063.55	3133.43	4,196.97
7	110.0	22.26	8.057	10.00	0.00	0.16	2.75	0.80	1.00	0.00	12.13	149.03	0.00	3,939.1	0.0	1008.20	3232.44	4,240.64
8	130.0	23.05	7.453	9.17	0.00	0.18	2.68	0.80	1.00	0.00	11.20	114.63	0.00	3,186.2	0.0	940.33	2478.88	3,419.21
9	150.0	23.76	0.000	11.51	0.00	0.14	2.82	0.80	1.00	0.00	6.62	18.38	0.00	1,535.7	0.0	602.08	442.76	1,044.84
														35,769.3	**0.0**			**27,936.73**

Section Forces

Structure:	MA13743-A-SBA	**Code:**	EIA/TIA-222-G	9/3/2020	
Site Name:	WSBS	**Exposure:**	C		
Height:	160.00 (ft)	**Crest Height:**	0.00		
Base Elev:	0.000 (ft)	**Site Class:**	D - Stiff Soil		
Gh:	0.85 **Topography:** 1	**Struct Class:**	II	Page: 9	

Tower Engineering Solutions

Load Case: 1.2D + 1.6W 90° Wind — 1.2D + 1.6W 89 mph Wind at 90° From Face

Wind Load Factor: 1.60
Dead Load Factor: 1.20
Ice Dead Load Factor: 0.00
Wind Importance Factor: 1.00
Ice Importance Factor: 1.00

Sect Seq	Wind Height (ft)	qz (psf)	Total Flat Area (sqft)	Total Round Area (sqft)	Ice Round Area (sqft)	Sol Ratio	Cf	Df	Dr	Ice Thick (in)	Eff Area (sqft)	Linear Area (sqft)	Ice Linear Area (sqft)	Total Weight (lb)	Weight Ice (lb)	Struct Force (lb)	Linear Force (lb)	Total Force (lb)
1	10.0	14.65	14.815	14.17	0.00	0.13	2.83	0.85	1.00	0.00	20.62	152.37	0.00	6,581.9	0.0	1163.69	2175.72	3,339.41
2	30.0	16.93	13.780	13.34	0.00	0.14	2.82	0.85	1.00	0.00	19.27	152.37	0.00	6,093.3	0.0	1249.59	2514.24	3,763.83
3	46.6	18.57	6.899	8.20	0.00	0.13	2.85	0.85	1.00	0.00	10.50	99.88	0.00	3,547.6	0.0	756.83	1807.97	2,564.80
4	56.6	19.35	3.324	4.31	0.00	0.13	2.84	0.85	1.00	0.00	5.26	52.48	0.00	1,784.1	0.0	393.89	989.70	1,383.58
5	70.0	20.24	9.455	11.67	0.00	0.14	2.83	0.85	1.00	0.00	14.65	152.37	0.00	4,816.6	0.0	1138.78	3005.22	4,144.00
6	90.0	21.34	8.729	10.84	0.00	0.14	2.79	0.85	1.00	0.00	13.56	150.69	0.00	4,285.0	0.0	1098.91	3133.43	4,232.33
7	110.0	22.26	8.057	10.00	0.00	0.16	2.75	0.85	1.00	0.00	12.53	149.03	0.00	3,939.1	0.0	1041.68	3232.44	4,274.12
8	130.0	23.05	7.453	9.17	0.00	0.18	2.68	0.85	1.00	0.00	11.57	114.63	0.00	3,186.2	0.0	971.63	2478.88	3,450.51
9	150.0	23.76	0.000	11.51	0.00	0.14	2.82	0.85	1.00	0.00	6.62	18.38	0.00	1,535.7	0.0	602.08	442.76	1,044.84
														35,769.3	**0.0**			**28,197.42**

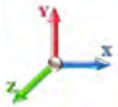
Load Case: 0.9D + 1.6W Normal Wind — 0.9D + 1.6W 89 mph Wind at Normal To Face

Wind Load Factor: 1.60
Dead Load Factor: 0.90
Ice Dead Load Factor: 0.00
Wind Importance Factor: 1.00
Ice Importance Factor: 1.00

Sect Seq	Wind Height (ft)	qz (psf)	Total Flat Area (sqft)	Total Round Area (sqft)	Ice Round Area (sqft)	Sol Ratio	Cf	Df	Dr	Ice Thick (in)	Eff Area (sqft)	Linear Area (sqft)	Ice Linear Area (sqft)	Total Weight (lb)	Weight Ice (lb)	Struct Force (lb)	Linear Force (lb)	Total Force (lb)
1	10.0	14.65	14.815	14.17	0.00	0.13	2.83	1.00	1.00	0.00	22.84	152.37	0.00	4,936.4	0.0	1289.13	2175.72	3,464.85
2	30.0	16.93	13.780	13.34	0.00	0.14	2.82	1.00	1.00	0.00	21.34	152.37	0.00	4,570.0	0.0	1383.63	2514.24	3,897.87
3	46.6	18.57	6.899	8.20	0.00	0.13	2.85	1.00	1.00	0.00	11.54	99.88	0.00	2,660.7	0.0	831.41	1807.97	2,639.38
4	56.6	19.35	3.324	4.31	0.00	0.13	2.84	1.00	1.00	0.00	5.76	52.48	0.00	1,338.0	0.0	431.20	989.70	1,420.90
5	70.0	20.24	9.455	11.67	0.00	0.14	2.83	1.00	1.00	0.00	16.06	152.37	0.00	3,612.4	0.0	1249.06	3005.22	4,254.27
6	90.0	21.34	8.729	10.84	0.00	0.14	2.79	1.00	1.00	0.00	14.87	150.69	0.00	3,213.7	0.0	1204.98	3133.43	4,338.41
7	110.0	22.26	8.057	10.00	0.00	0.16	2.75	1.00	1.00	0.00	13.74	149.03	0.00	2,954.3	0.0	1142.12	3232.44	4,374.56
8	130.0	23.05	7.453	9.17	0.00	0.18	2.68	1.00	1.00	0.00	12.69	114.63	0.00	2,389.6	0.0	1065.53	2478.88	3,544.41
9	150.0	23.76	0.000	11.51	0.00	0.14	2.82	1.00	1.00	0.00	6.62	18.38	0.00	1,151.8	0.0	602.08	442.76	1,044.84
														26,827.0	**0.0**			**28,979.50**

Section Forces

Structure:	MA13743-A-SBA	**Code:**	EIA/TIA-222-G	9/3/2020	
Site Name:	WSBS	**Exposure:**	C		
Height:	160.00 (ft)	**Crest Height:**	0.00		
Base Elev:	0.000 (ft)	**Site Class:**	D - Stiff Soil		
Gh:	0.85 **Topography:** 1	**Struct Class:**	II	Page: 10	



Tower Engineering Solutions

Load Case: 0.9D + 1.6W 60° Wind — 0.9D + 1.6W 89 mph Wind at 60° From Face

Wind Load Factor: 1.60
Dead Load Factor: 0.90
Ice Dead Load Factor: 0.00
Wind Importance Factor: 1.00
Ice Importance Factor: 1.00

Sect Seq	Wind Height (ft)	qz (psf)	Total Flat Area (sqft)	Total Round Area (sqft)	Ice Round Area (sqft)	Sol Ratio	Cf	Df	Dr	Ice Thick (in)	Eff Area (sqft)	Linear Area (sqft)	Ice Linear Area (sqft)	Total Weight (lb)	Weight Ice (lb)	Struct Force (lb)	Linear Force (lb)	Total Force (lb)
1	10.0	14.65	14.815	14.17	0.00	0.13	2.83	0.80	1.00	0.00	19.87	152.37	0.00	4,936.4	0.0	1121.88	2175.72	3,297.59
2	30.0	16.93	13.780	13.34	0.00	0.14	2.82	0.80	1.00	0.00	18.58	152.37	0.00	4,570.0	0.0	1204.90	2514.24	3,719.14
3	46.6	18.57	6.899	8.20	0.00	0.13	2.85	0.80	1.00	0.00	10.16	99.88	0.00	2,660.7	0.0	731.97	1807.97	2,539.94
4	56.6	19.35	3.324	4.31	0.00	0.13	2.84	0.80	1.00	0.00	5.10	52.48	0.00	1,338.0	0.0	381.45	989.70	1,371.14
5	70.0	20.24	9.455	11.67	0.00	0.14	2.83	0.80	1.00	0.00	14.17	152.37	0.00	3,612.4	0.0	1102.02	3005.22	4,107.24
6	90.0	21.34	8.729	10.84	0.00	0.14	2.79	0.80	1.00	0.00	13.13	150.69	0.00	3,213.7	0.0	1063.55	3133.43	4,196.97
7	110.0	22.26	8.057	10.00	0.00	0.16	2.75	0.80	1.00	0.00	12.13	149.03	0.00	2,954.3	0.0	1008.20	3232.44	4,240.64
8	130.0	23.05	7.453	9.17	0.00	0.18	2.68	0.80	1.00	0.00	11.20	114.63	0.00	2,389.6	0.0	940.33	2478.88	3,419.21
9	150.0	23.76	0.000	11.51	0.00	0.14	2.82	0.80	1.00	0.00	6.62	18.38	0.00	1,151.8	0.0	602.08	442.76	1,044.84
														26,827.0	**0.0**			**27,936.73**

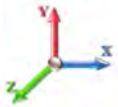
Load Case: 0.9D + 1.6W 90° Wind — 0.9D + 1.6W 89 mph Wind at 90° From Face

Wind Load Factor: 1.60
Dead Load Factor: 0.90
Ice Dead Load Factor: 0.00
Wind Importance Factor: 1.00
Ice Importance Factor: 1.00

Sect Seq	Wind Height (ft)	qz (psf)	Total Flat Area (sqft)	Total Round Area (sqft)	Ice Round Area (sqft)	Sol Ratio	Cf	Df	Dr	Ice Thick (in)	Eff Area (sqft)	Linear Area (sqft)	Ice Linear Area (sqft)	Total Weight (lb)	Weight Ice (lb)	Struct Force (lb)	Linear Force (lb)	Total Force (lb)
1	10.0	14.65	14.815	14.17	0.00	0.13	2.83	0.85	1.00	0.00	20.62	152.37	0.00	4,936.4	0.0	1163.69	2175.72	3,339.41
2	30.0	16.93	13.780	13.34	0.00	0.14	2.82	0.85	1.00	0.00	19.27	152.37	0.00	4,570.0	0.0	1249.59	2514.24	3,763.83
3	46.6	18.57	6.899	8.20	0.00	0.13	2.85	0.85	1.00	0.00	10.50	99.88	0.00	2,660.7	0.0	756.83	1807.97	2,564.80
4	56.6	19.35	3.324	4.31	0.00	0.13	2.84	0.85	1.00	0.00	5.26	52.48	0.00	1,338.0	0.0	393.89	989.70	1,383.58
5	70.0	20.24	9.455	11.67	0.00	0.14	2.83	0.85	1.00	0.00	14.65	152.37	0.00	3,612.4	0.0	1138.78	3005.22	4,144.00
6	90.0	21.34	8.729	10.84	0.00	0.14	2.79	0.85	1.00	0.00	13.56	150.69	0.00	3,213.7	0.0	1098.91	3133.43	4,232.33
7	110.0	22.26	8.057	10.00	0.00	0.16	2.75	0.85	1.00	0.00	12.53	149.03	0.00	2,954.3	0.0	1041.68	3232.44	4,274.12
8	130.0	23.05	7.453	9.17	0.00	0.18	2.68	0.85	1.00	0.00	11.57	114.63	0.00	2,389.6	0.0	971.63	2478.88	3,450.51
9	150.0	23.76	0.000	11.51	0.00	0.14	2.82	0.85	1.00	0.00	6.62	18.38	0.00	1,151.8	0.0	602.08	442.76	1,044.84
														26,827.0	**0.0**			**28,197.42**

Section Forces

Structure:	MA13743-A-SBA	**Code:**	EIA/TIA-222-G	9/3/2020	
Site Name:	WSBS	**Exposure:**	C		
Height:	160.00 (ft)	**Crest Height:**	0.00		
Base Elev:	0.000 (ft)	**Site Class:**	D - Stiff Soil		
Gh:	0.85 **Topography:** 1	**Struct Class:**	II	Page: 11	



Tower Engineering Solutions

Load Case: 1.2D + 1.0Di + 1.0Wi Normal Wind — 1.2D + 1.0Di + 1.0Wi 40 mph Wind at Normal From Face

Wind Load Factor: 1.00
Dead Load Factor: 1.20
Ice Dead Load Factor: 1.00
Wind Importance Factor: 1.00
Ice Importance Factor: 1.00

Sect Seq	Wind Height (ft)	qz (psf)	Total Flat Area (sqft)	Total Round Area (sqft)	Ice Round Area (sqft)	Sol Ratio	Cf	Df	Dr	Ice Thick (in)	Eff Area (sqft)	Linear Area (sqft)	Ice Linear Area (sqft)	Total Weight (lb)	Weight Ice (lb)	Struct Force (lb)	Linear Force (lb)	Total Force (lb)
1	10.0	2.96	14.815	39.30	25.13	0.24	2.45	1.00	1.00	1.33	37.75	225.07	35.50	12,616.	6034.5	233.11	385.69	618.79
2	30.0	3.42	13.780	40.12	26.78	0.27	2.39	1.00	1.00	1.49	37.43	230.23	39.62	12,783.	6690.4	259.66	462.39	722.05
3	46.6	3.75	6.899	26.02	17.82	0.27	2.37	1.00	1.00	1.55	22.27	152.38	27.14	7,940.0	4392.4	168.56	338.03	506.60
4	56.6	3.91	3.324	13.37	9.06	0.28	2.36	1.00	1.00	1.58	11.24	80.42	14.54	4,107.1	2323.1	88.09	186.27	274.36
5	70.0	4.09	9.455	38.22	26.55	0.30	2.31	1.00	1.00	1.62	32.29	234.60	43.12	11,675.	6859.2	258.92	568.08	826.99
6	90.0	4.31	8.729	36.82	25.98	0.32	2.24	1.00	1.00	1.66	31.06	234.30	38.00	11,105.	6820.7	254.44	577.73	832.18
7	110.0	4.50	8.057	35.34	25.34	0.36	2.15	1.00	1.00	1.69	29.96	233.76	31.72	10,669.	6730.8	246.07	577.71	823.78
8	130.0	4.66	7.453	33.86	24.69	0.41	2.04	1.00	1.00	1.72	29.17	183.84	28.67	8,794.8	5608.6	235.68	409.50	645.17
9	150.0	4.80	0.000	43.16	31.65	0.48	1.92	1.00	1.00	1.75	29.32	33.83	13.96	4,010.0	2474.3	229.79	118.56	348.36
														83,703.3	**47934.0**			**5,598.27**

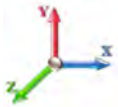
Load Case: 1.2D + 1.0Di + 1.0Wi 60° Wind — 1.2D + 1.0Di + 1.0Wi 40 mph Wind at 60° From Face

Wind Load Factor: 1.00
Dead Load Factor: 1.20
Ice Dead Load Factor: 1.00
Wind Importance Factor: 1.00
Ice Importance Factor: 1.00

Sect Seq	Wind Height (ft)	qz (psf)	Total Flat Area (sqft)	Total Round Area (sqft)	Ice Round Area (sqft)	Sol Ratio	Cf	Df	Dr	Ice Thick (in)	Eff Area (sqft)	Linear Area (sqft)	Ice Linear Area (sqft)	Total Weight (lb)	Weight Ice (lb)	Struct Force (lb)	Linear Force (lb)	Total Force (lb)
1	10.0	2.96	14.815	39.30	25.13	0.24	2.45	0.80	1.00	1.33	34.79	225.07	35.50	12,616.	6034.5	214.81	385.69	600.50
2	30.0	3.42	13.780	40.12	26.78	0.27	2.39	0.80	1.00	1.49	34.67	230.23	39.62	12,783.	6690.4	240.54	462.39	702.93
3	46.6	3.75	6.899	26.02	17.82	0.27	2.37	0.80	1.00	1.55	20.89	152.38	27.14	7,940.0	4392.4	158.12	338.03	496.15
4	56.6	3.91	3.324	13.37	9.06	0.28	2.36	0.80	1.00	1.58	10.58	80.42	14.54	4,107.1	2323.1	82.88	186.27	269.15
5	70.0	4.09	9.455	38.22	26.55	0.30	2.31	0.80	1.00	1.62	30.40	234.60	43.12	11,675.	6859.2	243.75	568.08	811.83
6	90.0	4.31	8.729	36.82	25.98	0.32	2.24	0.80	1.00	1.66	29.32	234.30	38.00	11,105.	6820.7	240.14	577.73	817.88
7	110.0	4.50	8.057	35.34	25.34	0.36	2.15	0.80	1.00	1.69	28.35	233.76	31.72	10,669.	6730.8	232.83	577.71	810.54
8	130.0	4.66	7.453	33.86	24.69	0.41	2.04	0.80	1.00	1.72	27.68	183.84	28.67	8,794.8	5608.6	223.64	409.50	633.13
9	150.0	4.80	0.000	43.16	31.65	0.48	1.92	0.80	1.00	1.75	29.32	33.83	13.96	4,010.0	2474.3	229.79	118.56	348.36
														83,703.3	**47934.0**			**5,490.47**

Section Forces

Structure:	MA13743-A-SBA	**Code:**	EIA/TIA-222-G	9/3/2020	
Site Name:	WSBS	**Exposure:**	C		
Height:	160.00 (ft)	**Crest Height:**	0.00		
Base Elev:	0.000 (ft)	**Site Class:**	D - Stiff Soil		
Gh:	0.85 **Topography:** 1	**Struct Class:**	II	Page: 12	



Tower Engineering Solutions

Load Case: 1.2D + 1.0Di + 1.0Wi 90° Wind — 1.2D + 1.0Di + 1.0Wi 40 mph Wind at 90° From Face

Wind Load Factor: 1.00
Dead Load Factor: 1.20
Ice Dead Load Factor: 1.00
Wind Importance Factor: 1.00
Ice Importance Factor: 1.00

Sect Seq	Wind Height (ft)	qz (psf)	Total Flat Area (sqft)	Total Round Area (sqft)	Ice Round Area (sqft)	Sol Ratio	Cf	Df	Dr	Ice Thick (in)	Eff Area (sqft)	Linear Area (sqft)	Ice Linear Area (sqft)	Total Weight (lb)	Weight Ice (lb)	Struct Force (lb)	Linear Force (lb)	Total Force (lb)
1	10.0	2.96	14.815	39.30	25.13	0.24	2.45	0.85	1.00	1.33	35.53	225.07	35.50	12,616.	6034.5	219.38	385.69	605.07
2	30.0	3.42	13.780	40.12	26.78	0.27	2.39	0.85	1.00	1.49	35.36	230.23	39.62	12,783.	6690.4	245.32	462.39	707.71
3	46.6	3.75	6.899	26.02	17.82	0.27	2.37	0.85	1.00	1.55	21.23	152.38	27.14	7,940.0	4392.4	160.73	338.03	498.76
4	56.6	3.91	3.324	13.37	9.06	0.28	2.36	0.85	1.00	1.58	10.74	80.42	14.54	4,107.1	2323.1	84.18	186.27	270.46
5	70.0	4.09	9.455	38.22	26.55	0.30	2.31	0.85	1.00	1.62	30.88	234.60	43.12	11,675.	6859.2	247.54	568.08	815.62
6	90.0	4.31	8.729	36.82	25.98	0.32	2.24	0.85	1.00	1.66	29.75	234.30	38.00	11,105.	6820.7	243.72	577.73	821.45
7	110.0	4.50	8.057	35.34	25.34	0.36	2.15	0.85	1.00	1.69	28.75	233.76	31.72	10,669.	6730.8	236.14	577.71	813.85
8	130.0	4.66	7.453	33.86	24.69	0.41	2.04	0.85	1.00	1.72	28.05	183.84	28.67	8,794.8	5608.6	226.65	409.50	636.14
9	150.0	4.80	0.000	43.16	31.65	0.48	1.92	0.85	1.00	1.75	29.32	33.83	13.96	4,010.0	2474.3	229.79	118.56	348.36
														83,703.3	**47934.0**			**5,517.42**

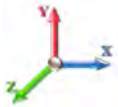
Load Case: 1.0D + 1.0W Normal Wind — 1.0D + 1.0W 60 mph Wind at Normal To Face

Wind Load Factor: 1.00
Dead Load Factor: 1.00
Ice Dead Load Factor: 0.00
Wind Importance Factor: 1.00
Ice Importance Factor: 1.00

Sect Seq	Wind Height (ft)	qz (psf)	Total Flat Area (sqft)	Total Round Area (sqft)	Ice Round Area (sqft)	Sol Ratio	Cf	Df	Dr	Ice Thick (in)	Eff Area (sqft)	Linear Area (sqft)	Ice Linear Area (sqft)	Total Weight (lb)	Weight Ice (lb)	Struct Force (lb)	Linear Force (lb)	Total Force (lb)
1	10.0	6.66	14.815	14.17	0.00	0.13	2.83	1.00	1.00	0.00	22.84	152.37	0.00	5,484.9	0.0	366.18	618.02	984.21
2	30.0	7.69	13.780	13.34	0.00	0.14	2.82	1.00	1.00	0.00	21.34	152.37	0.00	5,077.8	0.0	393.03	714.18	1,107.21
3	46.6	8.44	6.899	8.20	0.00	0.13	2.85	1.00	1.00	0.00	11.54	99.88	0.00	2,956.3	0.0	236.17	513.56	749.73
4	56.6	8.79	3.324	4.31	0.00	0.13	2.84	1.00	1.00	0.00	5.76	52.48	0.00	1,486.7	0.0	122.49	281.13	403.61
5	70.0	9.20	9.455	11.67	0.00	0.14	2.83	1.00	1.00	0.00	16.06	152.37	0.00	4,013.8	0.0	354.80	853.65	1,208.45
6	90.0	9.70	8.729	10.84	0.00	0.14	2.79	1.00	1.00	0.00	14.87	150.69	0.00	3,570.8	0.0	342.28	890.07	1,232.35
7	110.0	10.12	8.057	10.00	0.00	0.16	2.75	1.00	1.00	0.00	13.74	149.03	0.00	3,282.6	0.0	324.43	918.19	1,242.62
8	130.0	10.48	7.453	9.17	0.00	0.18	2.68	1.00	1.00	0.00	12.69	114.63	0.00	2,655.1	0.0	302.67	704.14	1,006.81
9	150.0	10.80	0.000	11.51	0.00	0.14	2.82	1.00	1.00	0.00	6.62	18.38	0.00	1,279.7	0.0	171.02	125.77	296.79
														29,807.8	**0.0**			**8,231.77**

Section Forces

Structure:	MA13743-A-SBA	**Code:**	EIA/TIA-222-G	9/3/2020	
Site Name:	WSBS	**Exposure:**	C		
Height:	160.00 (ft)	**Crest Height:**	0.00		
Base Elev:	0.000 (ft)	**Site Class:**	D - Stiff Soil		
Gh:	0.85 **Topography:** 1	**Struct Class:**	II	Page: 13	



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Load Case: 1.0D + 1.0W 60° Wind — 1.0D + 1.0W 60 mph Wind at 60° From Face

Wind Load Factor: 1.00 — **Wind Importance Factor:** 1.00

Dead Load Factor: 1.00

Ice Dead Load Factor: 0.00 — **Ice Importance Factor:** 1.00

Sect Seq	Wind Height (ft)	qz (psf)	Total Flat Area (sqft)	Total Round Area (sqft)	Ice Round Area (sqft)	Sol Ratio	Cf	Df	Dr	Ice Thick (in)	Eff Area (sqft)	Linear Area (sqft)	Ice Linear Area (sqft)	Total Weight (lb)	Weight Ice (lb)	Struct Force (lb)	Linear Force (lb)	Total Force (lb)
1	10.0	6.66	14.815	14.17	0.00	0.13	2.83	0.80	1.00	0.00	19.87	152.37	0.00	5,484.9	0.0	318.67	618.02	936.70
2	30.0	7.69	13.780	13.34	0.00	0.14	2.82	0.80	1.00	0.00	18.58	152.37	0.00	5,077.8	0.0	342.26	714.18	1,056.44
3	46.6	8.44	6.899	8.20	0.00	0.13	2.85	0.80	1.00	0.00	10.16	99.88	0.00	2,956.3	0.0	207.92	513.56	721.48
4	56.6	8.79	3.324	4.31	0.00	0.13	2.84	0.80	1.00	0.00	5.10	52.48	0.00	1,486.7	0.0	108.35	281.13	389.48
5	70.0	9.20	9.455	11.67	0.00	0.14	2.83	0.80	1.00	0.00	14.17	152.37	0.00	4,013.8	0.0	313.03	853.65	1,166.68
6	90.0	9.70	8.729	10.84	0.00	0.14	2.79	0.80	1.00	0.00	13.13	150.69	0.00	3,570.8	0.0	302.11	890.07	1,192.17
7	110.0	10.12	8.057	10.00	0.00	0.16	2.75	0.80	1.00	0.00	12.13	149.03	0.00	3,282.6	0.0	286.38	918.19	1,204.58
8	130.0	10.48	7.453	9.17	0.00	0.18	2.68	0.80	1.00	0.00	11.20	114.63	0.00	2,655.1	0.0	267.11	704.14	971.24
9	150.0	10.80	0.000	11.51	0.00	0.14	2.82	0.80	1.00	0.00	6.62	18.38	0.00	1,279.7	0.0	171.02	125.77	296.79
														29,807.8	**0.0**			**7,935.57**

Load Case: 1.0D + 1.0W 90° Wind — 1.0D + 1.0W 60 mph Wind at 90° From Face

Wind Load Factor: 1.00 — **Wind Importance Factor:** 1.00

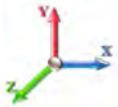
Dead Load Factor: 1.00

Ice Dead Load Factor: 0.00 — **Ice Importance Factor:** 1.00

Sect Seq	Wind Height (ft)	qz (psf)	Total Flat Area (sqft)	Total Round Area (sqft)	Ice Round Area (sqft)	Sol Ratio	Cf	Df	Dr	Ice Thick (in)	Eff Area (sqft)	Linear Area (sqft)	Ice Linear Area (sqft)	Total Weight (lb)	Weight Ice (lb)	Struct Force (lb)	Linear Force (lb)	Total Force (lb)
1	10.0	6.66	14.815	14.17	0.00	0.13	2.83	0.85	1.00	0.00	20.62	152.37	0.00	5,484.9	0.0	330.55	618.02	948.58
2	30.0	7.69	13.780	13.34	0.00	0.14	2.82	0.85	1.00	0.00	19.27	152.37	0.00	5,077.8	0.0	354.95	714.18	1,069.13
3	46.6	8.44	6.899	8.20	0.00	0.13	2.85	0.85	1.00	0.00	10.50	99.88	0.00	2,956.3	0.0	214.98	513.56	728.55
4	56.6	8.79	3.324	4.31	0.00	0.13	2.84	0.85	1.00	0.00	5.26	52.48	0.00	1,486.7	0.0	111.89	281.13	393.01
5	70.0	9.20	9.455	11.67	0.00	0.14	2.83	0.85	1.00	0.00	14.65	152.37	0.00	4,013.8	0.0	323.48	853.65	1,177.12
6	90.0	9.70	8.729	10.84	0.00	0.14	2.79	0.85	1.00	0.00	13.56	150.69	0.00	3,570.8	0.0	312.15	890.07	1,202.21
7	110.0	10.12	8.057	10.00	0.00	0.16	2.75	0.85	1.00	0.00	12.53	149.03	0.00	3,282.6	0.0	295.89	918.19	1,214.09
8	130.0	10.48	7.453	9.17	0.00	0.18	2.68	0.85	1.00	0.00	11.57	114.63	0.00	2,655.1	0.0	276.00	704.14	980.14
9	150.0	10.80	0.000	11.51	0.00	0.14	2.82	0.85	1.00	0.00	6.62	18.38	0.00	1,279.7	0.0	171.02	125.77	296.79
														29,807.8	**0.0**			**8,009.62**

Force/Stress Compression Summary

Structure:	MA13743-A-SBA	**Code:**	EIA/TIA-222-G	9/3/2020	
Site Name:	WSBS	**Exposure:**	C		
Height:	160.00 (ft)	**Crest Height:**	0.00		
Base Elev:	0.000 (ft)	**Site Class:**	D - Stiff Soil		
Gh:	0.85 **Topography:** 1	**Struct Class:**	II	Page: 14	



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LEG MEMBERS

Sect	Top Elev	Member	Force (kips)	Load Case	Len (ft)	Bracing % X	Y	Z	KL/R	Fy (ksi)	Mem Cap (kips)	Leg Use %	Controls
1	20	SOL - 4 1/4" SOLID	-425.25	1.2D + 1.6W Normal Wind	6.22	100	100	100	70.30	50.00	444.77	95.6	Member X
2	40	SOL - 4" SOLID	-374.60	1.2D + 1.6W Normal Wind	6.22	100	100	100	74.70	50.00	376.05	99.6	Member X
3	53.11	SOL - 3 3/4" SOLID	-319.38	1.2D + 1.6W Normal Wind	6.22	100	100	100	79.67	50.00	312.46	102.2	Member X
4	60	SOL - 3 3/4" SOLID	-282.52	1.2D + 1.6W Normal Wind	6.22	100	100	100	79.67	50.00	312.46	90.4	Member X
5	80	SOL - 3 1/2" S0LID	-262.98	1.2D + 1.6W Normal Wind	6.22	100	100	100	85.37	50.00	254.11	103.5	Member X
6	100	SOL - 3 1/4" SOLID	-204.12	1.2D + 1.6W Normal Wind	6.22	100	100	100	91.93	50.00	201.24	101.4	Member X
7	120	SOL - 3" SOLID	-143.69	1.2D + 1.6W Normal Wind	6.22	100	100	100	99.59	50.00	154.03	93.3	Member X
8	140	SOL - 2 3/4" SOLID	-79.85	1.2D + 1.6W Normal Wind	6.22	100	100	100	108.65	50.00	112.75	70.8	Member X
9	160	SOL - 2" SOLID	-22.95	1.2D + 1.6W Normal Wind	3.11	100	100	100	74.66	50.00	94.05	24.4	Member X

Splices

		Top Splice					Bottom Splice				
Sect	Top Elev	Load Case	Force (kips)	Cap (kips)	Use %	Bolt Type	Num Bolts	Load Case	Force (kips)	Cap (kips)	Use %	Bolt Type	Num Bolts
1	20	1.2D + 1.6W Normal Wind	384.30	0.00	0.0			1.2D + 1.6W Normal Wind	434.50	0.00			
2	40	1.2D + 1.6W Normal Wind	329.54	0.00	0.0			1.2D + 1.6W Normal Wind	384.30	0.00		1/4 A325	6
3	53.11	1.2D + 1.6W Normal Wind	293.50	0.00	0.0			1.2D + 1.6W Normal Wind	329.54	0.00		1/8 A325	6
4	60	1.2D + 1.6W Normal Wind	273.22	0.00	0.0			1.2D + 1.6W Normal Wind	293.50	0.00			
5	80	1.2D + 1.6W Normal Wind	214.69	0.00	0.0			1.2D + 1.6W Normal Wind	273.22	0.00		1/8 A325	6
6	100	1.2D + 1.6W Normal Wind	154.27	0.00	0.0			1.2D + 1.6W Normal Wind	214.69	0.00		1 A325	6
7	120	1.2D + 1.6W Normal Wind	91.55	0.00	0.0			1.2D + 1.6W Normal Wind	154.27	0.00		1 A325	6
8	140	1.2D + 1.6W Normal Wind	28.73	0.00	0.0			1.2D + 1.6W Normal Wind	91.55	0.00		1 A325	6
9	160	1.2D + 1.0E	0.43	0.00	0.0			1.2D + 1.6W Normal Wind	28.73	0.00		1 A325	4

HORIZONTAL MEMBERS

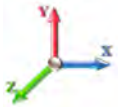
Sect	Top Elev	Member	Force (kips)	Load Case	Len (ft)	Bracing % X	Y	Z	KL/R	Fy (ksi)	Mem Cap (kips)	Num Bolts	Num Holes	Shear Cap (kips)	Bear Cap (kips)	Use %	Controls
1	20										0.00	0	0				
2	40										0.00	0	0				
3	53.1										0.00	0	0				
4	60										0.00	0	0				
5	80										0.00	0	0				
6	100										0.00	0	0				
7	120										0.00	0	0				
8	140										0.00	0	0				
9	160	SOL - 7/8" SOLID	-0.80	1.2D + 1.6W Normal Wind	4.00	100	100	100	153.56	36.00	5.76	0	0			14	Member X

DIAGONAL MEMBERS

Sect	Top Elev	Member	Force (kips)	Load Case	Len (ft)	Bracing % X	Y	Z	KL/R	Fy (ksi)	Mem Cap (kips)	Num Bolts	Num Holes	Shear Cap (kips)	Bear Cap (kips)	Use %	Controls
1	20	SAE - 2.5X2.5X0.3125	-10.5	1.2D + 1.6W 90° Wind	11.94	48	48	48	140.63	36.00	16.68	1	1	15.19	21.7	69	Bolt Shear
2	40	SAE - 2.5X2.5X0.3125	-10.3	1.2D + 1.6W 90° Wind	11.10	48	48	48	130.72	36.00	19.24	1	1	15.19	21.7	68	Bolt Shear
3	53.1	SAE - 2X2X0.3125	-8.91	1.2D + 1.6W 90° Wind	10.79	46	46	46	152.68	36.00	11.15	1	1	15.19	18.4	80	Member Z
4	60	SAE - 2X2X0.25	-9.92	1.2D + 1.6W 90° Wind	10.28	46	46	46	145.20	36.00	10.07	1	1	15.19	17.4	99	Member Z
5	80	SAE - 2X2X0.25	-9.71	1.2D + 1.6W 90° Wind	9.51	48	48	48	140.07	36.00	10.82	1	1	15.19	14.7	90	Member Z
6	100	SAE - 2X2X0.1875	-9.28	1.2D + 1.6W 90° Wind	8.78	48	48	48	128.30	36.00	9.67	1	1	15.19	13.0	96	Member Z
7	120	SAE - 2X2X0.1875	-9.00	1.2D + 1.6W 90° Wind	8.10	43	43	43	109.58	36.00	12.23	1	1	15.19	13.0	74	Member Z
8	140	SAE - 2X2X0.1875	-7.60	1.2D + 1.6W 90° Wind	7.87	46	46	46	112.65	36.00	11.79	1	1	15.19	13.0	64	Member Z
9	160	SOL - 7/8" SOLID	-4.45	1.2D + 1.6W Normal Wind	5.07	50	50	50	97.27	36.00	11.84	0	0			38	Member X

Force/Stress Compression Summary

Structure:	MA13743-A-SBA	**Code:**	EIA/TIA-222-G	9/3/2020	
Site Name:	WSBS	**Exposure:**	C		
Height:	160.00 (ft)	**Crest Height:**	0.00		
Base Elev:	0.000 (ft)	**Site Class:**	D - Stiff Soil		
Gh:	0.85 **Topography:** 1	**Struct Class:**	II	Page: 15	



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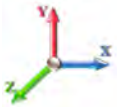
DIAGONAL MEMBERS

Sect	Top Elev	Member	Force (kips)	Load Case	Len (ft)	Bracing % X	Y	Z	KL/R	Fy (ksi)	Mem Cap (kips)	Num Bolts	Num Holes	Shear Cap (kips)	Bear Cap (kips)	Use %	Controls

Force/Stress Tension Summary

Structure:	MA13743-A-SBA	**Code:**	EIA/TIA-222-G	9/3/2020	
Site Name:	WSBS	**Exposure:**	C		
Height:	160.00 (ft)	**Crest Height:**	0.00		
Base Elev:	0.000 (ft)	**Site Class:**	D - Stiff Soil		
Gh:	0.85 **Topography:** 1	**Struct Class:**	II	Page: 16	



Tower Engineering Solutions

LEG MEMBERS

Sect	Top Elev	Member	Force (kips)	Load Case	Fy (ksi)	Mem Cap (kips)	Leg Use %	Controls
1	20	SOL - 4 1/4" SOLID	397.16	0.9D + 1.6W 60° Wind	50	638.37	62.2	Member
2	40	SOL - 4" SOLID	351.44	0.9D + 1.6W 60° Wind	50	565.47	62.1	Member
3	53.111	SOL - 3 3/4" SOLID	301.56	0.9D + 1.6W 60° Wind	50	497.03	60.7	Member
4	60	SOL - 3 3/4" SOLID	258.82	0.9D + 1.6W 60° Wind	50	497.03	52.1	Member
5	80	SOL - 3 1/2" S0LID	249.75	0.9D + 1.6W 60° Wind	50	432.95	57.7	Member
6	100	SOL - 3 1/4" SOLID	195.18	0.9D + 1.6W 60° Wind	50	373.32	52.3	Member
7	120	SOL - 3" SOLID	138.58	0.9D + 1.6W 60° Wind	50	318.11	43.6	Member
8	140	SOL - 2 3/4" SOLID	79.08	0.9D + 1.6W 60° Wind	50	267.28	29.6	Member
9	160	SOL - 2" SOLID	21.71	0.9D + 1.6W 60° Wind	50	141.37	15.4	Member

Splices

		Top Splice					Bottom Splice				
Sect	Top Elev	Load Case	Force (kips)	Cap (kips)	Use %	Bolt Type	Num Bolts	Load Case	Force (kips)	Cap (kips)	Use %	Bolt Type	Num Bolts
1	20	0.9D + 1.6W 60° Wind	351.17	0.00	0.0			0.9D + 1.6W 60° Wind	397.1	0.00			
2	40	0.9D + 1.6W 60° Wind	301.26	0.00	0.0			0.9D + 1.6W 60° Wind	351.1	457.92	76.7	1 1/4 A325	6
3	53.111	0.9D + 1.6W 60° Wind	268.00	0.00	0.0			0.9D + 1.6W 60° Wind	301.2	360.65	83.5	1 1/8 A325	6
4	60	0.9D + 1.6W 60° Wind	249.54	0.00	0.0			0.9D + 1.6W 60° Wind	268.0	0.00			
5	80	0.9D + 1.6W 60° Wind	194.95	0.00	0.0			0.9D + 1.6W 60° Wind	249.5	360.65	69.2	1 1/8 A325	6
6	100	0.9D + 1.6W 60° Wind	138.38	0.00	0.0			0.9D + 1.6W 60° Wind	194.9	318.06	61.3	1 A325	6
7	120	0.9D + 1.6W 60° Wind	78.89	0.00	0.0			0.9D + 1.6W 60° Wind	138.3	318.06	43.5	1 A325	6
8	140	0.9D + 1.6W 60° Wind	21.67	0.00	0.0			0.9D + 1.6W 60° Wind	78.89	318.06	24.8	1 A325	6
9	160		0.00	0.00	0.0			0.9D + 1.6W 60° Wind	21.67	212.04	10.2	1 A325	4

HORIZONTAL MEMBERS

Sect	Top Elev	Member	Force (kips)	Load Case	Fy (ksi)	Mem Cap (kips)	Num Bolts	Num Holes	Shear Cap (kips)	Bear Cap (kips)	B.S. Cap (kips)	Use %	Controls
1	20	-			36	0.00	0	0					
2	40	-			36	0.00	0	0					
3	53.111	-			36	0.00	0	0					
4	60	-			36	0.00	0	0					
5	80	-			36	0.00	0	0					
6	100	-			36	0.00	0	0					
7	120	-			36	0.00	0	0					
8	140	-			36	0.00	0	0					
9	160	SOL - 7/8" SOLID	0.64	0.9D + 1.6W 60° Wind	36	19.48	0	0				3.3	Member

DIAGONAL MEMBERS

Sect	Top Elev	Member	Force (kips)	Load Case	Fy (ksi)	Mem Cap (kips)	Num Bolts	Num Holes	Shear Cap (kips)	Bear Cap (kips)	B.S. Cap (kips)	Use %	Controls
1	20	SAE - 2.5X2.5X0.3125	9.43	0.9D + 1.6W 90° Wind	36	39.99	1	1	15.19	21.75	18.17	62.1	Bolt Shear
2	40	SAE - 2.5X2.5X0.3125	9.55	0.9D + 1.6W 90° Wind	36	39.99	1	1	15.19	21.75	18.17	62.9	Bolt Shear
3	53.111	SAE - 2X2X0.3125	9.23	1.2D + 1.6W 90° Wind	36	29.87	1	1	15.19	18.49	13.13	70.3	Blck Shear
4	60	SAE - 2X2X0.25	8.84	1.2D + 1.6W 90° Wind	36	24.55	1	1	15.19	17.40	12.47	70.9	Blck Shear
5	80	SAE - 2X2X0.25	8.93	1.2D + 1.6W 90° Wind	36	24.55	1	1	15.19	14.79	10.50	85.1	Blck Shear
6	100	SAE - 2X2X0.1875	8.59	1.2D + 1.6W 90° Wind	36	18.58	1	1	15.19	13.05	9.68	88.7	Blck Shear
7	120	SAE - 2X2X0.1875	8.35	1.2D + 1.6W 90° Wind	36	18.58	1	1	15.19	13.05	9.68	86.3	Blck Shear
8	140	SAE - 2X2X0.1875	8.05	1.2D + 1.6W 90° Wind	36	18.58	1	1	15.19	13.05	9.68	83.2	Blck Shear
9	160	SOL - 7/8" SOLID	4.19	1.2D + 1.6W 60° Wind	36	19.48	0	0				21.5	Member

Seismic Section Forces

Structure:	MA13743-A-SBA	**Code:**	EIA/TIA-222-G	9/3/2020	
Site Name:	WSBS	**Exposure:**	C		
Height:	160.00 (ft)	**Crest Height:**	0.00		
Base Elev:	0.000 (ft)	**Site Class:**	D - Stiff Soil		
Gh:	0.85 **Topography:** 1	**Struct Class:**	II	Page: 17	

TES Tower Engineering Solutions

Load Case: 1.2D + 1.0E

Dead Load Factor	1.20	**Sds**	0.180	**Ss**	0.1690	**Fa**	1.6000	**Ke**	0.0000
Seismic Load Factor	1.00	**Sd1**	0.105	**S1**	0.0660	**Fv**	2.4000	**Kg**	0.0000
Seismic Importance Factor	1.00	**SA**	0.121	**R**	3.0000	**Vs**	1.9840	**f1**	1.1507

Sect #	Elev (ft)	Wz (lb)	a	b	c	Lateral Fsz (lb)
1	10.00	5484.8	0.01	0.05	0.03	25.49
2	30.00	5077.7	0.07	0.07	0.04	44.19
3	46.56	2956.3	0.16	0.07	0.03	35.74
4	56.56	1486.7	0.24	0.06	0.02	21.43
5	70.00	4013.8	0.36	0.03	0.01	68.81
6	90.00	3745.8	0.60	-0.05	0.01	72.20
7	110.00	3394.5	0.89	-0.12	0.08	79.00
8	130.00	6060.0	1.25	0.05	0.29	262.06
9	150.00	8591.4	1.66	0.98	0.76	814.52

Load Case: 0.9D + 1.0E

Dead Load Factor	0.90	**Sds**	0.180	**Ss**	0.1690	**Fa**	1.6000	**Ke**	0.0000
Seismic Load Factor	1.00	**Sd1**	0.105	**S1**	0.0660	**Fv**	2.4000	**Kg**	0.0000
Seismic Importance Factor	1.00	**SA**	0.121	**R**	3.0000	**Vs**	1.9840	**f1**	1.1507

Sect #	Elev (ft)	Wz (lb)	a	b	c	Lateral Fsz (lb)
1	10.00	5484.8	0.01	0.05	0.03	25.49
2	30.00	5077.7	0.07	0.07	0.04	44.19
3	46.56	2956.3	0.16	0.07	0.03	35.74
4	56.56	1486.7	0.24	0.06	0.02	21.43
5	70.00	4013.8	0.36	0.03	0.01	68.81
6	90.00	3745.8	0.60	-0.05	0.01	72.20
7	110.00	3394.5	0.89	-0.12	0.08	79.00
8	130.00	6060.0	1.25	0.05	0.29	262.06
9	150.00	8591.4	1.66	0.98	0.76	814.52

Support Forces Summary

Structure:	MA13743-A-SBA	**Code:**	EIA/TIA-222-G	9/3/2020	
Site Name:	WSBS	**Exposure:**	C		
Height:	160.00 (ft)	**Crest Height:**	0.00		
Base Elev:	0.000 (ft)	**Site Class:**	D - Stiff Soil		
Gh:	0.85 **Topography:** 1	**Struct Class:**	II	Page: 18	

Tower Engineering Solutions

Load Case	Node	FX (kips)	FY (kips)	FZ (kips)
1.2D + 1.6W Normal Wind	1	-0.05	434.35	-24.85
	1a	8.91	-192.74	-8.21
	1b	-8.86	-192.63	-8.31
1.2D + 1.6W 60° Wind	1	-2.56	221.67	-12.38
	1a	-11.95	220.79	4.04
	1b	-20.41	-393.49	-11.83
1.2D + 1.6W 90° Wind	1	-3.01	16.37	-0.45
	1a	-19.08	372.55	9.36
	1b	-18.50	-339.95	-8.91
0.9D + 1.6W Normal Wind	1	-0.05	429.02	-24.70
	1a	9.02	-196.18	-8.28
	1b	-8.97	-196.11	-8.38
0.9D + 1.6W 60° Wind	1	-2.57	216.97	-12.24
	1a	-11.84	216.12	3.97
	1b	-20.52	-396.37	-11.89
0.9D + 1.6W 90° Wind	1	-3.02	12.28	-0.32
	1a	-18.96	367.44	9.28
	1b	-18.61	-342.99	-8.96
1.2D + 1.0Di + 1.0Wi Normal Wind	1	-0.03	121.44	-4.79
	1a	1.88	-5.03	-1.61
	1b	-1.86	-4.81	-1.66
1.2D + 1.0Di + 1.0Wi 60° Wind	1	-0.48	79.07	-2.36
	1a	-2.27	78.74	0.78
	1b	-4.15	-46.21	-2.41
1.2D + 1.0Di + 1.0Wi 90° Wind	1	-0.55	37.24	0.03
	1a	-3.69	109.50	1.82
	1b	-3.75	-35.15	-1.84
1.2D + 1.0E	1	0.00	35.14	1.33
	1a	2.27	6.92	-1.35
	1b	-2.27	6.92	-1.35
0.9D + 1.0E	1	0.00	31.00	1.48
	1a	2.39	2.86	-1.43
	1b	-2.39	2.86	-1.43
1.0D + 1.0W Normal Wind	1	-0.02	132.14	-7.40
	1a	2.26	-45.71	-2.16
	1b	-2.24	-45.62	-2.19
1.0D + 1.0W 60° Wind	1	-0.74	71.85	-3.84
	1a	-3.68	71.53	1.30
	1b	-5.50	-102.57	-3.19
1.0D + 1.0W 90° Wind	1	-0.85	13.64	-0.45
	1a	-5.71	114.56	2.82
	1b	-4.96	-87.39	-2.37

(-) = Uplift (+) = Down

Max Reactions

Leg			Overturning		
Max Uplift:	-396.37	(kips)	Moment:	3982.19	(ft-kips)
Max Down:	434.35	(kips)	Total Down:	48.97	(kips)
Max Shear:	24.85	(kips)	Total Shear:	41.36	(kips)

Analysis Summary

Structure:	MA13743-A-SBA		**Code:**	EIA/TIA-222-G	9/3/2020
Site Name:	WSBS		**Exposure:**	C	
Height:	160.00 (ft)		**Crest Height:**	0.00	
Base Elev:	0.000 (ft)		**Site Class:**	D - Stiff Soil	
Gh:	0.85	**Topography:** 1	**Struct Class:**	II	Page: 20

Max Reactions

Leg			Overturning		
Max Uplift:	-396.37	(kips)	Moment:	3982.19	(ft-kips)
Max Down:	434.35	(kips)	Total Down:	48.97	(kips)
Max Shear:	24.85	(kips)	Total Shear:	41.36	(kips)

Anchor Bolts

Bolt Size (in.):	1.25	Number Bolts:	6
Yield Strength (Ksi):	81.00	Tensile Strength (Ksi):	105.00
Detail Type:	C		

Interaction Ratio: 0.90

Max Usages

Max Leg: 103.5% (1.2D + 1.6W Normal Wind - Sect 5)
Max Diag: 98.5% (1.2D + 1.6W 90° Wind - Sect 4)
Max Horiz: 13.9% (1.2D + 1.6W Normal Wind - Sect 9)

Max Deflection, Twist and Sway

Load Case	Elevation (ft)	Deflection (ft)	Twist (deg)	Sway (deg)
0.9D + 1.0E - Normal To Face	86.89	0.0347	-0.0005	0.0455
	106.89	0.0541	-0.0005	0.0589
	113.11	0.0609	-0.0004	0.0614
	119.33	0.0684	-0.0008	0.0922
	126.89	0.0790	-0.0001	0.0704
	139.33	0.0961	0.0007	0.1300
	143.78	0.1034	0.0008	0.0732
	156.22	0.1217	0.0008	0.0826
	159.33	0.1263	-0.0008	0.0923
0.9D + 1.6W 89 mph Wind at 60° From Face	86.89	0.6959	0.2158	0.8277
	106.89	1.0544	0.3172	1.0057
	113.11	1.1766	0.3558	1.0330
	119.33	1.3048	0.3945	1.7777
	126.89	1.4831	0.4590	1.1631
	139.33	1.7652	0.5635	1.8103
	143.78	1.8778	0.5855	1.2273
	156.22	2.1673	0.6378	1.3522
	159.33	2.2394	0.6470	1.2828
0.9D + 1.6W 89 mph Wind at 90° From Face	86.89	0.6991	-0.1358	0.8308
	106.89	1.0589	0.0850	1.0141
	113.11	1.1800	0.0944	1.0464
	119.33	1.3097	0.1047	1.7230
	126.89	1.4894	-0.2393	1.1696
	139.33	1.7722	-0.2916	1.6771
	143.78	1.8813	-0.2925	1.2569
	156.22	2.1707	-0.2925	1.3708
	159.33	2.2428	-0.2925	1.2218

0.9D + 1.6W 89 mph Wind at Normal To Face	86.89	0.7120	0.0613	0.8561
	106.89	1.0779	0.0961	1.0536
	113.11	1.1987	0.1096	1.0995
	119.33	1.3327	0.1187	1.6112
	126.89	1.5157	0.1466	1.2111
	139.33	1.8032	0.1791	2.1464
	143.78	1.9225	0.1759	1.2160
	156.22	2.2172	0.1766	1.3639
	159.33	2.2906	0.1770	1.4973
1.0D + 1.0W 60 mph Wind at 60° From Face	86.89	0.1981	0.0315	0.2353
	106.89	0.2997	0.0465	0.2833
	113.11	0.3346	0.0522	0.2917
	119.33	0.3708	0.0579	0.5144
	126.89	0.4221	0.0673	0.3301
	139.33	0.5023	0.0823	0.5186
	143.78	0.5343	0.0836	0.3486
	156.22	0.6166	0.0872	0.3844
	159.33	0.6369	0.0878	0.3644
1.0D + 1.0W 60 mph Wind at 90° From Face	86.89	0.1986	-0.0374	0.2363
	106.89	0.3006	0.0218	0.2865
	113.11	0.3352	0.0241	0.2965
	119.33	0.3719	0.0276	0.4954
	126.89	0.4233	-0.0659	0.3325
	139.33	0.5037	-0.0803	0.4756
	143.78	0.5346	-0.0803	0.3571
	156.22	0.6169	-0.0797	0.3896
	159.33	0.6373	-0.0797	0.3472
1.0D + 1.0W 60 mph Wind at Normal To Face	86.89	0.2021	0.0149	0.2431
	106.89	0.3060	0.0236	0.2992
	113.11	0.3406	0.0271	0.3129
	119.33	0.3785	0.0284	0.4587
	126.89	0.4305	0.0368	0.3439
	139.33	0.5124	0.0437	0.6053
	143.78	0.5463	0.0428	0.3458
	156.22	0.6301	0.0422	0.3880
	159.33	0.6510	0.0422	0.4260
1.2D + 1.0Di + 1.0Wi 40 mph Wind at 60° From Face	86.89	0.1435	-0.0149	0.1708
	106.89	0.2177	0.0221	0.2060
	113.11	0.2432	0.0249	0.2141
	119.33	0.2695	0.0277	0.3728
	126.89	0.3066	0.0324	0.2425
	139.33	0.3655	0.0398	0.3947
	143.78	0.3895	0.0403	0.2541
	156.22	0.4503	0.0419	0.2841
	159.33	0.4655	0.0423	0.2672
1.2D + 1.0Di + 1.0Wi 40 mph Wind at 90° From Face	86.89	0.1437	-0.0225	0.1708
	106.89	0.2179	0.0113	0.2081
	113.11	0.2432	0.0125	0.2172
	119.33	0.2698	0.0146	0.3585
	126.89	0.3069	-0.0368	0.2443
	139.33	0.3658	-0.0451	0.3669
	143.78	0.3893	-0.0447	0.2604
	156.22	0.4499	-0.0434	0.2892
	159.33	0.4651	-0.0432	0.2506
1.2D + 1.0Di + 1.0Wi 40 mph Wind at Normal From Face	86.89	0.1452	0.0046	0.1755
	106.89	0.2205	0.0083	0.2159
	113.11	0.2455	0.0099	0.2272
	119.33	0.2730	0.0099	0.3305
	126.89	0.3108	0.0147	0.2499
	139.33	0.3704	0.0172	0.4369
	143.78	0.3951	0.0159	0.2535
	156.22	0.4566	0.0141	0.2839
	159.33	0.4719	0.0139	0.3241

1.2D + 1.0E - Normal To Face	86.89	0.0349	-0.0005	0.0457
	106.89	0.0543	-0.0005	0.0591
	113.11	0.0611	-0.0004	0.0616
	119.33	0.0686	-0.0008	0.0925
	126.89	0.0793	0.0002	0.0707
	139.33	0.0965	0.0008	0.1301
	143.78	0.1039	0.0008	0.0735
	156.22	0.1222	0.0008	0.0831
	159.33	0.1268	-0.0008	0.0928
1.2D + 1.6W 89 mph Wind at 60° From Face	86.89	0.6984	0.2166	0.8312
	106.89	1.0585	0.3184	1.0103
	113.11	1.1813	0.3572	1.0375
	119.33	1.3101	0.3960	1.7875
	126.89	1.4893	0.4608	1.1683
	139.33	1.7729	0.5658	1.8228
	143.78	1.8861	0.5879	1.2327
	156.22	2.1770	0.6405	1.3589
	159.33	2.2495	0.6497	1.2897
1.2D + 1.6W 89 mph Wind at 90° From Face	86.89	0.7017	-0.1359	0.8343
	106.89	1.0631	0.0851	1.0186
	113.11	1.1847	0.0946	1.0509
	119.33	1.3150	0.1049	1.7325
	126.89	1.4957	-0.2395	1.1750
	139.33	1.7798	-0.2919	1.6884
	143.78	1.8896	-0.2929	1.2627
	156.22	2.1804	-0.2928	1.3775
	159.33	2.2528	-0.2928	1.2284
1.2D + 1.6W 89 mph Wind at Normal To Face	86.89	0.7147	0.0613	0.8598
	106.89	1.0823	0.0960	1.0585
	113.11	1.2036	0.1096	1.1045
	119.33	1.3382	0.1187	1.6202
	126.89	1.5223	0.1466	1.2168
	139.33	1.8112	0.1791	2.1596
	143.78	1.9312	0.1758	1.2219
	156.22	2.2273	0.1766	1.3709
	159.33	2.3011	0.1770	1.5043

Last revised on 2-3-20202

Mat Foundation Design for Self Supporting Tower

			Date: 8/25/2020
Customer Name:	SBA Communications Corp	EIA/TIA Standard:	EIA-222-G
Site Name:		Structure Height (Ft.):	160
Site Nmber:	MA13743-A-SBA	Engineer Name:	M. Baker
Engr. Number:	97210	Engineer Login ID:	

Foundation Info Obtained from: Drawings/Calculations

Analysis or Design? Analysis

Number of Tower Legs: 3 Legs

Base Reactions (Factored):

(1). Individual Leg:

Axial Load (Kips):	434.4	Uplift Force (Kips):	396.4
Shear Force (Kips):	24.9		

(2). Tower Base:

Total Vertical Load (Kips):	49.0	Total Shear Force (Kips):	41.4
Moment (Kips-ft):	3982.2		

Foundation Geometries:

Leg distance (Center-to-Center ft.):		11.0	Mods required -Yes/No ?:	No	
Diameter of Pier (ft.):	Round	3.0	Pier Height A. G. (ft.):	0.50	
Tower center to mat center (ft):		0.00	Depth of Base BG (ft.):	6.0	
Length of Pad (ft.):		38	Width of Pad (ft.):	38	
Thickness of Pad (ft):		2.50			

Material Properties and Reabr Info:

Concrete Strength (psi):	3000	Steel Elastic Modulus:	29000	ksi
Vertical bar yield (ksi)	60	Tie steel yield (ksi):	60	
Vertical Rebar Size #:	9	Tie / Stirrup Size #:	4	
Qty. of Vertical Rebars:	16	Tie Spacing (in):	9.0	
Pad Rebar Yield (Ksi):	60	Pad Steel Rebar Size (#):	9	
Concrete Cover (in.):	3	Unit Weight of Concrete:	150.0	pcf

Rebar at the bottom of the concrete pad:

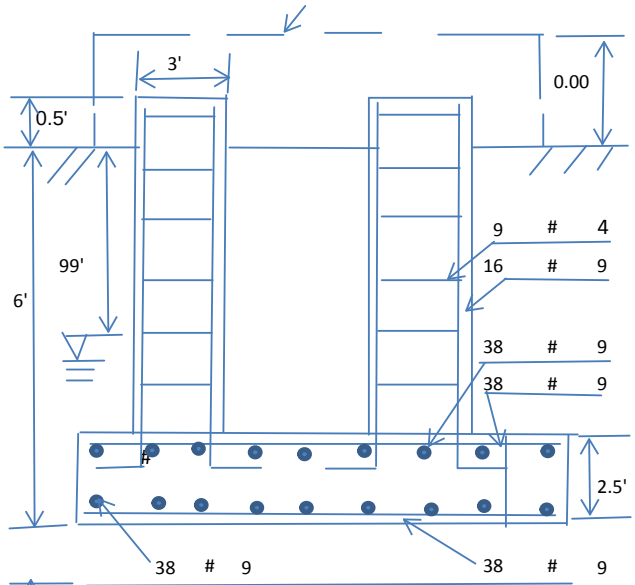
Qty. of Rebar in Pad (L):	38	Qty. of Rebar in Pad (W):	38

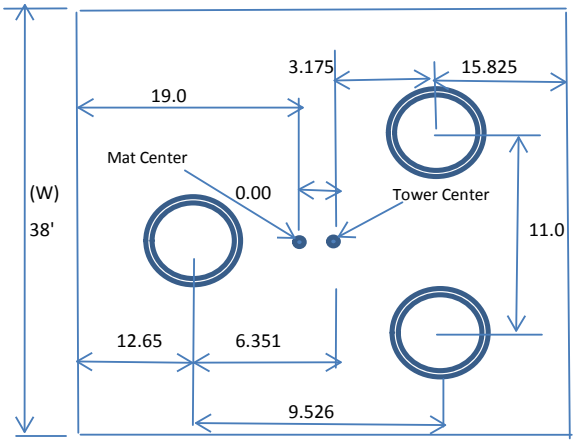
Rebar at the top of the concrete pad:

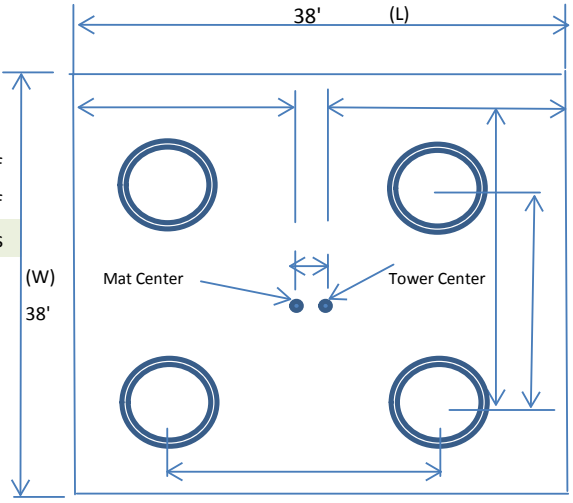
Qty. of Rebar in Pad (L):	38	Qty. of Rebar in Pad (W):	38

Soil Design Parameters:

Soil Unit Weight (pcf):	115.0	Soil Buoyant Weight:	50.0	Pcf
Water Table B.G.S. (ft):	99.0	Unit Weight of Water:	62.4	pcf
Ultimate Bearing Pressure (psf):	2000	Consider ties in concrete shear strength:	Yes	







Allowable overstress %: 5.00% **TES Engr. Number:** 97210 Page 2/2 Date: 8/25/2020

Apply 1.35 for e/w per G/H: 1

Foundation Analysis and Design: Uplift Strength Reduction Factor: 0.75 Compression Strength Reduction Factor: 0.75

Total Dry Soil Volume (cu. Ft.):	4979.78	Total Dry Soil Weight (Kips):	572.67
Total Buoyant Soil Volume (cu. Ft.):	0.00	Total Buoyant Soil Weight (Kips):	0.00
Total Effective Soil Weight (Kips):	572.67	Weight from the Concrete Block at Top (K):	0.00
Total Dry Concrete Volume (cu. Ft.):	3694.82	Total Dry Concrete Weight (Kips):	554.22
Total Buoyant Concrete Volume (cu. Ft.):	0.00	Total Buoyant Concrete Weight (Kips):	0.00
Total Effective Concrete Weight (Kips):	554.22	Total Vertical Load on Base (Kips):	1175.87

Check Soil Capacities:

					Load/ Capacity Ratio	
Calculated Maxium Net Soil Pressure under the base (psf):	759.48	<	Allowable Factored Soil Bearing (psf):	1500	0.51	OK!
Allowable Foundation Overturning Resistance (kips-ft.):	20200.4	>	Design Factored Momont (kips-ft):	4201	0.21	OK!
Factor of Safety Against Overturning (O. R. Moment/Design Moment):	4.81	OK!				

Check the capacities of Reinforceing Concrete:

Strength reduction factor (Flexure and axial tension):	0.90	Strength reduction factor (Shear):	0.75			
Strength reduction factor (Axial compresion):	0.65	Wind Load Factor on Concrete Design:	1.00			
(1) Concrete Pier:					Load/ Capacity Ratio	
Vertical Steel Rebar Area (sq. in./each):	1.00		Tie / Stirrup Area (sq. in./each):	0.20		
Calculated Moment Capacity (Mn,Kips-Ft):	582.8	>	Design Factored Moment (Mu, Kips-Ft)	99.4	0.17	OK!
Calculated Shear Capacity (Kips):	73.1	>	Design Factored Shear (Kips):	24.9	0.34	OK!
Calculated Tension Capacity (Tn, Kips):	864.0	>	Design Factored Tension (Tu Kips):	396.4	0.46	OK!
Calculated Compression Capacity (Pn, Kips):	1328.5	>	Design Factored Axial Load (Pu Kips):	434.4	0.33	OK!
Moment & Tension Strength Combination:	0.17	OK!	Check Tie Spacing (Design/Req'd):	0.75		OK!
Pier Reinforcement Ratio:	0.016	Reinforcement Ratio is satisfied per ACI				
(2).Concrete Pad:						
One-Way Design Shear Capacity (L or W Direction, Kips):	990.5	>	One-Way Factored Shear (L/W-Dir Kips	579.7	0.59	OK!
One-Way Design Shear Capacity (Diagonal Dir., Kips):	920.8	>	One-Way Factored Shear (Dia. Dir, Kips	508.1	0.55	OK!
Lower Steel Pad Reinforcement Ratio (L or W-Direct.):	0.0032		Lower Steel Reinf. Ratio (Dia. Dir.):	0.0027		
Lower Steel Pad Moment Capacity (L or W-Dir. Kips-ft):	4353.2	>	Moment at Bottom (L-Direct. K-Ft):	1837.8	0.42	OK!
Lower Steel Pad Moment Capacity (Dia. Direction,K-ft):	4375.6	>	Moment at Bottom (Dia. Dir. K-Ft):	1612.2	0.37	OK!
Upper Steel Pad Reinforcement Ratio (L or W -Direction):	0.0032		Upper Steel Reinf. Ratio (Dia. Dir.):	0.0027		
Upper Steel Pad Moment Capacity (L or W-Dir., Kips-ft):	4353.2	>	Moment at the top (L-Dir Kips-Ft):	1001.4	0.23	OK!
Upper Steel Pad Moment Capacity (Dia. Direction, K-ft):	4375.6	>	Moment at the top (Dia. Dir., K-Ft):	663.3	0.15	OK!
Punching Failure Capacity (Kips):	852.1	>	Punch. Failure Factored Shear (K):	434.4	0.51	OK!

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 11/27/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Arthur J. Gallagher Risk Management Services, Inc.
4000 Midlantic Dr, Suite 200
Mt. Laurel NJ 08054

CONTACT NAME: Daisy Braun
PHONE (A/C, No, Ext): 856-675-1334 **FAX (A/C, No):** 856-482-1888
E-MAIL ADDRESS: CherryHill.BSD.CertM@AJG.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Liberty Mutual Fire Insurance Company	23035
INSURER B : First Liberty Insurance Corporation	33588
INSURER C : AXIS Insurance Company	37273
INSURER D : Navigators Insurance Company	42307
INSURER E : Liberty Insurance Underwriters Inc	19917
INSURER F : American Guarantee and Liability Ins Co	26247

INSURED
Empire Telecom USA, LLC
1150 1st Avenue, Suite 600
King of Prussia, PA 19406

COVERAGES **CERTIFICATE NUMBER:** 123527721 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** [ ] CLAIMS-MADE [X] OCCUR X Contractual Liab X XCU GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [X] LOC [ ] OTHER:			TB2-631-510650-049	11/30/2019	11/30/2020	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 2,000,000 $ 100,000 $ 5,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
A	**AUTOMOBILE LIABILITY** X ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY			AS2-631-510650-039	11/30/2019	11/30/2020	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 2,000,000 $ $ $ $
C D E F	[ ] **UMBRELLA LIAB** [X] OCCUR X **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			P-001-000073672-02 NY19EXCZ03HAGIV 1000324565-02 AEC 8761755-01	11/30/2019 11/30/2019 11/30/2019 11/30/2019	11/30/2020 11/30/2020 11/30/2020 11/30/2020	EACH OCCURRENCE AGGREGATE $	$ 30,000,000 $ 30,000,000 $
B	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [N] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WC6-631-510650-019	11/30/2019	11/30/2020	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Cyber Liability (Primary)
Policy #113019HUD
Policy Period: 11/30/2019 - 11/30/2020
Carrier: Hudson Excess Insurance Company
Limit: $10,000,000

Cyber Liability (Excess)
Policy # ESI005300369
See Attached...

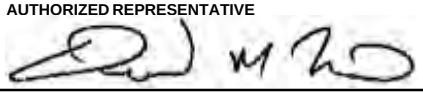
CERTIFICATE HOLDER

Evidence of Insurance

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



AGENCY CUSTOMER ID: _____

LOC #: _____

ADDITIONAL REMARKS SCHEDULE

AGENCY Arthur J. Gallagher Risk Management Services, Inc.	**NAMED INSURED** Empire Telecom USA, LLC 1150 1st Avenue, Suite 600 King of Prussia, PA 19406
POLICY NUMBER	
CARRIER / **NAIC CODE**	**EFFECTIVE DATE:**

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

Policy Period: 11/30/2019 - 11/30/2020
Carrier: Certain Underwriter at Lloyds
Limit: $10MM x $10MM

Property Policy
Policy # 13UUMBK0148
Policy Period: 11/30/19 - 11/30/20
Carrier: Hartford Fire Insurance Company
Leased/Rented Equipment:
Limit: $1,500,000
Deductible: $5,000
BPP Limit/Deductible: $8,265,000/$5,000

Professional Liab/E&O/Pollution
Policy # 0311-0596
Policy Period: 11/30/2019 - 11/30/2020
Carrier: Allied World Assurance Company, Ltd.
Occurrence/Aggregate: $5MM/10MM

Hartford Fire Insurance Company
Inland Marine Policy
Eff Date: 11/30/19 - Exp Date: 11/30/20
Policy # 13UUMBK0148
Installation Operations - LIMIT: $5,000,000/ DEDUCTIBLE: $5,000
In Transit - LIMIT: $1,000,000/ DEDUCTIBLE: $5,000
In Temporary Storage - LIMIT: $15,000,000/ DEDUCTIBLE: $5,000

Evidence of Insurance

The Commonwealth of Massachusetts
Department of Industrial Accidents
Office of Investigations
Lafayette City Center
2 Avenue de Lafayette, Boston, MA 02111-1750
www.mass.gov/dia

Workers' Compensation Insurance Affidavit: General Businesses

Applicant Information **Please Print Legibly**

Business/Organization Name: Empire Telecom USA, LLC

Address: 16 Esquire Road

City/State/Zip: Billerica, MA 01862 Phone #: 617-639-4908

Are you an employer? Check the appropriate box:

1. ☒ I am a employer with 100 employees (full and/ or part-time).*
2. ☐ I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required]
3. ☐ We are a corporation and its officers have exercised their right of exemption per c. 152, §1(4), and we have no employees. [No workers' comp. insurance required]**
4. ☐ We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.]

Business Type (required):

5. ☐ Retail
6. ☐ Restaurant/Bar/Eating Establishment
7. ☐ Office and/or Sales (incl. real estate, auto, etc.)
8. ☐ Non-profit
9. ☐ Entertainment
10. ☐ Manufacturing
11. ☐ Health Care
12. ☒ Other Wireless Site Development

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.
**If the corporate officers have exempted themselves, but the corporation has other employees, a workers' compensation policy is required and such an organization should check box #1.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy information.

Insurance Company Name: First Liberty Insurance Corporation

Insurer's Address: 175 Berkeley Street

City/State/Zip: Boston, MA 02116

Policy # or Self-ins. Lic. #: WC6-631-510650-019 Expiration Date: 11/30/2020

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under § 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to $1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to $250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify, under the pains and penalties of perjury that the information provided above is true and correct.

Signature: [signature] Date: / / /

Phone #: 617-639-4908

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: _____ Permit/License #: _____

Issuing Authority (check one):

1. ☐ Board of Health 2. ☐ Building Department 3. ☐ City/Town Clerk 4. ☐ Licensing Board
5. ☐ Selectmen's Office 6. ☐ Other _____

Contact Person: _____ Phone #: _____

Commonwealth of Massachusetts
Division of Professional Licensure
Board of Building Regulations and Standards

Construction Supervisor

CS-108961

Expires: 02/24/2021

DAVID COOPER
24 WENTWORTH DRIVE
BEVERLY MA 01915

Commissioner

Radio Frequency Safety Survey Report Prediction (RFSSRP)

AT&T Wireless Tower Facility

Site ID: MA5153 **Site Name:** GREAT BARRINGTON-STOCKBRIDGE **Address:** 425 Stockbridge Road, Great Barrington, MA 01230 **Latitude:** 42.214152 **Longitude:** -73.344655 **USID:** 79082 **FA**: 10087529	**Prepared for:** AT&T Mobility 550 Cochituate Road, Suite 13 Framingham, MA 01701 Report Writer: Erin Kavanaugh Date: October 21, 2020 Report Reviewer: Brandon Green

Statement of Compliance

AT&T will be compliant with FCC Regulations upon installation of recommended mitigation measures.

TABLE OF CONTENTS

1.0 GENERAL SUMMARY

Centerline Communications, LLC ("Centerline") has been contracted to provide a Radio Frequency (RF) Analysis for the following AT&T Mobility wireless tower facility to determine whether the facility is in compliance with federal standards and regulations regarding RF emissions. This analysis includes theoretical emissions calculations, for all equipment for AT&T Mobility and any other wireless carriers on site.

1.1 SITE SUMMARY

Analysis Site Data	
Site USID:	79082
Site FA#:	10087529
Site Name:	GREAT BARRINGTON-STOCKBRIDGE
Site Address:	425 Stockbridge Road, Great Barrington MA 01230
Site Latitude:	42.214152
Site Longitude:	-73.344655
Facility Type:	Tower
Compliance Summary	
Compliance Status:	Compliant Upon Mitigation Installation
Maximum Modeled AT&T MPE% on Walking Surface (General Public Limit):	0.12%
Maximum Modeled AT&T MPE% at Ground Level (General Public Limit):	0.10%
Site Survey Data	
Is Access Locked or Controlled? :	Unknown
Lock or Control Measures if Present:	Unknown
Parapet Height:	N/A
Site Data Information	
CD:	MA5153.AE201.GREAT BARRINGTON-STOCKBRIDGE CD(AE06).Rev2.09-15-20
RFDS:	NEW-ENGLAND_BOSTON_MA5153_2021-LTE-Next-Carrier_LTE_MH705R_2101A0VH55_10087529_79082_03-09-2020_Final-Approved_v3.00

Signage and barriers are the primary means of mitigating access to accessible areas of exposure. Below is a summary of existing and recommended signage at this AT&T facility.

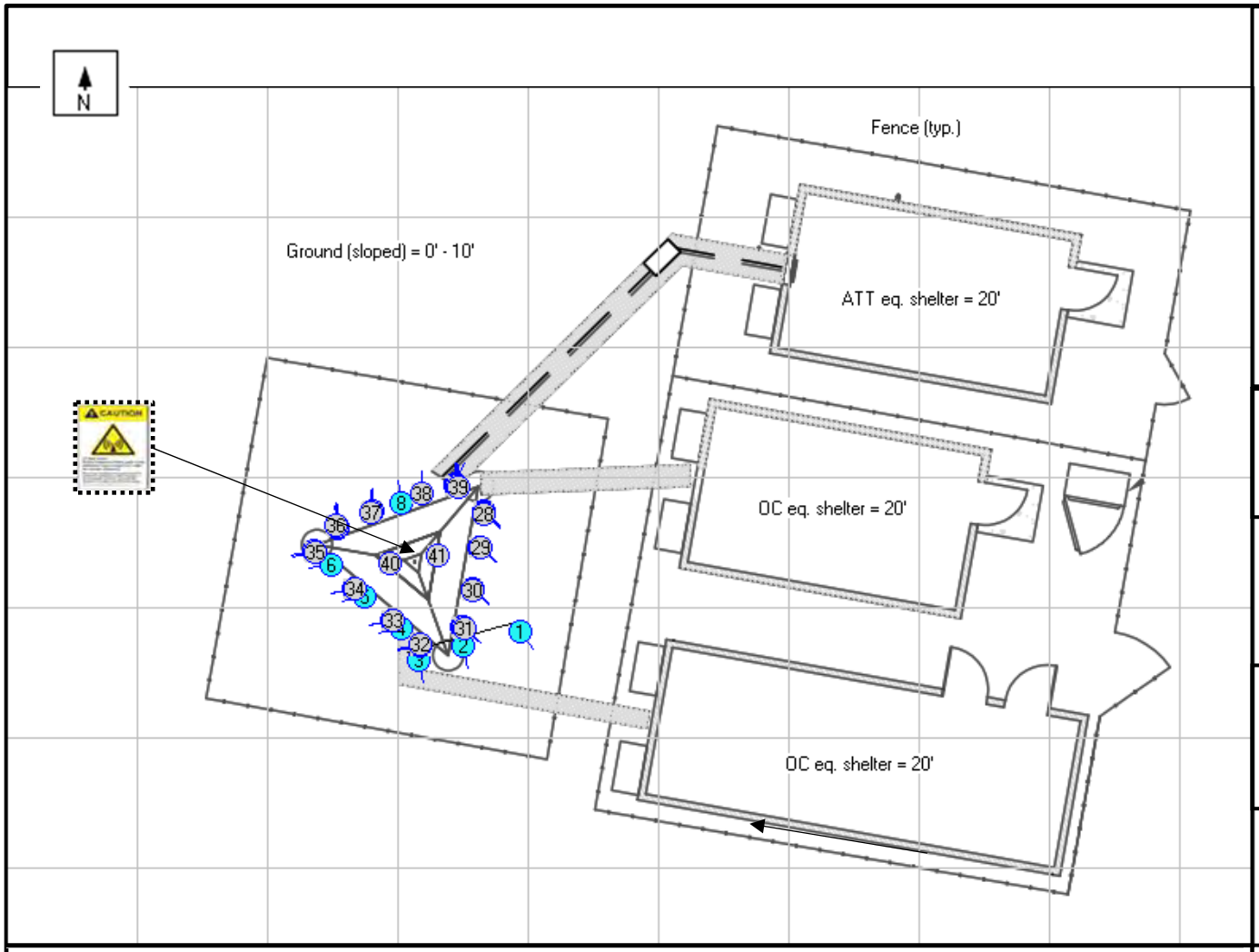
Existing Signage and Barriers (AT&T Sectors)										
Location	Information	Notice	Notice 2	Caution	Caution 2	Caution 2B	Caution 2C	Warning	Warning 2	Barriers
Tower Access	0	0	0	0	0	0	0	0	0	0

Recommended Signage and Barriers (AT&T Sectors)						
Location	Notice 2	Caution 2	Caution 2B	Caution 2C	Warning 2	Barriers
Tower Access	0	0	1	0	0	0

Tower Access:

- Install (1) Caution 2B at the base of the tower.

2.0 SITE SCALE MAP



Operator Antenna Identifiers

- AT&T Mobility
- Verizon
- Clearwire
- Cricket
- T-Mobile
- Sprint
- US Cellular
- Metro PCS
- Unknown


INFO 1 Sign

Caution 1 Sign

INFO 2 Sign


Tower Caution Sign

Notice 1 Sign


Caution 2 Sign


Notice 2 Sign

Warning 2 Sign

Items to be Removed

Existing Sign

Proposed Sign

Existing Barrier

Proposed Barrier

Signage/ Mitigation Plan

GREAT BARRINGTON-STOCKBRIDGE / 10087529

3.0 ANTENNA INVENTORY

ANT ID	Operator	Antenna Make	Antenna Model	Type	Freq (MHz)	TPO (Watts)	# of TX	Azimuth (°)	BW (°)	Gain (dBd)	Total ERP (Watts)	Length (ft.)	Antenna Z Value (ft.) NWS*	Antenna Z Value (ft.) AGL**
1	AT&T	KATHREIN	80010122V01	Panel	850	40	1	143	87.1	12.75	753.46	6.3	129.9	139.9
2	AT&T	CCI	OPA65R-BU6B	Panel	700	40	4	170	63	12.15	2624.94	5.9	130.0	140.0
2	AT&T	CCI	OPA65R-BU6B	Panel	2100	40	4	170	61	15.85	6153.47	5.9	130.0	140.0
3	AT&T	CCI	DMP65R-BU6D	Panel	700	40	2	170	66	11.75	1196.99	5.9	130.0	140.0
3	AT&T	CCI	DMP65R-BU6D	Panel	850	40	1	170	71	11.45	558.55	5.9	130.0	140.0
3	AT&T	CCI	DMP65R-BU6D	Panel	850	40	1	170	71	11.45	558.55	5.9	130.0	140.0
3	AT&T	CCI	DMP65R-BU6D	Panel	1900	40	4	170	71	14.35	4356.32	5.9	130.0	140.0
4	AT&T	CCI	DMP65R-BU6D	Panel	700	40	2	260	64	11.65	1169.74	5.9	140.0	140.0
4	AT&T	CCI	DMP65R-BU6D	Panel	850	40	1	260	70	11.35	545.83	5.9	140.0	140.0
4	AT&T	CCI	DMP65R-BU6D	Panel	850	40	1	260	70	11.35	545.83	5.9	140.0	140.0
4	AT&T	CCI	DMP65R-BU6D	Panel	1900	40	4	260	71	14.35	4356.32	5.9	140.0	140.0
5	AT&T	CCI	OPA65R-BU6B	Panel	700	40	4	260	62	12.05	2565.19	5.9	140.0	140.0
5	AT&T	CCI	OPA65R-BU6B	Panel	2100	40	4	260	61	15.85	6153.47	5.9	140.0	140.0
6	AT&T	KATHREIN	80010122V01	Panel	850	40	1	263	85.8	12.85	771.01	6.3	139.9	139.9
7	AT&T	CCI	DMP65R-BU6D	Panel	700	40	2	353	64	11.65	1169.74	5.9	140.0	140.0
7	AT&T	CCI	DMP65R-BU6D	Panel	850	40	1	353	71	11.45	558.55	5.9	140.0	140.0
7	AT&T	CCI	DMP65R-BU6D	Panel	850	40	1	353	71	11.45	558.55	5.9	140.0	140.0
7	AT&T	CCI	DMP65R-BU6D	Panel	1900	40	4	353	71	14.35	4356.32	5.9	140.0	140.0
8	AT&T	CCI	OPA65R-BU6B	Panel	700	40	4	353	63	12.05	2565.19	5.9	140.0	140.0
8	AT&T	CCI	OPA65R-BU6B	Panel	2100	40	4	353	61	15.85	6153.47	5.9	140.0	140.0
9	AT&T	KATHREIN	80010122V01	Panel	850	40	1	23	86.8	12.75	753.46	6.3	139.9	139.9
10	Unknown	GENERIC	PANEL 6FT	Panel	1900	100	1	130	66	15.84	3837.07	6.0	113.0	123.0
11	Unknown	GENERIC	PANEL 6FT	Panel	1900	100	1	130	66	15.84	3837.07	6.0	113.0	123.0
12	Unknown	GENERIC	PANEL 6FT	Panel	1900	100	1	260	66	15.84	3837.07	6.0	123.0	123.0
13	Unknown	GENERIC	PANEL 6FT	Panel	1900	100	1	260	66	15.84	3837.07	6.0	123.0	123.0

ANT ID	Operator	Antenna Make	Antenna Model	Type	Freq (MHz)	TPO (Watts)	# of TX	Azimuth (°)	BW (°)	Gain (dBd)	Total ERP (Watts)	Length (ft.)	Antenna Z Value (ft.) NWS*	Antenna Z Value (ft.) AGL**
14	Unknown	GENERIC	PANEL 6FT	Panel	1900	100	1	0	66	15.84	3837.07	6.0	123.0	123.0
15	Unknown	GENERIC	PANEL 6FT	Panel	1900	100	1	0	66	15.84	3837.07	6.0	123.0	123.0
16	Unknown	GENERIC	PANEL 6FT	Panel	1900	100	1	130	66	15.84	3837.07	6.0	122.0	132.0
17	Unknown	GENERIC	PANEL 6FT	Panel	1900	100	1	130	66	15.84	3837.07	6.0	122.0	132.0
18	Unknown	GENERIC	PANEL 6FT	Panel	1900	100	1	130	66	15.84	3837.07	6.0	122.0	132.0
19	Unknown	GENERIC	PANEL 6FT	Panel	1900	100	1	130	66	15.84	3837.07	6.0	122.0	132.0
20	Unknown	GENERIC	PANEL 6FT	Panel	1900	100	1	260	66	15.84	3837.07	6.0	132.0	132.0
21	Unknown	GENERIC	PANEL 6FT	Panel	1900	100	1	260	66	15.84	3837.07	6.0	132.0	132.0
22	Unknown	GENERIC	PANEL 6FT	Panel	1900	100	1	260	66	15.84	3837.07	6.0	132.0	132.0
23	Unknown	GENERIC	PANEL 6FT	Panel	1900	100	1	260	66	15.84	3837.07	6.0	132.0	132.0
24	Unknown	GENERIC	PANEL 6FT	Panel	1900	100	1	0	66	15.84	3837.07	6.0	132.0	132.0
25	Unknown	GENERIC	PANEL 6FT	Panel	1900	100	1	0	66	15.84	3837.07	6.0	132.0	132.0
26	Unknown	GENERIC	PANEL 6FT	Panel	1900	100	1	0	66	15.84	3837.07	6.0	132.0	132.0
27	Unknown	GENERIC	PANEL 6FT	Panel	1900	100	1	0	66	15.84	3837.07	6.0	132.0	132.0
28	Unknown	GENERIC	PANEL 6FT	Panel	1900	100	1	130	66	15.84	3837.07	6.0	138.0	148.0
29	Unknown	GENERIC	PANEL 6FT	Panel	1900	100	1	130	66	15.84	3837.07	6.0	138.0	148.0
30	Unknown	GENERIC	PANEL 6FT	Panel	1900	100	1	130	66	15.84	3837.07	6.0	138.0	148.0
31	Unknown	GENERIC	PANEL 6FT	Panel	1900	100	1	130	66	15.84	3837.07	6.0	138.0	148.0
32	Unknown	GENERIC	PANEL 6FT	Panel	1900	100	1	260	66	15.84	3837.07	6.0	138.0	148.0
33	Unknown	GENERIC	PANEL 6FT	Panel	1900	100	1	260	66	15.84	3837.07	6.0	138.0	148.0
34	Unknown	GENERIC	PANEL 6FT	Panel	1900	100	1	260	66	15.84	3837.07	6.0	138.0	148.0
35	Unknown	GENERIC	PANEL 6FT	Panel	1900	100	1	260	66	15.84	3837.07	6.0	138.0	148.0
36	Unknown	GENERIC	PANEL 6FT	Panel	1900	100	1	0	66	15.84	3837.07	6.0	138.0	148.0
37	Unknown	GENERIC	PANEL 6FT	Panel	1900	100	1	0	66	15.84	3837.07	6.0	138.0	148.0
38	Unknown	GENERIC	PANEL 6FT	Panel	1900	100	1	0	66	15.84	3837.07	6.0	138.0	148.0
39	Unknown	GENERIC	PANEL 6FT	Panel	1900	100	1	0	66	15.84	3837.07	6.0	138.0	148.0
40	Unknown	GENERIC	OMNI 6FT	Omni	1900	100	1	0	360	9.96	990.83	6.0	144.0	154.0

ANT ID	Operator	Antenna Make	Antenna Model	Type	Freq (MHz)	TPO (Watts)	# of TX	Azimuth (°)	BW (°)	Gain (dBd)	Total ERP (Watts)	Length (ft.)	Antenna Z Value (ft.) NWS*	Antenna Z Value (ft.) AGL**
41	Unknown	GENERIC	OMNI 9.5FT	Omni	450	100	1	0	360	5.96	394.46	9.5	144.2	154.2

*Table 1: Total Site Data Table (*NWS = Nearest Walking Surface, **AGL = Above Ground Level)*

Note: Z Value represents the bottom tip height of the antenna

4.0 PREDICTED EMISSION LEVELS AND DISCUSSION

All calculations performed based upon the data listed for this facility have produced results that are within allowable limits for General Population limits for exposure to RF emissions as specified by federal standards.

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document states that microwave dishes are compliant if they are mounted 20 feet or greater above any accessible walking or working surface.

Maximum Predicted MPE Level on Site:	% of MPE Limit:	Location:
Accessible **General Population** MPE Limits:	**0.12%**	**Sector A**
Accessible **Occupational** MPE Limits:	**0.02%**	

Ground Level Assessment:	% of MPE Limit:
Ground Level **General Population** MPE Limits:	**0.10%**
Ground Level **Occupational** MPE Limits:	**0.02%**

Sector A: Transmitting over Ground - Upper	% of MPE Limit:	*Distance from Antenna:
Accessible **General Population** MPE Limits:	**0.12%**	**N/A**
Accessible **Occupational** MPE Limits:	**0.02%**	**N/A**

Sector B: Transmitting over Ground	% of MPE Limit:	*Distance from Antenna:
Accessible **General Population** MPE Limits:	**0.10%**	**N/A**
Accessible **Occupational** MPE Limits:	**0.02%**	**N/A**

Sector C: Transmitting over Ground	% of MPE Limit:	*Distance from Antenna:
Accessible **General Population** MPE Limits:	**0.10%**	**N/A**
Accessible **Occupational** MPE Limits:	**0.02%**	**N/A**

**Distance from Antenna is the distance that the MPE limits are exceeded from the front face of the antenna, outward across an accessible area.*

5.0 EMISSIONS DIAGRAMS

Emissions Thresholds for All Carriers (Ground 0.00ft.) GREAT BARRINGTON-STOCKBRIDGE / 10087529

Emissions Thresholds for All Carriers (Ground 10.00ft.) GREAT BARRINGTON-STOCKBRIDGE / 10087529

Emissions Thresholds for All Carriers (Equipment Shelters 20.00ft.) GREAT BARRINGTON-STOCKBRIDGE / 10087529

6.0 STATEMENT OF COMPLIANCE

Centerline conducted worst case modeling to determine whether the tower facility located at 425 Stockbridge Road in Great Barrington, Massachusetts is in compliance with FCC Regulations.

6.1 STATEMENT OF AT&T MOBILITY COMPLIANCE

Based on the information analyzed, AT&T will be compliant with FCC Regulations once the mitigation measures recommended in this report are implemented.

6.2 RECOMMENDATIONS

Recommended Signage and Barriers (AT&T Sectors)						
Location	Notice 2	Caution 2	Caution 2B	Caution 2C	Warning 2	Barriers
Tower Access	0	0	1	0	0	0

Tower Access:

- Install (1) Caution 2B at the base of the tower.

7.0 FALL ARREST AND PARAPET INFORMATION

As per AT&T barrier policy, rooftop edges that are protected with a 39-inch parapet wall or guardrail are safe for work activity within six (6) feet of the edge. OSHA has stated that an existing 39-inch guardrail or parapet provides sufficient protection for employees. The height of the top rail or equivalent component of guardrail systems in new construction shall be at least 42 inches above the walking or working surface. It should also be noted that the height of the parapet or guardrail may be reduced to no less than 30 inches at any point provided the sum of the depth (horizontal distance) of the top edge, and the height of the top edge (vertical distance from the work surface to the top edge of the top member, is at least 48 inches. If there is no reason for working atop the roof, then edge protection is not required. In addition, workers may use personnel lifts or temporary fall protection measures to perform work within 6 feet of the roof edge in place of permanent edge protection. Reference: 29 CFR 1910.28, 29 CFR 1910.23 (NPRM-1990); OSHA Letters of Interpretation 2/9/83 and 3/8/9

APPENDIX A: RF SIGNAGE

AT&T RF Signage

Sign	Description	Sign	Description
	**Information 1 Sign** Gives guidelines on how to proceed and who to contact regarding areas that may exceed either the FCC's General Population or Occupational emissions limits.		**Information 2 Sign** Gives specific information on how to proceed and who to contact regarding antennas that are façade mounted, concealed or on stand-alone structures.
	**Blue Notice 1 Sign** Used to alert individuals that they are entering an area that may exceed the FCC's General Population emissions limit. Must be positioned such that persons approaching from any angle have ample warning to avoid the marked areas.		**Blue Notice 2 Sign** Used to alert individuals that they are entering an area that may exceed the FCC's General Population emissions limits. To be used on barriers or antenna sectors as a hybrid of the Information 1 and Blue Notice 1 signs.
	**Yellow Caution 1 Sign-Rooftop** Used to inform individuals that they are entering an area that may exceed the FCC's Occupational emissions limit. Must be positioned such that persons approaching from any angle have ample warning to avoid the marked areas.		**Yellow Caution 2 Sign-Rooftop** Used to alert individuals that they are entering an area that may exceed the FCC's Occupational emissions limit. To be used on barriers or antenna sectors as a hybrid of the Information 1 and Yellow Caution 1 signs.
	**Yellow Caution 1 Sign-Tower** Used to inform individuals that they are entering an area that may exceed the FCC's Occupational emissions limits. Must be placed at the base of the tower to warn tower climbers of potential for exposure.		**Warning 2 Sign** Used to inform individuals that they are entering an area that may exceed the FCC's Occupational emissions limit by a factor of 10 or greater. Must be positioned such that persons approaching from any angle have ample warning to avoid the marked areas.

APPENDIX B: FCC GUIDELINES AND EMISSIONS THRESHOLD LIMITS

All power density values used in this report were analyzed as a percentage of current Maximum Permissible Exposure (% MPE) as listed in the FCC OET Bulletin 65 Edition 97-01and ANSI/IEEE Std C95.1. The FCC regulates Maximum Permissible Exposure in units of microwatts per square centimeter ($\mu W/cm^2$). The number of $\mu W/cm^2$ calculated at each sample point is called the power density. The exposure limit for power density varies depending upon the frequencies being utilized. Wireless Carriers and Paging Services use different frequency bands each with different exposure limits, therefore it is necessary to report results and limits in terms of percent MPE rather than power density.

All results were compared to the FCC (Federal Communications Commission) radio frequency exposure rules, 47 CFR 1.1307(b)(1) – (b)(3), to determine compliance with the Maximum Permissible Exposure (MPE) limits for General Population/Uncontrolled environments as defined below.

General Population/Uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Public exposure to radio frequencies is regulated and enforced in units of microwatts per square centimeter ($\mu W/cm^2$). The general population exposure limit for the 700 and 800 MHz Bands is approximately 467 $\mu W/cm^2$ and 567 $\mu W/cm^2$ respectively, and the general population exposure limit for the 1900 MHz PCS and 2100 MHz AWS bands is 1000 $\mu W/cm^2$. Because each carrier will be using different frequency bands, and each frequency band has different exposure limits, it is necessary to report percent of MPE rather than power density.

Occupational/Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure, have been properly trained in RF safety and can exercise control over their exposure. Occupational/Controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure, have been trained in RF safety and can exercise control over his or her exposure by leaving the area or by some other appropriate means. The Occupational/Controlled exposure limits all utilized frequency bands is five (5) times the FCC's General Public / Uncontrolled exposure limit.

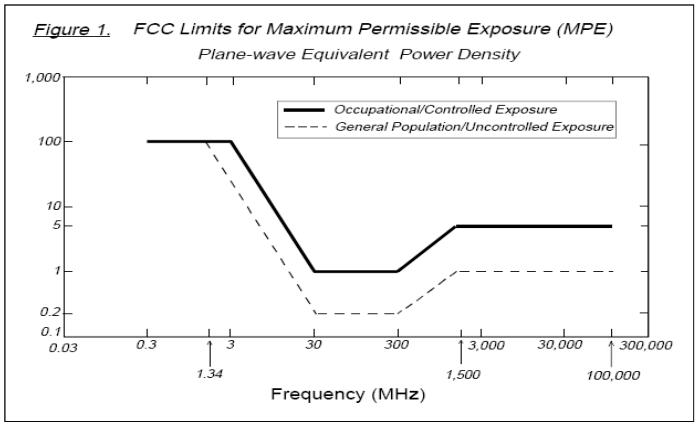
The FCC Mandates that if a site is found to be out of compliance with regard to emissions that any system operator contributing 5% or more to areas exceeding the FCC's allowable limits will be responsible for bringing the site into compliance.

Additional details can be found in FCC OET 65.

Table 1: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	**Electric Field Strength (E) (V/m)**	**Magnetic Field Strength (H) (A/m)**	**Power Density (S) (mW/cm^2)**	**Averaging Time $[E]^2$, $[H]^2$, or S (minutes)**
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	($900/f^2$)*	6
30-300	61.4	0.163	1.0	6
300-I,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	**Electric Field Strength (E) (V/m)**	**Magnetic Field Strength (H) (A/m)**	**Power Density (S) (mW/cm^2)**	**Averaging Time $[E]^2$, $[H]^2$, or S (minutes)**
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	($180/f^2$)*	30
30-300	27.5	0.073	0.2	30
300-I,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density



APPENDIX C: CALCULATION METHODOLOGY

Centerline Communications, LLC has performed theoretical modeling using Waterford Consultants' RoofMaster™ 2020 Version 21.9.04.20 which uses a cylindrical model for conservative power density predictions within the near field of the antenna where the antenna pattern has not truly formed yet. Within this area power density values tend to decrease based upon an inverse distance function. At the point where it is appropriate for modeling to change from near-field calculations to far-field calculations the power decreases inversely with the square of the distance. This modeling technique is accurate with low antenna centerlines, such as rooftops, where persons can get close to the antennas and pass through fields in close proximity.

The modeling is based on worst-case assumptions for the number of antennas and transmitter power. No losses were included in the power calculations unless they were specifically provided for the project.

APPENDIX D: CERTIFICATIONS

I, Erin Kavanaugh, preparer of this report certify that I am fully trained and aware of the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation. I have been trained in the procedures and requirements outlined in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document.

Erin Kavanaugh

10/21/2020

I, Brandon Green, reviewer and approver of this report certify that I am fully trained and aware of the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation. I have been trained in the procedures and requirements outlined in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document.

Brandon Green

10/21/2020

APPENDIX E: PROPRIETARY STATEMENT

This report was prepared for the use of AT&T Mobility, LLC to meet requirements specified in AT&T's corporate RF safety guidelines. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by Centerline Communications, LLC are based solely on the information provided by AT&T Mobility and all observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to Centerline Communications, LLC so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

Action Item

A. Use of Force Policy
Bans Most Chock holds

Duty to Intervene	Two classes
De-escalation	FY 21 In-Service Class &
Several Articles	
Rendering Aid After	
Use of Deadly Force	Class
Pointing & Drawing a Firearm	
Officer Wellness Considerations	Possible Grant
Shooting From a Motor Vehicle	

B. Training in General

Implicit bias	FY 21 In-Service
Critical Incident Training	All Officers
Hate Crimes	Mass. Chiefs of Police Roll-Call Training "Hate Crimes Revisited"
	Attended class (sergeant)
	Bias in Policing---Traffic

MA.Civil Rights Officer Training Class -2 sgts.
Stops

Procedural Justice and Legitimacy	2018 In-Service Class

Integrating Communication,
Assessment, and Tactics 2019 In-Service Class

Refugee & Immigrants: Fostering Positive Relationships
with Local Police 2019 In-Service
Police Interactions with Mental Illness 2019 In-Service

C. Crowd Control

Sergeants attended class

D. Accreditation----DONE—1st & only in county

E. Policies on Portal (on GBPD website)

F. Portal Information

Taser Information
GBPD Use of Force Information

G. Hiring "How To Become a Police Officer in Massachusetts" (on GBPD website)

HATE CRIMES

GREAT BARRINGTON POLICE DEPARTMENT POLICY & PROCEDURE NO. **2.29**	ISSUE DATE: 6/4/19
	EFFECTIVE DATE: 7/4/19
MASSACHUSETTS POLICE ACCREDITATION STANDARDS REFERENCED: **none**	REVIEW/ REVISION DATE: 10/7/2020

I. GENERAL CONSIDERATIONS AND GUIDELINES

This policy is designed to assist officers in identifying crimes motivated by bias toward an individual's race, religion, ethnicity, handicap, sexual orientation, preseumed immigration status or gender and to define appropriate steps for assisting victims and apprehending suspects.

- The key to a successful law enforcement response to Hate Crime/Incidents is **building a partnership with victims and the community**.
- There needs to be a **relationship of trust and cooperation between the police and the community**.
- Citizens need to be encouraged to come forward whenever a Hate Crime/Incident occurs and to have **confidence that the police will handle these matters with the seriousness and concern they deserve**.
- Citizens **need to view the police as allies** and support law enforcement efforts in the fight against hate violence.

Hate Crime/Incidents are viewed very seriously by this department and will be given high priority. The department will use every

necessary resource rapidly and decisively to identify the perpetrators, arrest them, and take vigorous enforcement action.

Also, recognizing the particular fears and anguish typically suffered by victims of these crimes, the potential for reprisal and escalation of violence, and the possible far-reaching negative consequences of these acts on the community and the department, particular attention shall be given to addressing the security and related concerns of the immediate victims as well as their families and others affected by the crime.

II. POLICY

It is the policy of the Great Barrington Police Department to safeguard the federal and state rights of all individuals irrespective of their race, religion, ethnicity, handicap, sexual orientation, presumed immigration status or gender and to treat seriously **any acts or threats of violence, property damage, harassment, intimidation, or other crimes that are designed to infringe upon these rights**.

III. DEFINITIONS

The following phrases shall have the following meanings:

Advocacy Organization: Any non-profit or not-for-profit group which represents or **serves constituencies** targeted in hate crimes motivated by the forms of bias enumerated in **520 CMR 13.02(3);** or gathers information relating to the incidence, circumstances, patterns, causes, or nature of hate crime/incident(s) or any specific type(s) of hate crime or incident.

Bias indicators: Objective facts, circumstances, or patterns of criminal act(s) which, standing alone or in conjunction with other facts or circumstances, suggest that the offender's actions were motivated, in whole or in part, by any form of bias enumerated in 520 CMR 13.02.

Bias Motive: Hatred, hostility, or negative attitudes towards, or prejudice against any group or individual on account of race, religion, ethnicity, handicap, or sexual orientation, presumed immigration status or gender, which is a contributing factor, in whole or in part, in the commission of a criminal act. A bias motive can be inferred from the presence of one or more bias indicators. The specific forms of bias covered by the Hate Crime Reporting Act are:

Racial/Ethnic/National Bias

Anti-Black

Anti-White

Anti-Asian

Anti-Hispanic

Anti-Arab

Anti-Other Racial/Ethnic/National Group

Religious Bias

Anti-Jewish

Anti-Catholic

Anti-Protestant

Anti-Islamic (Moslem)

Anti-Other Religion

Sexual Orientation Bias

Anti-Gay (Male)

Anti-Lesbian (Female)

Anti-Other Sexual Orientation

Handicap Bias

Anti-Person with AIDS

Anti-Physically Disabled

Anti-Mentally Disabled

(i.e., mental illness, mental retardation)

Gender Bias

Anti-Male

Anti-Female

A bias motive may also consist of an intent to interfere with, disrupt, or deprive another person(s) of his/her constitutional rights by threats, intimidation, harassment, or coercion.

Hate Crime:

A. Any criminal act to which a bias motive is evident as a contributing factor, or

B. Any act which constitutes a violation of:

1. M.G.L. c. 265, ss. 37 or 39;
2. M.G.L. c. 266, s. 127A;
3. M.G.L. c. 272, s. 92A.

Hate Incident: Any act whether consisting of conduct, speech or expression, to which a bias motive is evident as a contributing factor, without regard for whether the act constitutes a crime.

Hate Group: An organization, formal or informal, which promotes bias, animosity, hostility, or malice against persons belonging to a racial, religious, ethnic/national origin, handicap, sexual orientation or gender group (e.g., the Ku Klux Klan, American Nazi Party, etc.).

Hate Crime Report: An account of a hate crime from a law enforcement source received or collected by the Crime Reporting Unit.

Hate Incident Report: An account of a hate incident from a civil rights agency or advocacy organization received or collected by the Crime Reporting Unit.

BIAS INDICATORS:

The following criteria can assist law enforcement officers in determining whether a particular crime should be classified as a hate crime or a hate crime incident. These criteria are not all-inclusive and each case must be examined on its own facts and circumstances. **Common sense judgment should also be applied in making the determination** whether a crime should be classified as a hate crime.

- The offender shouted a **racial or anti-gay epithet at the victim**.
- A **swastika** was painted on the door of a synagogue.
- The offenders wore white sheets and white hoods or left a burning cross in front of the victim's residence.
- Several incidents have occurred in the same locality, at or about the same time.
- Victims or witnesses perceive that the incident was motivated by bias.

- The victim was engaged in activities promoting a racial, religious, ethnic/national origin, handicap, sexual orientation or gender group.
- The incident coincided with a holiday relating to or a date of particular significance.
- The offender was previously involved in a similar bias crime or is a member of, or associates with, a hate group.
- A hate group claimed responsibility for the crime or was active in the neighborhood.
- A historically established animosity exists between the victim's group and the offender's group.
- The victim is a member of the advocacy group supporting the precepts of the victim group, or is friendly with members of a victim group.
- **There was no clear economic motive for an assault and battery**.
- The victim was in or near an area or place commonly associated with or frequented by a particular gender group (e.g., a gay bar).
- The victim was in the company of, or married to, a member of a targeted group
- The victim has received harassing mail or phone calls or has been the victim of verbal abuse based on his/her affiliation with a targeted group.

IV. FACTORS IDENTIFYING HATE CRIME INCIDENTS

In attempting to determine whether a particular crime or incident should be classified as a Hate Crime/Incident, the responding officer should evaluate the presence of the following factors:

A. The crime/incident involves:

1. An act, threat or attempt, against the person or property of another by an individual or a group;

a. That **constitutes an expression of racial, religious, ethnic, or sexual orientation hostility**; or

b. To injure, intimidate, interfere with or oppress any person or group in the free exercise or enjoyment of any right or privilege secured to him by the constitution or laws of the Commonwealth or the United States,

B. The crime/incident involves:

1. Telephone calls, written communications or electronic messages that contain racial, religious, ethnic/national origin, handicap, sexual orientation or gender slurs or epithets;

2. Assaults or vandalism attributable to the victim's race, religious, ethnicity, handicap, sexual orientation or gender group; or

3. Symbolic gestures, drawings, markings, or graffiti with racial, religious, ethnic/national origin, handicap, sexual orientation or gender connotations.

V. PATROL OFFICER'S RESPONSIBILITIES

When an officer at the scene of an incident believes that it may have been motivated by racial, religious, ethnic/national origin, handicap, sexual orientation or gender bias, the officer shall take any preliminary actions necessary, such as:

A. Determining whether any perpetrators are present and, if so, taking appropriate enforcement measures;

B. Restoring order to the crime scene and taking any necessary actions to gain control of the situation;

C. Identify any injured individuals and take steps to provide immediate medical assistance (EMS);

D. Identifying any witnesses or others who have knowledge of the crime;

E. Protect the crime scene;

F. Summoning the shift supervisor to the scene; and,

G. Conducting the preliminary investigation of the incident and filing a complete and detailed report according to departmental procedures.

- Note specifically in the title of the report that the incident appears to be a possible **Hate Crime**.

VI. SHIFT SUPERVISOR'S RESPONSIBILITIES

The shift supervisor shall respond immediately to the scene of the incident and shall:

A. Confer with the initial responding officer;

B. Take measures to ensure that all necessary preliminary actions have been taken and **inform the on-call command staff member of the incident;**

C. Request any appropriate additional personnel necessary to complete the preliminary investigation and to begin the follow-up investigation;

D. Assist with the investigation to include preliminary interviews of the victim and any witnesses to the incident; and

E. Ensure that all relevant facts are documented on the incident and/or arrest report and make an initial determination as to whether the incident should be classified as a Hate Crime/Incident.

VII. CASE OFFICER(S) RESPONSIBILITIES:

A. The designated case officer(s) assigned to alleged Hate Crimes and/or incidents shall be responsible for the following:

1. Assure that the crime scene is properly protected, preserved, and processed and that all physical evidence of the incident is photographed, collected, labeled, and submitted according to current departmental procedures. If evidence of an inflammatory nature cannot be physically removed (e.g., painted words or signs on a wall) **the owner of the property shall be contacted to remove such material as soon as possible once it has been photographed**.

2. Conduct a comprehensive interview with all victims and witnesses at the scene, or as soon as possible thereafter, and canvass the neighborhood for additional sources of information;
3. Work closely with the District Attorney's office to ensure that a legally adequate case is developed for prosecution;
4. Coordinate the investigation with other appropriate law enforcement agencies in an effort to obtain an analysis of any discernible patterns, organized groups, and/or suspects potentially involved in the offense;
5. Make the final determination as to whether the incident should be classified as a Hate Crime or Incident; or
6. Complete any reports necessary to comply with statistical reporting requirements for Hate Crimes.

B. The designated case officer(s) shall also take the lead role in providing ongoing assistance to the crime victim to include:

1. **Providing ongoing information to the victim about the status of the criminal investigation**; and,
2. **Contacting the victim periodically to determine whether he is receiving adequate and appropriate assistance**.

VIII. RECORDS AND REPORTING

It shall be the responsibility of the department's Case Reporting Offcer(s) to **ensure that all Hate Crimes are reported to the Crime Reporting Unit of the Department of Public Safety**.

A. If additional information becomes available, an amended report or additional data or information if necessary shall be submitted to the Crime Reporting Unit.

B. Names of victims and perpetrators of Hate Crimes shall be referenced and identified by case number assigned by the police department, the time and date of the incident, and other particularized information deemed relevant by the Crime Reporting Unit.

IX. COMMUNITY RELATIONS AND CRIME PREVENTION

A. Hate Crime/Incidents are viewed in the community not only as crimes against the targeted victim, but also as a crime against the victim's racial, religious, ethnic/national origin, handicap, sexual orientation, presumed immigration status or gender group as a whole. Working constructively with segments of this larger audience after such incidents is essential to help reduce fears, stem possible retaliation, help prevent additional Hate Crimes/Incidents, and encourage any other previously victimized individuals to step forward and report those crimes. Towards this end, the Chief of Police, or officers so assigned, may:

1. **Meet with neighborhood groups, residents in target communities, and other identified groups to allay fears, relay the department's concerns over and response to this and related incidents, reduce the potential for counter-violence and provide safety, security, and crime prevention information**;
2. Provide direct and referral assistance to the victim and family members;
3. Conduct public meetings on race, religious, ethnic, and sexual orientation threats and violence in general, and as it relates to specific incidents;
4. Establish liaison with formal organizations and leaders; and
5. Expand, where appropriate, existing preventive programs such as anit-hate seminars for school children.

X. CIVIL RIGHTS OFFICER

The Chief of Police will serve as a point-person on hate crimes. The Civil Rights Officer's function would be to serve as a community liaison and to participate in appropriate community outreach, to review incident reports for potential hate crimes, and to serve as a resource for our agency on any issues related to hate crimes.

XI. TRAINING

Implicit bias

Massachusetts Civil Rights Officer Training (Sergeant)

Mass. Chiefs Police Association roll-call video 'Hate Crimes Re-visited'

Bias-based profiling

Fair and Impartial Policing

LGBT & the Police 'Relationship Building" and "Suicide Prevention"

ISSUING AUTHORITY:
Chief William R. Walsh Jr.:

Continued on: August 10, August 24, September 14, September 21,

October 26, and November 9, 2020

Public Hearing was closed on October 26, 2020

TOWN OF GREAT BARRINGTON

NOTICE OF PUBLIC HEARING

The Great Barrington Selectboard will hold a Public Hearing on Monday, August 10, 2020 at 6:30 pm, to act on the Special Permit application from Berkshire Aviation Enterprises, Inc., for a an aviation field in an R4 zone at 70 Egremont Plain Road, Great Barrington, per Sections 3.1.4 E(1) and 10.4 of the Zoning Bylaw. A copy of the application is on file with the Town Clerk.

The meeting will be held via remote video/teleconference and in accordance with current emergency health orders, in-person attendance at this hearing will not be permitted. Instructions for participating in the Hearing will be listed on the Selectboard's August 10, 2020 agenda, which will appear on the Town's website, www.townofgb.org, at least 48 hours prior to the meeting, or you may call 413-528-1619, x. 2 to receive instructions.

Stephen Bannon, Chair

Please publish July 16 and July 23, 2020
Berkshire Eagle

Follow the link to see the application and supporting documents:
https://www.dropbox.com/s/537qbbwmz67ct17/Airport%20SP%20application.pdf?dl=0

Airport information submitted by applicant for August 24, 2020 meeting:
https://www.dropbox.com/s/m1lk817u0ne1r79/airport%20supplement%20filed%20August%2018%2020.pdf?dl=0

Airport letters in support, since last meeting and up to 3:00 PM Thursday 8/20/2020:
https://www.dropbox.com/s/kfxie3acu2kgvj3/airport%20new%20letters%20in%20support.pdf?

Airport letters in opposition, since last meeting and up to 3:00 Pm Thursday 8/20/2020:
https://www.dropbox.com/s/5ol3cr9e70qggav/airport%20new%20letters%20opposed.pdf?dl=0

New letters in support (since 8/24 meeting):
https://www.dropbox.com/s/bvo4x45kha6fjzc/airport%20in%20support%20-%20new%20since%208-24%20meeting.pdf?dl=0

New letters in opposition (since 8/24 meeting):
https://www.dropbox.com/s/l45jsebw2etni5j/airport%20in%20opposition%20-%20new%20since%208-24%20meeting.pdf?dl=0

This second draft shows changes made on November 9, 2020 and is for deliberation at the November 23, 2020 meeting.

~~*This is DRAFT document was written by staff for the Selectboard to deliberate with / upon. The Selectboard should discuss all aspects of the document, and should edit the document in any way it feels is appropriate, including, but not limited, deleting information, making additional or different findings. The Board can deliberate about permit conditions as well.*~~

~~*Staff comments for the Board may appear in underlined italics in throughout the document.*~~

~~*Deliberations need not conclude in one meeting. The Board may take up to 90 days from the date it closed the Hearing to reach a decision and file the decision with the Town Clerk. A decision is therefore due not later than January 24, 2021*~~.

EXHIBIT A: FINDINGS OF FACT

Re: **Special Permit #909-20**
Applicant: **Berkshire Aviation Enterprises, Inc.**
Site: **70 Egremont Plain Road**

A. Introduction

The Special Permit application was filed on May 1, 2020 by Berkshire Aviation Enterprises, Inc. ("Applicant," "Owner," or, "Airport") and seeks permission from the Town of Great Barrington Selectboard per Zoning Bylaw Sections 3.1.4 E(1), 7.2, and 10.4, to operate an Aviation Field in an R4 zone, at 70 Egremont Plain Road (the Site), as described in the application narrative and associated plans. The airport is commonly referred to as the Walter J. Koladza Airport or the Great Barrington Airport. The Site is also within a Zone II of the Water Quality Protection Overlay District (WQPOD), set forth in the Zoning Bylaw at Section 9.2.

In addition to seeking permission for an Aviation Field in this zone, the Airport's proposal, as submitted to the Selectboard, includes a proposal to construct six new hangars north of the existing runway, as accessory buildings for principal permitted Aviation Field use. As shown on the Plans, ~~F~~five of the proposed hangars are 50 feet wide by 147 feet long, each, for a total of 7,350 square feet each, and one of the hangars is 60 feet wide by 125 feet long, for a total of 7,500 square feet. The six hangars combined will total which equals a total of 44,250 square feet of new building area. The maximum height of each hangar is proposed to be 16 feet six inches, measured from finished grade to the top of the central ridge. The easternmost hangar, the one closest to Seekonk Cross Road, would be 1,181 feet west of the eastern property boundary on Seekonk Cross Road. The westernmost hangar would be 555 feet east of the westerly boundary. No new hangar would be located closer than 700 feet to an existing residential structure on any adjacent property.

No other new structures are proposed. Associated with the hangars is the addition of new paved areas including driveways and airplane taxiways, with some gravel parking spaces near the new hangars, as well as associated stormwater management controls in the form of swales and shallow infiltration basins. As shown on the plans, a new driveway to the proposed hangars would be created from Seekonk Cross

Road, and run westerly across the field to the hangar site.

The Application materials, under cover letter dated April 20, 2020 from James Scalise, PE, of SK Design Group, Inc. (SKDG), included a narrative description of the airport history, operations, and applicable zoning requirements. The narrative also includes the Applicant's response to applicable zoning requirements including Special Permit and Site Plan Review criteria of Sections 10.4 and 10.5, respectively. It also includes photometric lighting plan of the proposed lighting at the hangars and technical details of the proposed lighting fixtures, a Stormwater Report, dated March 2020 and prepared by SKDG, and a six-sheet set of engineering plans prepared by SKDG showing existing and proposed conditions in the area of the proposed hangar construction. The set of plans includes a scaled plot plan with dimensions, signed by Mr. Scalise, a licensed engineer, depicting the features of the property.

The Application states that the site has in continuous use as an airport since the 1920s, the first hangar was erected in the early 1930s, and Great Barrington enacted its first zoning regulations in 1932. The Applicant states that the airport is a preexisting nonconforming use.

The applicant filed a supplemental packet dated August 18, 2020, in response to Planning Board questions. It includes a cover letter from Mr. Scalise to the Planning Board, supplemental material to respond to the "Long Form" Special Permit application, and 9 attachments including traffic information, lighting, viewshed depictions of the proposed hangars, plans and elevations of the proposed hangars, cut and fill volumes associated with the hangar development, and other information requested by the Planning Board. This packet was submitted to both the Selectboard and the Planning Board.

Subsequent letters from the Applicant's Attorney, Dennis Egan of Cohen Kinne Valicenti Cook, dated August 21, September 18, and October 1, provide more information about the application, provide information about the proposal's projected impacts, and they respond to questions posed by the Selectboard and by parties in opposition during sessions of the Public Hearing.

Other relevant materials, submitted by parties other than the Applicant, include a September 29, 2020 email from Denise J. Garcia, Director of Aviation Planning at the Mass DOT Aeronautics Division, to Great Barrington Assistant Town Manager Christopher Rembold, responding to seven questions posed by Mr. Rembold relating to the Town's authority to regulate certain aspects of aviation uses, and an October 2, 2020 Memorandum from Great Barrington Town Counsel David Doneski of KP Law regarding the applicability of Sections 7.2 and 9.2 to the Application.

All written correspondence from parties in support and parties in opposition received by the Selectboard before the close of the public hearing are incorporated into the record of proceedings for this special permit.

In general, supporters of the proposal expressed their support of the airport as an important component of the area economy and a use that provides important services such as the flight school and emergency services use, and that hangars would both protect the planes stored onsite and provide essential revenue for the airport to continue its operations.

In general, opponents of the proposal, expressed concerns that the airport currently detracts from the rural residential character of the area because of noise from air traffic, but~~,~~ particularly when it is used by louder airplanes and civilian and military helicopters, and that it threatens the natural environment of the Green River and the Town's drinking water quality. Some opponents expressed concern about the safety

of vehicles on roads adjacent to the airport runways, concern that permitting the use under zoning would lead to other activities at the site, or even a physical expansion of the airport and its operations, which in their opinion would be additionally detrimental to the neighborhood.

The following comments from reviewing boards and commissions were received:
The Conservation Agent responded via a voice message on July 22 to the Applicant that the project was outside of jurisdictional areas.
The Board of Health found it had no jurisdictional concerns but suggested periodic lead testing of the soil on the property particular near the River and the hangars.
The Planning Board made a positive recommendation on the special permit for the aviation use, while recommending the Selectboard require documentation about the Airport's use and handling of hazardous materials, and if it grants the special permit, to consider limitations on the overall air traffic volume and types of aircraft. The Selectboard notes that the MassDOT September 29 correspondence advises the Selectboard that it does not have the authority to limit these aspects of airport use.

B. General Findings

Site Characteristics: The site is situated in an R4 zone on Egremont Plain Road and Seekonk Cross Road. It is bordered by these two roads, the Green River, and several residential properties. The site is also in a Zone II of the Water Quality Protection Overlay District. Land uses surrounding the airport are primarily single family residential and agricultural, as well as a private school located on West Plain Road. The character of the area is decidedly rural residential/agricultural, and this character is buttressed by the fact that some of the airport land itself is utilized for agriculture. However, the airport has existed at this site for many decades~~since the early 1930s~~, and over that time~~the past 90 years~~ it has also become a part of the neighborhood character.

The airport site consists of two principal parcels totaling 90.95 acres. These parcels are identified as Parcels 76 and 67 on Assessor's Map 31. Parcel 76 is 3.25 acres and Parcel 67 is 87.7 acres various developed areas such as the runways, taxiways and parking lots, as well as existing buildings including the office or "terminal" and four hangar buildings (labelled on the site plans as existing hangar or existing building). Total impervious area, that is, area that is paved or covered with a building, as presented in August 18 supplement, is 325,416 square feet, or 8% of the 91.3 acre site. The balance of the site is wooded, lawn, or crop land. Other facilities on the site include the gas pumps, a self-service pump dispensing leaded aviation gas for airplane use. According to the August 18 supplement, ~~P~~proposed new impervious area is 153,010 square feet, bringing the total to 478,426 square feet, or 12% of the 90.95~~1.3~~ acre site.

The length of the main paved runway is 2,572 linear feet. The Airport does not own, and, according to the September 29 correspondence from MassDOT, it is not required to own, any additional land on either end of the runway for purposes of a "runway safety area."

A portion of the Airport property is enrolled in the Chapter 61A program, providing for a reduced tax payment on those portions of the property in agricultural use. The Town's Assessors' records indicate that 52.6 acres are in agricultural use. However, there is no map on file with the Town showing how much of the property, and which specific areas, are in agricultural use. It is reasonably clear that the proposed new hangars and access road would cause Chapter 61A land to be converted to a commercial use.

Airport Uses: Proposed use of the site is for aviation in keeping with the current use. With the exception of the proposed hangar buildings, proposed to be located on the interior of the site far from adjacent residences, the Applicant does not propose to alter the character of the site, nor does it seek to substantially expand the airport use or operations. The current use of the site for aviation purposes consists of activities normally associated with an aviation field, including the following:

1. Aircraft operations and types:

   There is no definitive record of how many flights occur at the Airport. The Airport itself does not systematically track daily operations, and numbers that are provided from the different sources vary widely. They are neither consistent nor reliable. According to MassDOT data, compiled in the MassDOT 2010 airport systems plan, there were 29,810 total operations (an operation is one takeoff or one landing) in 2008, for an average of 82 per day. The Mass DOT plan states the projected operations by 2020 are 39,603 annual operations, or an average of 109 per day. Information for the 12 month period ending August 28, 2019 on available on www.airnav.com indicates and average of 48 operations per day. In a September 18 letter, Applicant's attorney states there are 10-15 takeoffs on weekdays, and 30-35 on weekends, depending on the weather.

   The type of aircraft using the site is mostly fixed wing single engine aircraft, with some helicopter and two engine craft. The runway is too short for jet aircraft.

   The Airport is used as needed by emergency medevac helicopters (e.g., Life Flight) to transport patients out of the area to other hospitals.

   The Airport is also used by US military helicopters training for night maneuvers. There is no formal agreement for this and it has been happening since before the current Airport owners took ownership. The airport is open to limits on these activities, which cause significant disruption to the neighborhood, and usually at night.

   The Applicant has stated that airport growth, measured in operations and in based aircraft, is very slow or flat, and it is expected to increase very slowly over time~~it is not projected to increase significantly even with the new hangars.~~.

2. Aircraft storage and parking:

   Applicant states the actual count as of July 2020 was 48. www.airnav.com states there are 44 based aircraft, and MassDOT projects 51 aircraft (in 2015).

   Storage is both indoors and outside. Indoor storage is preferred by many aircraft owners since it provides security and protection from the weather for the aircraft, which are often expensive. Indoor storage also provides more rental income to the Airport than outdoor storage. According to data submitted by the Applicant, there are 30 tie-downs available on the airport grounds, with 25 in use, and theoretically many more tie downs could be created on the grounds. Applicant states there are 23 aircraft in hangars, tightly parked.

   Applicant proposes to add six hangars which would accommodate 33 planes, total. Some of those existing outdoor and indoor craft would use the proposed new hangars. The Application specifically states that the proposal is to convert grass aircraft parking to indoor hangar parking.

3. Aircraft maintenance and fueling:

   The Airport employs mechanics and conducts maintenance of aircraft in the existing maintenance hangars. It stores oil, solvents and other potentially hazardous materials in accordance with appropriate standards which have been approved by the Fire Department.

   Airplanes refuel at the Airport via on-site, self-serve pumps dispensing unleaded and leaded fuel. The fuel is stored underground in a recently upgraded double-wall tank. The replacement underground storage tanks for the aviation fuel was completed in conformance with the requirements of the WQPOD (9.2.11, 2). The unleaded fuel was added at that time.

   While leaded airplane fuel does pollute the air, there is no evidence that the leaded fuel has polluted or is a threat to the public water supply managed by the Great Barrington Fire District. Nor, based on soil tests, is there evidence that the airport grounds are contaminated.

   The August 18, 2020 supplement provides a description of hazardous materials from planes and the maintenance shop. It states that the shop has a 55-fallon drum for used oil, and that the new hangars will have barrels to collect waste or contaminated fuel.

4. Airport office:

   The existing office building houses the flight school and administrative functions. A private well and septic system serve the office uses. The building dates from approximately 1950. It is a nonconforming structure due to a nonconforming front yard setback from Egremont Plain Road.

5. Other:

   The Airport has been used for annual "fly-in" events and other one-day temporary special community events, with the prior approval of the Selectboard. Additional facilities such as portable toilets are provided in these instances to serve the attendees.

   The Applicant has stated that uses not permitted in the R4 zoning district are not permitted at this site. And "event venue" is not a permitted use in the R4 district.

Traffic: There are no current concerns related to traffic safety other than where the runway begins at Seekonk Cross Road (see below), or congestion, or traffic impacts caused by the Airport, with the exception of some overflow parking near the office/terminal building during special events. Access to the proposed hangars would be via a new driveway from Seekonk Cross Road. Existing vehicle traffic to the airport is relatively low and the proposed hangars are projected to add 1 to 2 cars per hour on a typical day. This is based on data compiled for the Town by the Berkshire Regional Planning Commission (BRPC) in 2010 and 2014.

Utilities: The Airport is served by an existing private well for drinking water and an existing septic system for sewage disposal. There are no public health concerns caused by the on-site drinking water or waste disposal systems.

Stormwater: There are no stormwater concerns at the Airport. Material provided by the Applicant

indicates the amount of existing and proposed impervious surfaces, soil types, etc. and indicates that the site will be able to infiltrate all stormwater that falls on the site. The Applicant stated that the Airport does not use salt or other material to deice the runways. The Application includes a stormwater study and stormwater management devices to control runoff near the proposed new hangars.

Groundwater: The 2003 Source Water Assessment and Protection (SWAP) Report for the Great Barrington Fire District lists the airport as a potential high threat to the water supply, as does the Master Plan. However, there are no known concerns of groundwater contamination caused by the airport use. The underground fuel tank has leak detection, and there have been no known leaks. There have been no known reportable spills from the gas pumps. The SWAP is discussed further, below.

Proposed New Hangars: As discussed above, six new hangars building are proposed to be located north of the runway, near the spot where the existing clamshell hangar is now located. The site plans showing the proposed location also show the size of the hangars and the extent of pavement and site disturbance necessary to construct and use the hangars.

Five of the proposed hangars are 50 feet wide by 147 feet long, each, for a total of 7,350 square feet each, and one of the hangars is 60 feet wide by 125 feet long, for a total of 7,500 square feet. The six hangars combined will total which equals a total of 44,250 square feet of new building area. The maximum height of each hangar is proposed to be 16 feet six inches, measured from finished grade to the top of the central ridge. The easternmost hangar, the one closest to Seekonk Cross Road, would be 1,181 feet west of the eastern property boundary on Seekonk Cross Road. The westernmost hangar would be 555 feet east of the westerly boundary. No new hangar would be located closer than 700 feet to an existing residential structure on any adjacent property.

Associated with the hangars would be the addition of new paved areas including driveways and airplane taxiways, with some gravel parking spaces near the new hangars, as well as associated stormwater management controls in the form of swales and shallow infiltration basins. As shown on the plans, a new driveway to the proposed hangars would be created from Seekonk Cross Road, and run westerly across the field to the hangar site.

Proposed new impervious area (hangars and driveway areas) is 153,010 square feet, bringing the total impervious site coverage to 478,426 square feet, or 12% of the 91.3 acre site.

The new hangars will not be used for office use or aircraft maintenance. The hangars would have low level exterior lighting and interior lights.

The hangars may be allowed as an accessory use or structure to the principal use, in the event that the principal use is lawful (see Section 3.2.1 of the Zoning Bylaw.) In this case, the principal use is the subject of this Special Permit, and it is reasonable that the Selectboard consider any proposed new accessory structures during the Special Permit process; the location and impacts of the proposed hangars may be regulated as part and parcel of the overall Special Permit.

The proposed hangar location is outside of Natural Heritage and Endangered Species Program (NHESP) jurisdictional area and outside the 200-foot Riverfront area of the Green River. It is also within 500 feet of the Green River, which is listed in the Great Barrington Wetlands Regulations, at Section 217-14.1, as a resource area subject to protection under the local Wetlands Bylaw. A permit from the Conservation Commission would be required prior to hangar construction.

Water Quality Protection Overlay District: Section 9.2 of the Zoning Bylaw regulates uses in the WQPOD, and the site is in a Zone II regulated area. These regulations and their applicability are discussed in Section D., below.

C. Findings related to Section 7.2, Aviation Fields

The Town has the authority to regulate Aviation Fields as a land use under Section 7.2 of the zoning bylaw. The Town may not regulate activities that are under the jurisdiction of the FAA or MassDOT. (See the September 29 email from MassDOT).

Section 7.2 states, in part, "Any aviation field, public or private, with essential accessories, shall comply with the following special requirements: It shall be so located that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic or other objectionable condition." As the airport is already an existing use, Town Counsel's advice to the Board in his October 2, 2020 memo, is to apply this language not to the existing use but rather applied "to measure whether whatever is proposed to be added to the existing operation, such as the hangars, would result in the operation of the airport becoming more "objectionable" than at present."

The Selectboard has heard through many written and oral comments that ~~there~~ the existing airport operations are objectionable because of noise. Many of these comments were from Great Barrington residents, ~~but~~ and many of them do not live near the airport. It has also heard some comments that the noise is not objectionable. And finally, the Board has not heard from every abutter of the airport, only some. Presumably some neighbors do not find the noise objectionable.

The Board has heard some comments that the proposed hangars would be objectionable based on their location in the view shed, based on their industrial design and appearance, based on the proposed lighting, and based on their location within 500 feet of the Green River.

The Applicant has stated that airport growth is low, and that the new hangars will not increase this growth or add to the airport daily takeoffs and landings. Opponents do not agree with this statement, considering that more hangars will mean more planes, more take offs and landings, and more noise in addition to the already existing conditions.

The Selectboard finds- the ~~there would be no new objectionable environmental from the new hangars. The~~ hangars would improve some environmental conditions by putting planes indoors, on concrete floors, without floor drains, and with proper stormwater and erosion controls. They would not ~~lead to more~~ significantly exacerbate these objectionable environmental conditions, even accounting for a possible minor amount of fuel in barrels in the hangars, which could be prohibited by this Board in any case. Other environmental impacts of the hangars might include loss of agricultural land, impacts to the viewshed, and increase in impervious surface, even if the total impervious surface remains below the WQPOD special permit threshold.

There are infrequent but dangerous plane-vehicle interactions at the end of the runway at Seekonk Cross Road, however. The hangars may increase, slightly, the traffic to the hangars and the number of planes operations, and this might increase the frequency of plane – vehicle interactions on Seekonk Cross Road. Unless air traffic is limited or safety measures are put in place, the Selectboard would find that the frequency of dangerous situations may be increased.

However, as to noise and daily operations, the Selectboard finds there is no way to measure the possible impact of the hangars on daily operations and resulting noise. Indeed, as stated previously, there is no definitive way to quantify what is occurring now, without the proposed hangars. Without more information, the Selectboard cannot arrive at a conclusion that would support the notion that the hangars will not lead to more objectionable conditions.

D. Findings related to Section 9.2, WQPOD

As stated previously, the Airport is a use that is listed as a high potential threat to the Town's public water supply. According to the 2003 Source Water Assessment Program Report for the Great Barrington Fire District water supply system (the SWAP report) "The overall ranking of susceptibility to contamination for the system is high, based on the presence of at least one high threat land use within the water supply protection areas, as seen in Table 2." In actuality, there are several uses, not just the Airport, listed as high threats, including manure, fertilizers, airports, body shops, and various underground storage tanks. In fact, the Airport use, including the existing fuel tanks and the hangars, are located further away from the public drinking water supply than other potential threats which include agricultural runoff (e.g., manure and pesticides), road salt, and underground home heating oil tanks.

Section 9.2.12 sets forth the uses and activities that require a WQPOD special permit. There are three items to this subsection:

1. Enlargement or alteration of existing uses that do not conform to the WQPOD;
2. Those activities that involve the handling of toxic or hazardous materials in quantities greater than those associated with normal household use, permitted in the underlying zoning district (except as prohibited hereunder). Such activities shall require a special permit to prevent contamination of groundwater;
3. Any use that will render impervious more than 15% of any lot or parcel or 2,500 square feet, whichever is greater.

Finding Relative to item 1: If the airport activities included any of the "Prohibited Uses" set forth in Section 9.2.8, then it would be a "use that does not conform" to the WQPOD. The airport does not consist of any of the *applicable* ~~activates~~activities. For example, while there may generation, treatment, or storage of hazardous waste, the airport is listed by MassDEP as a very small quantity generator, and this is specifically excepted. Also, while there is storage of liquid petroleum, it is stored in accordance with the WQPOD, and so this is also excepted. No other prohibited uses occur at the Airport. Therefore a Special Permit under item 1 is not required.

Finding Relative to item 2: As discussed previously, the Airport provides fuel for airplanes and maintenance, and potentially hazardous materials and petroleum products including unleaded and leaded fuel and solvents are stored on site, in quantities greater than those for normal household use. Adding hangars that may have even one more barrel of waste fuel or add more plan to the number of based aircraft, would therefore require a Special Permit under this item.

Finding Relative to item 3: As discussed previously, the current impervious coverage is 8%, and with the proposed new impervious area (hangars and driveway areas), the total will be 12% of the 91.3 acre site. These are the figures provided by the SKDG for the Applicant. The Town Planner, utilizing the muni mapper GIS software, has confirmed that the existing and proposed new will not total more than 15%. A

Special Permit under item 3 is not required.

In summary, the Selectboard finds a WQPOD Special Permit is required to add the hangars because item 2 is triggered.

E. Findings related to Section 10.4, Special Permits

Section 10.4.2 of the Zoning Bylaw, criteria for the granting of a special permit, requires a written determination by the Special Permit Granting Authority "that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site." This determination shall include consideration of the following six criteria:

1. Social, economic, or community needs which are served by the proposal;
2. Traffic flow and safety, including parking and loading;
3. Adequacy of utilities and other public services;
4. Neighborhood character and social structures;
5. Impacts on the natural environment; and,
6. Potential fiscal impact, including impact on town services, tax base, and employment.

The Board's considerations in relation each of these criteria are detailed below. These considerations include the existing airport operations as well as the proposed hangars.

1. Social, economic, or community needs which are served by the proposal.

Finding 1: The Airport serves the Town of Great Barrington and the regional area by providing employment for 12 employees, and a convenient and safe place for medical air evacuations and disaster response. It provides convenient access to the Town and region for travelers from destinations across the country. Numerous letters in support of the existing airport and its flight school have been received by the Selectboard, overwhelmingly from non- Great Barrington residents.

The Airport is an important component of the local and regional economic, transportation, and emergency network. The Airport conforms with those aspects of the Town's Master Plan that call for balancing rural living with the amenities of an urban community and which encourage economic flexibility, the retention and attraction of businesses, and the provision and maintenance of a strong transportation network.

All of the above benefits exist~~s~~ now, and ~~,~~ neither the proposed conforming status nor ~~and~~ the proposed hangars will ~~not~~ better serve these needs. Similarly the Applicant states that operation of the hangars will not necessitate significant increases in airport staffing.

The Airport provides aircraft fueling, tie-down areas for aircraft parking, hangar storage, aircraft sales, aviation instruction, aircraft maintenance, charter flights, and sightseeing tours. The proposed new hangars are advantageous for the airport in that they will supplement the airport income, and will protect airplanes and related equipment.

Some of these uses are beneficial to the community at large in an intangible way, but the Board cannot make a ~~solid~~ specific monetary determination in that regard. Certainly some of these activities,

as well as the proposed hangars, benefit only the owners and the users, most of whom are not Great Barrington residents, ~~users and owners of the facility~~ but not the community at large.

2. Traffic flow and safety, including parking and loading.

Finding 2: The Airport is located at the corner of Egremont Plain Road and Seekonk Cross Road, which safely accommodate traffic to and from the Airport. The proposed hangars will add minimal traffic or safety concerns to the roadways.

There is no fence or anything else planned to keep people, in cars or on foot, from crossing the runways to get to the airport office. This creates a potentially dangerous situation.

There has been testimony and letters regarding the unsafe condition of planes using the eastern end of the runway at Seekonk Cross Road. The Board has heard that there have been near misses, but there have also been some documented collisions. The Board agrees this is not a safe condition, but it cannot relocate the runways or the roadways, nor does it have the authority to regulate the number or timing of airport takeoff and landing operations.

~~*What about safety on the airfield itself, with people crossing the runways from the hangars? Is that an issue for this Board?*~~
~~*If the Board believes the situation will not be exacerbated, and permit conditions could ensure safety, it could consider conditions.*~~

3. Adequacy of utilities and other public services.

Finding 3: The utilities and services are adequate to serve the existing use as well as the proposed hangars.

4. Neighborhood character and social structures.

Finding 4: The Airport claims to have~~has~~ been in operation as an airfield since 1931. The Board notes it is not this Board's jurisdiction to determine whether or not the Airport is a preexisting nonconforming use—that would be a ZBA decision—that no evidence was presented ~~in the public record indicates~~ that the use of this site as an airport predates the Zoning Bylaw. If the ZBA f~~ound~~inds that it is a legally preexisting nonconforming use, then the use could continue in operation in its current manner, and in fact would have latitude to grow in an incremental manner without that growth being considered a change or expansion.

It is true that some residences in the area predate the Airport; it is equally true that other homes were built after the Airport began operations. The predominant character of the area is rural residential and agricultural, and the Airport is also an established part of the neighborhood, and has been acknowledged as such by supporters and opponents of this application. However the Selectboard finds that the airport is in a residential/agricultural zone; the residences and farms are not in an airport zone.

The proposed hangars are relatively large, compared to a typical single family home. ~~But~~ While compared to ~~a~~ dairy barns in the area, or compared to large residences, also in the area, these are not necessarily out of place, but they are industrial in appearance which does not fit in…. In addition, the

lighting of and quantity of the hangars ensure that ~~T~~their placement, and arrangement, as shown in the Application, will be visible.

Neighbors as well as GB residents who don't live near the airport have complained about noise and other impacts including: light shining into their homes from runway lights, unsafe flying, low-flying planes over homes and Seekonk Cross Rd, helicopters hovering over homes, use of the runway for car racing, unsafe touch and go landings which violate FAA regulations, early morning and late night flights, and many other complaints.

Neighbors complain of non-adherence to the noise-mitigating flight path. Airport owners have tried to enforce it but state that they cannot prevent pilots from ignoring it.

~~*Will they present a significant new and objectionable views?*~~
~~*There is one smaller old hangar there now, and a clamshell hangar.*~~
~~*The hangars are not as high as the existing one. They won't prevent views of open ground, the sky, or distant mountains. But they they are also industrial type buildings, with lights, where there is one barn hangar and one clamshell now.*~~

Based on testimony received during the public hearing, ~~however,~~ the Selectboard ~~also~~ finds that ~~significant~~ growth at the Airport beyond its current level of use and type of operations, including types of aircraft, could further detract from the rural residential/agricultural character of the area. This would be in direct conflict with the Town's Master Plan, whose first "core initiative" is to protect the special places and features that contribute to Great Barrington's distinctive character. Furthermore, the Town's land use goals, as expressed in the Master Plan, do not envision this as a commercial or industrial area. The Master Plan specifically states, relative to the Airport, that "any activity, growth, or development here must be regulated to protect the town's water supply, and to ensure uses are compatible with residential and agricultural neighbors."

~~*If the Board moves to grant a permit, a condition on the number of hangars, number of based aircraft, number and timing of operations including flight school, types of aircraft such as military helicopters, and future growth may be appropriate, notwithstanding the MassDOT's letter regarding what the Town can and cannot regulate.*~~

5. Impacts on the natural environment.

Finding 5: Although the Airport is within the WQPOD, the wellhead for the Town's drinking water supply provided by the Great Barrington Fire District Water Department is more than a mile away and is separated from the Airport by both Seekonk Cross Road and Hurlburt Road, and is on the opposite side of the Green River. The past and current use of leaded av-gas may contribute to background levels or air or water contamination; however, an acute harm to the local environment has not been demonstrated. On the contrary, soil lead tests at the airport show otherwise.

The location of the proposed hangars will impact some agricultural land, how much and how productive is not known. The hangars will disturb land within 500 feet of the Green River, an area under the jurisdiction of the Conservation Commission per local wetland bylaws.

Neighbors complain about vibration, and light and noise pollution caused by airport operations. Any future increase in airport activity, even if minimal as predicted by MassDOT, is likely to increase this environmental disturbance.

The hangars will presumably increase the number of planes, noise, and lights, all of which are more harmful than beneficial to the natural environment.

The potential for increased use of the airport's maintenance facility is likely to increase the amount of hazardous waste material in the WQPOD.

There is a gas pump that is available 24 hours, even when the airport is unstaffed, and there will be barrels with waste gasoline inside the hangars. Both pose a risk of spills which may not be reported.

6. Potential fiscal impact, including impact on town services, tax base, and employment.

Finding 6: The Airport has a positive economic and fiscal impact in that it provides employment, some real estate taxes, and draws people to the area who support local and regional businesses. And the proposed new hangars will add to the tax base. The Town Assessor estimates that the new hangars would increase tax revenue by more than $45,000 per year.

There are over 52 acres of airport land in the Chapter 61A program. For FY21, this Chapter 61A acreage was assessed at less than $196 per acre and paid just over $163 in real estate tax. If the land was not in Chapter 61A and assessed at 5,000 per acre, it would have paid over $4,100 in real estate tax.

On the other hand, comments received by the Board indicate that residential property values will decrease if the airport is permitted and the new hangars are built. While this is speculative—there has been no evidence presented for these claims—it is not reasonable to assume that future buyers will not be as bothered by airport as current owners.

Building hangars and taking land out of Chapter 61A will increase tax revenue to the Town. However, they may also decrease the revenue from the adjacent real estate tax base. There is not a clear fiscal positive or a clear fiscal negative for this project.

~~*If the permit is granted and the hangars built, in order to ensure the Town is paid the proper Ch61A roll back, the amount of land enrolled in the Chapter 61A program must be properly documented and any reduction of that amount should be subject to roll back taxes or the Town's right of first refusal, as applicable under Chapter 61A.*~~

Section 10.4 Finding:

In consideration of the above Findings, the Selectboard finds that the benefits of the proposal do not weight the potential detriments.

~~*Outweigh potential detrimental impacts?*~~
~~*Do not outweigh the impacts?*~~

~~*Only outweigh if conditions are added to control it?*~~
~~*Not enough information to reach a positive decision?*~~

~~*The Selectboard finds that the certain conditions are required to ensure the overall benefits continue to occur and that potential detrimental impacts are minimized and eliminated where reasonable.*~~

~~Proposed Conditions:~~

~~*1. A Water Quality Protection Overlay District Special Permit from the Selectboard is required prior to the construction of any hangars or increase in impervious surfaces.*~~
~~*2. Grant of this Special Permit is for the aviation use as currently exists at the site plus six new hangars in the proposed location.*~~
~~*3. Grant of this Special Permit does not obviate the need for permits from the Planning Board or Conservation Commission, or any other local, state, or federal permit, as may be required.*~~
~~*4. The Owner shall provide to the Selectboard and the Assessors a map and calculation of the amount of land in the Chapter 61A program. If it is determined that there is less in qualifying use than is currently enrolled in the program, the difference shall be subject to any applicable conveyance or roll back taxes.*~~
~~*5. There shall be no increase in the length of the existing runways.*~~
~~*6. Expansion of any existing buildings by more than 250 square feet shall require a special permit.*~~
~~*7. There shall be no restaurant or food service conducted at the premises except as may be catered for events that have been permitted by the Selectboard.*~~
~~*8. There shall be no retail sales at the premises.*~~
~~*9. There shall be no more than _____ planes based or stored on the premises.*~~
~~*10. There shall not be more than _____ flight school planes in the air at any one time.*~~
~~*11. There shall be no jet aircraft on the premises at any time.*~~
~~*12. There shall be no more than _____ average daily aircraft operations on an annual basis.*~~
~~*13. There shall be no temporary entertainment events.*~~
~~*14.*~~*1.* ~~*Use of the airport for training purposes by military aircraft shall not occur on weekends, and shall not occur on any day after dusk or before dawn.*~~

SP # 909-20

Special Permit application from Berkshire Aviation Enterprises, Inc., for an aviation field in an R4 zone at 70 Egremont Plain Road, Great Barrington, per Sections 3.1.4 E(1) and 10.4 of the Zoning Bylaw.

DRAFT MOTIONS

1. VOTE ON FINDIINGS

   (If the Board has amended the Findings based on the Public Hearing and its discussion, be sure to specify those changes and approve the findings "as amended.")

   Move to approve the Findings of Fact for Special Permit application 909-20 *[as written, or, as amended]* and referenced as Exhibit A.

   Second: _____

   Roll call vote: Davis ____ Cooke _____
   Abrahams ____ Bannon ____

2. VOTE ON SPECIAL PERMIT

   In view of the approved Findings of Fact, move to deny Special Permit application 909-20 from Berkshire Aviation Enterprises, Inc., for an aviation field in an R4 zone at 70 Egremont Plain Road.

   Second: _____

   Roll call vote: Davis ____ Burke _____ Cooke _____
   Abrahams ____ Bannon ____

TOWN OF GREAT BARRINGTON

NOTICE OF PUBLIC HEARING

The Great Barrington Selectboard will hold a Public Hearing on Monday, November 9, 2020 at 6:00 pm, to act on the Special Permit application from Coastal Cultivars, LLC, 399 Boylston Street, 6th Floor, Boston, MA, 02116, to locate a retail marijuana establishment at 454 Main Street, Great Barrington, closer than 200 feet to the property of a private school. The special permit application is filed per Sections 7.18.4.3 and 10.4 of the Zoning Bylaw. A copy of the application is on file with the Town Clerk.

The meeting will be held via remote video/teleconference, and in accordance with current emergency health orders, in-person attendance will not be permitted. Instructions for participating in the Hearing will be listed on the Selectboard's November 9, 2020 agenda, which will appear on the Town's website, www.townofgb.org, at least 48 hours prior to the meeting, or you may call 413-528-1619, x. 2 to receive instructions.

Stephen Bannon, Chair

Please publish October 14 and October 21, 2020
Berkshire Eagle

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BOSTON • GREAT BARRINGTON

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Peter L. Puciloski
Email
puciloski@lazanlaw.com

Delivered in Hand

October 5, 2020

Mr. Stephen Bannon
Chair, Selectboard
Brandee Nelson
Chair, Planning Board
Great Barrington
334 Main St.
Great Barrington, MA 01230

Re: Site Plan Review and Special Permit Application/454 Main St.

Dear Mr. Bannon:

Enclosed herewith is the application of Coastal Cultivars, LLC for a special permit to operate a retail cannabis establishment at the above address. The special permit is requested for a reduction in the setback requirement between a cannabis establishment and a school. §7.18.4.1 requires a 200 foot setback from the establishment to the school; §7.18.4.2 requires that the distance be measured in a straight line from the closest point of one property to the closest point of the other.

1. Basis of Special Permit Application

*Also admitted in Florida
◊ Also admitted in Texas

Document in ProLaw

The use is permitted as of right in the district. However, this is a highly unusual situation. The John Dewey Academy is located on a parcel of land that exceeds 62 acres. While a waiver of this requirement is necessary, the actual distance between the applicant property and the John Dewey Academy is 942 feet. In fact, the Academy is closer in distance to Calyx Berkshire Dispensary at 307 Main St. than it is to the applicant location. The proximate portion of the Academy property is not used by the school, and is separated from the applicant location by a four-lane State Highway, a sidewalk and a rather imposing wall of about 8 foot in height..

2. Description of the Project

The applicant, Coastal Cultivars LLC, seeks to operate a retail marijuana establishment on the first floor of 454 Main St. The first floor is 2215 ft.^{2}. There will be no exterior changes to the building or the grounds.

As the jewelry business consisted of a showroom and back office space and required a high degree of security, use as a cannabis retailer will not require any significant alterations. In fact, the only exterior change will be replacement of the current sign with a sign announcing this retail establishment, at the existing sign location. The locus will otherwise be indistinguishable from its present condition.

The owners of the premises have been attempting to sell the building since the closure of the jewelry business. It is a prime retail location and the owner has received significant offers for the property. However, the offers entail demolition of the existing building and construction of a “big box” retail store. The present proposal may be the only viable way of maintaining the current building.

3. Consistency with Master Plan

Coastal's use satisfies many of the objectives of the town's Master Plan. Preservation and adaptive reuse are express objectives of the Master Plan. In particular, this building qualifies as an "historic treasure of the architectural landscape." This proposal would preserve the historic beauty of one of the principal gateways to the Downtown. It will preserve a highly visible gateway location in accordance with Economic Development Goal 5 and preserve an historical and cultural asset in accordance with Historic and Cultural Goal 1. Further, revenue derived from the Host Community Agreement and the 3% local retail sales tax will provide significant revenue for the town to address its aging infrastructure.

The building at 454 Main Street was restored and preserved without taxpayer funds, and brought back onto the town's tax roll for the first time in 90 years. The best way to preserve this building is to have a viable business utilizing this unique space. The Gothic Revival building was built as a home 170 years ago and is now an architectural treasure. Located at the gateway to Great Barrington, it is a prominent landmark that contributes to the beauty and character that are emblematic of Great Barrington's distinctive brand. The unique nature of the building makes it's reuse very challenging. It is not protected by historic restrictions, and could be razed by right. The ONLY other party interested in this property at a major intersection and southern gateway to the town has been a big box developer. This proposal will bring a viable business to Great Barrington, add significantly to the tax revenue and preserve a landmark historic building from being razed for a big box store.

Very truly yours,

Peter L. Puciloski

Enclosures

SUBMISSION

1 Cover letter, including description of the project, relief sought and conformity to Master plan.
2. Application, signed by Owner and Applicant.
3. Site plan review dated December 12, 2013 and minutes of Planning Board meeting of even date.
4. Site plan review dated August 20, 2014 and minutes of Planning Board meeting of June 12, 2014
4. Photo of existing Building
5. Site plan and ortho photo
6. Certified list of abutters.
7. Excerpt from zoning map.
8. Excerpt from USGS topo.
9. Topo from Mass. GIS.
10. Provisional license for operation in Wareham.
11. Letter of support from Director of Planning and Community Development, Town of Wareham
12. Letter of support from David Baum, Head of School, John Dewey Academy.
13. Letter of Intent
14. Description of applicant's operations in other locations.
15. Our firm check in the amount of $150.

N.B. there are no changes proposed to landscaping, drainage, or exterior security.

TOWN OF GREAT BARRINGTON
Application for a Special Permit
to the Board of Selectmen or Planning Board

FORM SP-1
REV. 11-2013

FOR OFFICE USE ONLY
Number Assigned 913-20 Date Received 10/6/20
Special Permit Granting Authority SB
Copy to Recommending Boards 10/8/20
Advertised 10/14 & 10/21
Public Hearing 11/9/20
Fee: $150.00 Paid: Yes

APPLICATION FOR SPECIAL PERMIT UNDER TOWN ZONING BYLAWS FOR TOWN OF GREAT BARRINGTON, MASSACHUSETTS

MAP 22 LOT 3.0 BOOK 2203 PAGE 326 ZONING DISTRICT(s) _____

Site Address: 454 Main Street

Date of Application September , 2020

Applicant's name and complete mailing address Coastal Cultivators, LLC
399 Boylston St., 6th Floor, Boston, MA 02116

Applicant's phone number (617) 838-7997 Applicant's email address: jarrad.glennon@gmail.com

Name and Address of Owner of land exactly as it appears on most recent tax bill:
Kerin Kiskadden LLC
454 Main Street, Great Barrington, MA 01230

I (we) request a Special Permit for: Reduction in setback from private school

Under Section(s) 7.18.4.3 and 10.4 of the Great Barrington Zoning Bylaws.

APPLICANTS MUST READ AND COMPLY WITH THE FOLLOWING:

One Signed Original application with each of the items below, as applicable, and fourteen (14) exact copies of the entire application package are to be submitted. Applications must include:

1. Completed application form, including signatures.
2. Brief written description of how the project is in harmony with the Great Barrington Master Plan. (Copies of the Master Plan are available for free download from the Town website. Hard copies can be read at the Clerk's office or the Town libraries.)
3. Site Plan, drawn to scale, applicable to the site and the proposed use of said site for which this special permit is requested.
4. Any other specifications necessary to further describe the site or proposed use for which a special permit is requested. At least one copy of any maps being submitted shall be no larger than 11" X 17". Plans should show all existing and proposed structures, property lines and dimensions, driveways, walkways and parking areas. All proposed landscaping, parking, loading, and similar improvements must be in compliance with the applicable sections of the Zoning Bylaw.
5. Certified list of abutters within 300' on the Assessors Maps to the subject property, including map and lot number. List must be obtained from the Assessors' Office.

6. Zoning Map designating the zoning district(s) and location for the area for which a special permit is requested, plus a USGS map enlarged and showing the site location within the Town.
7. Drainage Plan indicating the destination of all runoff from the property. In the event of substantial increase in impervious surfaces, the SPGA may require calculations or expert analysis of the plan.
8. Landscaping Plan drawn to scale and showing existing and proposed landscaping.
9. If applicant and owner are different, a letter signed by the owner of the property authorizing the applicant to apply for the special permit.

SPECIFICS:

1. All site plans and specifications must be signed and dated by the preparer.
2. **ALL OWNERS** of property must also sign the application.
3. A copy of special permit procedures is available upon request.
4. Fee for application is $150.00 to cover the cost of the public hearing notices in the newspaper and notification to parties in interest. If the cost exceeds $150.00, the applicant shall pay the balance due upon notification from the Granting Authority.
5. Once all the necessary papers, maps, etc. are compiled into the required Original and Fourteen sets, call the Town Planner's office at 413-528-1619 ext. 7 to arrange an appointment to file your application. The application will be reviewed for completeness and a date for a public hearing before the Board of Selectmen or Planning Board will be scheduled. Meetings of recommending boards (e.g. Planning Board, Conservation Commission and Board of Health) will also be arranged at this time.

DocuSigned by:
E65CD83244E2495...
Signature of Applicant

Signature of Co-Applicant (e.g. Property Owner, if different)

****

PLEASE READ AND SIGN BELOW

ALL COSTS INCURRED BY THE TOWN FOR THE EMPLOYMENT OF EXPERTS OR CONSULTANTS REQUIRED BY ANY TOWN BOARD, AND APPROVED BY THE BOARD OF SELECTMEN, FOR THE PURPOSE OF ANALYZING OR EVALUATING ANY PROJECT THAT IS A SUBJECT OF A SPECIAL PERMIT APPLICATION SHALL BE ASSESSED TO THE APPLICANT AND SHALL CONSTITUTE PART OF THE APPLICATION FEE. A COPY OF THIS REGULATION SHALL BE PROVIDED TO THE APPLICANT IF REQUESTED.

I have read the above regulation and agree to be bound by it.

Signature DocuSigned by: E65CD83244E2495...

Signature of Co-Applicant (e.g. Property Owner)

Date 03 SEP 2020

Town of Great Barrington
Planning Board

Application to the Planning Board for Site Plan Review in accordance with Section 10.5 of the Zoning Bylaw

INSTRUCTIONS TO APPLICANTS

Read Section 10.5.1 of the Zoning Bylaw. If you believe any requirements should be waived, you must formally request waivers from the Board. This may be done in your cover letter.
Fill in all applicable information on this form.
Submit one (1) original and three (3) copies, along with your payment, site plan, and other required information to the Town Planner. At least one set of the site plans must be full sized. Collate the information so that all four packets are identical, except for the original signature.
Submit one (1) PDF of the entire packet including any and all plans and specifications.
The PDF must be clear and scalable.
Call the Town Planner at (413) 528-1619 ext. 7 if you have any questions.

FOR OFFICE USE ONLY

SPR number: 121-20
Paid? ✓
Filing Date: 10/9/20
Initial PB meeting date: 10/22/20
Decision due: 12/8/20
✓ Original and three copies received
✓ PDF received
✓ Original filed with Town Clerk

***** DEADLINE ***** *Applications including all copies and PDFs must be received by 4:00 PM one week before a Planning Board meeting in order to be considered at that meeting. Materials received after the deadline will be scheduled for a future meeting.*

TIMELINE: In accordance with the Zoning Bylaw, the Planning Board must review and act upon the site plan within 60 days of receipt of the application, unless the time limits are extended after the applicant's written request.

A. SITE LOCATION

Site Address: 454 Main Street

Map: 22 Lot: 3.0 Deed Book: 2203 Deed page: 326

Zoning District: B-2 Zoning Overlay District(s) (if any): Surface Water Zone A

B. APPLICANT AND PROPERTY OWNER

Applicant's Information

Name (please print) Coastal Cultivars LLC
Street Address 399 Boylston Street
City, State, Zip Code Boston, MA 02116
Phone (area code first) 617-[illegible] Email Address: jarrad.glennon@gmail.com
Signature Jarrad M. Glennon (Docusigned by: 83767836EE2C489...)

☐ Check here if Applicant and Property Owner are the same, and skip to step C., Description.

☑ Check here if Applicant is different than the Property Owner, and to verify that you have the Property Owner's permission to file this Application. Property Owner must sign this form indicating permission to file this Application.

Enter Property Owner's information EXACTLY as it appears on the most recent tax bill.

Property Owner's Information

Name (please print) Kerin Kiskadden LLC
Street Address 454 Main Street
City, State, Zip Code Great Barrington, MA 01230
Phone (area code first) 917-841-2391 Email Address: walter@mc2jewels.com
Owner's Signature

PLANNING BOARD

DATE: December 12, 2013
TIME: 7:00 P.M.
PLACE: Large Meeting Room
FOR: Regular Meeting
PRESENT: Jonathan Hankin, Chairman; Suzanne Fowle; Jack Musgrove; Ethan Culleton
Malcolm Fick, Associate Member
Chris Rembold, Town Planner

Mr. Hankin called the meeting to order at 7:00 PM.

FORM A'S:
Michael Parsons and Jack Magnatti were present from Kelly, Granger, Parsons and Associates with a Form A application for Flag Rock LLC on Grove Street in Housatonic. Mr. Culleton recused himself from the discussion and left the room.

Mr. Parsons said parcels of land are being cut out from the larger piece of land to be conveyed to abutters. None of the parcels is to be considered separate building lots. Parcel A contains .068 acres of land. Parcel B contains .068 acres of land. Parcel C contains .405 acres of land. Parcel D contains .166 acres of land. Parcel E contains .065 acres of land. Parcel F contains .157 acres of land.

Mr. Musgrove made a motion to approve the plan, Ms. Fowle seconded, all in favor.

Mr. Parsons and Mr. Magnatti presented a Form A application on behalf of Marianne and Jerome Comcowich Trust for a parcel of land located on the west side of Route 23 aka South Egremont Road. The property, which has three houses on it, predates zoning. Mr. Parsons said the law allows for the division of land on which two or more structures stood prior to subdivision control law.
Lot 1 contains .515 acres of land. Lot 2 contains .398 acres of land. Lot 3 contains .519 acres of land.

Mr. Musgrove made a motion to approve the plan, Mr. Culleton seconded, all in favor.

Alexander Thorp from Accord Engineering and Surveying, LLC was present with a Form A application on behalf of Susan Godwin and John Lindquist for three parcels of land located on the south site of State Road. Parcel A contains 0.26 acres of land. Parcel B contains 0.15 acres of land. Parcel C contains 3 acres of land. Parcels B and C are not to be considered separate building lots.

Mr. Musgrove made a motion to approve the plan, Ms. Fowle seconded, all in favor.

MINUTES: NOVEMBER 14, 2013
Ms. Fowle made a motion to approve the minutes as amended, Mr. Culleton seconded, all in favor.

SITE PLAN REVIEW: 185 EAST STREET

Naomi Blumenthal was back to discuss the Site Plan Review application for 185 East Street. The Board had conducted a site visit prior to the meeting.

Ms. Blumenthal said she had incorporated most of the Boards suggestions and comments discussed at the last meeting. She said the amount of asphalt had been reduced and airport mix will be used on where applicable. She said asphalt will be used where there is a problem with runoff and airport mix where the grade is less steep. She said gravel will be used in the area where the cars will be parked. The area is 27 feet wide allowing for 3 cars to park side by side. There will be small turn around in front of the house that will be gravel with planting along the edge.

Mr. Rembold asked if the asphalt will be removed.

Ms. Blumenthal said the asphalt will remain and the grading will be to edge of it.

Mr. Hankin said Ms. Nelson was not able to attend the meeting but she did look at the site. She sent an e-mail with today's date. Mr. Hankin read the e-mail.

Ms. Blumenthal said she has addressed the asphalt driveway. She said the driveway is like a luge shoot for water. Anything we do on the site will be an improvement to the drainage. Snow will be pushed beyond the parking area.

Mr. Hankin said the impervious area is going to be increased.

Ms. Blumenthal said if the site is not functional with less impervious area what should we do? She said the blacktop has been reduced from the original plan.

Mr. Hankin said the impervious area is being tripled.

Mr. Musgrove asked where the water from the roof goes.

Ms. Blumenthal said there are goes that go into the ground. The gutters could be directed into the proposed drywell. She said there does not seem to be a drainage issue on the street.

Mr. Rembold said there is an attempt to catch some of the water before it hits the driveway. There is concern over an increase in the impervious surface.

Ms. Fowle asked if the snow could be piled south of the catch basin in the southeast corner.

Mr. Fick said there will be less storm water flow from the property but there will be an increase in the impervious surface. He said it seems as if the issue is balanced.

Mr. Musgrove said there is a decrease in the runoff even though there is an increase in the impervious surface. He said overall the property does not seem different from the rest of the properties in the neighborhood.

Mr. Hankin said he has a problem with parking next to the property line.

Mr. Musgrove said it seems like it is the nature of the neighborhood.

Mr. Hankin said it would be less offensive with tandem parking.

Ms. Blumenthal said she is very frustrated with the discussion. She said she has reduced the asphalt and adapted the parking. It is very difficult to park tandem. She said she feels that there is a lot of time being spent on a little driveway.

Mr. Hankin said there is grading taking place under the neighbor's tree. He said the grading will affect the roots and it is over the property line.

Ms. Blumenthal said the tree is at least 10 feet from the property line. She said she is a gardener and she understands how the plants would be impacted. She said she does not understand how to make any other improvements. She said she does not understand what you want us to do. She said the Board was not being supportive of moving forward with a plan to make this house functional.

Mr. Hankin said the parking area should be narrower and there should be grass between the parking and the house.

Ms. Blumenthal said she doesn't want a difficult parking situation; she wants it to be easily accessible. She said this plan is in keeping with the neighborhood. She said she feels this discussion is very picky.

Mr. Culleton said he is sympathetic to the efforts made by Ms. Blumenthal. He said the Board should move forward. She has returned with a different scenario. It is not ideal but it is a tough site. He said we should move forward.

Ms. Fowle asked Mr. Hankin if is addressing a specific area of the Site Plan Review.

Mr. Hankin said he is addressing zoning.

Ms. Fowle read through Site Plan Review.

Mr. Musgrove said he the storm water runoff is being improved even though there is an increase in the impervious area. He said it is a net net.

Ms. Fowle said if there is no storm water management on East Street then there is nothing to tie into to catch the water before it goes into the street.

Mr. Musgrove said the turnaround mitigates the parking. He said he feels they have done all they can do.

Mr. Musgrove made a motion to approve Site Plan Review, Mr. Culleton seconded. Ms. Fowle aye, Mr. Hankin nay. The motion passed 3-1.

SITE PLAN REVIEW: 454 MAIN STREET

Joe Lewis, the Construction Manager for Allegrone Construction, was present to discuss the Site Plan Review application on behalf of McTeigue and McClelland for a change of use at 454 Main Street. The applicant has a building permit but the Building Inspector determined that the applicant was required to have Site Plan Review from the Planning Board.

The Board conducted a site visit prior to the meeting.

Mr. Lewis said the parking area is in compliance with zoning. The parking will be decreased. There are no changes only shaping the area for accessibility.

Mr. Rembold asked what material would be used for the parking area.

Mr. Lewis said processed gravel.

Mr. Musgrove asked if there would be any asphalt.

Mr. Lewis said no.

Mr. Rembold asked if the parking or driveway would be regraded.

Mr. Lewis said yes. The area will be regraded for accessibility. The parking will be significantly reduced.

Mr. Fick asked if the parking would be delineated.

Mr. Lewis said currently it is not planned to be delineated.

Mr. Hankin said it appears that the project is going to be phased.

Mr. Lewis said this could be a five year project. Right now it is finance driven. He said the goal is to get into the building, meet the building code requirements and accessibility. He said landscaping and potentially blacktop for the driveway is down the road.

Mr. Musgrove asked if there is any obligation for the second floor.

Mr. Lewis said Stephan Green, the architect and Mr. May, the Building Inspector have reviewed what needs to be done to comply.

Mr. Hankin said he does not want to slow down the process but the site plan presented is not normal. It does not show the grade change.

Mr. Lewis said the reduction in the grade is shown.

Mr. Musgrove asked if there will be any exterior lighting

Mr. Lewis said nothing will be added. Any future light would be downward directed.

Mr. Musgrove asked if a change in the lighting would trigger further review.

Mr. Hankin asked when the applicant planned to be in the building.

Walter (McTeigue?), one of the applicants, was present. He said he planned to move in in the spring.

Mr. Rembold suggested the Board could put conditions on the Site Plan approval.

Mr. Musgrove said if there is a plan to pave or put in lighting we would want the applicant to come back for further site plan review.

Mr. Hankin said Ms. Nelson had visited the site and forwarded her comments. Mr. Hankin read the comments. He said Ms. Nelson has concerns about runoff from the site. Mr. Hankin said he has other concerns such as the lack of contour lines on the site plan. He said usually grading plans show the contours so it can be seen how the grade is reduced. He said he does not have what he needs to understand how the grading will be done.

There was further discussion of a contour plan with point elevations.

Mr. Musgrove said we could condition the approval to require the parking lot to slope onto your land. Bumpers will be installed along the edge of the parking area so a car can not drive over the bank. If there is any paving or added exterior lighting the applicant will return for further review. The lot will be graded so the water runs into the front yard area.

Mr. Hankin said landscaping has not been addressed.

Mr. (McTeigue?) said it has not been planned. We are working as we go.

Mr. Hankin said the driveway is being relocated.

Mr. Rembold said there is not request for a curb cut so it is not being changed.

Mr. (McTeigue) said the driveway is being made narrower but within the existing driveway.

Mr. Hankin pointed to the site plan.

Mr. Lewis said the plan should show the change for the driveway within the existing driveway. The drawing is incorrect.

Mr. Hankin asked if the driveway would direct water into the street.

Mr. Lewis said water does not currently run into the street. It goes into the low spot on the site and will continue to do so.

Mr. Musgrove said he does not want this applicant to come back. He said we need to condition the approval for what we want to see. The site does not currently drain into the street.

Mr. Hankin asked why trees are being cut.

Mr. (McTeigue) said there was a cedar tree that was a problem. There were some Norway Maples that were hanging over the road that were cut but there are some good specimens that we hope to save by thinning out the trees. The grounds are like a park.

Mr. Hankin asked if there is a blacktop apron where the driveway meets the road.

Mr. Lewis said no.

Mr. Rembold said there is no change in the driveway so the State won't review.

Mr. Hankin listed the following conditions:
There will be no runoff down the driveway into the street.
Wheel stops will be installed in the parking area along the abutting property to address safety concerns.
Outside lighting is forbidden. Any addition of exterior lighting, other than egress lighting, will require the applicant to return for site plan review approval. The egress lighting will be downward directed with horizontal cutoffs. There will be no uplighting.
The drainage will drain to the front yard, not into the street. Everything stays on the property.

Mr. Musgrove asked if there will be any runoff into the street.

Mr. Lewis said if there is any runoff it would only be the last 30 feet of the driveway and then only with a very heavy rain. He said nothing from the site will leave.

Mr. Lewis added a condition that there will be a 2% cross pitch away from the west property line. It could be more clearly shown on the plan.

Mr. Musgrove made a motion to approve Site Plan Review with the conditions discussed, Ms. Fowle seconded, all in favor.

VARIANCE: LONG POND ROAD
Mark Volk from Foresight Land Services was present to discuss a variance request on behalf of Stephen Bennett for property on Long Pond Road.

Mr. Hankin disclosed that he had represented the previous owner of the property but had no conflict of Interest with this applicant.

Mr. Volk said the proposal is for a garage to be built in the front yard setback. The area was originally zoned with a 25 foot setback then it was changed to 50 feet. The garage will be 25 feet from the property line. There is no other place to locate garage. The variance request is driven by the difficult site constraints.

Mr. Hankin said this seems like a perfectly reasonable request.

Mr. Musgrove made a motion to make a favorable recommendation to the ZBA for the variance for a garage on Long Pond Road, Mr. Culleton seconded, all in favor.

ZONING AMENDMENTS:
The Board discussed potential zoning amendments for the Annual Town Meeting. The first amendment has to do with deviation from parking and landscaping regulations. The intent would be to simplify the bylaw by allowing the permitting granting authority to waive the requirements instead of requiring a separate special permit to waive the requirements. In the event there is not a permitting authority the Planning Board would be the permitting authority.

Mr. Hankin said the Selectmen don't have a good grasp of parking or reading site plans.

Mr. Fick said the Planning Board would still be able to make recommendations.

Mr. Rembold said we owe it to potential applicants to give them a way to go through the process more easily.

Mr. Musgrove said it could be a joint special permit application.

Mr. Rembold said it would require a joint meeting otherwise there would have to be two public hearings and all the expense associated with the process.

Mr. Hankin said he wonders if there is another way to deal with this. He said he would like to discuss it again.

HOTEL/MOTEL LIMITS:
Mr. Rembold said the proposal would not change the cap that is currently in place. This proposal would be specific to redevelopment of historic structures. The Board of Selectmen would be the SPGA. They would be able to deviate from the room limit to make it possible for certain existing structures to have more rooms.

Ms. Fowle asked if we want hotels larger than what is allowed.

Mr. Fick said yes as it would attract new people to the area.

Mr. Hankin said yes, it would attract specific people.

Mr. Musgrove said he liked the proposal.

The Board agreed that this amendment could move on for a public hearing.

ACCESSORY DWELLING UNIT:
Mr. Hankin said ADUs have less of an impact on a neighborhood than a 2-family unit. We are considering making 2-family dwellings by-right. We should make ADUs by-right in all zones.

Everyone agreed they should be by-right in every zone. The process should be less onerous.

TWO-FAMILY RESIDENTIAL:
The proposal would allow two-family dwellings by-right where they are currently allowed by special permit and allow by special permit where they are currently not allowed.

Mr. Hankin said he is sympathetic to need to simplify this process but he suggested it might be advantageous to make this change incrementally. He suggested it might be easier to pass at town meeting if the change is made first in the R-1-B and R-3 zones. It may not pass if R-1-A is included.

Mr. Rembold said there are many two-family structures in the R-1-A zone where there are many large old structures.

Mr. Hankin said he understands the argument but he felt the people will oppose the proposal to keep it out of the R-1-A zone.

The Board decided to discuss this proposal more.

STREAM AND LAKE PROTECTION:
The Board briefly discussed the language presented. The determined there needed to be more work on the language. It will be discussed again.

MEDICAL MARIJUANA TREATMENT/FACILITIES:
Mr. Musgrove said he had one comment that the word "psychological" should not appear in the zoning bylaws. He suggested it be removed from page 7.

The Board had further discussion of the proposal and decided to discuss again.

TOWN PLANNER'S REPORT:
Mr. Rembold said the Building inspector has a building permit application that requires Site Plan Review for a Medical Marijuana Dispensary. The SPR would be for a change of use in the I-2 zone Gas House Lane. He said the SPR application would be on the agenda for the January 9 meeting. He suggested a site visit prior to the meeting at 6:30 P.M.

Mr. Rembold said Barrington Brook has submitted a final version of the Open Space easement. He recommended the Board of Selectmen sign the agreement with the Planning Board as co-signatures. He said the Conservation Commission has written to Dave Ward to encourage him to produce the storm water plans.

Mr. Hankin said he had sent the annual report around. He asked if there were any comment. There were none.

Without objection Mr. Hankin adjourned the meeting at 10:28 P.M.

Respectfully submitted,

Kimberly L. Shaw
Planning Board Secretary

Materials Distributed or Presented for Tonight's Meeting:

Town Planner's memo/email to the Planning Board dated December 9, 2013

Draft Minutes of November 12, 2013

Revised Site Plan for 185 East Street

Site Plan application for 454 Main Street

Variance application for Long Pond Road, Bennett

Draft zoning amendments, v.2, dated 12/12/2013

E-Mail memo from Brandee Nelson dated 12/12/13

PB SPR 2
Rev. March 2011

Town of Great Barrington
Planning Board

Site Plan Review Decision

FOR PLANNING BOARD USE ONLY

INSTRUCTIONS TO PLANNING BOARD

Complete this form to record a Site Plan Review decision of the Planning Board. Make 4 copies of this completed form. File the original with the Town Clerk. File one copy, with attached plans, with the Building Inspector. File remaining copies with the Applicant, the Town Planner, and the Planning Board file.

APPLICATION INFORMATION

Application Number 39-13 Initial Filing Date 11/25/2013

Applicant Name Allegrone Construction Co. Inc. / Joe Lewis

Site Address 454 Main Street, Great Barrington

Application for: Change of use / industrial structure

PLANNING BOARD DECISION

By its vote of 4 in favor and 0 opposed, on 12/12/2013 (date), the Planning Board

- ☐ approved
- ☒ approved with conditions
- ☐ denied

The conditions of approval, if any, are as follows:

1. Substantial conformance with plans submitted, see attached plan, Sheet T1.1, prepared by Clark & Green Inc. Architecture, Great Barrington, and dated 11/7/2013.
2. Drainage shall be into the yard of the property, -- no runoff shall enter the street from the driveway.
3. There shall be a 2% cross pitch away from the west property line, so drainage remains on the property.
4. The parking lot and driveway shall be gravel, not paved.
5. Wheel stops or a guard shall be placed at the end of each parking space, along the western edge of site, in order to prevent vehicles from overtopping the hill into abutting property.
6. There shall be no exterior lighting other than required egress lighting, which shall have full cutoffs and no uplighting.
7. Modifications of these conditions shall require a new site plan review by the Planning Board.

Certificate of Occupancy. A Certificate of Occupancy shall be issued for this project only if the project has been completed per the approved Site Plan and its conditions, if any.

Lapse. The Applicant is hereby notified that, per 10.5.6 of the Zoning Bylaw, Site Plan approval shall lapse after one year from the grant thereof if a substantial use thereof has not sooner commenced except for good cause. Such approval may, for good cause, be extended in writing by the Board upon the written request of the applicant.

Signed Kimberly L Shaw Date 12-17-13

Planning Board Secretary

PLANNING BOARD

DATE: June 12, 2014
TIME: 7:00 P.M.
PLACE: Large Meeting Room Town Hall
FOR: Regular Meeting
PRESENT: Jonathan Hankin, Chairman; Suzanne Fowle: Jack Musgrove; Brandee Nelson; Malcolm Fick
Chris Rembold, Town Planner

Mr. Hankin called the meeting to order at 7:00 P.M. Ms. Fowle had not yet arrived.

FORM A'S:
There were no Form A's presented.

MINUTES: MAY 8 & 22, 2014
Ms. Nelson made a motion to approve the minutes of May 8, 2014 as amended, Mr. Musgrove seconded, all in favor.

Mr. Musgrove made a motion to approve the minutes of May 22, 2014 as amended, Mr. Fick seconded, all in favor.

Ms. Fowle arrived.

SITE PLAN REVIEW: 465 MAIN STREET
Architect Stephan Green was present with Walter McTeigue to amend the site plan review for McTeigue and McClelland at 465 Main Street.

Mr. Green said he wanted to review the general ideas behind the site development and what needs to be done for the applicants to move into the space.

Mr. Rembold said the previously approved site plan review had a gravel driveway. They are now proposing to pave the driveway. There will be a sign and some lighting.

Mr. Green said the handicap accessible parking is currently located near the upper entrance on the north side of the building. In Phase II of the project the handicap parking will be in the main parking area with a ramp to access the entrance. The current north parking will become a garden.

Mr. Hankin said there is bollard lighting proposed, six lights.

Mr. Green said they will be LED lights.

Ms. Nelson asked if there is a cut sheet.

Mr. Green said no.

Mr. McTeigue said they are very sensitive to the lighting. They want the property to be as beautiful and tasteful as possible. The parking area will be as discreet as possible with downward directed lighting.

Mr. Musgrove asked if the parking lot could be paved without paving the driveway.

Mr. Green said it is not as neat and clean to do gravel and pavement.

Mr. McTeigue said the driveway width has been substantially reduced.

Mr. Green said the driveway is now 16 feet wide. It is just wide enough for two cars to pass.

Ms. Nelson said she would rather see everything paved instead of broken up.

Mr. Hankin asked if there will be runoff into the street.

Ms. Nelson said it looked like it might run into the street a little bit. She asked if the driveway could be pitched a little.

Mr. McTeigue said the driveway is flatter at the end. The sloped area directs runoff onto the lawn.

The conditions for the Site Plan Review approved on 12/12/2013 were read.

Mr. Green said there is a proposal for two one-watt lights pointing up to illuminate the corner columns of a new entrance canopy.

Mr. Musgrove made a motion to amend the 12/12/2013 site plan review condition #4 to permit paving and condition #6 to allow for bollard lighting, and corner accent lighting. No lighting is to project into the night sky, Ms. Fowle seconded, all in favor.

SITE PLAN REVIEW: 241 NORTH PLAIN ROAD

Mark Fay was present with applicant Annett Grant to discuss converting a one family-dwelling into a two-family in separate structures. A second, free standing dwelling is proposed.

Mr. Rembold said the house is on a 4.5 acre lot. The existing house meets all setback requirements. It is not within 300 feet of the Williams River.

Mr. Fay said the perc test was done today and it passed.

Mr. Musgrove asked if a new septic system will be put in.

Mr. Fay said yes.

Mr. Musgrove read through the site plan review criteria.

Mr. Musgrove made a motion to approve site plan review, Ms. Fowle seconded, all in favor.

BARRINGTON BROOK:
Jim Scalise, engineer from SK Design, was present to review condition #15 of the subdivision approval for Barrington Brook. Dave Ward and Matt Ward, applicants, were also present.

Mr. Scalise said per condition #15 Conservation Commission approval is required for more than 7 units. More than 7 units would require storm water analysis. Mr. Scalise said he looked at the site in the spring. A lot of the infrastructure is already in place. They needed to drill holes in the pipe to meet the discharge specifications. That was accomplished recently by Joe Wilkinson.

Mr. Scalise said it is his opinion that the Conservation Commission does not need to be involved because there is no work required in jurisdictional areas, thereforethe condition has already been met without needing additional grading work. He asked the Board to send a letter to the Building Inspector stating that the condition has been met.

Mr. Musgrove asked Mr. Scalise if it was his opinion that the drainage conditions are met because the catch basin is larger than originally thought, , thus avoiding going to the Conservation Commission because condition #15 has been met for Phase I.

Mr. Scalise said yes. The condition remains in place for Phase II and for units 4 & 5 of Phase I.

Ms. Nelson made a motion to send a letter to the Building Inspector that the engineer for Barrington Brook has demonstrated compliance with condition #15 of the subdivision approval therefore the applicant does not need to go to the Conservation Commission for approval. Condition #15 still applies to Phase II of the project and to units 4 & 5, Mr. Musgrove seconded, all in favor.

SPECIAL PERMIT & SITE PLAN REVIEW: 352 MAIN STREET
Nick Anderson of Berkshire Engineering was present to discuss changes to the proposed plan for St. James Place as per the discussion at the May 22 meeting.

Mr. Anderson said changes were made to the parking by eliminating 5 parking spaces at the farthest end of the parking. The parking spaces will terminate after parking spot #19. He said the eliminated spaces are not detrimental to the project.

Three parking spaces will be created on St. James Place. The People's Pantry entry will have an 8 foot walkway widening to 10 feet at the door. The steepness of the grade has been reduced. The slope is 4 to 1 which is quite walkable. Mr. Anderson said the concrete walk would be framed with curbing so there is no need for a wall.

Mr. Anderson said there will be three parking spots along St. James Place created in the public right of way. This will be a loading zone and will accommodate truck deliveries to the Food Pantry. He said the project is fully integrated into the Main Street reconstruction project.

Ms. Nelson said there will be no vehicular traffic up to the People's Pantry door.

Mr. Anderson said correct.

Mr. Hankin asked why area between the parking spaces and the sidewalk is paved.

Mr. Anderson said it will be easier for winter maintenance.

Mr. Hankin said the Design Advisory Committee recommended a low retaining wall along the walkway.

Mr. Anderson said it is not an area that would be appropriate for gatherings. They do not want to attract people to sit on a wall.

Mr. Musgrove agreed it is better not to have the wall.

Ms. Nelson asked if there is a plan for revegetating the slope.

Mr. Anderson said biodegradable fabric with turf. They just want to make it stable.

Mr. Hankin said this proposal is a much better solution.

Mr. Harris, applicant, said he appreciated the cooperation of the Town in assisting with the revisions.

Mr. Hankin asked if they had looked to see if more parking could be added near the garage.

Mr. Anderson said yes but it wouldn't work as it is too tight of a turn radius.

Mr. Musgrove made a motion to approve site plan review, Ms. Nelson seconded, all in favor.

Mr. Musgrove made a motion to send a positive recommendation to the Board of Selectmen on the special permit application of St. James Place for a community center use at 352 Main Street, exterior changes in the Village Center Overlay District and, pursuant to the following Planning Board findings, deviation from parking requirements of Section 9.6.11 #3 and 6.1.9:

1. Sufficient onsite parking is provided for the building's offices;
2. Additional parking spaces are available at off-peak hours pursuant to a shared use agreement with 342 Main Street;
3. Short term parking and loading for the People's Pantry is provided on St. James Place;
4. The proposed plans maintain pedestrian safety and vehicular safety on the site, around the site, and accessing and exiting the site;
5. Future pedestrian or vehicular connections to the Town Hall parking lot may be possible;
6. Off-site parking is regularly available within walking distance;
7. The building has been historically used for assembly with less parking than proposed for this use and will not be more detrimental than the previous use;
8. Historic preservation and preservation of green space are achieved.

Ms. Fowle seconded, all in favor.

HOUSATONIC SOLAR 1: 0 PARK STREET

Kirt Mayland was present to discuss his project for a commercial solar array at 0 Park Street. Michael Marcus from New England Environmental Inc. was present to discuss the proposal.

Mr. Mayland said the site is 65 acres and more than half is in the Industrial Zone. The panels will cover about 13.7 acres, all in the Industrial Zone. He said it is a 3 megawatt DC site. He said he does not think the neighbors can see the project. He said it is a very secluded site.

Mr. Mayland said he is working with Natural Heritage.

Mr. Marcus said he is creating conservation restrictions for area 1 & 2. He said he can't finalize the documents until the study is done. He said construction is planned for when the turtles are in the river and not on the property, in the fall. He said the plan is for the work to be done before the turtles return in the spring.

Mr. Marcus said about 26 acres of the site is an old dump site and labeled a brownfield site. It was determined by Mass DEP that a solar use would be an acceptable reuse of the property. He said a small area is in the flood plain. A compensation plan will be provided.

Mr. Marcus said Natural Heritage gave guidelines for dealing with the turtles. The fence will be raised to allow them to move under it. A mowing plan will be established to avoid mowing when the turtles are in the area.

Mr. Marcus said there will be access to the site along Park Street or possibly Division Street. He said there will be a trail to Park Street. An existing car parking area off Division Street may be expanded.

Mr. Mayland said access through Hazen Paper will be perfect but they are prepared to provide an alternate access if necessary. He said there will be public access to the property. He would like to encourage the two school districts and the town to be served by the panels to be able to see where their power is coming from. He said there will be 3,000 linear feet of public access to the river.

Mr. Hankin asked if compensatory storage would be created on site.

Mr. Mayland said yes.

Mr. Hankin asked if vegetation would be planted under the panels.

Mr. Marcus said a low grass would be planted. The grass would be mowed once a year.

Mr. Mayland said there will be some tree clearing in the conservation restriction area and in buffer zones. A cutting plan still needs to be filed with DEP and the Conservation Commission.

Mr. Marcus said there may be no trees in some of the area right now but young trees will grow. They will stay out of the wetlands. There will be selective cutting closer to the project.

Mr. Mayland said the lights near the access road would remain off. Any noise from inverters will be irrelevant and any traffic will be minimal.

Ms. Nelson read site plan review.

It was agreed that if the applicant is unable to get construction access through Hazen Paper he will need to get appropriate permits from the Town.

Ms. Nelson made a motion to approve the site plan review subject to the following conditions: The applicant will obtain suitable driveway access from the Town, if Hazen Paper does not allow access.

The maximum numbers of panels will be as shown on the plan dated June 12, 2014.

A bond or other financial surety acceptable to the Town will be obtained for decommissioning, and is to be provided to the Town prior to beginning installation of the solar arrays.

Mr. Musgrove seconded, all in favor.

Mr. Musgrove made a motion to send a positive recommendation to the Board of Selectmen for work in the flood plain, Ms. Fowle seconded, all in favor.

TOWN PLANNER'S REPORT:
Mr. Rembold said the Fetherolf v. Doyle lawsuit from 2007 was dismissed for lack of action. The applicant could come back in and start building.

Mr. Rembold said discussion at the Mass Planner's conference included the Marion solar issue that has not gone anywhere and there is a movement to rewrite Chapter 40A.

Mr. Rembold said he would miss the July 24th meeting. He suggested scheduling the July 10th meeting in Housatonic.

Mr. Hankin asked for Mr. Rembold to see if someone from BRPC could attend the July 10th meeting to discuss / present findings about Housatonic.

Having concluded their business, Mr. Hankin adjourned the meeting without objection at 9:40 P.M.

Respectfully submitted,
Kimberly L. Shaw
Kimberly L. Shaw
Planning Board Secretary

Materials Presented or Distributed for June 12, 2014

Town Planner's emails dated June 10

Site Plan application McTeigue and McClelland for 454 Main Street

Site Plan application 241 North Plain Road

Letter from SK Design dated June 10, 2014 regarding Barrington Brook condition #15

Special Permit application for 352 Main St, St. James Place, including revised plans dated June 2, 2014

Site Plan and Special Permit application for 0 Park Street, Housatonic Solar 1, including revised plans dated June 12, 2014

Town of Great Barrington
Planning Board

Site Plan Review Decision

Approval to pave driveway

PB SPR 2
Rev. March 2014

FOR PLANNING BOARD USE ONLY

INSTRUCTIONS TO PLANNING BOARD

Complete this form to record a Site Plan Review decision of the Planning Board. Sign the form, and make 3 copies of the completed form. File the original with the Town Clerk. File one copy, with attached plans, with the Building Inspector. Send one copy to the Applicant and retain one copy for the Town Planner / Planning Board file.

APPLICATION INFORMATION

Application Number 48-14 Initial Filing Date 6/11/2014

Applicant Name McTeigue & McClelland / Walter McTeigue

Site Address 454 Main Street

Application for: Modify Conditions #4 and #6 of site Plan decision of 12-12-2013 in order to pave driveway and add bollard lights as shown on attached plan

PLANNING BOARD DECISION

By its vote of 5 in favor and 0 opposed, on 6/12/2014 (date), the Planning Board

- ☐ approved
- ☒ approved with conditions
- ☐ denied

The conditions of approval, if any, are as follows:

1. There shall be a 2% cross pitch on the driveway so drainage remains on the property
2. Bollard lighting and lighting in the porch area is permitted so long as no light shines into the night sky or spills off of the site.

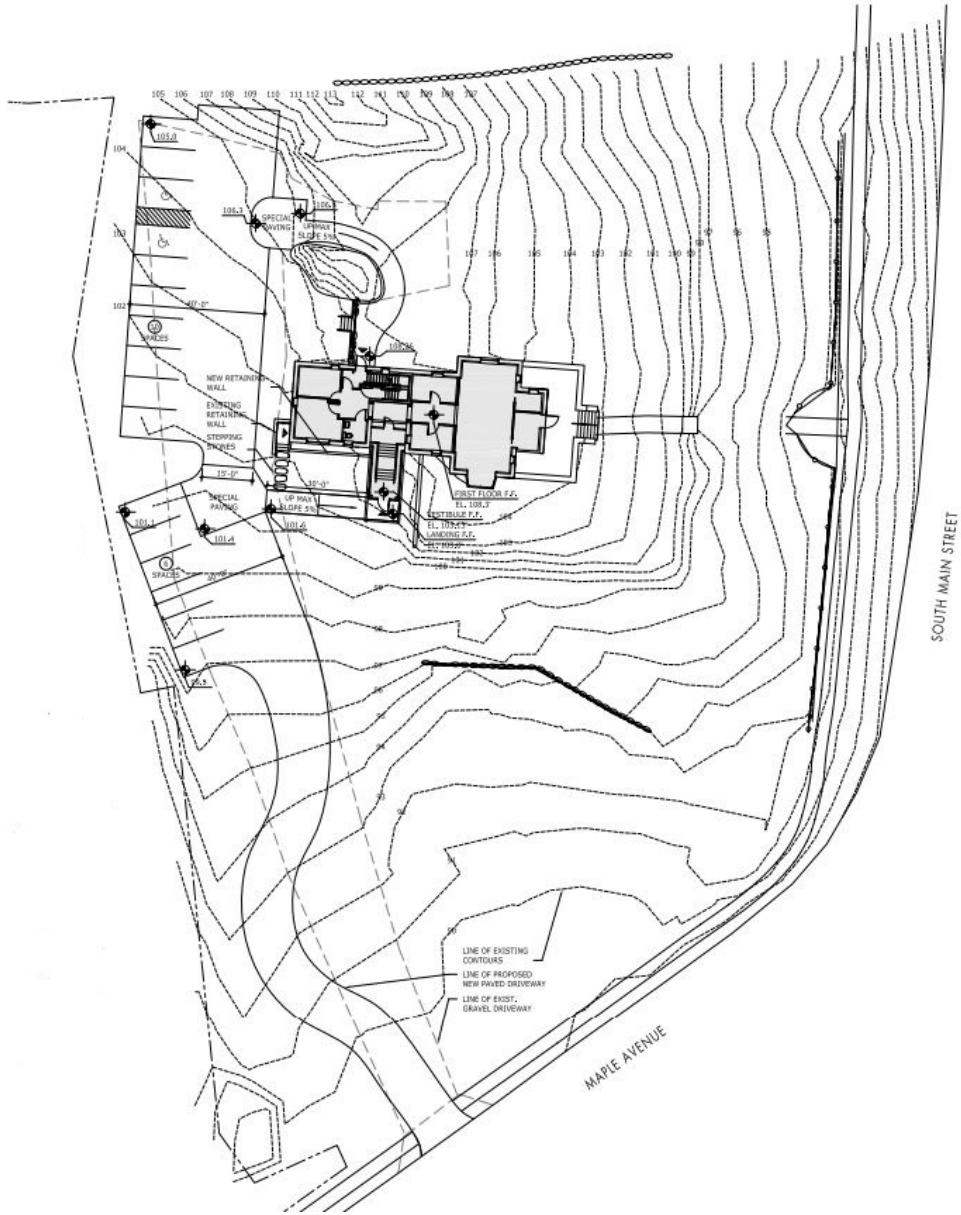
Certificate of Occupancy. A Certificate of Occupancy shall be issued for this project only if the project has been completed per the approved Site Plan and its conditions, if any.

Lapse. The Applicant is hereby notified that, per 10.5.6 of the Zoning Bylaw, Site Plan approval shall lapse after one year from the grant thereof if a substantial use thereof has not sooner commenced except for good cause. Such approval may, for good cause, be extended in writing by the Board upon the written request of the applicant.

Signed [signature] Date 8/20/2014

Title: Town Planner

454 MAIN ST. SITE PLAN



Bruce Firger, Assessor
John Katz, Assessor

Shaun McHugh, Principal Assessor
E-mail: smchugh@townofgb.org

Carol Strommer
Administrative Assessor
E-mail: cstrommer@townofgb.org

Town Hall, 334 Main Street
Great Barrington, MA 01230

Telephone: (413) 528-2220 x 5
Fax: (413) 528-1026

TOWN OF GREAT BARRINGTON
MASSACHUSETTS
BOARD OF ASSESSORS

October 2, 2020

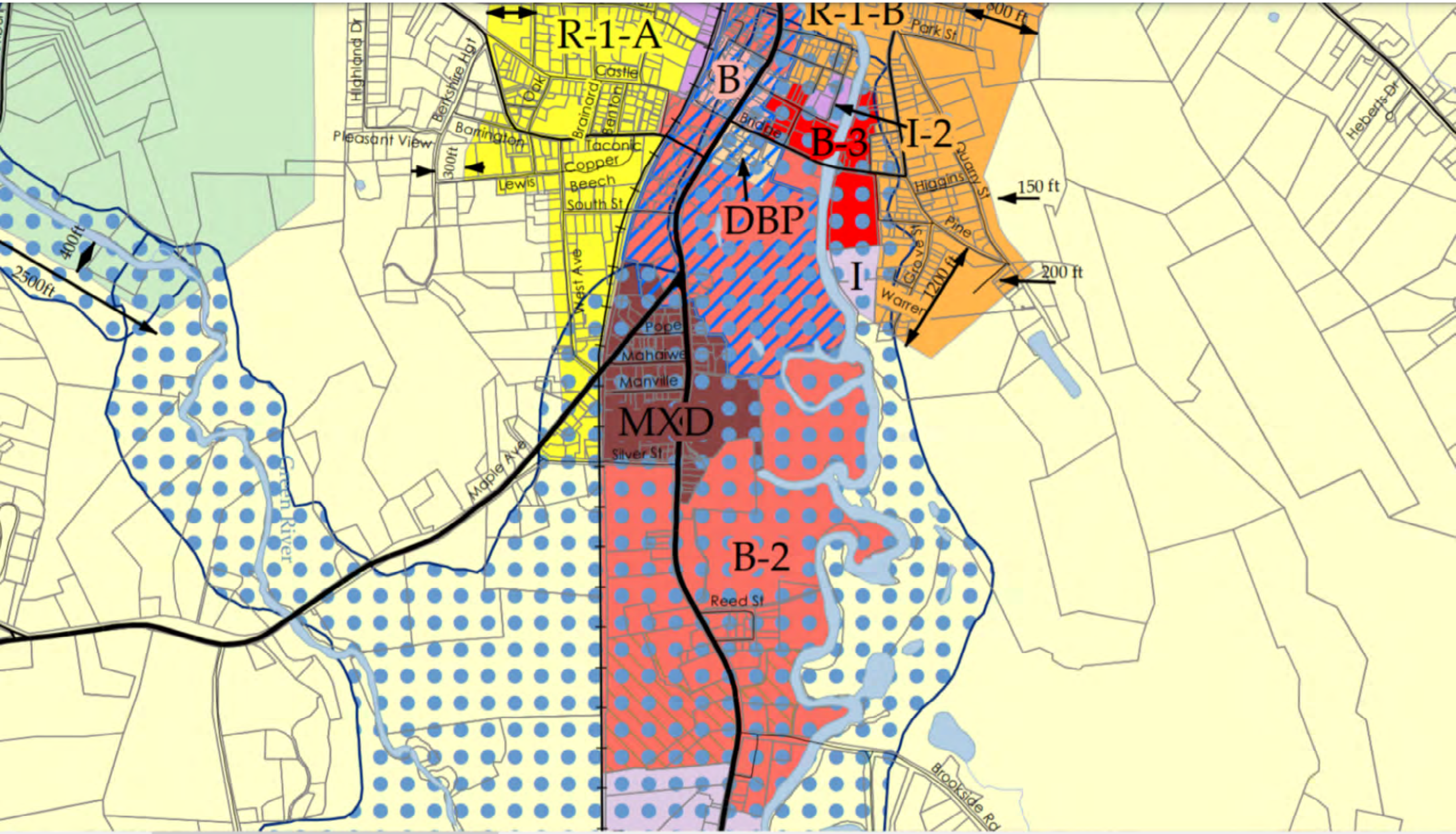
ABUTTERS TO PROPERTY OF: KERIN KISKADDEN LLC
454 Main Street, Map 22 Lot 3, Book 2203 Page 326

MAP	LOT	ABUTTER
22	1	Kevin (estate) & Laura Jane Finnerty, 5 South St., Gt. Barrington, MA 01230-1807
22	3A	10 Maple Ave LLC, PO Box 627, Gt. Barrington, MA 01230-0627
22	2,1B	Nancy A. Mead & Thomas H. Mead, Trustees, 20 Maple Ave., Gt. Barrington, MA 01230-1904
22	5	Millerton Co-Op Inc., PO Box 491, Millerton, NY 12546-0491
22	14	7 & 23 Inc., 490 Main St. #2, Gt. Barrington, MA 01230-2169
22	13,9	Cafua Realty Trust V LLC, 280 Merrimack St Ste A, Methuen, MA 01844-6435
22	12	500 Main Street LLC, 500 Main St., Gt. Barrington, MA 01230-2004
22	10	Mou Guo, c/o lee Bank, PO Box 627, Lee MA 01238-0627
22	8	Robert & Patricia A. Vollmer, 14 Pope St., Gt. Barrington, MA 01230-1908
22	7	Jose M. & Maria Quizhpi, 24 Pope St., Gt. Barrington, MA 01230-1908
22	18	Palmer Properties LLC, 127 West Ave., Gt. Barrington, MA 01230-1811
22	17	Maniraj LLC, 485 Main St., Gt. Barrington, MA 01230-1822
22	16	Toivo R. Tossavainen Jr., Trustee, PO Box 314, Housatonic, MA 01236-0314
19	152,152A	Educational Consultants, 389 Main St., Gt. Barrington, MA 01230-1813
22	15	Town of Great Barrington, 334 Main St. Rm 208, Gt. Barrington, MA 01230-1832

The above list of abutters to the subject property is correct according to the latest records of this office.

Sincerely,

Shaun McHugh
Principal Assessor


R-1-A
R-1-B
B
B-3
I-2
DBP
I
MXD
B-2
Highland Dr
Berkshire Hgt
Pleasant View
Barrington
300ft
Oak
Castle
Brainard
Branton
Taconic
Copper
Beech
Lewis
South St
West Ave
Bridge
Park St
900 ft
Quarry St
Higgins
150 ft
Pine
Grove St
1200 ft
Warren
200 ft
Heberts Dr
Pope
Mahaiwe
Manville
Silver St
Maple Ave
Green River
Reed St
Brookside Rd
400ft
2500ft

liver OLIVER: MassGIS's Online Mapping Tool [Please take our user survey]

454 Main St. great Barringtor

Available Data Layers

Search data layers

- USGS Topographic Maps
  - USGS Quads Last Revised
  - USGS Topographic Maps
  - USGS Topographic Maps Download Lin
  - USGS Historical Coastal Topographic M
- Wind Speed
- Index (grids/tiling schemes for certain layers)

Active Data Layers

Check all Uncheck all Rem

- [x] USGS Topographic Maps
- [ ] USGS Quads Last Revised
- [ ] 2019 Color Orthos (USGS)
- [ ] 2015 WorldView Orthoimagery
- [x] Tax Parcels for Query
- [x] Detailed Features

50 m
100 ft

Scale = 1:4,514

46,109.67m 883,976.00m

MassGIS Topographic Features Basemap

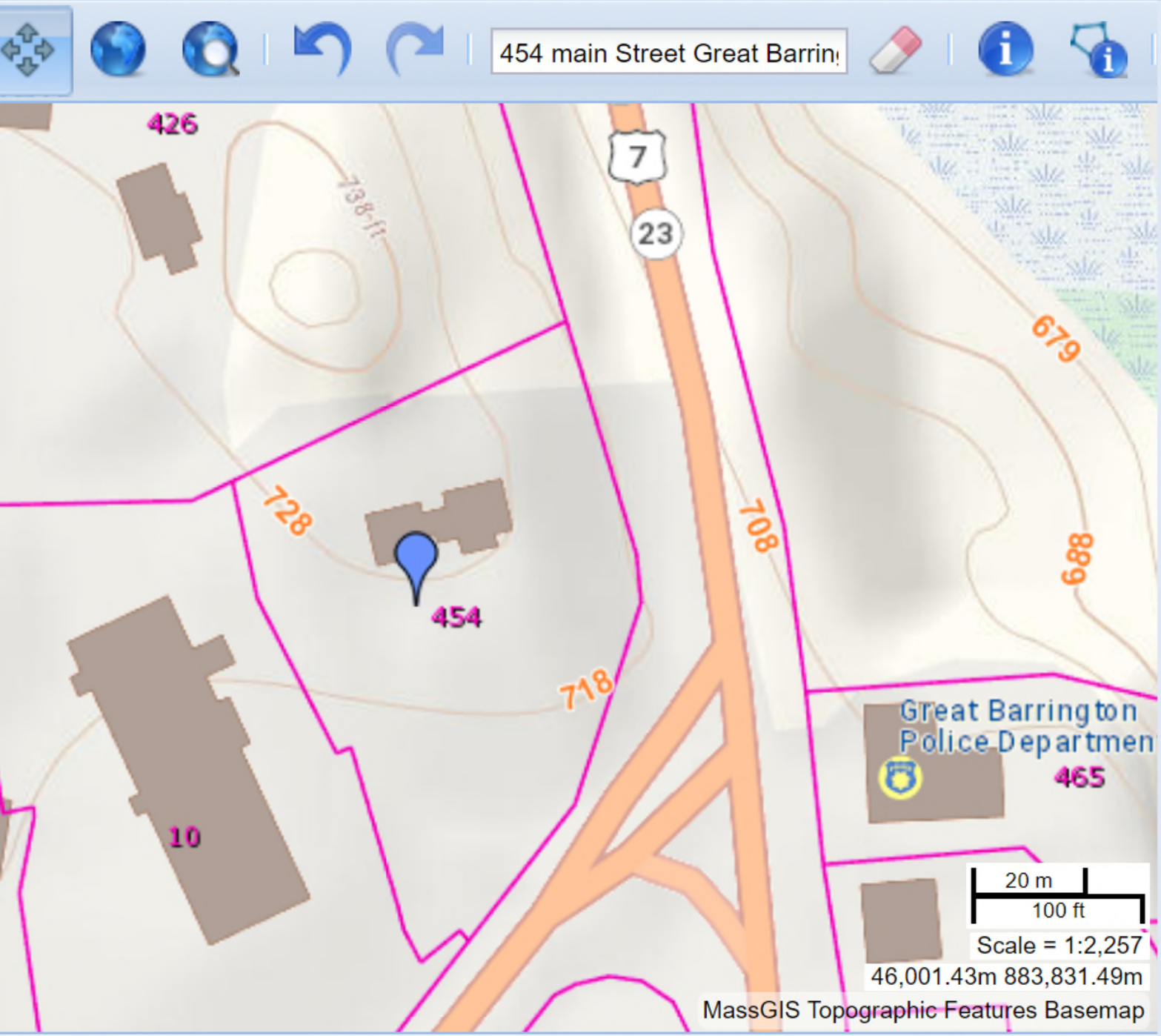
Legend

Tax Parcels for Query

0 m

Basemaps

ER: MassGIS's Online Mapping Tool [Please take our user survey]



Basemaps

Available Data Layers

Search data layers

- Tiled Layers
- State Facilities
- Census 1990
- Census 2000
- Census 2010
- Coastal and Marine Featur
- Conservation / Recreation

Active Data Layers

Check all | Uncheck all

- Detailed Features
- Tax Parcels
- Structures

Legend

Contours 3m Labels Feet

Cannabis Control Commission
COMMONWEALTH OF MASSACHUSETTS

COASTAL CULTIVARS, LLC

MCN282052

BACKGROUND & APPLICATION OF INTENT REVIEW

1. Name and address of the proposed Marijuana Establishment:

   Coastal Cultivars, LLC
   0 Patterson Brook Road, Wareham, MA 02576

2. Type of license sought (if cultivation, its tier level and outside/inside operation) and information regarding the application submission:

   Cultivation - Tier 11/Outdoor (90,001 to 100,000 sq. ft)

   The application was reopened twice (2) for additional information.

3. The applicant is a licensee or applicant for other Marijuana Establishment and/or Medical Marijuana Treatment Center license(s):

Type	Status	Location
Product Manufacturing	Application Submitted	Wareham

4. List of all required individuals and their business roles in the Marijuana Establishment:

Individual	Role
Ben Smith	Owner / Partner
Jose Breton	Owner / Partner
Jarrad Glennon	Owner / Partner

5. List of all required entities and their roles in the Marijuana Establishment:

Entity	Role
Samoel Ventures, LLC	Entity with Direct/Indirect Authority
Greenfin LLC	Entity with Direct/Indirect Authority

6. Applicant's priority status:

Expedited Applicant (License Type)

7. The applicant and municipality executed a Host Community Agreement on March 21, 2019.

8. The applicant conducted a community outreach meeting on December 19, 2018 and provided documentation demonstrating compliance with Commission regulations.

9. The Commission received a municipal response from the municipality on April 1, 2020 stating the applicant was in compliance with all local ordinances or bylaws.

10. The applicant proposed the following goals for its Positive Impact Plan:

#	Goal
1	Employ at least 25% of its employees from geographic areas of disproportionate impact, specifically Wareham, MA, or individuals who personally have, or have spouses that have, drug convictions.
2	Host bi-annual industry-specific educational programs to assist individuals who have been negatively impacted by cannabis prohibition.

SUITABILITY REVIEW

11. There were disclosures of any past civil or criminal actions, occupational license issues, or marijuana-related business interests in other jurisdictions. None of the disclosures raised suitability issues.

12. There were no concerns arising from background checks on the individuals or entities associated with the application.

MANAGEMENT AND OPERATIONS REVIEW

13. The applicant states that it can be operational within six (6) months of receiving the provisional license(s).

14. The applicant's proposed hours of operation are the following:

    Monday – Sunday: 8:00 a.m. – 8:00 p.m.

15. The applicant submitted all applicable and required summaries of plans, policies, and procedures for the operation of the proposed establishment. The summaries were determined to be substantially compliant with the Commission's regulations.

16. The applicant proposed the following goals for its Diversity Plan:

#	Goal

1	Employ at least 25% of individuals that are female, minority, veteran, disabled, and/or individuals' part of the LGBTQ community.
2	Have a management team comprised of 25% of female, minority, veteran, disabled, and/or individuals' part of the LGBTQ community.
3	Provide charitable donations to the Disabled American Veterans of Massachusetts.

17. Summary of cultivation plan (if applicable):

    The applicant submitted a cultivation plan that demonstrates the ability to comply with the Commission's regulations.

18. Summary of products to be produced and/or sold (if applicable):

    Not applicable

19. Plan for obtaining marijuana or marijuana products (if applicable):

    Not applicable

RECOMMENDATION

Commission staff recommend provisional licensure with the following conditions:

1. Final license is subject to inspection to ascertain compliance with Commission regulations;
2. Final license is subject to inspection to ascertain compliance with applicable state laws and local codes, ordinances, and bylaws;
3. The applicant shall cooperate with and provide information to Commission staff;
4. Provisional licensure is subject to the payment of the appropriate license fee; and
5. Final licensure is subject to the applicant providing Commission staff, upon inspection, with an updated Positive Impact Plan that provides detailed information on workshops and/or seminars and specific information on how it positively impacts people disproportionately harmed.

The applicant has demonstrated compliance with the laws and regulations of the Commonwealth and suitability for licensure. Therefore, the applicant is recommended for provisional licensure.

Town of Wareham
Planning and Community Development

54 Marion Road
Wareham, MA 02571-1428

Phone: (508) 291-3100 x6501
Fax: (508) 291-3116
Email: kbuckland@wareham.ma.us

Kenneth Buckland, Director of Planning and Community Development
Sonia Raposo, Department Assistant

August 13, 2020

To Whom It May Concern

RE: Coastal Cultivars

Coastal Cultivars has been in Wareham for over two years. They have complied with all regulations and bylaws of the town. They have always been available for questions and to respond to questions quickly. They have actually gone beyond any requirements and have offered and provided assistance to the town in other economic development initiatives.

I recommend the company and its representatives as great corporate citizens.

Sincerely

Kenneth Buckland
Director

Dear Members of the Great Barrington Select Board,

I'm writing this letter in support of the proposed special permit application regarding 454 Main Street, the former home of McTeigue & McClelland.

We have no objections to granting of a special permit for a proposed marijuana retail location due to the distance being far in excess of 500 feet from our school, separated by a busy state highway and located directly across from the police station.

In addition, this property at the entrance to our town is a fine example of the historical and architectural character that makes Great Barrington so special. A thriving business in this location allows a landmark building like this to be utilized - and preserved.

Sincerely,

David Baum, Head of School

John Dewey Academy

Gower & Company
203 Main Street
Providence, RI 02903
Petereschmitz99@gmail.com
781-571-1319

LETTER OF INTENT
LEASE OF RETAIL SPACE

August 14, 2020

Dear Jarrad,

The following Letter of Intent (hereinafter the "LOI") serves to summarize Landlord's offer to Tenant to lease space at 454 Main Street, Great Barrington, MA. This LOI shows a good faith effort to enter into a lease for the above listed location. Should the parties be unable to come to a rental agreement, neither party shall have any further obligations to one another.

Landlord:	KERIN KISKADDEN LLC
Tenant:	COASTAL CULTIVARS, LLC
Premises:	454 Main Street Great Barrington, MA 01230 (Land & Building) Currently occupied by McTeigue & McClelland Fine Jewelers
Building Square Footage (Appx.):	2,215 First Floor 2,215 Second Floor 1,800 Basement
Letter of Intent Execution:	LOI to be executed by 8/14/2020. With the execution of the LOI, Tenant will make a [redacted] deposit that shall be applied towards the Special Permit process including filing, copying and attorney fees. Should Tenant receive special permit approval and Host Community Agreement (HCA), the balance shall be held in escrow until a lease between the parties is executed. If the special permit is denied with a good faith effort by Tenant to get approval, Landlord shall return the balance of the deposit.
Lease Execution:	If the lease is not executed within 60 days of special permit HCA approval by the Town of Great Barrington, provided the Landlord has negotiated in good faith, Landlord may terminate the LOI and the remainder of the $[redacted] deposit will be forfeited.
Initial Term:	Ten (10) years commencing on the Rent Commencement Date.
Delivery Date:	The latter of the expiration of Special Permit appeal period and Lease Execution subject to the sublease agreement for the second floor.
Pre-Permit and License Rent Commencement Date:	January 1, 2021 No rent will be due until January 1, 2021. The rent shall be $[redacted]/month beginning. January 1, 2021.

Upon Tenant's receipt of all necessary permits and licenses to operate a Retail Adult Use Cannabis Dispensary, rent shall be increased to $[redacted]month ([redacted]year), plus all other Additional Rents as defined below shall be assumed and the term shall begin.

Landlord may retain the right to use the second floor of the premises until Tenant begins paying the full rent of $[redacted] per year. A separate sublease agreement shall be executed between the parties for use of the premises by the Landlord that will terminate upon 30 days notice to Landlord from Tenant. There shall be no rent charged for the sublease during the Pre-Permit and License Rental period.

If Tenant is unable to attain the necessary permits and licenses to open a Retail Adult Use Cannabis Dispensary within 360 days of Lease execution after diligently pursuing same, Landlord or Tenant may give 90 days notice to terminate the lease.

Annual Rent: [redacted]month ($[redacted]ar) with 3% increases every year throughout the term.

Options To Extend: Tenant shall be granted two (2) Five (5) Year Options to Extend the lease, exercisable upon not less than six (6) months prior written notice.

Option Rent: Option Base Rent for each Option term to increase by five percent (5%) from final year of the prior Lease term with 3% increases annually thereafter.

Percentage Rent: None.

Additional Rent (Charges): Subject to Landlord obligations below, Tenant shall maintain the premises both interior and exterior in similar Class A condition throughout the term of the lease at their cost, normal wear and tear excepted.

Non Profit Charitable Contribution: Tenant shall arrange to have the John Dewey Academy Health & Wellness Program as the designated recipient of the Town required annual charitable donation. The JDAH&W to be the recipient as long as the program meets the town's criteria for the local charity/non profit recipient.

Taxes: Tenant shall pay the Real Estate Taxes during the term of this lease directly to the municipality. Tenant shall also be responsible for any additional taxes due associated with their use of the space. 2019 Real Estate Taxes were $10,765.

Security Deposit: Two months rent to be paid at Lease Execution and returned within 30 days of lease Termination unless terminated early and for cause and/or damage beyond reasonable wear and tear has occurred prior to turnover to Landlord.

Use: A Retail Adult Use Cannabis Dispensary approved by the State of Massachusetts and the Town of Great Barrington primarily selling cannabis flower, pre-rolls, extracts and infusions, along with the sale of incidental related accessories, and for no other purpose without Landlord's consent which shall not be unreasonably withheld or delayed.

Landlord Work: Space to be delivered in as-is condition with merchandise and furniture removed and in broom clean condition.

Landlord will actively participate and lobby on behalf of the Tenant in support of Tenant's application for a Special Permit.

Tenant's Work: Tenant, at its sole cost and expense, shall perform all work it deems necessary to open a typical Retail Adult Use Cannabis Dispensary, including, but not limited to any tenant-

specific lighting, flooring and wall finishes, and any and all FF&E. Landlord will provide working plans of the existing space.

Alterations: Tenant will not make any structural or exterior changes to the Premises without obtaining the prior written consent of Landlord. Tenant may make such non-structural, interior alterations, changes, additions, and/or improvements including signage, in or to the Premises, as Tenant may desire for its business purposes, provided they have been reviewed and approved by Landlord. Landlord shall not unreasonably withhold approval.

Landlord's Repair Obligations: Landlord shall repair and maintain all exterior and/or structural elements of the Premises, the roof, floor slab and any utilities serving the building up and to the meters or the building premises if not metered, unless caused by Tenant negligence. Landlord shall be responsible for any repairs to the HVAC system during the first and second lease years.

Tenants Maintenance: Tenant shall repair and maintain the Premises, including but not limited to windows, doors, signs, HVAC (HVAC repairs after first and second lease years) and its replacement, utilities servicing the premises including (i) plumbing, (ii) sprinklers, and all non-structural portions of the interior of the Leased Premises. To be further defined in the lease.

Utilities and Rubbish Removal: Upon Term Commencement, Tenant shall be responsible for securing and maintaining an account with the local utility provider(s). Tenant shall be solely responsible for and shall promptly pay all charges for water, gas, electricity, sewer, septic, cable, telephone, and any other utilities used upon or furnished to the Premises. Tenant shall secure and pay for trash removal in accordance with laws of the State of Massachusetts if controlled substances need to be handled per state and/or federal regulations.

Assignment & Subletting: Tenant shall reserve the right to assign their entire premises with prior Landlord approval, which consent may not be unreasonably withheld. It shall not be considered unreasonable for Landlord to reject consent to a replacement Tenant that does not have equal or greater net worth than Tenant. Tenant shall not be relieved of its obligations under the Lease in the event of an Assignment or Sublease unless release is expressly approved by Landlord.

Go Dark: Tenant shall have the right to close its store and or cease operations at any time and from time to time, provided Tenant continue to fulfill all other lease obligations, including the payment of rent and additional charges in accordance with the lease. If, after the Rent Commencement Date, pursuant to Tenant's election to do so, the Premises remain closed for a period in excess of ninety (90) consecutive days (except in connection with a casualty, taking, force majeure, renovation or assignment), Landlord, at Landlord's option, shall have the right, while the Premises remains closed, by thirty days written notice (provided the Tenant does not open the Premises for business during said notice period), to terminate the Lease and recapture the space.

Signage: Tenant, at its sole cost and expense, shall install its standard storefront signage provided the same has received (i) Landlord's prior approval which shall not to be unreasonably withheld and (ii) is in compliance with governmental codes and regulations. Tenant will also have use of any pylon or additional signage permitted by the town of Great Barrington.

Contingencies: Should Tenant not receive approval by the Cannabis Control Commission or local municipality for the operation of a Retail Adult Use Cannabis Dispensary, the lease shall terminate within six (6) months from the date of final rejection of a license to operate at a date mutually agreed upon between Tenant and Landlord. Tenant shall use all reasonable efforts to secure a license to operate from the state and local municipality. Landlord shall have the right to seek a license to operate in the event the Tenant has deemed their efforts to have been exhausted.

Brokers:	Tenant acknowledges that they have dealt with no other real estate agent. Landlord shall be responsible for paying any fee due by separate agreement.
Lease Form:	Initial Lease draft on Landlord's lease form, to be consistent with the terms and provisions of this LOI, with the final form on terms agreeable to both parties acting in good faith.

Please indicate your acceptance to this proposal by signing below where indicated and returning a copy to my attention. It is understood that (i) other substantial terms of the lease must be negotiated between the parties, and no liabilities or obligations of any kind whatsoever are intended to be created hereby, (ii) this letter is not intended to constitute a legally binding agreement to consummate the transaction referred to above nor an agreement to enter into a legally binding lease, and (iii) neither party may claim legal rights against the other by reason of the execution of this letter or by taking any action in reliance thereon.

Sincerely,

Peter Schmitz
Executive Director
Grower & Company

ACKNOWLEGED AND AGREED TO BY:

Acknowledged and Accepted by Tenant

this 14th **day of** August **, 2020**

by _____
Jarrad M. Glennon, Manager

Acknowledged and Accepted by Landlord

this 14TH **day of** AUGUST **, 2020**

by _____
Walter McTeigue

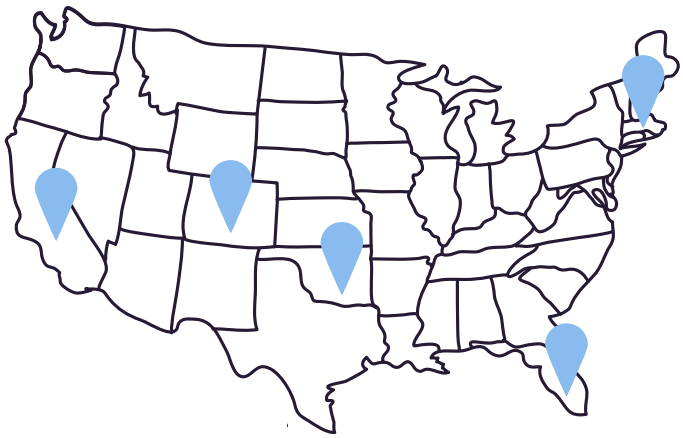
by _____
Tim McClelland

cc: Walter McTeigue
Tim McClelland
Pepe Breton
Ben Smith

A new way to look at cannabis

Euflora is a vertically-integrated cannabis company with operations spanning cultivation, extractions and manufacturing, retail locations and a portfolio of consumer brands.

Called the “Apple Store” of dispensaries by CBS, Euflora provides its customer a unique boutique cannabis shopping experience.



Headquartered in Colorado, Euflora is rapidly expanding across the U.S., with new operations in Massachusetts, Florida, California and Oklahoma coming soon!

euflora

RETAIL

Superbly designed retail locations with a technology driven shopping experience.

10 — **COLORADO LICENSES**

4 — **STATE EXPANSION PLAN**
(MA, FL, CA, OK)

CULTIVATION

8+ years of licensed marijuana cultivation with over 300 proven strains.

2MM — **CUSTOMERS SERVED**

$100MM — **PRODUCTS SOLD**

EXTRACTIONS

Expert manufacturing capabilities producing high-quality extract products.

31% — **EBITDA MARGIN**

150+ — **EMPLOYEES**

BRANDS

15 SKUs and growing, all with strong brand recognition and customer loyalty.

300+ — **STRAINS OF FLOWER**

0 — **VIOLATIONS**
(Average of 3 per operator in CO)

LAZAN GLOVER & PUCILOSKI LLP
BOSTON • GREAT BARRINGTON

DAVID M. LAZAN*
PETER L. PUCILOSKI
ALEXANDRA H. GLOVER
ADRIENNE L. ARNOLD

OF COUNSEL
SCOTT A. SANES◊
JAMES B. MCLINDON

785 MAIN STREET
GREAT BARRINGTON, MA 01230
TELEPHONE 413-644-0200
FAX 413-644-0201
www.lazanlaw.com

Peter L. Puciloski
Email
puciloski@lazanlaw.com

Delivered in Hand

November 5, 2020

Mr. Stephen Bannon
Chair, Selectboard
Brandee Nelson
Chair, Planning Board
Great Barrington
334 Main St.
Great Barrington, MA 01230

Re: Site Plan Review and Special Permit Application/454 Main St.

Dear Mr. Bannon and Ms. Nelson:

Please consider this as a supplemental filing for the pending application for site plan review and a special permit.

1. Parking

To clarify the anticipated employee count discussed at the Planning Board meeting, the applicant anticipates a total workforce of 10-15, working in shifts throughout the retail week. The Applicant anticipates no more than five employees on

site at any one time. There are 21 parking spaces on the property, only two of which are not paved.

The parking requirements of §9.5.2 would require one space for each 200 ft.² of usable floor area, or 11 spaces. In addition, the property is in the Village Center Overlay District; §9.6.11.2 requires only the maintenance of existing parking spaces when the structure is not being built or expanded in the property is in that overlay District. In order to insure adequate parking, the applicant has identified an area to be converted to 10 additional parking spaces, if necessary. If the necessity became apparent while the asphalt plants were open, it would be paved immediately. If it became necessary to use the area or in the winter months, it would be graveled and then paved in the spring.

2. Traffic

Attached to this submission is the Institute of Traffic Engineers traffic generation average peak data for marijuana dispensaries. Application of the average rate of 10.44 to the gross floor area of 2215 ft.² results in a peak traffic projection of 49 trips per hour. A trip is unidirectional, so that we are projecting roughly 25 vehicles in and 25 vehicles out during the peak hour.

Mr. Rembold was kind enough to provide the relevant of the Functional Design Report of Nitsch Engineering for intersection improvements at Main Street and Maple Street. Traffic was measured in April, 2018. (Page 12) The report provides a background traffic growth rate at the intersection of Main and Maple of less of 1% per annum, so the study is valid 2 ½ years later. (Page 17) the level of service summary reflects an LOS of between A and C for the morning peak hour, which is not relevant to this proposed use. For the weekday evening peak hour, it reflects an LOS of A for Main

St. traffic southbound and turning onto Maple, LOS of A for Main St. traffic northbound and turning onto Maple, and LOS of A for Maple Ave. traffic eastbound and turning south on Main. The LOS is B for Main St. southbound, continuing southbound and an LOS of C only for Maple Avenue eastbound and turning north on Main Street. (Page 28) The seasonally adjusted traffic counts for the peak evening hour were 1440 vehicles (nearly equally split between northbound and southbound) on Main Street, and 509 vehicles (with a slightly greater distribution eastbound than westbound) on Maple Street. (Page 12) the addition of 25 vehicles during the peak hour entering this property from Maple Street, and 25 vehicles exiting the property onto Maple Street is not anticipated to degrade the level of service.

The above, however, may well become irrelevant with the construction of the intersection improvements. Either of the alternatives will result in a level of service of B on both streets in both directions.

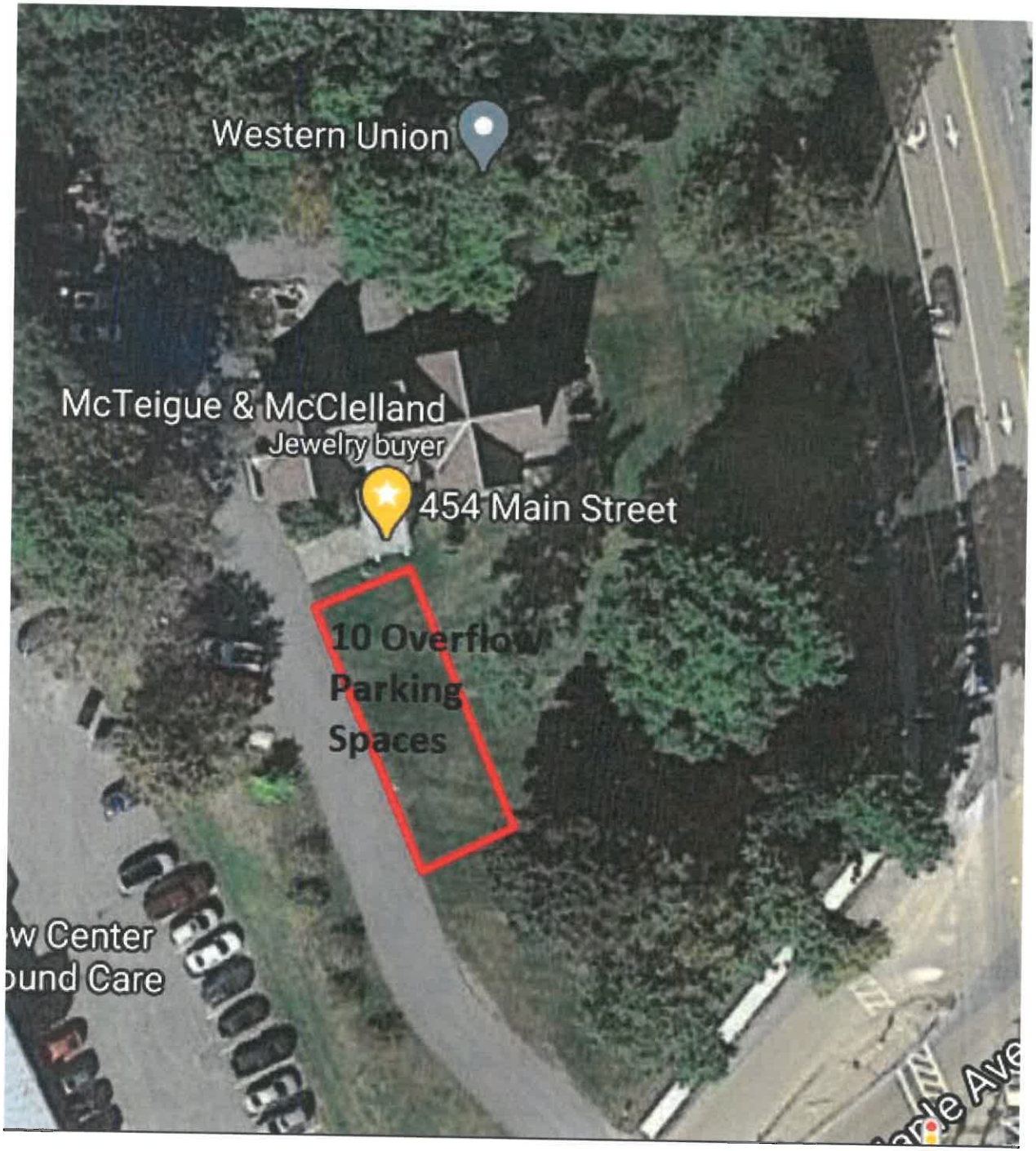
2. Landscaping

The applicant believes that current landscaping complies with the requirements of §6.2 of the Bylaw, and that the property is quite attractive. Nevertheless, we would be glad to update the landscaping to what the Board feels is appropriate

Very truly yours,

Peter L Puciloski

Enclosures


Western Union
McTeigue & McClelland
Jewelry buyer
454 Main Street
10 Overflow
Parking
Spaces
w Center
ound Care

Town Hall, 334 Main Street
Great Barrington, MA 01230

Telephone: (413) 528-1619
Fax: (413) 528-2290

TOWN OF GREAT BARRINGTON
MASSACHUSETTS

PLANNING BOARD

November 7, 2020

Selectboard
Town Hall
334 Main Street
Great Barrington, MA 01230

Re: Special Permit: 454 Main Street

Dear Members of the Selectboard:

At its meeting of October 22, 2020, the Planning Board voted to send a positive recommendation on the special permit application submitted on behalf of Coastal Cultivars, LLC to locate a retail marijuana establishment closer than 200 feet to the property of a private school.

The Planning Board cited the steep slope and wall on the school property as well as the actual distance from building to building.

Thank you for the opportunity to comment.

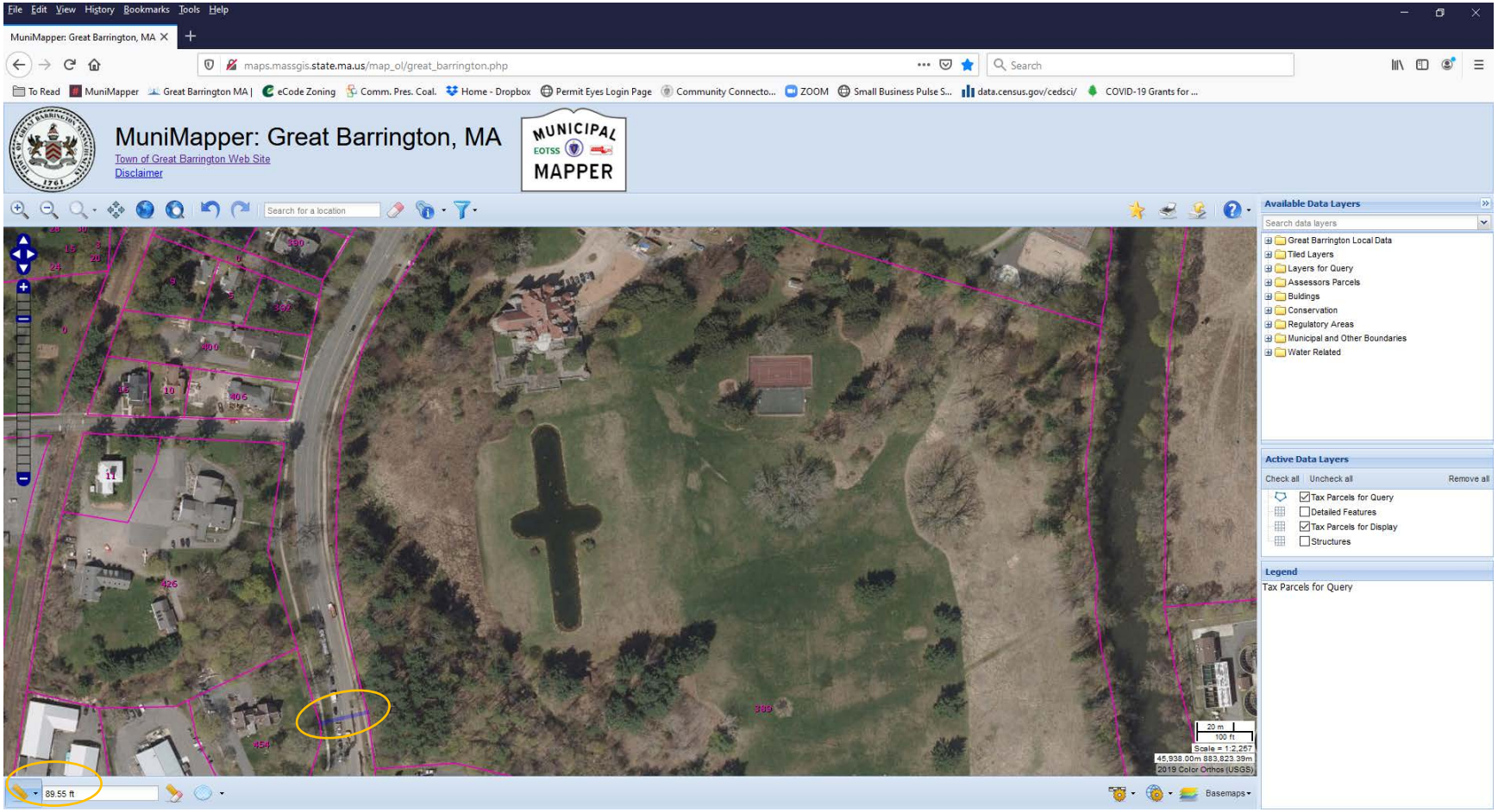
Sincerely,

Kimberly L. Shaw

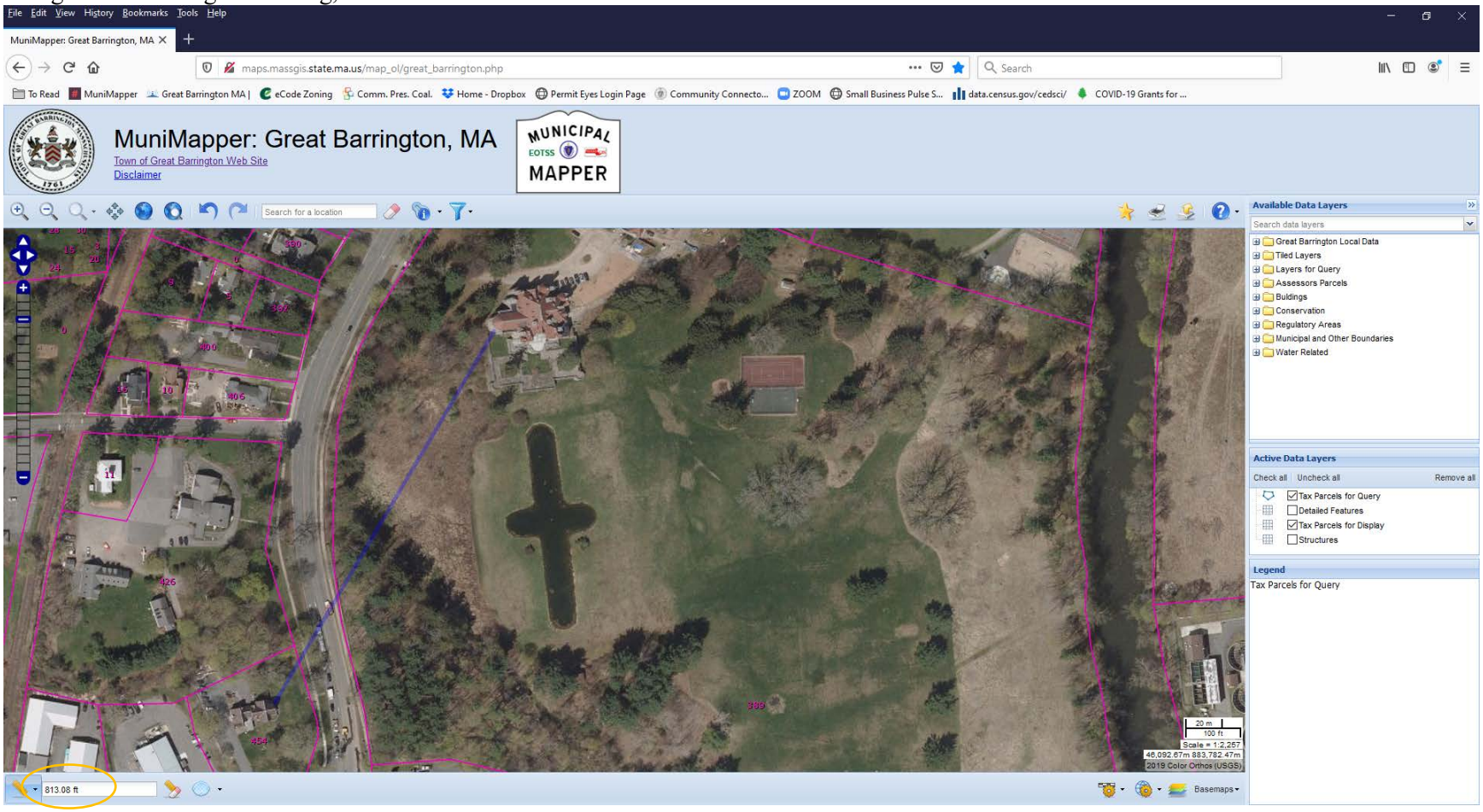
Kimberly L. Shaw
Planning Board Secretary

Cc: Chris Rembold, Assistant Town Manager/Director of Planning and Community Development

Property line to property line, ~ 90 feet



Straight line building to building, ~800+ feet



Walking route, ~ 1,100 to 1,200 feet

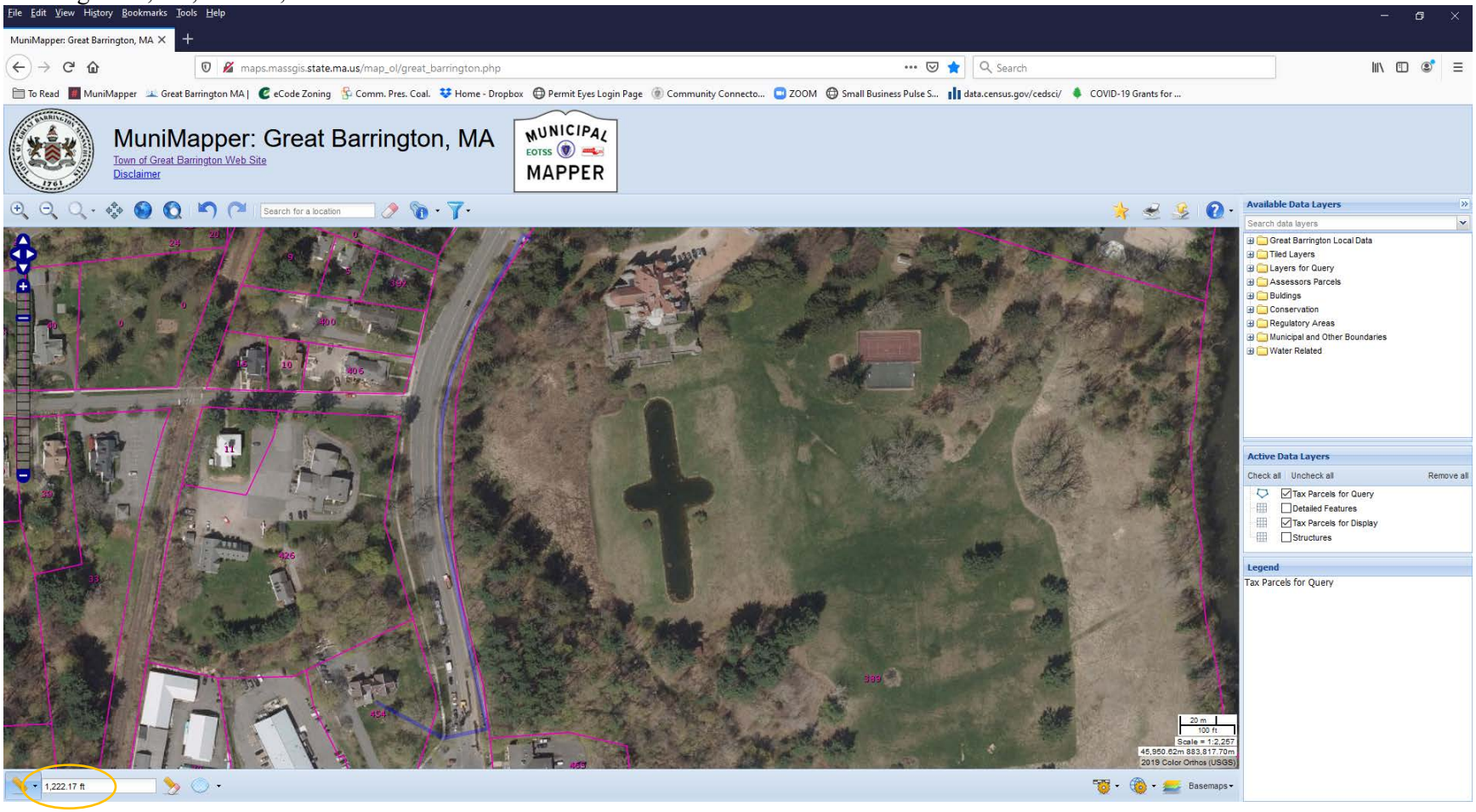


EXHIBIT A

FINDINGS OF FACT AND BASIS FOR DECISION

Re: Special Permit #913-20
454 Main Street

A. Introduction

This Special Permit application was filed on October 6, 2020 by Coastal Cultivars, LLC, 399 Boylston Street, 6th Floor, Boston, MA, 02116 ("Applicant"), represented by Peter Puciloski of Lazan Glover & Puciloski LLP, to locate a retail marijuana establishment at 454 Main Street, Great Barrington, closer than 200 feet to the property of a private school. The application is made per Sections 7.18.4.3 and 10.4 of the Zoning Bylaw.

As described in the narrative, the site is improved with an historic building in which, until recently, a jewelry store was located. There are no exterior changes proposed to the structure but the freestanding sign would be replaced.

B. General Findings

The site is in the B-2 zoning district, where a marijuana retail establishment is permitted by right per the Table of Use Regulations, Section 3.1.4, C(13). However proposals must also meet the requirements of Section 7.18.4, item 1, since the subject site of 454 Main Street is within 200 feet of the property boundary of an existing school. The school in question, known as the John Dewey Academy (the "Academy"), is across the street at 389 Main Street. The two properties are within approximately 90 feet of each other, when measured in a straight line from the nearest point of the property lines.

While the properties are within 90 feet, the occupied buildings on the properties are approximately 800 feet apart when measured by a straight line. The properties have a significant physical barrier between them, however, as they are separated by a 4-lane highway (Main Street) and the Academy property has a high concrete and stone wall around it. There is a steep slope as well. The shortest pedestrian route from the subject site to the Academy main entrance, when using sidewalks and crosswalks, is approximately 1,100 feet. The Police Station is also located in the immediate vicinity.

The site consists of a paved driveway and parking area, which accommodates 19 paved and 2 unpaved parking spaces. The proposed retail establishment will be on the first floor of the building, a total of 2,215 square feet. At the rate of one space per 200 square feet per Section 6.1 of the Zoning Bylaw, the parking requirement is therefore 11 spaces; the site meets the parking requirement.

The proposed business will have 5 employees on site at any one time, leaving 16 spaces available for customers. The applicant estimates up to 25 vehicle trips into and 25 vehicle trips out of the site per hour. The applicant has identified an area for 10 additional on-site spaces. Creation of those 10 spaces will require Site Plan Approval by the Planning Board.

The Conservation Commission reviewed the proposal and has determined it has no jurisdictional interest.

The Board of Health will review the proposal on November 5.

The Planning Board reviewed the special permit application and made a positive recommendation to

the Selectboard.

C. Distance Requirement Finding

Section 7.18.4, item 3 authorizes the Selectboard to grant a special permit authorizing a deviation from this distance requirement if it finds the Marijuana Establishment or Medical Marijuana Treatment Center will not be detrimental to a protected use.

The Selectboard finds that the 200 foot distance requirement may be reduced in this case because there are physical barriers—namely Main Street, the wall, and the topography—that adequately separate the sites. The proposed marijuana establishment at this location will not be detrimental to the school.

D. Special Permit Criteria and Findings

Section 10.4.2 of the Zoning Bylaw, granting of a special permit requires a written determination by the Special Permit Granting Authority "that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site." This determination shall include consideration of the following criteria:

1. Social, economic, or community needs which are served by the proposal;
2. Traffic flow and safety, including parking and loading;
3. Adequacy of utilities and other public services;
4. Neighborhood character and social structures;
5. Impacts on the natural environment; and,
6. Potential fiscal impact, including impact on town services, tax base, and employment.

The Board's considerations in relation to each of the six special permit criteria are set forth below.

Criterion 1. *Social, economic, or community needs which are served by the proposal.*

The Board finds that the marijuana does not serve a need. It is consistent with several goals of the master plan: the business will contribute to employment and the tax base, as other businesses would, and unlike some businesses, it does not need to make alterations to the exterior of the historic building, thus helping preserve the historic structure.

Criterion 2. *Traffic flow and safety, including parking and loading.*

The proposed use meets the parking requirements, with 16 spaces left over available for customers. Assuming the projected 25 vehicles per hour are spaced out during the peak hour, the 16 existing surpluses spaces will suffice to meet parking demand. If not the applicant will improve 10 additional spaces upon approval by the Planning Board. The Board finds there will be no detrimental impact to traffic flow and safety including parking and loading.

Criterion 3. *Adequacy of utilities and other public services.*

The site is already served by drinking water and sewer systems. Other marijuana retailers have had no discernable impact to public health, fire, or police services. The Board finds utilities and services are adequate to serve this use.

Criterion 4. *Neighborhood character and social structures.*

No further development of the site will occur, therefore the Board finds that the proposal will not alter the neighborhood character.

Criterion 5. *Impacts on the natural environment.*

No further development of the site will occur, therefore the Board finds that the proposal will have no negative impacts on the environment.

Criterion 6. *Potential fiscal impact, including impacts on town services, tax base, and employment.*

The Board finds that the facility will not negatively impact town services, and it will increase employment and maintain the existing taxable value of the property.

Finding:

In consideration of the above Findings, the Board finds that possible benefits of the proposal outweigh possible detrimental impacts of the proposal.

SP # 913-20

Special Permit application from Coastal Cultivars, LLC to locate a retail marijuana establishment at 454 Main Street, Great Barrington, closer than 200 feet to the property of a private school,

DRAFT MOTIONS

1. VOTE ON FINDIINGS

   (If the Board has amended the Findings based on the Public Hearing and its discussion, be sure to specify those changes and approve the findings "as amended.")

   Move to approve the Findings of Fact for Special Permit #913-20, [as written, or, as amended] and referenced as Exhibit A.

   Second: _____

   Roll call vote: Davis ____ Burke _____ Cooke _____
   Abrahams ____ Bannon ____

2. VOTE ON SPECIAL PERMIT

   (add conditions at the end of this motion if there are conditions on the permit)

   Move, in view of the approved Findings of Fact, to approve Special Permit #913-20

   Second: _____

   Roll call vote: Davis ____ Burke _____ Cooke _____
   Abrahams ____ Bannon ____