



TOWN OF HAMILTON PLANNING BOARD MEETING AGENDA

Tuesday, October 7, 2025, 7:00 PM
Hamilton-Wenham Public Library, 14 Union Street, Hamilton, MA

THIS IS AN IN-PERSON MEETING. *NOTE: AS A COURTESY TO THE PUBLIC, ZOOM ACCESS WILL BE PROVIDED VIA THE LINK BELOW. HOWEVER THE MEETING WILL NOT BE TERMINATED IN THE EVENT THAT TECHNOLOGICAL ISSUES DISRUPT THE ZOOM BROADCAST.

ZOOM Log-in link:

<https://us02web.zoom.us/j/86103206285?pwd=be5j6VkiAaGARCxWIUSTdWVW3bUH2N.1>

Meeting ID: 861 0320 6285 Passcode: 120886 Dial by location: (929) 205-6099

1. REVIEW AND VOTE ON DRAFT MINUTES FROM PREVIOUS MEETINGS:

- a. August 19, 2025
- b. September 2, 2025

2. PUBLIC HEARINGS:

- a. **SPECIAL PERMIT APPLICATION** – The Hamilton Planning Board will hold a public hearing to review a Special Permit application, pursuant to M.G.L. Chapter 40A, § 9, and the Hamilton Zoning Bylaw, Section 7.3, for a proposed small wireless facility. The applicant, New Cingular Wireless PCS, LLC d/b/a AT&T, proposes to install a small wireless facility, including antenna and associated equipment, on an existing utility pole which will reach a total height of 30.5-feet. The proposed facility is located within the public right-of-way for Walnut Road adjacent to 15 Walnut Road, Assessors Map 61, Lot 51, in the Business (B) zoning district.
- b. **SPECIAL PERMIT APPLICATION** - The Hamilton Planning Board will review a Special Permit application, in accordance with MGL Chapter 40A, Section 10, and the Hamilton Zoning Bylaw, relative to a Special Permit application, under Section 7.3 of the Bylaw, for a proposed small wireless facility within the public right-of-way for Walnut Road near 18 Walnut Road. The applicant, New Cingular Wireless PCS, LLC d/b/a AT&T, proposes to replace an existing utility pole with a new 37-foot tall utility pole retrofitted to include a wireless antenna. The project is proposed within the Residence – 1A (R-1A) zoning district. *This application was originally opened on April 1, 2025 and has been continued by the Planning Board several times at the request of the applicant, most recently on September 24, 2025.*

3. OTHER BUSINESS:

- a. **FORM A / APPROVAL NOT REQUIRED REQUEST** – In accordance with M.G.L. c. 41, § 81, the applicant, Louis Pearlstein, requests the Planning Board's endorsement of a plan

depicting an existing lot with frontage along an unconstructed private way known as Glendale Avenue.

- b. Planning Board Workshop on potential Brown's Hill Overlay District: The Board will discuss the draft zoning language related to the creation of a proposed new zoning overlay district governing the Gordon Conwell Theological Campus parcel at 130 Essex Street, Assessor's Map 65, Lot 1.
- c. The Planning Board will discuss the following matters and determine whether to schedule a public hearing for consideration of:
 - i. Revisions to the Planning Board Schedule of Fees
 - ii. Adoption of Site Plan Regulations

4. ADJOURNMENT



Town of Hamilton
Planning Board
Meeting Minutes of September 2, 2025

Pursuant to the Open Meeting Law, MGL Chapter 30A, §§ 18-25, written notice posted by the Town Clerk delivered to all Planning Board members, a meeting of the Hamilton Planning Board was posted for September 2, 2025 at 7:00 PM. This meeting was held at the Hamilton-Wenham Public Library, 14 Union St. A Zoom Link was provided as a convenience for the public.

The Planning Board has seven members elected to three-year terms with one, two, or three seats up for election each year. The Planning Board typically meets the first and third Tuesday evening at 7:00 PM. Planning Board members: Marnie Crouch, Chair, 2026; Emil Dahlquist, Clerk, 2028; William Wheaton, 2028; Beth Herr, 2028; Patrick Norton, 2026; Jonathan Poore, 2027; Darcy Dale, 2027; Matt Hamel (associate), 2026; Jeff Austin (associate), 2027.

Call to Order: *With a quorum present, Chair Marnie Crouch called the Planning Board meeting to order at 7:03 PM, identified the meeting as being recorded and those present:* J. Poore, P. Norton, W. Wheaton, B. Herr, D. Dale, E. Dahlquist, J. Austin. *Not present:* M. Hamel. Also present: Mark Connors, Planning Director for the Town of Hamilton; Meirwyn Walters, Attorney with WaltersLacey, LLP, representing Gordon-Conwell Theological Seminary via Zoom.

Agenda:

1. PLANNING BOARD BUSINESS:

a. 133 Essex Street, “The Village at Chebacco Hill” Comprehensive Permit Application – Discussion of potential comments to the Zoning Board of Appeals regarding a Comprehensive Permit application for 133 Essex Street (Assessor’s Map 65, Lot 1) to develop a 59-unit age-restricted housing development with 15 affordable units.

Chair Crouch opened discussion of the Comprehensive Permit Application for “The Village at Chebacco Hill” at 133 Essex Street. Chair Crouch recommended that comments for the Zoning Board of Appeals (ZBA) be raised at the next Planning Board meeting on September 16, 2025.

J. Poore asked if the applicant could waive local, state, and federal regulations and bylaws since the proposed project was subject to Chapter 40B. Planning Director M. Connors confirmed that the project could only waive local bylaws, not state or federal regulations.

J. Poore raised the concern that the original Special Permit Application had several environmental design issues, and the current Comprehensive Permit Application did not address these issues. Chair Crouch raised the concern that since the affordable housing units were age-restricted, the development would be less accommodating for families with children.

Chair Crouch recommended that Planning Board members submit brief comments to M. Connors to supplement the Planning Board decision when presenting to the ZBA.

b. Discussion/Follow-up of July 14, 2025 Special Town Meeting

Chair Crouch opened a review of the Frequently Asked Questions related to Town Center rezoning developed by Planning Board members. P. Norton noted that he had been receiving lots of questions from members of the public about the protection status of the Winthrop School under the 3A and Town Center zoning decisions. Chair Crouch noted that it could be easier to provide answers to the FAQs after the Board consulted with Utile Associates regarding operating guidelines.

c. Brown’s Hill Overlay District – Discussion of a potential rezoning of the Gordon-Conwell Theological Seminary Campus

Chair Crouch opened discussion of the potential rezoning of Gordon-Conwell Theological Seminary by summarizing her meeting with E. Dahlquist, Town Manager Joseph Domelowicz, and Attorney Meirwyn Walters to finalize the development agreement. She also noted that the current goal was to present the Brown’s Hill Overlay District for consideration at a Special Town Meeting on December 9th. M. Connors reviewed a potential Planning Board meeting schedule, with public hearings in late October and early November and the Planning Board voting on their recommendations by mid-November in time to present the overlay district at the Special Town Meeting.

E. Dahlquist summarized the findings of a yield analysis that showed the 102 acres on the Gordon-Conwell Theological Seminary property, of which roughly 50 acres on the site were developable. He added that the remaining acres consisted of heritage

landscape, the natural zone, and the Brown's Hill reservoir. J. Poore noted that piecemeal development could create greater density than having an overarching vision for the site with specified guardrails intended to prevent overdevelopment. P. Norton noted that piecemeal development could provide the Planning Board with greater insight because each individual project proposal could be viewed in the context of existing projects on the site.

E. Dahlquist presented a density analysis to showcase the different Floor Area Ratio (FAR) values of various hypothetical development plans for the Gordon-Conwell Theological Seminary property. Chair Crouch, E. Dahlquist, and J. Poore agreed that this data would provide a relevant metric for the Planning Board to use as a tool while drafting the BHOD language.

P. Norton advocated for the use of special permits for repurposing existing buildings or allowing commercial development that reused the footprint of the existing building. W. Wheaton expressed concerns about traffic increases as a result of extensive commercial development on the site and questioned if commercial development should be permitted at all. M. Walters noted that the site was currently operating in a semi-commercial state, with approximately 250 employees, 1,200 students, and corresponding traffic on the site. He also noted that Gordon-Conwell Theological Seminary was in favor of permitting commercial development regulated by special permit while also allowing conversion of existing buildings.

d. Discussion of potential 2026 Zoning Bylaw amendments, including consideration of:

- i. Revisions to the Estate Overlay District (Section 9.4) to encourage effectiveness and wider adoption of the bylaw**
- ii. Solar/Renewable Energy Bylaw**
- iii. Potential regulations concerning retaining walls**

e. Master Plan Implementation

The Planning Board postponed discussion of the remaining agenda items due to the late hour, though members agreed that a zoning amendment discussion was an important topic to reconsider at a future meeting.

2. ADJOURNMENT:

E. Dahlquist made a motion to adjourn at approximately 9:20 PM. J. Poore seconded the motion.

***Vote:** The Planning Board voted unanimously by roll call to adjourn the meeting.*

Documents:

- [Meeting Agenda](#)
- [133 Essex Street Comprehensive Permit Application](#)
- [133 Essex Street November 2023 Town Comments](#)
- [Town Center Rezoning – Planning Board member submitted questions](#)
- Brown's Hill Overlay District (BHOD)
 - [Base Districts Map](#)
 - [District Development Breakdown](#)
 - [Development Density Analysis](#)
 - [Ipswich Great Estate Bylaw Comparison](#)
 - [Table 1: Description of Zoning Districts](#)
 - [Table 2: Allowable Uses in Districts](#)
 - [Table 3: Allowable Building Types](#)
 - [Table 4: Dimensional Standards](#)
 - [Table 5: Building Dimensional Standards](#)

Respectfully submitted by A. Brennan, 9/22/25.

The minutes were prepared from video.

15 Walnut Special Permit Application Materials



**Town of Hamilton Planning Board
650 Asbury Street (P.O. Box 429)
Hamilton, MA 01936
978-626-5248**

Notice of Planning Board Public Hearing

SPECIAL PERMIT APPLICATION - The Hamilton Planning Board will hold a public hearing to review a Special Permit application, pursuant to M.G.L. Chapter 40A, § 9, and the Hamilton Zoning Bylaw, Section 7.3, on October 7, 2025 at 7:00 pm at the Hamilton-Wenham Library, 14 Union Street, in Hamilton, MA. The applicant, New Cingular Wireless PCS, LLC d/b/a AT&T, proposes to install a small wireless facility, including antenna and associated equipment, on an existing utility pole which will reach a total height of 30.5-feet. The proposed facility is located within the public right-of-way for Walnut Road adjacent to 15 Walnut Road (*The Shoppes at Hamilton Crossing*), Assessors Map 61, Lot 51, in the Business (B) zoning district. Anyone wishing to speak on the matter is invited to attend the hearing.

The application and associated materials are on file and available for review electronically or in-person by contacting the Hamilton Planning Department at (978) 626-5252 or planning@hamiltonma.gov.

Mark Connors
Planning Director

**TOWN OF HAMILTON
PLANNING BOARD
CERTIFICATE OF PARTIES IN INTEREST**

Pursuant to Massachusetts General Laws, Chapter 40A, Section 11, the undersigned Assessor of the Town of Hamilton, hereby certifies that the names and addresses appearing on the list appended hereto are those of the:

- (a) abutters 100'
- (b) owners of land directly opposite on any public or private street or way
- X (c) owners of land within 300' of the property line of the property at:

15 Walnut Rd

So. Hamilton

Dated September 3, 2025

Prepared by Assessor's Office of the Town of Hamilton.

Jane Dooley
Director of Assessing



300 feet Abutters List Report

Hamilton, MA
September 03, 2025

Subject Property:

Parcel Number: 61-0051
CAMA Number: 61-000-0051
Property Address: 15 WALNUT RD

Mailing Address: HAMILTON/WENHAM LLC C/O SSG
COMMERCIAL LLC
204 N HOWARD AVE
TAMPA, FL 33606

Abutters:

Parcel Number: 55-0171
CAMA Number: 55-000-0171
Property Address: 51 CUMMINGS AV

Mailing Address: PETTY KRISTINA MARIE
51 CUMMINGS AV
SOUTH HAMILTON, MA 01982

Parcel Number: 55-0172
CAMA Number: 55-000-0172
Property Address: 70 CUMMINGS AV

Mailing Address: HARWOOD LINDSAY DAVIS TRUSTEE
L&N DAVIS FAMILY IRREV
70 CUMMINGS AV
SOUTH HAMILTON, MA 01982

Parcel Number: 55-0226
CAMA Number: 55-000-0226
Property Address: 164 BAY RD

Mailing Address: 164-176 BAY ROAD, LLC
1 INN STREET-SUITE 5
NEWBURYPORT, MA 01950

Parcel Number: 55-0227
CAMA Number: 55-000-0227
Property Address: 169 BAY RD

Mailing Address: BUFFALO HEAD LLC
161 BAY RD
SOUTH HAMILTON, MA 01982

Parcel Number: 56-0036
CAMA Number: 56-000-0036
Property Address: 7 CARRIAGE LN

Mailing Address: LANI ERIC BARTTER CHARLOTTE
7 CARRIAGE LN
SOUTH HAMILTON, MA 01982

Parcel Number: 61-0027
CAMA Number: 61-000-0027
Property Address: 6 BAY RD

Mailing Address: SALEM FIVE CENTS SVGS BANK
210 ESSEX ST
SALEM, MA 01970

Parcel Number: 61-0028
CAMA Number: 61-000-0028
Property Address: 14-32 BAY RD

Mailing Address: RM BAY ROAD LLC
PO BOX 229
PRIDES CROSSING, MA 01965

Parcel Number: 61-0029
CAMA Number: 61-000-0029
Property Address: 30 RAILROAD AV

Mailing Address: CUTTER DAVID A & BRIAN D
PO BOX 1136
GLOUCESTER, MA 01930

Parcel Number: 61-0030
CAMA Number: 61-000-0030
Property Address: 44 BAY RD

Mailing Address: CONNOLLY GEORGE H TR 44 BAY RD
TRUST
14 CUNNINGHAM DR
SOUTH HAMILTON, MA 01982

Parcel Number: 61-0031
CAMA Number: 61-000-0031
Property Address: 22 RAILROAD AV

Mailing Address: CUTTER DAVID A & SARAH S 22
RAILROAD CUTTER REALTY TR
PO BOX 1136
GLOUCESTER, MA 01931



www.cai-tech.com

9/3/2025

Data shown on this report is for informational purposes only. The Town of Hamilton and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report. The Town of Hamilton makes no warranties with regard to the report's accuracy or completeness and assumes no liability associated with use of the data.

Page 1 of 4



300 feet Abutters List Report

Hamilton, MA
September 03, 2025

Parcel Number: 61-0032
CAMA Number: 61-000-0032
Property Address: 34 RAILROAD AV

Mailing Address: RAILROAD AVENUE LLC
34 RAILROAD AV
SOUTH HAMILTON, MA 01982

Parcel Number: 61-0041
CAMA Number: 61-000-0041
Property Address: 49 RAILROAD AV

Mailing Address: U S POSTAL SERVICE NORTHEAST
FSO ATTN: FCT
6 GRIFFIN RD NORTH
WINDSOR, CT 06006-0300

Parcel Number: 61-0042
CAMA Number: 61-000-0042
Property Address: 0 RAILROAD AV

Mailing Address: U S POSTAL SERVICE NORTHEAST
FSO ATTN: FCT
6 GRIFFIN RD NORTH
WINDSOR, CT 06006-0300

Parcel Number: 61-0045
CAMA Number: 61-000-0045
Property Address: 71 CUMMINGS AV

Mailing Address: CAROLINA JOSEPH P CAROLINA
ANTIONETTE M
71 CUMMINGS AVE
SOUTH HAMILTON, MA 01982

Parcel Number: 61-0046
CAMA Number: 61-000-0046
Property Address: 161 BAY RD

Mailing Address: BUFFALO HEAD LLC
161 BAY RD
SOUTH HAMILTON, MA 01982

Parcel Number: 61-0047
CAMA Number: 61-000-0047
Property Address: 121 BAY RD

Mailing Address: OBSIDIAN ML 6 LLC
11995 EL CAMINO REAL
SAN DIEGO, CA 92130

Parcel Number: 61-0048
CAMA Number: 61-000-0048
Property Address: 18 WALNUT RD

Mailing Address: KASSABIAN STEPHANIE LEE TRUSTE
18 WALNUT RD
SOUTH HAMILTON, MA 01982

Parcel Number: 61-0049
CAMA Number: 61-000-0049
Property Address: 24 WALNUT RD

Mailing Address: DWYER SHAUN W ONDINE M TE
24 WALNUT RD
SOUTH HAMILTON, MA 01982

Parcel Number: 61-0050
CAMA Number: 61-000-0050
Property Address: 23 WALNUT RD

Mailing Address: 129 EMERY REALTY TRUST O'CONNOR
JAYNE M TRUSTEE
23 WALNUT RD
SOUTH HAMILTON, MA 01982

Parcel Number: 61-0052
CAMA Number: 61-000-0052
Property Address: 31 BAY RD

Mailing Address: TALBOTS #9 C/O ALTUS GROUP
PO BOX 92129
SOUTHLAKE, TX 76092

Parcel Number: 61-0053
CAMA Number: 61-000-0053
Property Address: 17 BAY RD

Mailing Address: MOULTON KAREN B TRUSTEE 17 BAY
RD REALTY TRUST
PO BOX 2412
SOUTH HAMILTON, MA 01982

Parcel Number: 61-0055
CAMA Number: 61-000-0055
Property Address: 3 FAIRFIELD DR

Mailing Address: CARRIGAN CHARLES M 2012 TRUST
CARRIGAN BETH M 2012 TRUST
3 FAIRFIELD DR
SOUTH HAMILTON, MA 01982



www.cai-tech.com

9/3/2025

Data shown on this report is for informational purposes only. The Town of Hamilton and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report. The Town of Hamilton makes no warranties with regard to the report's accuracy or completeness and assumes no liability associated with use of the data.

Page 2 of 4



300 feet Abutters List Report

Hamilton, MA
September 03, 2025

Parcel Number: 61-0056
CAMA Number: 61-000-0056
Property Address: 1 FAIRFIELD DR

Mailing Address: SMITH DOUGLAS P MARCIA G
1 FAIRFIELD DR
SOUTH HAMILTON, MA 01982

Parcel Number: 61-0057
CAMA Number: 61-000-0057
Property Address: RR BAY RD

Mailing Address: MBTA RE MANAGEMENT DIVISION
10 PARK PLAZA
BOSTON, MA 02116

Parcel Number: 61-0058
CAMA Number: 61-000-0058
Property Address: RR BAY RD

Mailing Address: MBTA RE MANAGEMENT DIVISION
10 PARK PLAZA
BOSTON, MA 02116

Parcel Number: 61-0059
CAMA Number: 61-000-0059
Property Address: 45 BAY RD/DEPOT SQ

Mailing Address: MARC-AURELE DREW & OLEARY JANE
30 CENTRAL ST
IPSWICH, MA 01938

Parcel Number: 61-0060
CAMA Number: 61-000-0060
Property Address: 0 DEPOT SQ

Mailing Address: HAMILTON TOWN OF
TOWN HALL
SOUTH HAMILTON, MA 01982

Parcel Number: 61-0043
CAMA Number: 61-001-0043
Property Address: 25 RAILROAD AV

Mailing Address: C/O M&T BANK CORPORATE SERVICES
18TH FLOOR
ONE M&T PLAZA
BUFFALO, NY 14203

Parcel Number: 61-0043
CAMA Number: 61-002-0043
Property Address: 31 RAILROAD AV

Mailing Address: R.A.J. PROPERTIES LLC
31 RAILROAD AV
SOUTH HAMILTON, MA 01982

Parcel Number: 61-0043
CAMA Number: 61-003-0043
Property Address: 19 RAILROAD AV

Mailing Address: CUTTER DAVID A & SARAH S 15-19
RAILROAD REALTY TR
PO BOX 1136
GLOUCESTER, MA 01931

Parcel Number: 61-0043
CAMA Number: 61-004-0043
Property Address: 15 RAILROAD AV

Mailing Address: CUTTER DAVID A & SARAH S 15-19
RAILROAD REALTY TR
PO BOX 1136
GLOUCESTER, MA 01931

Parcel Number: 62-0008
CAMA Number: 62-000-0008
Property Address: 33 WALNUT RD

Mailing Address: MELICAN PAUL DONACHIE MADELEINE
33 WALNUT RD
SOUTH HAMILTON, MA 01982

Parcel Number: 62-0009
CAMA Number: 62-000-0009
Property Address: 27 WALNUT RD

Mailing Address: CURTIS CHARLES FOWLER SAMPLE
JUDIBROWN BOWERMAN
27 WALNUT RD
SOUTH HAMILTON, MA 01982

Parcel Number: 62-0010
CAMA Number: 62-000-0010
Property Address: 26 WALNUT RD

Mailing Address: WISSER WILLIAM KATHERINE
26 WALNUT RD
SOUTH HAMILTON, MA 01982



www.cai-tech.com

9/3/2025

Data shown on this report is for informational purposes only. The Town of Hamilton and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report. The Town of Hamilton makes no warranties with regard to the report's accuracy or completeness and assumes no liability associated with use of the data.

Page 3 of 4



300 feet Abutters List Report

Hamilton, MA
September 03, 2025

Parcel Number: 62-0011
CAMA Number: 62-000-0011
Property Address: 36 WALNUT RD

Mailing Address: CAMPBELL JULIA R CAMPBELL
TIMOTHY
36 WALNUT RD
SOUTH HAMILTON, MA 01982

Parcel Number: 62-0083
CAMA Number: 62-000-0083
Property Address: 2 FAIRFIELD DR

Mailing Address: MORRISON JULIE & WESLEY
2 FAIRFIELD DR
SOUTH HAMILTON, MA 01982



www.cai-tech.com

9/3/2025

Data shown on this report is for informational purposes only. The Town of Hamilton and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report. The Town of Hamilton makes no warranties with regard to the report's accuracy or completeness and assumes no liability associated with use of the data.



Edward D. Pare, Jr., Esq.
direct dial: 617.856.8551
epare@brownrudnick.com

September 2, 2025

Town of Hamilton
Planning Board
c/o Mark Connors
Planning Director
Patton Homestead
650 Asbury Street
Hamilton, MA 01982

Re: Application of New Cingular Wireless PCS, LLC d/b/a AT&T ("AT&T") for a Special Permit to Install a Small Wireless Facility on an Existing Utility Pole # 7 1/2 (the "Pole") in the Public Right-of-Way Near 15 Walnut Road, South Hamilton, MA 01982 (the "Site") (CRAN_RCTB_00073_665) Pursuant to Section 7.3 of the Town of Hamilton Zoning Bylaws (the "Bylaws")

Dear Honorable Members of the Town of Hamilton Planning Board:

On behalf of AT&T, while reserving all rights, we are pleased to submit this correspondence to the Town of Hamilton Planning Board (the "Board") in support of AT&T's Special Permit application (the "Application") for a small cell wireless facility on an existing utility pole within the public right-of-way near the Site. AT&T is licensed by the Federal Communications Commission (the "FCC") to provide wireless communications services in the Town of Hamilton and throughout the Commonwealth of Massachusetts. The following narrative provides background information regarding the small cell wireless facility and addresses each applicable section of the Bylaws.

BACKGROUND

The Site is located within the public right-of-way. AT&T proposes to use an existing utility pole owned by National Grid. AT&T will install a mounting bracket and one (1) small cell top-mounted wireless antenna to a total height of 30' 6" above ground level ("AGL"), together with related wires, conduit, fiber and other associated equipment located on the Pole (the "Facility"), all as depicted on the plans submitted with the Application (the "Plans"). The Facility has no ground equipment. An equipment cabinet 48" long by 24" wide by 20" deep (13.33 cubic feet in volume) will be mounted on the Pole at approximately 11' 6" AGL with a disconnect switch and electrical meter at approximately 8' AGL. The antenna measures 24" in length with a 16" diameter (2.34 cubic feet in volume). Grounding rods will be installed in the ground at the base of the Pole. National Grid provided the attached letter of authorization

allowing AT&T to submit this Application. AT&T has a master license agreement with National Grid, which will provide electrical power to the Pole in order to operate the Facility.

The Application is filed pursuant to Section 7.3 of the Bylaws, the federal Telecommunications Act of 1996 (the "TCA"), the Declaratory Ruling and Third Report and Order 18-133 (the "Order") issued and adopted by the FCC in September 2018 https://docs.fcc.gov/public/attachments/FCC-18-133A1_Rcd.pdf and Massachusetts General Laws Chapter 166, Sections 21, 22 and 25A for telecommunication wires and wireless attachments and appurtenances attached to utility poles in the public right-of-way.

AT&T operates a nationwide wireless communications system that offers enhanced features such as caller ID, voice mail, e-mail, superior call clarity, and high-speed data services. AT&T is in the process of building out a national network as required and authorized by license issued by the FCC, including the FirstNet network for our first responders. AT&T's existing macro cell sites are not providing adequate coverage and capacity in this area of the Town of Hamilton. This Facility will provide coverage and allow for increased data capacity and speed within the immediate vicinity of the Site and will help offload traffic on AT&T's macro sites, allowing better coverage and speed to those areas as well. The use of these low power, low impact small cell facilities on existing infrastructure in the public rights-of-way minimizes the visual impact of wireless facilities on the Town of Hamilton while providing critical wireless coverage and capacity. The Facility will aid in reaching AT&T's goal of providing reliable wireless communications services in and around the Town of Hamilton and to all of Massachusetts.

A reliable communications system depends on a grid of antennas arranged in a geographical pattern, similar to a honeycomb. Each "cell" is created by an antenna and serves as a link between the customer and the network, while that customer is within proximity to the cell site. Each cell can handle a finite number of connections. As the number of customers increase, more cell sites must be added to handle the increased volume. If the additional offload of network traffic is not accomplished, calls and connections are dropped or blocked or the speed for the user is slower.

AT&T submits that the Site is well suited for the Facility and that the Facility satisfies the intent and purposes of the Bylaws, Massachusetts law, the TCA and the Order. As will be demonstrated through the Application materials and the evidence presented at the public hearing(s) in connection with the Application, the Facility meets with all applicable requirements of the Bylaws, Massachusetts law, the TCA and the Order. The Facility will not adversely impact adjacent properties and neighborhoods as the Facility will be located on an existing wood utility Pole, thereby not introducing a new visual element for the necessary infrastructure to support the Facility. The location of the Facility will protect, to the extent practicable, the aesthetic qualities of the Town of Hamilton by utilizing an existing utility pole that is especially suited for the proposed use, and which minimizes impacts to the interests protected by the Bylaws. The installation of the Facility will not be a threat to public health, safety, and welfare. In fact, AT&T

submits that the Facility will aid in public safety by continuing to provide and improve wireless communications services to the residents, businesses, commuters, and emergency personnel utilizing wireless communications in the immediate vicinity and along the nearby roads. These services further the public interest of health and safety as they will maintain and enhance wireless 911 services to the community and communication services for the public. According to published reports, approximately eighty percent (80%) of calls received by the 911 centers nationwide are made annually from mobile devices in the United States. Today, wireless infrastructure is required to assist with public safety needs.

This Facility also aligns with the objectives of FirstNet's mission to create a nationwide broadband network for America's public safety first responders. AT&T's network provides dedicated and preemptive services on its network for first responders. FirstNet is a federal agency with a mandate to create a nationwide, interoperable public safety broadband network for first responders. First responders across the country have relied on more than 10,000 separate radio networks which oftentimes do not interoperate with one another. By deploying a nationwide broadband public safety network built specifically to meet the communications needs of first responders, the FirstNet network provides a solution to the decades-long interoperability and communications challenges first responders have experienced. These issues were highlighted in the 9/11 Commission's Final Report. Using a combination of new and existing wireless facilities, AT&T provides prioritized, preemptive wireless services for first responders across Massachusetts and nationwide. FirstNet requires a highly reliable network that offers priority to first responders with a trusted and resilient network.

The Facility will function as a wireless communications facility within a local, regional, and national communications system. This system operates under license from the FCC and AT&T is mandated and authorized to provide adequate communication services throughout the Town of Hamilton. The Facility will not generate any objectionable noise, odor, fumes, glare, smoke, or dust or require additional lighting or signage. The Facility has no cooling fans and uses passive cooling. The Facility will have no negative impact on property values in the area. No significant increase in traffic or hindrance to pedestrian movements will result from the Facility. This is an unmanned facility and will have minimal negative effect on the adjoining lots. This Facility does not require police or fire protection because the installation is monitored at AT&T's state-of-the-art Network Operations Center, twenty-four hours a day, 365 days a year which can detect malfunction and/or tampering. The Facility will comply with all required codes and regulations, including all applicable requirements of the FCC with respect to radio frequency emissions. As evidenced in the emissions report submitted as part of the Application, the worst-case level of emissions will be only 12.8% of the maximum limit allowed by the FCC. The small cell facility will be installed using standard, commercially accepted methods in accordance with all applicable federal, state and local laws, regulations and orders.

AT&T proposes this low-power small cell wireless facility in the Town of Hamilton in order to deal with the rapidly increasing demands on AT&T's wireless network. This small wireless facility will work in conjunction with the existing macro sites installed on rooftops, towers and other structures in and around the Town of Hamilton.

AT&T's radio frequency engineers targeted the proposed location due to the high traffic and data demands on AT&T's network in the area near the Site. Please see the enclosed coverage maps submitted as part of the Application. AT&T's existing macro cell sites are not providing adequate data capacity in these areas due to population, network usage, vehicular and foot traffic, multiple wireless devices used by customers and other contributing factors. This small wireless facility will also work to offload the demands on AT&T's existing macro sites and allow for increased data capacity and speed within the immediate vicinity of those macro sites.

We note that the Facility at this Site is sought to address the concerns of neighbors and residents in the area of the proposed Facility near 18 Walnut Road. If this Facility is approved by the Board, AT&T will withdraw its pending application for a small cell wireless facility located near 18 Walnut Road.

COMPLIANCE WITH THE HAMILTON ZONING BYLAWS

While reserving all rights under state and federal law, AT&T acknowledges the provisions of Section 7.3 of the Bylaws and to demonstrate compliance, hereby responds to the specific provisions of the Bylaws, including the Cover Sheet.

7.3 SMALL WIRELESS FACILITIES: A BYLAW RELATIVE TO SMALL WIRELESS FACILITIES IN PUBLIC RIGHTS-OF-WAY, PRIVATE RIGHTS OF WAY, PUBLIC PROPERTY AND PRIVATE PROPERTY

7.3.1 Purpose and Intent. The Town finds that it is necessary and beneficial for the health, safety, and welfare of the community to regulate the development of small wireless facilities (SWF) while accommodating the communication needs of residents and businesses. SWF's shall be so designed and installed so as to minimize adverse visual effects through careful design and siting with an intent to preserve property values and the aesthetic character of Hamilton. To that end, this Bylaw section seeks to maximize the use of existing towers, poles, and buildings to accommodate new SWF. This section applies to the placement and operation of small wireless facilities within the public rights-of-way, private rights of way, public and private property without regard to the type or owner of any structure to which they are affixed or attached. The requirements of this section 7.3 are in addition to all other applicable federal, state, and local laws.

AT&T has designed the small wireless facility to minimize any adverse visual effects. AT&T's Facility will use an existing utility pole owned by National Grid. The Pole is located in the public right of way adjacent to a commercial shopping center and across Walnut Road from a gas station. The Facility will not adversely impact adjacent properties and neighborhoods as the Facility will be located on an existing wood utility Pole, thereby not introducing a new visual element for the necessary infrastructure to support the Facility. The Pole is not located in front of a residence and is screened to a great extent. The location was selected to address the concerns of

neighbors and abutters near the prior location near 18 Walnut Road. The location of the Facility will protect, to the extent practicable, the aesthetic qualities of the Town of Hamilton by utilizing an existing utility pole that is especially suited for the proposed use, and which minimizes impacts to the interests protected by the Bylaws. The installation of the Facility will not be a threat to public health, safety, and welfare. In fact, AT&T submits that the Facility will aid in public safety by continuing to provide and improve wireless communications services to the residents, businesses, commuters, and emergency personnel utilizing wireless communications in the immediate vicinity and along the nearby roads. The Facility will not generate any objectionable noise, odor, fumes, glare, smoke, or dust or require additional lighting or signage. The Facility uses passive cooling and does not have cooling fans. The Facility will have no negative impact on property values in the area. No significant increase in traffic or hindrance to pedestrian movements will result from the installation of the Facility. This is an unmanned facility and will have minimal negative effect on the adjoining lots. This Facility does not require police or fire protection because the installation is monitored at AT&T's state-of-the-art Network Operations Center, twenty-four hours a day, 365 days a year which can detect malfunction and/or tampering. The Facility will comply with all required codes and regulations, including all applicable requirements of the FCC with respect to radio frequency emissions. As evidenced in the emissions report submitted as part of the Application, the worst-case level of emissions will be only 12.8% of the maximum limit allowed by the FCC. The small cell facility will be installed using standard, commercially accepted methods in accordance with all applicable federal, state and local laws, regulations and orders.

7.3.1(a) Definitions

No response by AT&T is required.

7.3.1(b) Development Standards

1. Only small wireless facilities are permitted to be installed within a State or Town right-of-way on new or existing utility poles or wireless support structures. All small wireless facilities eligible for a Special Permit under this section shall not exceed the size dimensions of the small wireless facility definitions and shall be designed as concealed facilities and shall be subject to applicable development standards and procedures as required by local, state and federal laws.

The Pole is located in the public right-of-way and satisfies the FCC definitions of a small cell facility under the Order (see the Plans).

2. New utility poles or wireless support structures shall be designed to match the design parameters established by the SPGA by regulation or in the absence of such design guidance, match the size, girth and design of any existing utility poles or other vertical structures located in the surrounding area.

AT&T proposes to use an existing utility pole.

3. The applicant shall include with its application sufficient evidence, consistent with industry standards, to justify its requested placement.

Please see the Plans, Coverage Maps, Emissions Report and Site Selection Analysis/Pole Feasibility Assessment submitted with the Application.

4. Small wireless facilities must be placed in a right-of-way with residential or commercial uses on the opposite side of the right-of-way from such uses whenever possible. All small wireless facilities shall be located in such a way that they do not interfere with views from residential structures.

AT&T's Facility will be attached to an existing utility pole owned by National Grid. The Facility will not adversely impact adjacent properties and neighborhoods as the Facility will be located on an existing wood utility Pole, thereby not introducing a new visual element for the necessary infrastructure to support the Facility. The Pole is not located directly in front of a residence and is screened to a great extent. The Pole is adjacent to a commercial shopping center and across Walnut Road from a gas station. The location of the Facility will protect, to the extent practicable, the aesthetic qualities of the Town of Hamilton by utilizing an existing utility pole that is especially suited for the proposed use, and which minimizes impacts to the interests protected by the Bylaws.

5. All small wireless facilities shall be located so as to minimize adverse visual effects on the landscape.

AT&T's Facility will be attached to an existing utility pole owned by National Grid. The Facility will not adversely impact adjacent properties and neighborhoods as the Facility will be located on an existing wood utility Pole, thereby not introducing a new visual element for the necessary infrastructure to support the Facility. The Pole is not located directly in front of a residence and is screened to a great extent. The Pole is adjacent to a commercial shopping center and across Walnut Road from a gas station. The location of the Facility will protect, to the extent practicable, the aesthetic qualities of the Town of Hamilton by utilizing an existing utility pole that is especially suited for the proposed use, and which minimizes impacts to the interests protected by the Bylaws.

6. All small wireless facilities either independently sited or mounted on or to existing buildings and structures shall be camouflaged.

AT&T is using an existing utility pole for the Facility. AT&T will work cooperatively with the Board to determine the best color of the Facility, understanding the color of utility poles fades over time. AT&T generally recommends a light gray color, but brown and black are also available.

7. When a small wireless facility extends above the roof height of a building on which it is mounted every effort shall be made to conceal every component within or behind existing architectural features to limit its visibility from public view.

AT&T's Facility will be attached to an existing utility pole, not on the roof of a building. The cannister antenna is only 24" in length and AT&T will work cooperatively with the Board on the best color for the antenna and equipment cabinet.

8. All small wireless facility components mounted on a roof shall be stepped back from the front façade in order to limit its impact on the building silhouette and the public view.

AT&T's Facility will be attached to an existing utility pole, not on the roof of a building.

9. The Planning Board shall determine if sufficient area exists immediate to the proposed small wireless facility so that landscape improvements would be aesthetically beneficial it shall request a landscape plan from the applicant. Said plan will seek to screen or buffer the public view of the proposed small wireless facility.

The Facility does not include any ground equipment.

10. Any small wireless facility shall be painted so as to visually blend into nearby vegetation or a light gray or light blue hue that blends with sky and clouds.

AT&T will work cooperatively with the Board to determine the best color of the Facility, understanding the color of utility poles fades over time. AT&T generally recommends a light gray color, but brown and black are also available.

11. The Planning Board may adopt other and further objective aesthetic and location criteria applicable to all applications submitted under this Section 7.3.

To the extent not preempted by the TCA or the Order, no response is required from AT&T.

7.3.1(c) Contents of Application and Application Process

1. Each application must include the following:

a. The application fee.

The \$500 application fee is submitted with this Application.

b. A completed application cover sheet on the form available from the Hamilton Planning Department.

The completed application cover sheet is submitted with this Application.

c. Applicant's name, address, telephone number and email address.

New Cingular Wireless PCS, LLC (d/b/a "AT&T"), 492 Old Connecticut Path, Suite 210, Framingham, MA 01701; 508-596-9245; RD1090@att.com (Rich Detch)

d. Names, addresses, telephone numbers, and email addresses of anyone acting on behalf of the Applicant with respect to the application.

Vincent Paquette, 750 West Center Street, Suite 301, West Bridgewater, MA 02379; 617-905-8575; vpayette@clinellc.com

Edward D. Pare, Jr., Brown Rudnick LLP, One Financial Center, Boston, MA 02111; 401.481.6574; epare@brownrudnick.com

e. Detailed construction drawings and descriptions of the equipment to be installed, whether mounted on poles or on the ground, or otherwise, including:

i. Type of equipment

Please see the attached Plans submitted with this Application and the narrative above for details.

ii. Specifications of equipment (including but not limited to dimensions and weight)

Please see the attached Plans submitted with this Application and the narrative above for details.

iii. Equipment mount type and material

Please see the attached Plans submitted with this Application for details.

iv. Power source or sources for equipment, including necessary wires, cables, and conduit

Please see the attached Plans submitted with this Application for details. AT&T anticipates electrical power and fiber to be brought to the Pole overhead which is to be coordinated with the utility providers if the Facility is approved.

v. Expected life of equipment

The expected life of the proposed equipment is estimated to be approximately 15-20 years.

vi. Coverage area of equipment, including:

Please see the Coverage Maps submitted with this Application.

1. Amount of antennas

One (1) canister antenna as depicted on the enclosed Plans.

2. Antenna model

Galtronics Model GQ24180-B6941 (or equal).

3. Antenna length

Antenna length is 24”.

4. RRU count and power

Two (2) RRUs operating on standard electrical power.

5. Antenna height

The top height of the antenna is approximately 30' 6” above ground level; please see the Plans submitted with the Application for details.

6. Typical coverage area radius

Coverage varies depending on terrain, obstructions and usage but generally 1/4 to 1/3 of a mile radius. Also, please see enclosed coverage plots prepared by AT&T.

vii. Call capacity of equipment, including:

1. Total RRUs

One (1) 4490 RRU and one (1) 4890 RRU for a total of two (2) RRUs.

2. Max bandwidth per RRU

The 4490 RRU is capable of three (3) 20 MHz channels with a theoretical throughput of 600 megabits per second (Mbps). The 4890 RRU is capable of one (1) 20 MHz channel with theoretical throughput of 390 Mbps.

3. MIMO per RRU

The 4490 RRU is 2x2 MIMO and the 4890 RRU is 4x4 MIMO.

4. Backhaul rate per RRU

10 gigabits per second.

viii. Hardening, including:

No hardening is proposed.

1. If there is battery backup

No battery backup is proposed.

2. If there is generator backup

No generator backup is proposed.

3. If there are multiple fiber paths to switch

AT&T will likely maintain more than one fiber path to its network switch.

ix. Rendering and elevation of equipment

Please see enclosed Plans and Photosimulations.

f. Detailed map with locations of the poles or other facility on which equipment is to be located, including specific pole identification number, if applicable, and the areas it will service.

Please see the Plans submitted with this Application.

g. Detailed map showing existing and proposed small cell installations within 500 feet of the application site.

AT&T has no existing or proposed small cell installations within 500 feet of the Site. If this Facility is approved, AT&T will withdraw the pending request for a small cell wireless facility near 18 Walnut Road which is currently pending before the Board.

h. Certification by a registered professional engineer that the pole/or location will safely support the proposed equipment.

Please see the Structural Analysis Report submitted with this Application.

i. Written consent of the pole or facility owner to the installation.

Please see the Letter of Authorization from National Grid. AT&T has a master license agreement with National Grid to use their infrastructure in the public rights-of-way.

j. Affidavit from a Radio Frequency Engineer outlining the network/network service requirements in Hamilton and how the installations address that need. Such affidavit should characterize the current level of coverage and how the desired installations will change the current level of coverage, through or with coverage maps, including current and proposed coverage, including a breakdown of "excellent" "good" and "poor" reception areas.

Please see the Report of Radio Frequency Engineer and associated Coverage Maps submitted with this Application.

k. Insurance certificate.

Please see the attached certificate of insurance submitted with this Application.

l. Description as to why the desired location is superior to other similar locations, from a community perspective, including:

i. Visual aspects

ii. Proximity to single family residences.

Please see the Site Selection Analysis/Pole Feasibility Assessment submitted with this Application. This is the only suitable utility pole in the area which will address AT&T coverage and capacity needs and address the concerns of the neighbors and abutters to the proposed location near 18 Walnut Road. The Pole is adjacent to a commercial shopping center and across Walnut Road from a gas station.

m. Description of efforts to co-locate the equipment on existing structures, poles, or towers which currently exist or are under construction. A good faith effort to co-locate is required and evidence of such efforts must be included within the application.

AT&T is using an existing utility pole in the public right-of-way.

n. An affidavit from the applicant which certifies that it will maintain the installations in good repair and according to FCC standards and will remove any installation not in such good repair, or not in use, within 60 days of being no longer in good repair or no longer in use.

Please see enclosed commitment signed by AT&T.

2. No applications will be accepted by email. Applications delivered other than by hand will be deemed filed when they are received by the Planning Department.

AT&T acknowledges this provision of this section of the Bylaws.

3. All submitted drawings require a wet stamp or wet signature from the design professional.

Please see the attached Plans submitted with this Application.

4. The applicant must pay for legal notices of the Public Hearing to local newspapers and abutters, as applicable. The applicant is responsible for submitting the abutters list for each location with the application.

AT&T acknowledges this provision of this section of the Bylaws and has requested the certified abutters list from the Hamilton Assessors Office.

5. Twelve (12) hard copies of the application and 1 (one) electronic copy of the application must be submitted to the Planning Department.

AT&T acknowledges this provision of this section of the Bylaws.

6. Upon receipt, the Planning Director shall:

No response from AT&T is necessary.

7. The Planning Department shall circulate a copy of the application to the following departments for comment and review: Building; DPW; Health; and any other department the Planning Director, in his, or her, sole discretion, determines.

No response from AT&T is necessary.

8. Written comments from the departments shall be submitted to the Planning Department within 20 days of circulation of the application.

No response from AT&T is necessary.

9. Once the application is deemed complete, and all comments have been received, the Planning Board will schedule and hold a Public Hearing to consider the application.

No response from AT&T is necessary.

10. Any material changes to an application, as determined by the SPGA in its sole discretion, shall constitute a new application for the purposes of the time standards. Where a changed or new application is submitted, the prior application shall be deemed withdrawn.

No response from AT&T is necessary.

7.3.1(d) Approval Process

No response from AT&T is necessary.

7.3.1(e) Application Submittal Requirements. Applicants for small wireless facilities shall submit all information and material as detailed within this Bylaw as part of a Special Permit Application.

AT&T acknowledges this provision of this section of the Bylaws and has submitted all information and materials detailed in the Bylaws to the extent possible.

7.3.1(f) Small Wireless Facilities in the Historic District.

AT&T's Facility is not located in the Historic District.

7.3.1(g) Interference with Public Safety Communications.

AT&T's Facility will comply with all applicable requirement so of the FCC and will not cause interference with frequency used by the Town, Commonwealth or any other public safety agency as noted in the Report of Radio Frequency Engineer. In the event any interference is caused by the Facility, AT&T will resolve such interference in accordance with applicable FCC rules and regulations. AT&T utilizes 700, 850, 1900, 2100, 2300 and 3800 MHz and 39 GHz frequencies.

As noted above, the proposed Facility is monitored at AT&T's state-of-the-art Network Operations Center, twenty-four hours a day, 365 days a year and information for contacting AT&T's Network Operations Center will be at the Site and will be provided to the Town of Hamilton, including the Fire Chief.

7.3.1(h) Application Fees; Supplemental Review. An application for small wireless facilities shall be accompanied by the following fees payable to the Town:

The fee of \$500 for the Application was submitted with this Application in accordance with the Bylaws and the Order. In light of the Order, AT&T respectfully asserts that a fee for a third-party review is not required in this instance.

7.3.1(i) Rates for Small Wireless Facilities within the Right-of-Way. An applicant who places a small wireless facility on a Town utility pole or any other structure within a right-of-way or upon any Town property in accordance with this section shall (a) execute a license agreement with the Town and (b) pay to the Town an annual recurring rate of \$270.00 per year per facility, or any such higher rate permitted under FCC rules or federal law and as set forth in the license agreement, for the use of such utility pole, right-of-way, or structure.

AT&T acknowledges this provision of this section of the Bylaws.

7.3.1(j) Required Permit Provisions. Each permit issued by the Planning Board and each license agreement for small wireless facilities shall be made upon the condition that the applicant agrees to the following conditions:

1. Indemnification. To the fullest extent allowed by law, both the wireless infrastructure provider and wireless services provider (for this paragraph, collectively referred to as "provider") constructing, installing, operating, repairing, maintaining and using a small wireless facility shall indemnify, defend and hold harmless the city, and its officials, agents, and employees from and against all suits, actions or claims of any character brought because of any injury or damage received or sustained by any person, persons or property arising out of, or resulting from, said provider's breach of any provision of law, or any asserted negligent act, error or omission of the provider, or its agents or employees, arising from or relating to its small wireless facility. The indemnifications required hereunder shall not be limited by reason of the specification of any particular insurance coverage for any permit. The provider's obligations under this provision shall not terminate with the expiration or termination of its permit but shall survive it.

2. Dispute Resolution. A court of competent jurisdiction located in Essex County; Massachusetts shall have exclusive jurisdiction to resolve all disputes arising under this section applying the laws of the Commonwealth of Massachusetts. Pending resolution of a dispute concerning rates for collocation of small wireless facilities on municipal utility poles within the right-of-way or upon Town property, the Town shall allow the collocating party

to collocate on its poles at annual rates of no more than \$270.00 per year per facility, with rates to be determined upon final resolution of the dispute.

To the extent not preempted by federal or Massachusetts state law, AT&T acknowledges this provision of this section of the Bylaws.

7.3.1(k) Exceptions to Applicability. Nothing in this section authorizes a party to locate small wireless facilities on: property owned by a private party, property that is not located within the rights-of-way, or a privately owned utility pole or wireless support structure within a right-of-way without the consent of the property owner;

1. property owned, leased, or controlled by any department or agency of the Town used for public park, recreation or conservation purposes without the consent of the affected department or agency, excluding the placement of facilities on rights-of-way located in an affected department or agency's property; or

2. property owned by a rail carrier registered under federal law, MBTA Commuter Rail or any other public commuter rail service, or a utility, without the consent of the rail carrier, public commuter rail service, or utility. For the purposes of this subsection, "utility" has the meaning given to that term in M.G.L. c. 166, § 25A. Nothing in this section shall be construed to relieve any person from any requirement (a) to obtain a franchise or a commonwealth-issued authorization to offer cable service or video service or (b) to obtain any required permission to install, place, maintain, or operate communications facilities, other than small wireless facilities subject to this section.

AT&T acknowledges this provision of this section of the Bylaws.

7.3.1(j) Duration of Special Permit.

(a) Special Permits issued under this Section 7.3 expire within one (1) year of issuance unless the Planning Board issues a certificate of renewal of the Special Permit. The certificate shall be issued after the equipment owner submits an affidavit which shall list, by location, all SWFs it owns within the Town of Hamilton and shall certify:

- (1) each such installation remains in use;**
- (2) each such installation remains covered by insurance; and**
- (3) each such installation remains unchanged in dimension and RF frequency from the year before.**

(b) The equipment owner shall pay an annual re-certification fee of \$100 per facility for each facility that remains in use.

(c) Any SWF that is abandoned shall be removed by the owner within sixty (60) days of abandonment at owner's expense. Failure to do so will cause the Planning Board to refuse to issue a certificate of renewal to the equipment owner.

To the extent not preempted by federal law, AT&T acknowledges this provision of this section of the Bylaws.

THE TELECOMMUNICATIONS ACT OF 1996

Without the installation, AT&T would be unable to provide its specifically established coverage and capacity objectives. The Site is located within the limited geographic area whereby AT&T's radio frequency engineers determined that a wireless facility is required. The TCA imposes substantial restrictions affecting the standard for granting the requested relief. The TCA provides that: no laws or actions by any local government or planning or zoning board may prohibit, or have the effect of prohibiting, the placement, construction, or modification of communications towers, antennas, or other wireless facilities in any particular geographic area, see 47 U.S.C. §332(c)(7)(B)(i)(II); local government or planning or zoning boards may not unreasonably discriminate among providers of functionally equivalent services, see 47 U.S.C. §332(c)(7)(B)(i)(I); health concerns may not be considered so long as the emissions comply with the applicable standards of the FCC, see 47 U.S.C. §332(c)(7)(B)(iv); and, decisions must be rendered within a reasonable period of time, see 47 U.S.C. §332(c)(7)(B)(ii) and the Order commonly referred to as the applicable "shot clocks". In this instance, the shot clock is sixty (60) days from the date of the filing of the Application.

We also note that the Order redefined "effective prohibition" to mean that state and local governments cannot impose requirements that materially limit or inhibit a provider's ability to engage in activities related to the provision of wireless service. This standard applies to efforts to introduce new or enhance coverage, capacity or service capabilities and notes that regulations that cause a financial burden or competitive disparity can be an effective prohibition. Additionally, these services mean any covered service a provider wishes to provide incorporating the abilities and performance characteristics it wishes to employ, such as providing services more robustly or at a higher level of quality by filling coverage gaps, improving network densification or other improvements.

CONCLUSION

As evidenced by the materials submitted with the Application and as will be further demonstrated by AT&T through evidence submitted to the Board at the public hearing(s) in connection herewith, in light of the TCA, Massachusetts law and the Order, the Facility satisfies the intent and objectives of the Bylaws. AT&T respectfully requests that the Board grant all necessary relief to install, operate and maintain the Facility. For the foregoing reasons, as well as to satisfy the mandate of the Federal Government to facilitate competition in the telecommunications industry as set forth in the TCA, AT&T respectfully requests that the Board grant the foregoing Special Permit.

We respectfully submit that the standards for relief as set forth in the Bylaws as well as Massachusetts law relating to zoning must be interpreted and applied such that the decision issued by the Board is in conformance with the TCA and the Order. Accordingly, a denial of the foregoing petition would effectively prohibit AT&T from providing adequate service to the Town of Hamilton and thus would be contrary to the purpose and intent of the TCA.

We respectfully assert that AT&T's proposed Facility is reasonable and reasonably complies with the requirements of the Town of Hamilton and the Bylaws in light of the TCA, Massachusetts law and the Order. AT&T is willing to work cooperatively with the Town of Hamilton with respect to the deployment of its small wireless facilities and we look forward to presenting the Application to the Board. We note that the Facility at this Site is proposed in response concerns of neighbors and residents in the area of the proposed Facility near 18 Walnut Road. If this Facility is approved by the Board, AT&T will withdraw the pending application for a small cell wireless facility located near 18 Walnut Road.

If you have any questions, please do not hesitate to contact me.

Sincerely,

BROWN RUDNICK LLP

/s/Edward D. Pare, Jr.
Edward D. Pare, Jr., Esq.

ATTACHMENTS

Cover Sheet
Plans
FCC Licenses
Letter of Authorization from National Grid
Photo Simulations
Site Selection Analysis/Pole Feasibility Assessment
Emissions Report Demonstrating Compliance
Report of Radio Frequency Engineer
Coverage Maps
Structural Analysis Report
Maintenance and Removal Commitment
Certificate of Insurance

**HAMILTON PLANNING BOARD
APPLICATION FOR SPECIAL PERMIT**

SPECIAL PERMIT APPLIED FOR:

☐ Cell Tower and Tower Antenna Facility Special Permit (Section VI.20.)
☐ Open Space and Farmland Preservation Development (Section V.A.12.)
☐ Senior Housing Special Permit (Section V.E.)
☐ Common Driveway Special Permit (Section VI.12.c.)
☐ Other (explain) _____

Check the appropriate category above, and outline basis for request for Special Permit:-

Name of Applicant _____ **Telephone Number** _____
(if acting as Agent, attach authorization signed by Owner)

Address _____ City _____ State _____ Zip Code _____

Name of Owner _____ **Telephone Number** _____

Address _____ City _____ State _____ Zip Code _____

Name of Engineer/Representative _____ **Telephone Number** _____

Address _____ City _____ State _____ Zip Code _____

Location of Proposed Project

Street Address _____ Assessors Map & Lot # _____

Zoning District _____ Soils Classification _____ Overlay Districts _____

Registry of Deeds Book _____ Page _____ Plan Book _____ Page _____

Special Permit recorded Book _____ Page _____ Date Recorded _____

Title of Plan/Submittal _____

**HAMILTON PLANNING BOARD
APPLICATION FOR SPECIAL PERMIT**

Page Two

Date of Plan _____ Number of Plan Sheets _____

If a curbcut approval is required, have you obtained approval for curbcut(s) from the State Department of Public Works? _____. If so, please attach copy of approval.

List any other approvals or variances received, applied for, or required from other Town or State departments, boards, or agencies:

DEPARTMENT/AGENCY	APPROVAL REQUIRED	DATE RECEIVED

I have read the Town of Hamilton Rules and Regulations Governing Special Permits, and agree to the terms and conditions specified. I am herewith applying for a Special Permit.

Signature of Owner _____ Date _____
Signature of Applicant _____ Date _____

For Planning Board Use:

<i>Date Application Filed</i>	_____
<i>Date of Public Hearing</i>	_____
<i>Date Hearing Closed</i>	_____
<i>Date Decision Due</i>	_____
<i>Date of Extension(s)</i>	_____
<i>(Must be filed with Town Clerk and copy furnished to Applicant)</i>	
<i>Date Decision Filed with Town Clerk</i>	_____
<i>Date Decision Mailed to Applicant</i>	_____

Date Adopted: September 25, 2001
Amended: September 27, 2005
Amended: _____, 2009



40 Sylvan Road
Waltham MA 02451

August 26, 2025

Attention: State and Municipal Permitting Authorities

**RE: Evidence of Pole Attachment Agreement and Consent to File for
Permits Granted to AT&T Wireless**

To Whom It May Concern:

The undersigned jointly owns and controls certain utility poles in public rights-of-way throughout the geographic areas where it operates.

Please be advised that the undersigned has entered into a Pole Attachment Agreement ("Agreement") authorizing AT&T Wireless ("Applicant") to install, attach, maintain, repair, upgrade and use wireless communications equipment and appurtenances on certain utility poles pursuant to the terms and conditions of the Agreement. Permission is hereby granted to Applicant, or its agents, to make application for any Land Use, Access, Building, Electrical or Regulatory Permit(s) required to effectuate the initial installation, on-going maintenance and upgrades or replacements of said equipment for the locations below.

Site Name	Pole	Lat	Long	Address
CRAN_RCTB_00073_665	7 1/2	42.610687	-70.874058	15 Walnut Rd

Please contact me at (508) 930-0531 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith Amelin".

Keith Amelin
Lead Account Program Manager
Third Party Attachments

ULS License

PCS Broadband License - KNLF216 - New Cingular Wireless PCS, LLC

Call Sign	KNLF216	Radio Service	CW - PCS Broadband
Status	Active	Auth Type	Regular

Rural Service Provider Bidding Credit

Is the Applicant seeking a Rural Service Provider (RSP) bidding credit?

Reserved Spectrum

Reserved Spectrum

Market

Market	MTA008 - Boston-Providence	Channel Block	A
Submarket	27	Associated Frequencies (MHz)	001850.00000000- 001865.00000000 001930.00000000- 001945.00000000

3.7 GHz License Type

3.7 GHz Linked License

Dates

Grant	06/23/2025	Expiration	06/23/2035
Effective	06/23/2025	Cancellation	

Buildout Deadlines

1st	06/23/2000	2nd	06/23/2005
-----	------------	-----	------------

Discontinuance Dates

1st	2nd
-----	-----

Notification Dates

1st	06/28/2000	2nd	03/08/2005
-----	------------	-----	------------

ECIP Information

ECIP Flag

Small Carrier or Tribal Nation Transaction

Rural-Focused Transaction

ECIP Dates

5-Year Holding Period Begins

5-Year Holding Period Ends

Required Operational Filing Dates

IORN Operation Begin Date	FORN Deadline Date	FORN Filed Date
---------------------------	--------------------	-----------------

Licensee

FRN	0003291192	Type	Limited Liability Company
-----	------------	------	---------------------------

Licensee

New Cingular Wireless PCS, LLC
208 S Akard St, 20F
Dallas, TX 75202
ATTN National Regulatory Compliance

P:(855)699-7073
E:FCCMW@att.com

Contact

AT&T Mobility Services LLC
Jessica Dunk
208 S Akard St, 20F
Dallas, TX 75202
ATTN National Regulatory Compliance

P:(855)699-7073
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.

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race

Ethnicity

Sex

700 MHz Lower Band (Blocks A, B & E) License - WQIZ616 - New Cingular Wireless PCS, LLC

Call Sign	WQIZ616	Radio Service	WY - 700 MHz Lower Band (Blocks A, B & E)
Status	Active	Auth Type	Regular

Rural Service Provider Bidding Credit

Is the Applicant seeking a Rural Service Provider (RSP) bidding credit?

Reserved Spectrum

Reserved Spectrum

Market

Market	BEA003 - Boston-Worcester-Lawrence-Lowell-Brockton, MA-NH-RI-VT	Channel Block	E
Submarket	0	Associated Frequencies (MHz)	000722.00000000-000728.00000000
3.7 GHz License Type		3.7 GHz Linked License	

Dates

Grant	02/09/2021	Expiration	03/07/2031
Effective	01/23/2024	Cancellation	

Buildout Deadlines

1st	03/07/2017	2nd	03/07/2021
-----	------------	-----	------------

Discontinuance Dates

1st	2nd
-----	-----

Notification Dates

1st	03/16/2017	2nd	06/17/2020
-----	------------	-----	------------

ECIP Information

ECIP Flag	
Small Carrier or Tribal Nation Transaction	Rural-Focused Transaction

ECIP Dates

5-Year Holding Period Begins	5-Year Holding Period Ends
------------------------------	----------------------------

Required Operational Filing Dates

IORN Operation Begin Date	FORN Deadline Date	FORN Filed Date
---------------------------	--------------------	-----------------

FRN 0003291192 Type Limited Liability Company

Licensee

New Cingular Wireless PCS, LLC
208 S Akard St, 20F
Dallas, TX 75202
ATTN National Regulatory Compliance

P:(855)699-7073
E:FCCMW@att.com

Contact

AT&T Services, Inc.
Jessica J Dunk
208 S Akard St, 20F
Dallas, TX 75202
ATTN NRC

P:(855)699-7073
E:FCCMW@att.com

Ownership and Qualifications

Radio Service Type	Fixed, Mobile		
Regulatory Status	Common Carrier, Non-Common Carrier	Interconnected	No

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.

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race

Ethnicity

Gender

700 MHz Lower Band (Blocks A, B & E) License - WQJU427 - AT&T Mobility Spectrum, LLC

 **This license has pending applications:** 0010538588

Call Sign	WQJU427	Radio Service	WY - 700 MHz Lower Band (Blocks A, B & E)
-----------	---------	---------------	---

Status	Active	Auth Type	Regular
--------	--------	-----------	---------

Rural Service Provider Bidding Credit

Is the Applicant seeking a Rural Service Provider (RSP) bidding credit?

Reserved Spectrum

Reserved Spectrum

Market

Market	CMA006 - Boston-Lowell-Brockton-Lawrence-Haverhill, MA-NH	Channel Block	B
Submarket	0	Associated Frequencies (MHz)	000704.00000000-000710.00000000-000734.00000000-000740.00000000

3.7 GHz License Type	3.7 GHz Linked License
----------------------	------------------------

Dates

Grant	07/24/2019	Expiration	06/13/2029
Effective	01/24/2024	Cancellation	

Buildout Deadlines

1st	12/13/2016	2nd	06/13/2019
-----	------------	-----	------------

Discontinuance Dates

1st	2nd
-----	-----

Notification Dates

1st	10/30/2012	2nd	10/30/2012
-----	------------	-----	------------

ECIP Information

ECIP Flag	
Small Carrier or Tribal Nation Transaction	Rural-Focused Transaction

ECIP Dates

5-Year Holding Period Begins	5-Year Holding Period Ends
------------------------------	----------------------------

Required Operational Filing Dates

IORN Operation Begin Date	FORN Deadline Date	FORN Filed Date
---------------------------	--------------------	-----------------

Licensee

FRN	0014980726	Type	Limited Liability Company
-----	------------	------	---------------------------

Licensee

AT&T Mobility Spectrum, LLC 208 S Akard St, 20F Dallas, TX 75202 ATTN National Regulatory Compliance	P:(855)699-7073 F:(214)746-6410 E:FCCMW@att.com
---	---

Contact

AT&T Services, Inc. Jessica J Dunk 208 S Akard St, 20F Dallas, TX 75202 ATTN NRC	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.

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race	
Ethnicity	Gender

700 MHz Lower Band (Blocks C, D) License - WPWU950 - AT&T Mobility Spectrum, LLC

 **This license has pending applications:** 0010538588

Call Sign	WPWU950	Radio Service	WZ - 700 MHz Lower Band (Blocks C, D)
Status	Active	Auth Type	Regular

Rural Service Provider Bidding Credit

Is the Applicant seeking a Rural Service Provider (RSP) bidding credit?

Reserved Spectrum

Reserved Spectrum

Market

Market	CMA006 - Boston-Lowell-Brockton-Lawrence-Haverhill, MA-NH	Channel Block	C
Submarket	0	Associated Frequencies (MHz)	000710.00000000-000716.00000000-000740.00000000-000746.00000000

3.7 GHz License Type	3.7 GHz Linked License
----------------------	------------------------

Dates

Grant	07/23/2019	Expiration	06/13/2029
Effective	01/24/2024	Cancellation	

Buildout Deadlines

1st	06/13/2019	2nd	
-----	------------	-----	--

Discontinuance Dates

1st		2nd	
-----	--	-----	--

Notification Dates

1st	04/06/2018	2nd	04/06/2018
-----	------------	-----	------------

ECIP Information

ECIP Flag	
Small Carrier or Tribal Nation Transaction	Rural-Focused Transaction

ECIP Dates

5-Year Holding Period Begins	5-Year Holding Period Ends
------------------------------	----------------------------

Required Operational Filing Dates

IORN Operation Begin Date	FORN Deadline Date	FORN Filed Date
---------------------------	--------------------	-----------------

Licensee

FRN 0014980726 Type Limited Liability Company

Licensee

AT&T Mobility Spectrum, LLC
208 S Akard St, 20F
Dallas, TX 75202
ATTN National Regulatory Compliance

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

Contact

AT&T Services, Inc.
Jessica J Dunk
208 S Akard St, 20F
Dallas, TX 75202
ATTN NRC

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

Ownership and Qualifications

Radio Service Type	Fixed, Mobile, Radio Location		
Regulatory Status	Common Carrier, Non-Common Carrier, Private Comm	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.

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race

Ethnicity

Gender

700 MHz Lower Band (Blocks C, D) License - WPZA235 - New Cingular Wireless PCS, LLC

Call Sign	WPZA235	Radio Service	WZ - 700 MHz Lower Band (Blocks C, D)
-----------	---------	---------------	---------------------------------------

Status	Active	Auth Type	Regular
--------	--------	-----------	---------

Rural Service Provider Bidding Credit

Is the Applicant seeking a Rural Service Provider (RSP) bidding credit?

Reserved Spectrum

Reserved Spectrum

Market

Market	EAG701 - Northeast	Channel Block	D
Submarket	0	Associated Frequencies (MHz)	000716.00000000-000722.00000000
3.7 GHz License Type		3.7 GHz Linked License	

Dates

Grant	11/05/2019	Expiration	06/13/2029
Effective	01/23/2024	Cancellation	

Buildout Deadlines

1st	06/13/2019	2nd	
-----	------------	-----	--

Discontinuance Dates

1st		2nd	
-----	--	-----	--

Notification Dates

1st	06/10/2019	2nd	06/10/2019
-----	------------	-----	------------

ECIP Information

ECIP Flag	
Small Carrier or Tribal Nation Transaction	Rural-Focused Transaction

ECIP Dates

5-Year Holding Period Begins	5-Year Holding Period Ends
------------------------------	----------------------------

Required Operational Filing Dates

IORN Operation Begin Date	FORN Deadline Date	FORN Filed Date
---------------------------	--------------------	-----------------

Licensee

FRN	0003291192	Type	Limited Liability Company
-----	------------	------	---------------------------

Licensee

New Cingular Wireless PCS, LLC
208 S Akard St, 20F
Dallas, TX 75202
ATTN National Regulatory Compliance

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

Contact

AT&T Services, Inc.
Jessica J Dunk
208 S Akard St, 20F
Dallas, TX 75202
ATTN NRC

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

Ownership and Qualifications

Radio Service Type	Fixed, Mobile		
Regulatory Status	Common Carrier, Non-Common Carrier	Interconnected	No

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.

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race

Ethnicity

Gender

AWS-3 (1695-1710 MHz, 1755-1780 MHz, and 2155-2180 MHz) License - WQVN675 - AT&T Wireless Services 3 LLC

Call Sign	WQVN675	Radio Service	AT - AWS-3 (1695-1710 MHz, 1755-1780 MHz, and 2155-2180 MHz)
-----------	---------	---------------	--

Status	Active	Auth Type	Regular
--------	--------	-----------	---------

Rural Service Provider Bidding Credit

Is the Applicant seeking a Rural Service Provider (RSP) bidding credit?

Reserved Spectrum

Reserved Spectrum

Market

Market	BEA003 - Boston-Worcester-Lawrence-Lowell-Brockton, MA-NH-RI-VT	Channel Block	J
Submarket	0	Associated Frequencies (MHz)	001770.00000000-001780.00000000-002170.00000000-002180.00000000

3.7 GHz License Type	3.7 GHz Linked License
----------------------	------------------------

Dates

Grant	04/08/2015	Expiration	04/08/2027
Effective	01/19/2024	Cancellation	

Buildout Deadlines

1st	04/08/2021	2nd	04/08/2027
-----	------------	-----	------------

Discontinuance Dates

1st	2nd
-----	-----

Notification Dates

1st	12/08/2020	2nd
-----	------------	-----

ECIP Information

ECIP Flag	
Small Carrier or Tribal Nation Transaction	Rural-Focused Transaction

ECIP Dates

5-Year Holding Period Begins	5-Year Holding Period Ends
------------------------------	----------------------------

Required Operational Filing Dates

IORN Operation Begin Date	FORN Deadline Date	FORN Filed Date
---------------------------	--------------------	-----------------

Licensee

FRN	0023910920	Type	Limited Liability Company
-----	------------	------	---------------------------

Licensee

AT&T Wireless Services 3 LLC
208 S. Akard Street, 20F
Dallas, TX 75202
ATTN National Regulatory Compliance

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

Contact

AT&T Services, Inc.
Jessica J Dunk
208 S. Akard Street, 20F
Dallas, TX 75202
ATTN NRC

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

Ownership and Qualifications

Radio Service Type Mobile

Regulatory Status	Common Carrier, Non-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.

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race

Ethnicity

Gender

PCS Broadband License - KNLF954 - AT&T Mobility Spectrum, LLC

Call Sign	KNLF954	Radio Service	CW - PCS Broadband
Status	Active	Auth Type	Regular

Rural Service Provider Bidding Credit

Is the Applicant seeking a Rural Service Provider (RSP) bidding credit?

Reserved Spectrum

Reserved Spectrum

Market

Market	BTA051 - Boston, MA	Channel Block	D
Submarket	0	Associated Frequencies (MHz)	001865.00000000-001870.00000000-001945.00000000-001950.00000000

3.7 GHz License Type	3.7 GHz Linked License
----------------------	------------------------

Dates

Grant	06/29/2017	Expiration	06/27/2027
Effective	01/24/2024	Cancellation	

Buildout Deadlines

1st	06/27/2002	2nd	
-----	------------	-----	--

Discontinuance Dates

1st		2nd	
-----	--	-----	--

Notification Dates

1st	04/01/1999	2nd	
-----	------------	-----	--

ECIP Information

ECIP Flag	
Small Carrier or Tribal Nation Transaction	Rural-Focused Transaction

ECIP Dates

5-Year Holding Period Begins	5-Year Holding Period Ends
------------------------------	----------------------------

Required Operational Filing Dates

IORN Operation Begin Date	FORN Deadline Date	FORN Filed Date
---------------------------	--------------------	-----------------

Licensee

FRN	0014980726	Type	Limited Liability Company
-----	------------	------	---------------------------

Licensee

AT&T Mobility Spectrum, LLC
208 S Akard St, 20F
Dallas, TX 75202
ATTN National Regulatory Compliance

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

Contact

AT&T Services, Inc.
Jessica J Dunk
208 S Akard St, 20F
Dallas, TX 75202
ATTN NRC

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.

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race

Ethnicity

Gender



AT&T SITE ID:	CRAN_RCTB_00073_665
SITE ADDRESS:	15 WALNUT RD SOUTH HAMILTON, MA 01982
USID#:	330492
FA#:	16278664
IWM:	WSCBT0026332, WSCBT0026334, WSCBT0029503
PTN:	2101A19EQJ, 2101A1FWJ5, 2101A1GN4W
LATITUDE:	42.610641
LONGITUDE:	-70.873906
COUNTY:	ESSEX
STRUCTURE TYPE:	UTILITY POLE
POLE OWNER:	NATIONAL GRID

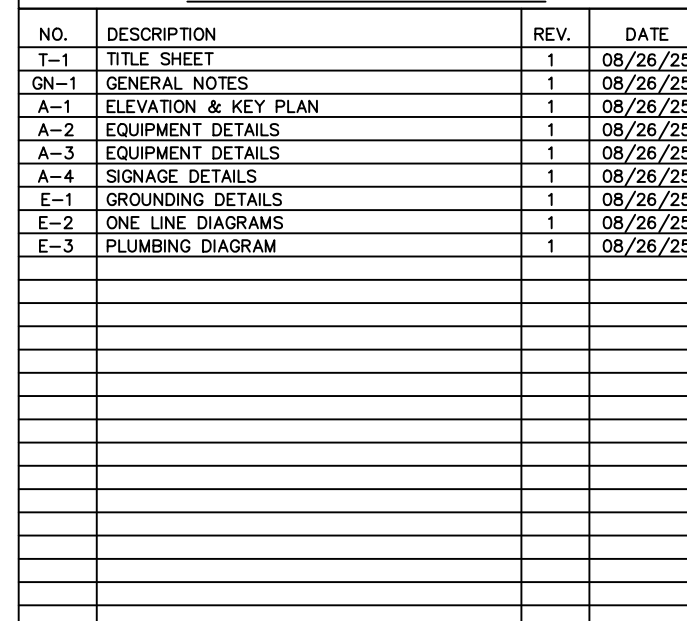
PROPOSED:

- (1) GQ2418-B6941
- (1) 4890 RRU
- (1) 4490 RRU
- (1) 6308 PSU
- (1) 48" ERICSSON SHROUD
- (1) PTS90121-6E AC DISTRIBUTION PANEL

1. INSTALLATION OF ANTENNA AND ASSOCIATED EQUIPMENT ON AN EXISTING UTILITY POLE.
2. THIS IS AN UNMANNED AND RESTRICTED ACCESS EQUIPMENT SITE AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF IMPROVING CELLULAR AND WIRELESS INTERNET SERVICE.
3. AT&T MAINTENANCE CREW (TYPICALLY ONE PERSON) WILL MAKE AN AVERAGE OF ONE TRIP PER MONTH AT ONE HOUR PER VISIT.

A&E / PROJECT MANAGER:
CENTERLINE ENGINEERING SERVICES, PA
750 WEST CENTER ST, SUITE 301
WEST BRIDGEWATER, MA 02379
PHONE 781.713.4725

APPLICANT:
AT&T MOBILITY CORP.
492 OLD CONNECTICUT PATH
SUITE #210
FRAMINGHAM, MA 01701

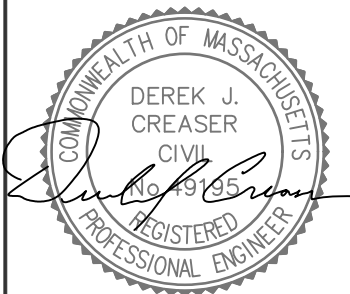


1. THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF AT&T. ANY DUPLICATION OR USE WITHOUT EXPRESS WRITTEN CONSENT IS STRICTLY PROHIBITED. DUPLICATION AND USE BY GOVERNMENT AGENCIES FOR THE PURPOSE OF CONDUCTING THEIR LAWFULLY AUTHORIZED REGULATORY AND ADMINISTRATIVE FUNCTIONS IS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



1	08/26/25	S&S FOR CX
0	05/05/25	ISSUED FOR REVIEW
NO.	DATE	DESCRIPTION

DESIGNED BY: TG	APPROVED BY: DC
--------------------	--------------------



IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT. UNLESS EXPLICITLY AGREED TO BY THE ENGINEER IN WRITING, THE ENGINEER DISCLAIMS ALL LIABILITY ASSOCIATED WITH THE REUSE, ALTERATION OR MODIFICATION OF THE CONTENTS HEREIN.



CLUSTER & NODE #:	TBD
-------------------	-----

AT&T SITE ID:
CRAN_RCTB_00073_665

SITE ADDRESS:
15 WALNUT RD
SOUTH HAMILTON, MA 01982
ESSEX COUNTY

PROJECT TYPE:	UTILITY POLE
---------------	--------------

SHEET TITLE:
TITLE SHEET

DRAWING #:	T-1	REVISION:	1
------------	-----	-----------	---

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. 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: 2020 NATIONAL ELECTRICAL CODE
LIGHTNING CODE: NFPA 780-2020

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.

GROUNDING NOTES

1. THE SUBCONTRACTOR SHALL REVIEW AND INSPECT THE EXISTING FACILITY GROUNDING SYSTEM AND LIGHTING PROTECTION SYSTEM (AS DESIGNED AND INSTALLED) FOR STRICT COMPLIANCE WITH THE NEC (AS ADOPTED BY THE AHJ), THE SITE-SPECIFIC (UL, LPI, OR NFPA) LIGHTING PROTECTION CODE, AND GENERAL COMPLIANCE WITH ERICSSON AND TIA GROUNDING STANDARDS. THE SUBCONTRACTOR SHALL REPORT ANY VIOLATIONS OR ADVERSE FINDINGS TO THE CONTRACTOR FOR RESOLUTION.

2. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTING PROTECTION, AND AC POWER GES'S) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.

3. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR NEW GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 25 OHMS OR LESS.

4. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.

5. EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, 6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS, 2 AWG STRANDED COPPER FOR OUTDOOR BTS.

6. COMPRESSION CLAMP WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.

7. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.

8. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO GROUND BAR.

9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTORS SHALL NOT BE USED FOR GROUNDING CONNECTIONS.


10. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.

11. METAL CONDUIT SHALL BE MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH 6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.

12. ALL NEW STRUCTURES WITH A FOUNDATION AND/OR FOOTING HAVING 20 FT. OR MORE OF 1/2 IN. OR GREATER ELECTRICALLY CONDUCTIVE REINFORCING STEEL MUST HAVE IT BONDED TO THE GROUND RING USING SHEAR CLAMP CONNECTION USING #2 AWG SOLID BARE TINNED COPPER GROUND WIRE, PER NEC 250.50.


ABBREVIATIONS

AGL	ABOVE GRADE LEVEL	EQ	GENERAL CONTRACTOR	REQ	REQUIRED
AWG	AMERICAN WIRE GAUGE	GC	MASTER GROUND BUS	RF	RADIO FREQUENCY
BBU	BATTERY BACKUP UNIT	MIN	GALVANIZED RIGID CONDUIT	TBD	TO BE DETERMINED
BTCW	BARE TINNED SOLID COPPER WIRE	MGB	MASTER GROUND BAR	TBR	TO BE REMOVED
BGR	BURIED GROUND RING	MIN	MINIMUM	TBRR	TO BE REMOVED AND REPLACED
BTS	BASE TRANSCEIVER STATION	P	PROPOSED	TYP	TYPICAL
E	EXISTING	N.T.S.	NOT TO SCALE	UG	UNDERGROUND
EGB	EQUIPMENT GROUND BAR	RAD	RADIATION CENTER LINE (ANTENNA)	VIF	VERIFY IN FIELD
EGR	EQUIPMENT GROUND RING	REF	REFERENCE		



AT&T

AT&T MOBILITY CORP.
492 OLD CONNECTICUT PATH
SUITE #210
FRAMINGHAM, MA 01701



CENTERLINE

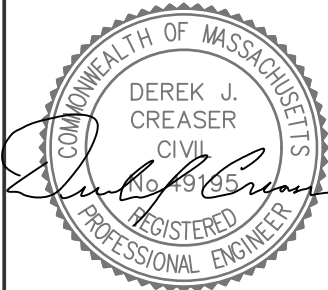
ENGINEERING SERVICES, PA
750 W CENTER ST, SUITE 301
WEST BRIDGEWATER, MA 02379
PHONE: 781.713.4725

REVISIONS


1	08/26/25	S&S FOR CX
0	05/05/25	ISSUED FOR REVIEW
NO	DATE	DESCRIPTION

DESIGNED BY:
TG

APPROVED BY:
DC



IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT, UNLESS EXPLICITLY AGREED TO BY THE ENGINEER IN WRITING. THE ENGINEER DISCLAIMS ALL LIABILITY ASSOCIATED WITH THE REUSE, ALTERATION OR MODIFICATION OF THE CONTENTS HEREIN.



CLUSTER & NODE #:
TBD

AT&T SITE ID:
CRAN_RCTB_00073_665

SITE ADDRESS:
15 WALNUT RD
SOUTH HAMILTON, MA 01982
ESSEX COUNTY

PROJECT TYPE:
UTILITY POLE

SHEET TITLE:
GENERAL NOTES

DRAWING #:
GN-1

REVISION:
1

APPROXIMATE LAT: 42.610641° N
COORDINATES: LONG: -70.873906° W

- TOP OF PROPOSED ANTENNA
ELEV. 30'-6"± (AGL)
- CL OF PROPOSED ANTENNA
ELEV. 29'-6"± (AGL)
- TOP OF EXISTING POLE
ELEV. 27'-6"± (AGL)
- PROPOSED SECONDARY POWER
ELEV. 25'-5"± (AGL)
- PROPOSED WEATHERHEAD
ELEV. 25'-0"± (AGL)

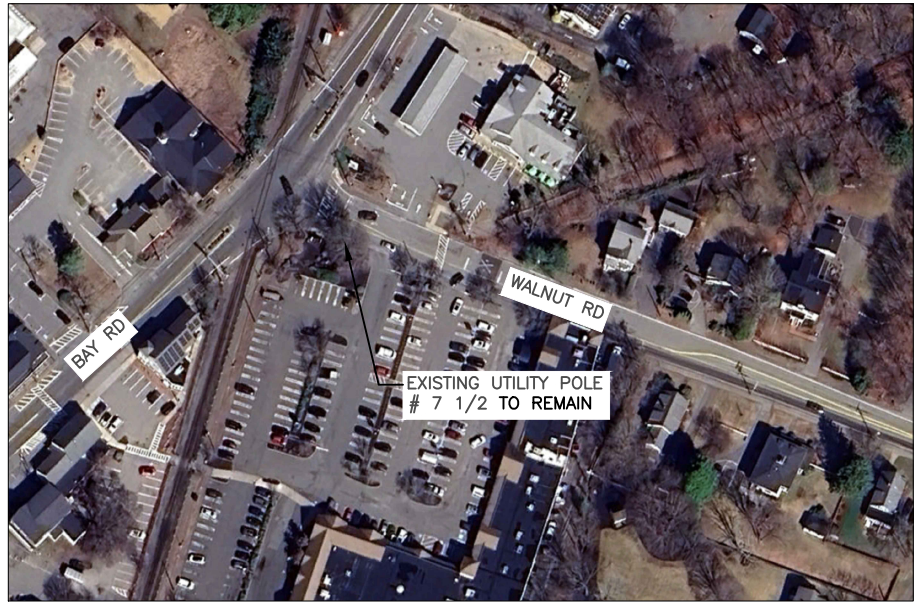
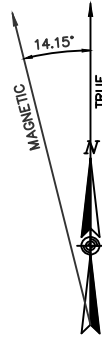
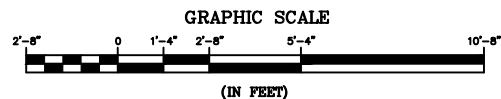
- EXISTING COMM. AND DOWN GUY
ELEV. 20'-2"± (AGL)
- PROPOSED FIBER
ELEV. 19'-2"± (AGL)

- GROUND LEVEL
ELEV. 0'-0"± (AGL)

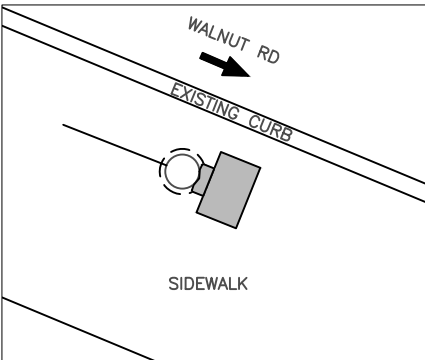
PROPOSED 5/8"x8' COPPER
CLAD GROUND ROD (TYP.)
12' MIN.

- PROPOSED ANTENNA
- PROPOSED POLE TOP
MOUNTING BRACKET
- PROPOSED SECONDARY
- PROPOSED WEATHERHEAD
- PROPOSED (1) 2" UV RATED
U-GUARD FOR FIBER CABLES.
- PROPOSED FIBER
- PROPOSED (3) #6 AWG (1) #8 AWG GND
WIRES INSIDE PROPOSED (1) UV RATED 1" MIN.
SCH. 40 PVC CONDUIT. CONDUIT SHALL BE
SECURE BY TWO HOLE STRAPS AT BOTH ENDS
OF EVERY 10' SECTION OF CONDUIT
- PROPOSED DEMARK BOX, BY FIBER
PROVIDER. CONNECTED TO FIBER ABOVE BY
FIBER PROVIDER
- PROPOSED EQUIPMENT CABINET
WITH RRHs
- PROPOSED (1) 60A 2-POLE PAD-LOCKABLE
DISCONNECT SWITCH FUSED AND (1) 50A
2-POLE CIRCUIT BREAKER
- PROPOSED 60A METER/BREAKER METER SOCKET
WITH BY PASS (BY OTHERS). USE ANCHOR STYLE
BOTTOM FEED METER/BREAKER COMBO OR
EQUIVALENT (METER SHALL NOT BE MOUNTED ON
STREET SIDE)
- EXISTING POLE #7 1/2 TO REMAIN
- PROPOSED (1) 1/2" UV RATED CONDUIT
FOR #2 AWG COPPER GROUND.
- GROUND ROD(S) SHALL BE INSTALLED IN
UNDISTURBED SOIL, 12" MIN. FROM THE POLE.
TOP OF GROUND ROD(S) SHALL BE 24" MIN.
BELOW FINISHED GRADE OR 6" BELOW FROST
LINE. THE POLE GROUND SHALL HAVE A MAXIMUM
RESISTANCE OF 25 OHMS.

NORTHEAST ELEVATION
SCALE: 3/8" = 1'-0" (22"x34")
3/16" = 1'-0" (11"x17")



KEY PLAN
N.T.S.



EQUIPMENT ORIENTATION
N.T.S.



EXISTING PHOTO
N.T.S.

AT&T
AT&T MOBILITY CORP.
492 OLD CONNECTICUT PATH
SUITE #210
FRAMINGHAM, MA 01701

CENTERLINE
ENGINEERING SERVICES, PA
750 W CENTER ST, SUITE 301
WEST BRIDGEWATER, MA 02379
PHONE: 781.713.4725

REVISIONS		
NO	DATE	DESCRIPTION
1	08/26/25	S&S FOR CX
0	05/05/25	ISSUED FOR REVIEW

DESIGNED BY: TG	APPROVED BY: DC
--------------------	--------------------



IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT, UNLESS EXPLICITLY AGREED TO BY THE ENGINEER IN WRITING. THE ENGINEER DISCLAIMS ALL LIABILITY ASSOCIATED WITH THE REUSE, ALTERATION OR MODIFICATION OF THE CONTENTS HEREIN.

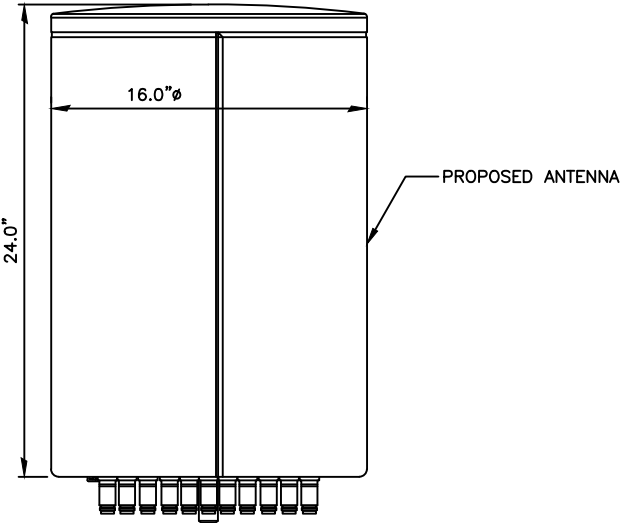


CLUSTER & NODE #:	TBD
AT&T SITE ID:	CRAN_RCTB_00073_665
SITE ADDRESS:	15 WALNUT RD SOUTH HAMILTON, MA 01982 ESSEX COUNTY
PROJECT TYPE:	UTILITY POLE

SHEET TITLE:	ELEVATION & KEY PLAN
DRAWING #:	A-1
REVISION:	1

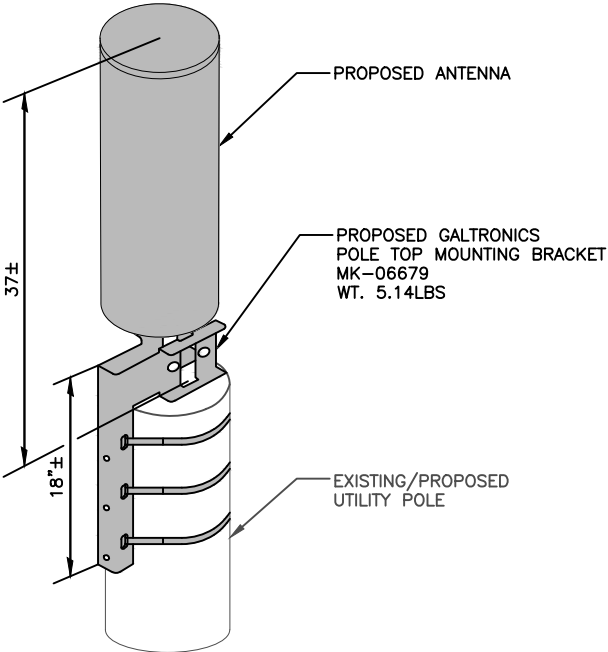
ANTENNA CHART					
MFG	MODEL	H	D	WEIGHT	VOLUME
GALTRONICS	GQ2418-B6941 (OR EQUAL)	24.0"	16.0"	25.6 LBS.	2.34CU. FT.

NOTE:
MOUNT PER MANUFACTURER'S SPECIFICATIONS.



ANTENNA DETAIL
N.T.S.

NOTE:
MOUNT PER MANUFACTURER'S SPECIFICATIONS.



ANTENNA MOUNT DETAIL
N.T.S.

RRU CHART					
QUANTITY	MODEL	L	W	D	WEIGHT
1(P)	4490	17.5"	15.1"	6.8"	68 LBS.
1(P)	4890	17.5"	15.2"	6.9"	68 LBS.

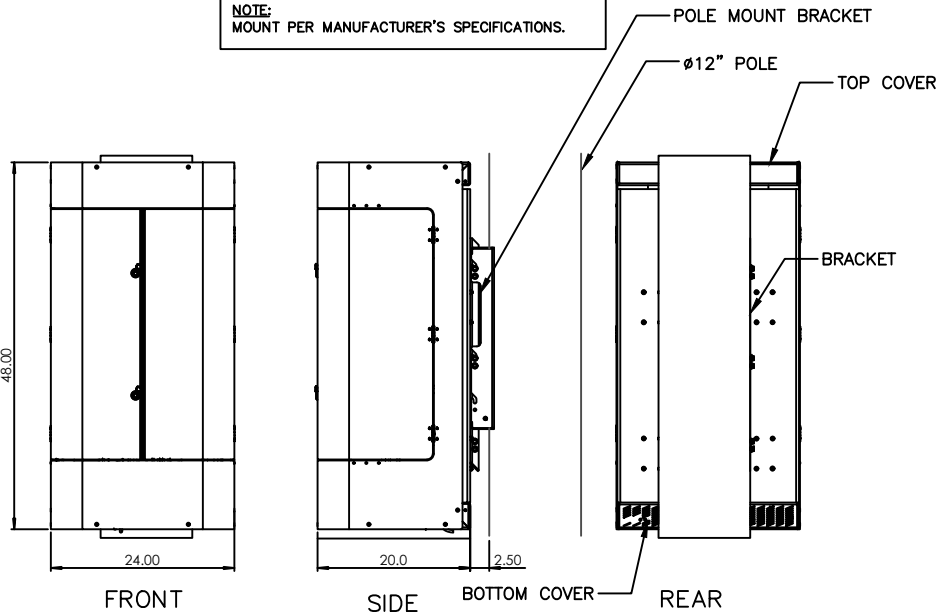
NOTE:
MOUNT PER MANUFACTURER'S SPECIFICATIONS.



RRH DETAIL
N.T.S.

EQUIPMENT CABINET						
MFG	MODEL	H	W	D	WEIGHT	VOLUME
ERICSSON	BFL901770	48.0"	24.0"	20.0"	75.0 LBS.	13.33 CU. FT.

NOTE:
MOUNT PER MANUFACTURER'S SPECIFICATIONS.



EQUIPMENT CABINET DETAIL
N.T.S.

METER SOCKET						
MFG	MODEL	H	W	D	WEIGHT	VOLUME
MILBANK	U2272-RL-5T9-BL	18.5"	10.0"	4.8"	16.25 LBS.	.51 CU. FT.



METER SOCKET DETAIL
N.T.S.



AT&T
AT&T MOBILITY CORP.
492 OLD CONNECTICUT PATH
SUITE #210
FRAMINGHAM, MA 01701



CENTERLINE
ENGINEERING SERVICES, PA
750 W CENTER ST, SUITE 301
WEST BRIDGEWATER, MA 02379
PHONE: 781.713.4725

REVISIONS		
1	08/26/25	S&S FOR CX
0	05/05/25	ISSUED FOR REVIEW
NO	DATE	DESCRIPTION

DESIGNED BY: TG	APPROVED BY: DC
--------------------	--------------------




IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT, UNLESS EXPLICITLY AGREED TO BY THE ENGINEER IN WRITING. THE ENGINEER DISCLAIMS ALL LIABILITY ASSOCIATED WITH THE REUSE, ALTERATION OR MODIFICATION OF THE CONTENTS HEREIN.



CLUSTER & NODE #: TBD
AT&T SITE ID: CRAN_RCTB_00073_665
SITE ADDRESS: 15 WALNUT RD SOUTH HAMILTON, MA 01982 ESSEX COUNTY
PROJECT TYPE: UTILITY POLE

SHEET TITLE: EQUIPMENT DETAILS	
DRAWING #: A-2	REVISION: 1



AT&T
AT&T MOBILITY CORP.
492 OLD CONNECTICUT PATH
SUITE #210
FRAMINGHAM, MA 01701



CENTERLINE
ENGINEERING SERVICES, PA
750 W CENTER ST, SUITE 301
WEST BRIDGEWATER, MA 02379
PHONE: 781.713.4725

REVISIONS		
1	08/26/25	S&S FOR CX
0	05/05/25	ISSUED FOR REVIEW
NO	DATE	DESCRIPTION

DESIGNED BY: TG	APPROVED BY: DC
--------------------	--------------------



IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT, UNLESS EXPLICITLY AGREED TO BY THE ENGINEER IN WRITING. THE ENGINEER DISCLAIMS ALL LIABILITY ASSOCIATED WITH THE REUSE, ALTERATION OR MODIFICATION OF THE CONTENTS HEREIN.



CLUSTER & NODE #: TBD
AT&T SITE ID: CRAN_RCTB_00073_665
SITE ADDRESS: 15 WALNUT RD SOUTH HAMILTON, MA 01982 ESSEX COUNTY
PROJECT TYPE: UTILITY POLE

SHEET TITLE: EQUIPMENT DETAILS	
DRAWING #: A-3	REVISION: 1

POWER SUPPLY UNIT							
QUANTITY	MFG	MODEL	H	W	D	WEIGHT	VOLUME
1 (P)	ERICSSON	6308	15.2"	13.5"	4.3"	33 LBS.	.69 CU. FT.



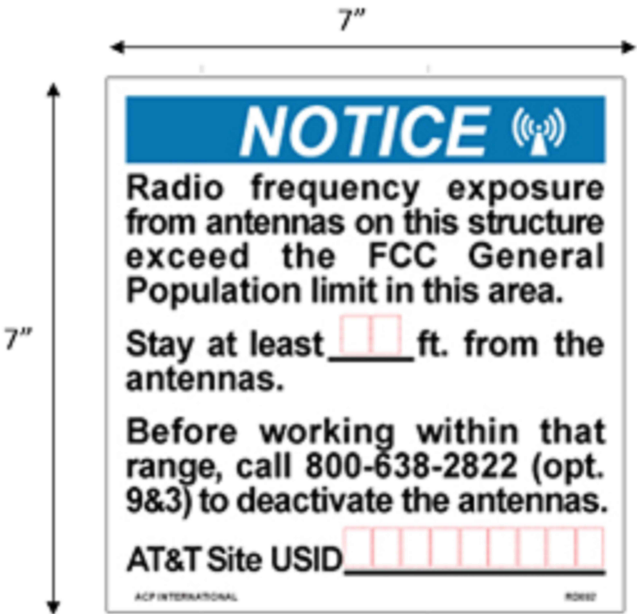
POWER SUPPLY UNIT DETAIL
N.T.S.

AC DISTRIBUTION PANEL					
MFG	MODEL	H	W	D	WEIGHT
PTS	PTS90121-6E	10.2"	6.1"	5.3"	7 LBS.

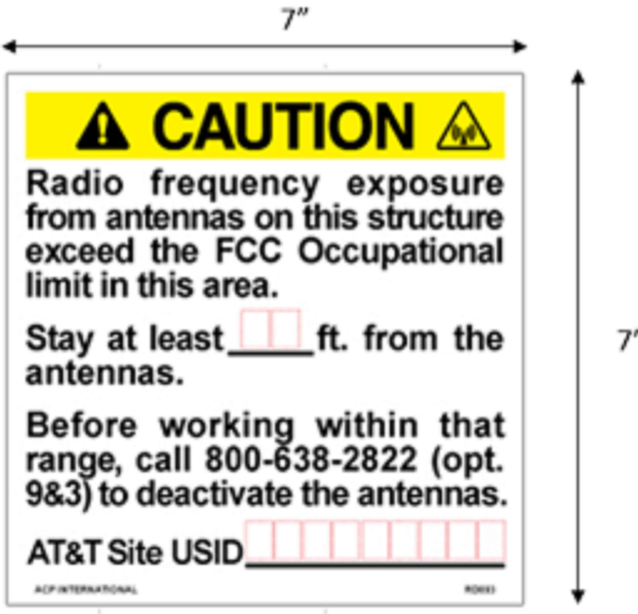


DISTRIBUTION PANEL DETAIL
N.T.S.

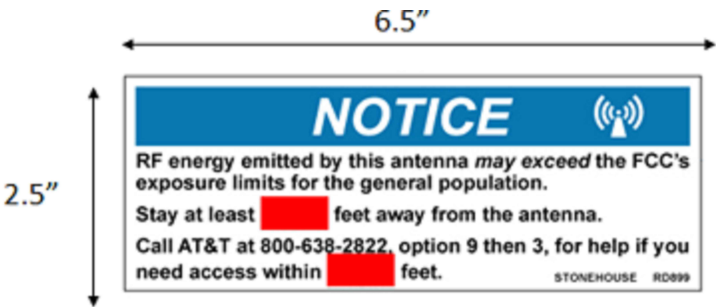
NOTE:
SIGNAGE REQUIREMENTS TO FOLLOW RF CERTIFICATION
LETTER, NOTICE DECAL OR (2) 7"x7" SIGNS.



SHROUD SIGN DETAIL
N.T.S.



SHROUD SIGN DETAIL
N.T.S.



ANTENNA SIGN DETAIL
N.T.S.



AT&T

AT&T MOBILITY CORP.
492 OLD CONNECTICUT PATH
SUITE #210
FRAMINGHAM, MA 01701



CENTERLINE

ENGINEERING SERVICES, PA
750 W CENTER ST, SUITE 301
WEST BRIDGEWATER, MA 02379
PHONE: 781.713.4725

REVISIONS		
1	08/26/25	S&S FOR CX
0	05/05/25	ISSUED FOR REVIEW
NO	DATE	DESCRIPTION

DESIGNED BY:	APPROVED BY:
TG	DC

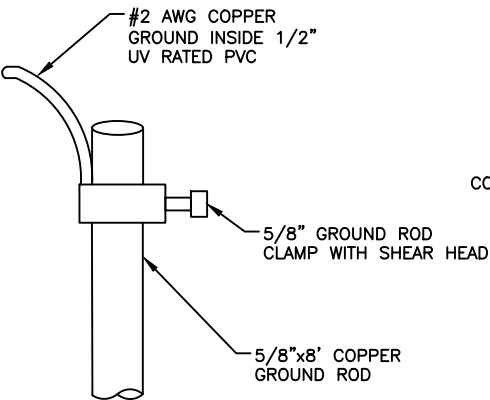


IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT, UNLESS EXPLICITLY AGREED TO BY THE ENGINEER IN WRITING. THE ENGINEER DISCLAIMS ALL LIABILITY ASSOCIATED WITH THE REUSE, ALTERATION OR MODIFICATION OF THE CONTENTS HEREIN.

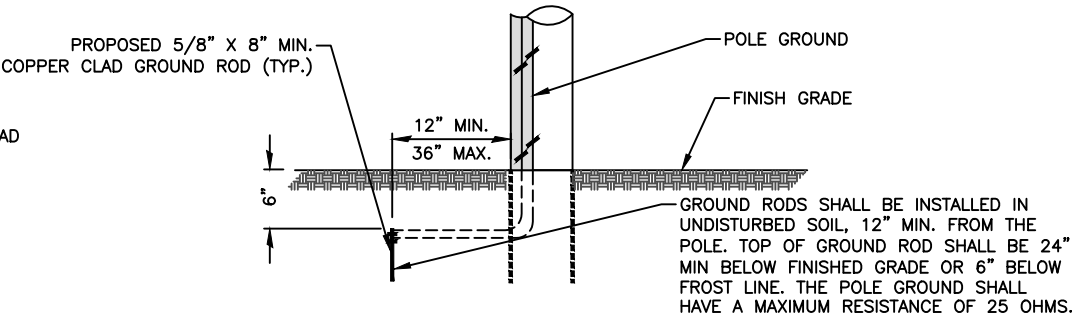


CLUSTER & NODE #:	TBD
AT&T SITE ID:	CRAN_RCTB_00073_665
SITE ADDRESS:	15 WALNUT RD SOUTH HAMILTON, MA 01982 ESSEX COUNTY
PROJECT TYPE:	UTILITY POLE

SHEET TITLE: SIGNAGE DETAILS	
DRAWING #:	REVISION:
A-4	1



CONNECTION TO GROUND ROD
N.T.S.



GROUNDING DIAGRAM
N.T.S.



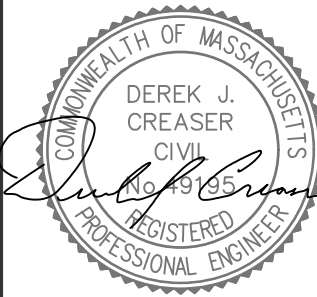
AT&T
AT&T MOBILITY CORP.
492 OLD CONNECTICUT PATH
SUITE #210
FRAMINGHAM, MA 01701



CENTERLINE
ENGINEERING SERVICES, PA
750 W CENTER ST, SUITE 301
WEST BRIDGEWATER, MA 02379
PHONE: 781.713.4725

REVISIONS		
1	08/26/25	S&S FOR CX
0	05/05/25	ISSUED FOR REVIEW
NO	DATE	DESCRIPTION

DESIGNED BY:	APPROVED BY:
TG	DC

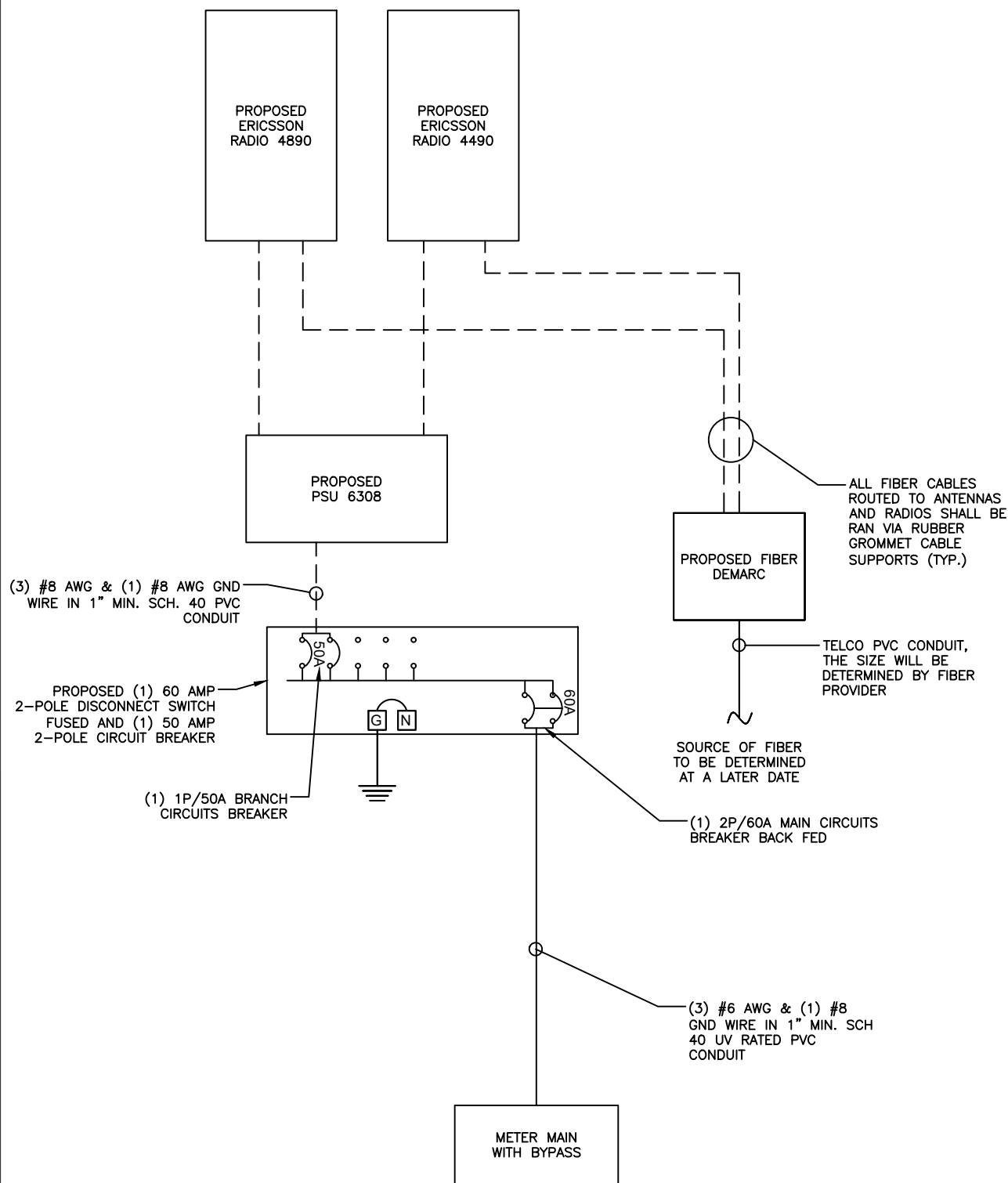


IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT, UNLESS EXPLICITLY AGREED TO BY THE ENGINEER IN WRITING. THE ENGINEER DISCLAIMS ALL LIABILITY ASSOCIATED WITH THE REUSE, ALTERATION OR MODIFICATION OF THE CONTENTS HEREIN.

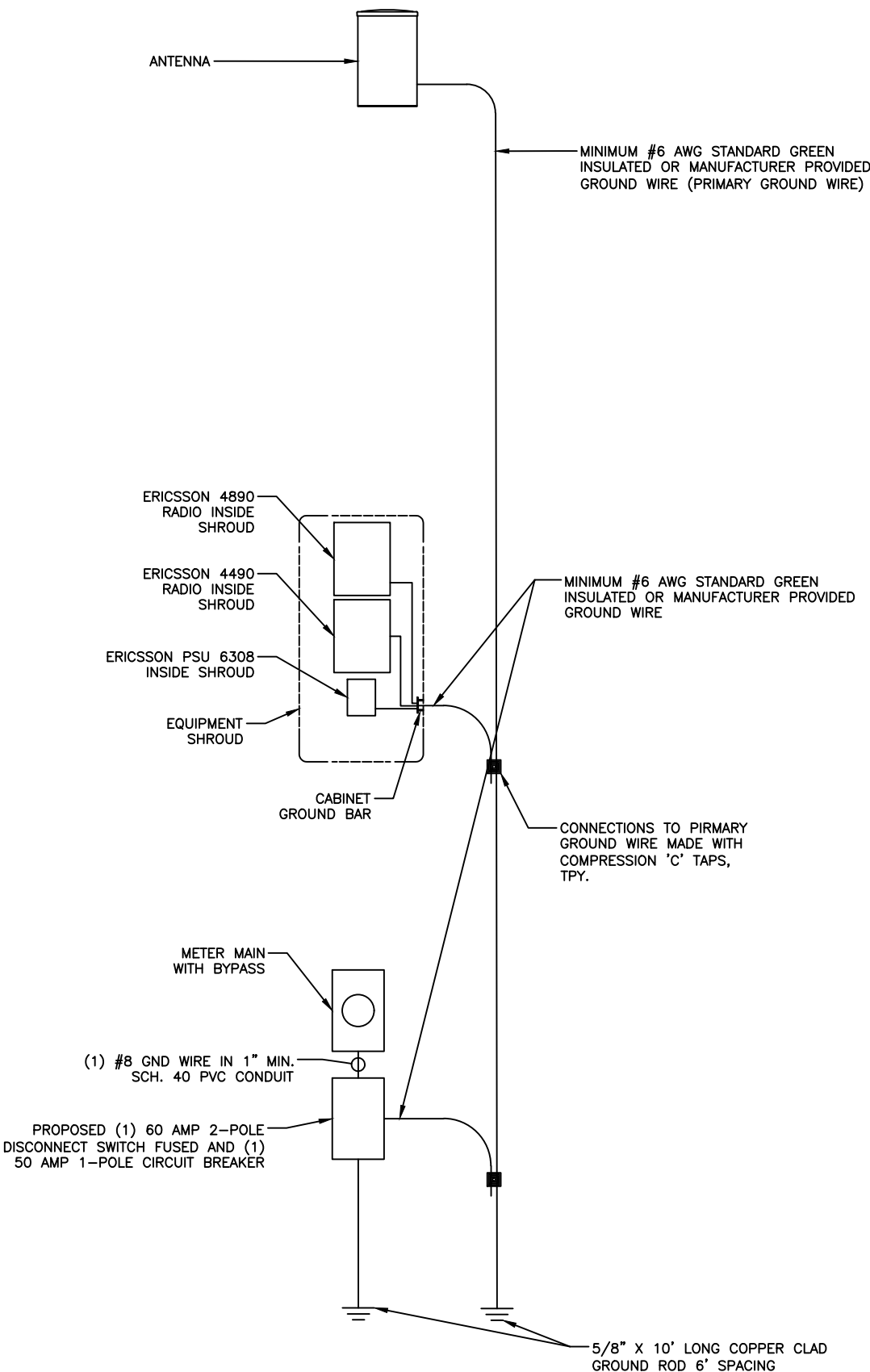


CLUSTER & NODE #:
TBD
AT&T SITE ID:
CRAN_RCTB_00073_665
SITE ADDRESS:
15 WALNUT RD SOUTH HAMILTON, MA 01982 ESSEX COUNTY
PROJECT TYPE:
UTILITY POLE

SHEET TITLE:	
GROUNDING DETAILS	
DRAWING #	REVISION:
E-1	1



ELECTRICAL ONE LINE DIAGRAM
N.T.S.



GROUNDING ONE LINE DIAGRAM
N.T.S.

 **AT&T**

AT&T MOBILITY CORP.
492 OLD CONNECTICUT PATH
SUITE #210
FRAMINGHAM, MA 01701

 **CENTERLINE**
ENGINEERING SERVICES, PA

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

REVISIONS		
1	08/26/25	S&S FOR CX
0	05/05/25	ISSUED FOR REVIEW
NO	DATE	DESCRIPTION

DESIGNED BY:	APPROVED BY:
TG	DC

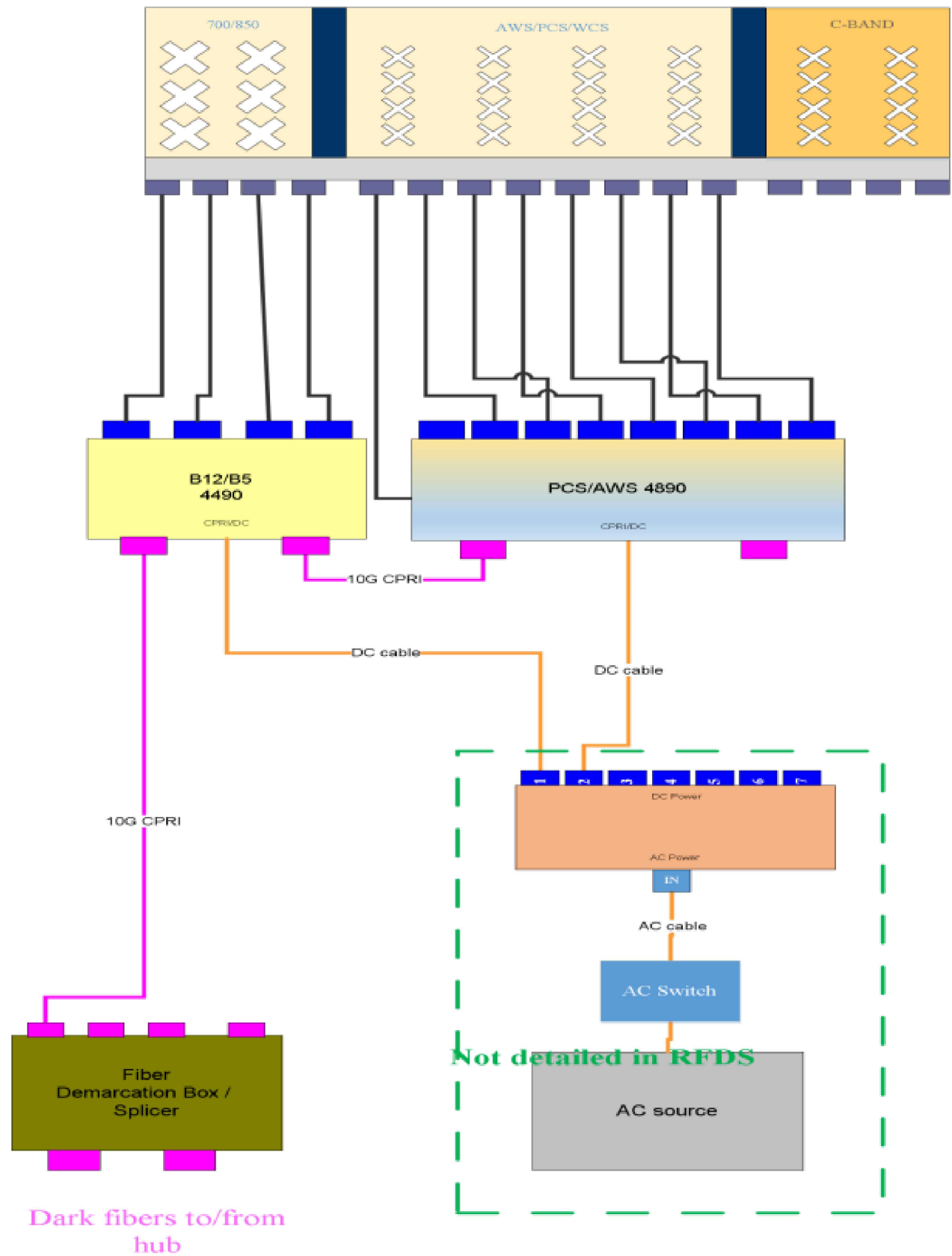


IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT, UNLESS EXPLICITLY AGREED TO BY THE ENGINEER IN WRITING. THE ENGINEER DISCLAIMS ALL LIABILITY ASSOCIATED WITH THE REUSE, ALTERATION OR MODIFICATION OF THE CONTENTS HEREIN.



CLUSTER & NODE #:	TBD
AT&T SITE ID:	CRAN_RCTB_00073_665
SITE ADDRESS:	15 WALNUT RD SOUTH HAMILTON, MA 01982 ESSEX COUNTY
PROJECT TYPE:	UTILITY POLE

SHEET TITLE:	ONE LINE DIAGRAMS
DRAWING #:	E-2
REVISION:	1



PLUMBING DIAGRAM
N.T.S.

 **AT&T**
AT&T MOBILITY CORP.
492 OLD CONNECTICUT PATH
SUITE #210
FRAMINGHAM, MA 01701

 **CENTERLINE**
ENGINEERING SERVICES, PA
750 W CENTER ST, SUITE 301
WEST BRIDGEWATER, MA 02379
PHONE: 781.713.4725

REVISIONS		
1	08/26/25	S&S FOR CX
0	05/05/25	ISSUED FOR REVIEW
NO	DATE	DESCRIPTION

DESIGNED BY:	APPROVED BY:
TG	DC



IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT, UNLESS EXPLICITLY AGREED TO BY THE ENGINEER IN WRITING. THE ENGINEER DISCLAIMS ALL LIABILITY ASSOCIATED WITH THE REUSE, ALTERATION OR MODIFICATION OF THE CONTENTS HEREIN.



CLUSTER & NODE #:	TBD
AT&T SITE ID:	CRAN_RCTB_00073_665
SITE ADDRESS:	15 WALNUT RD SOUTH HAMILTON, MA 01982 ESSEX COUNTY
PROJECT TYPE:	UTILITY POLE

SHEET TITLE:	PLUMBING DIAGRAM
DRAWING #:	E-3
REVISION:	1

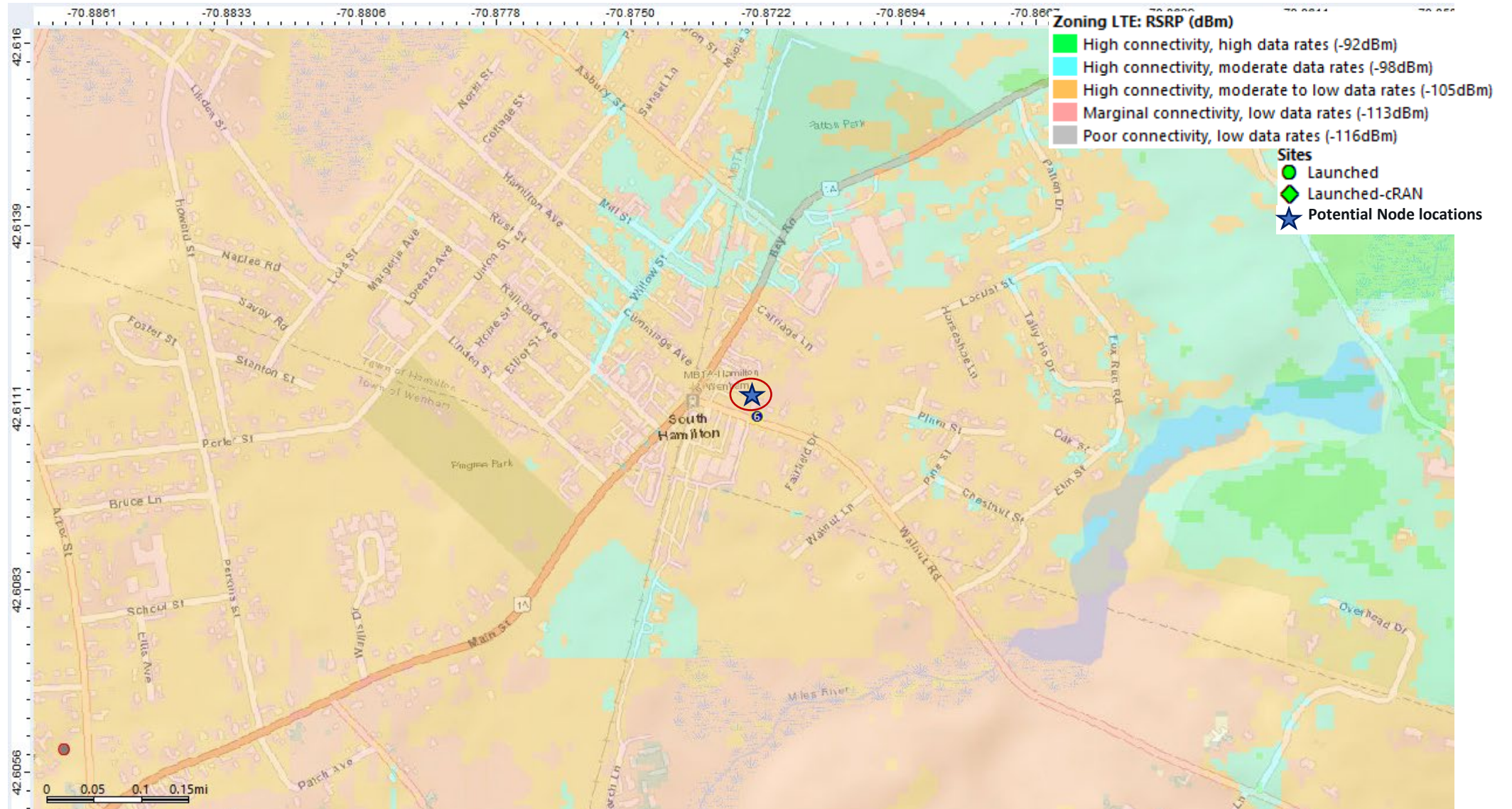




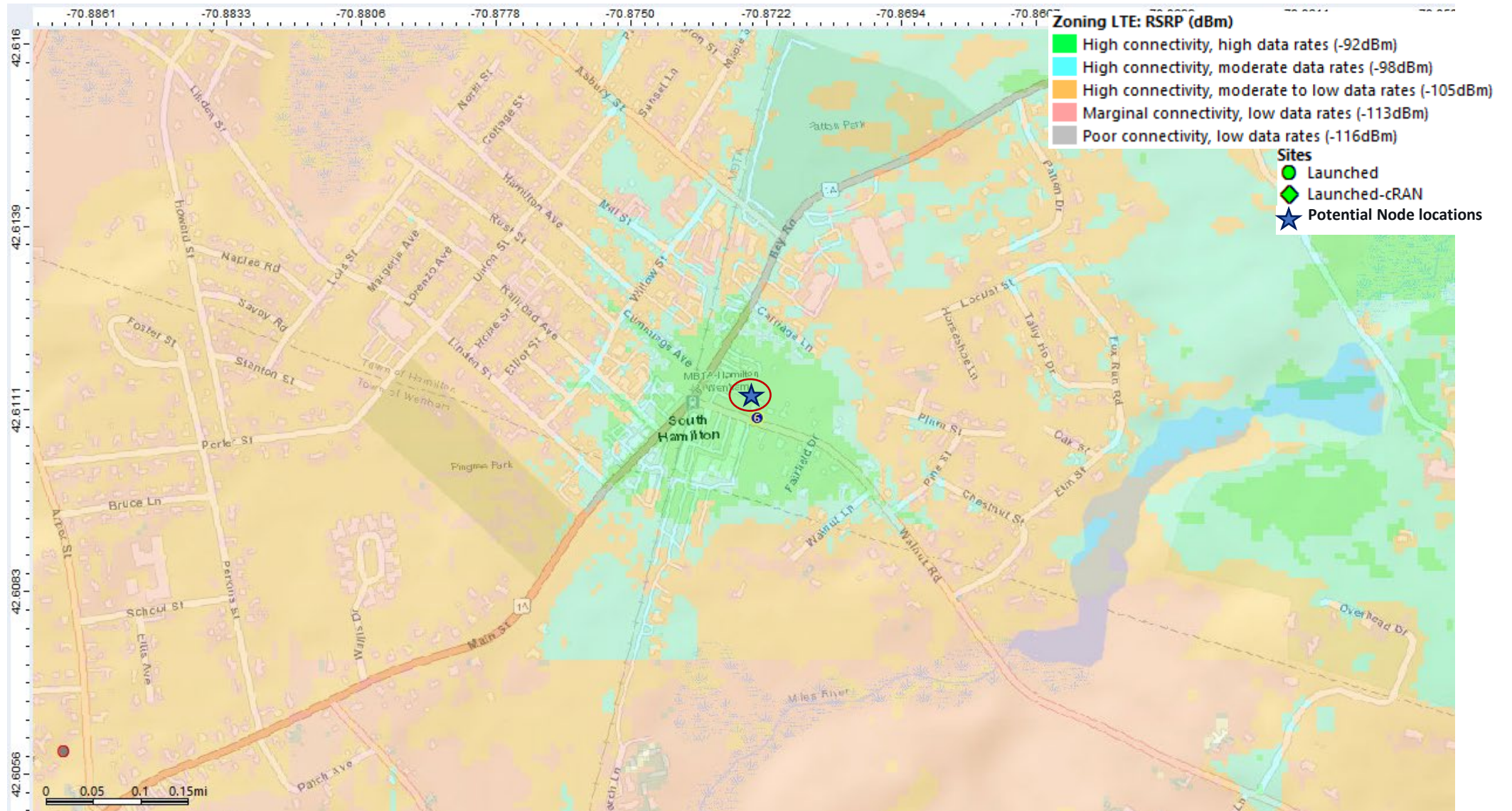




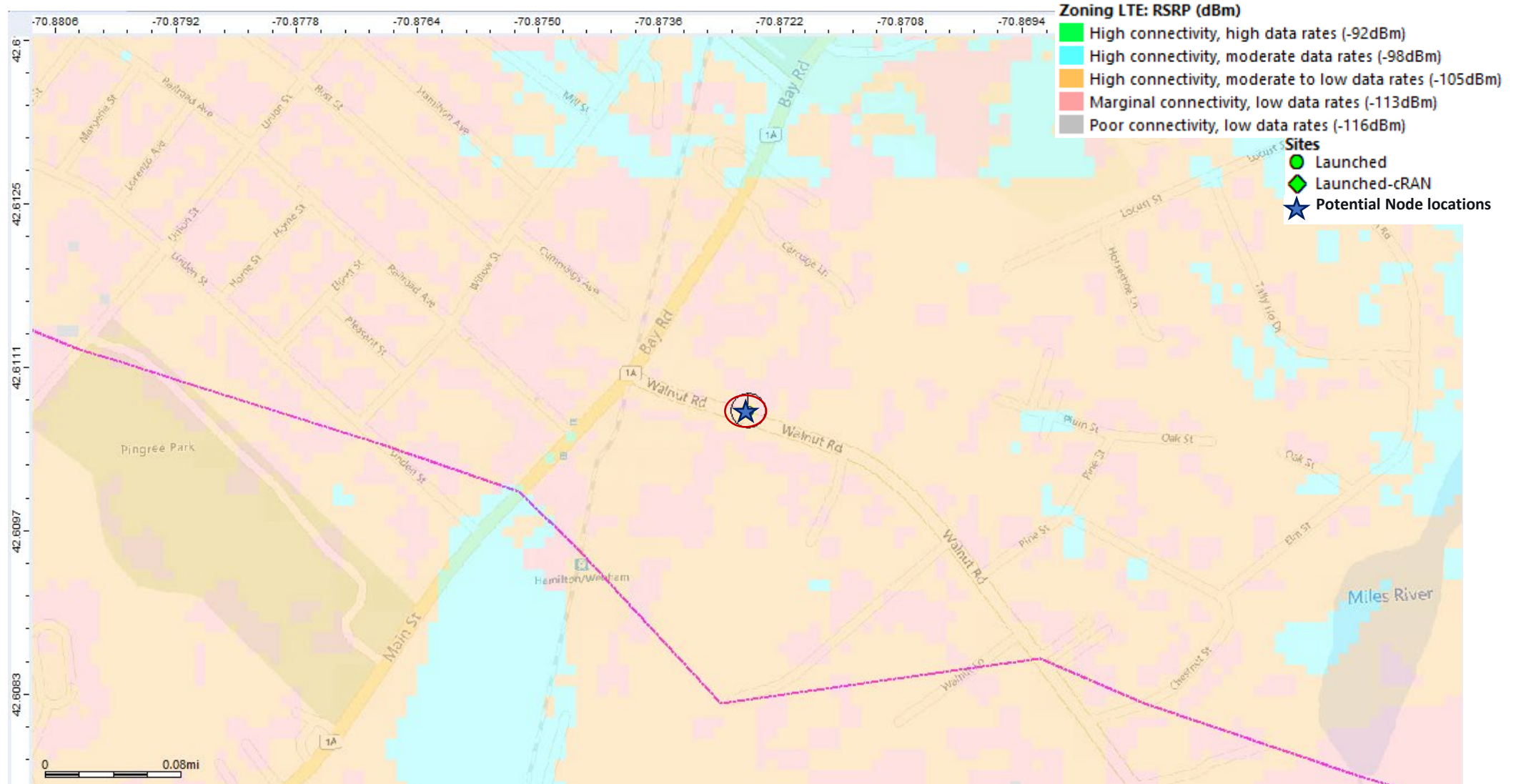
Current AT&T Coverage around South Hamilton



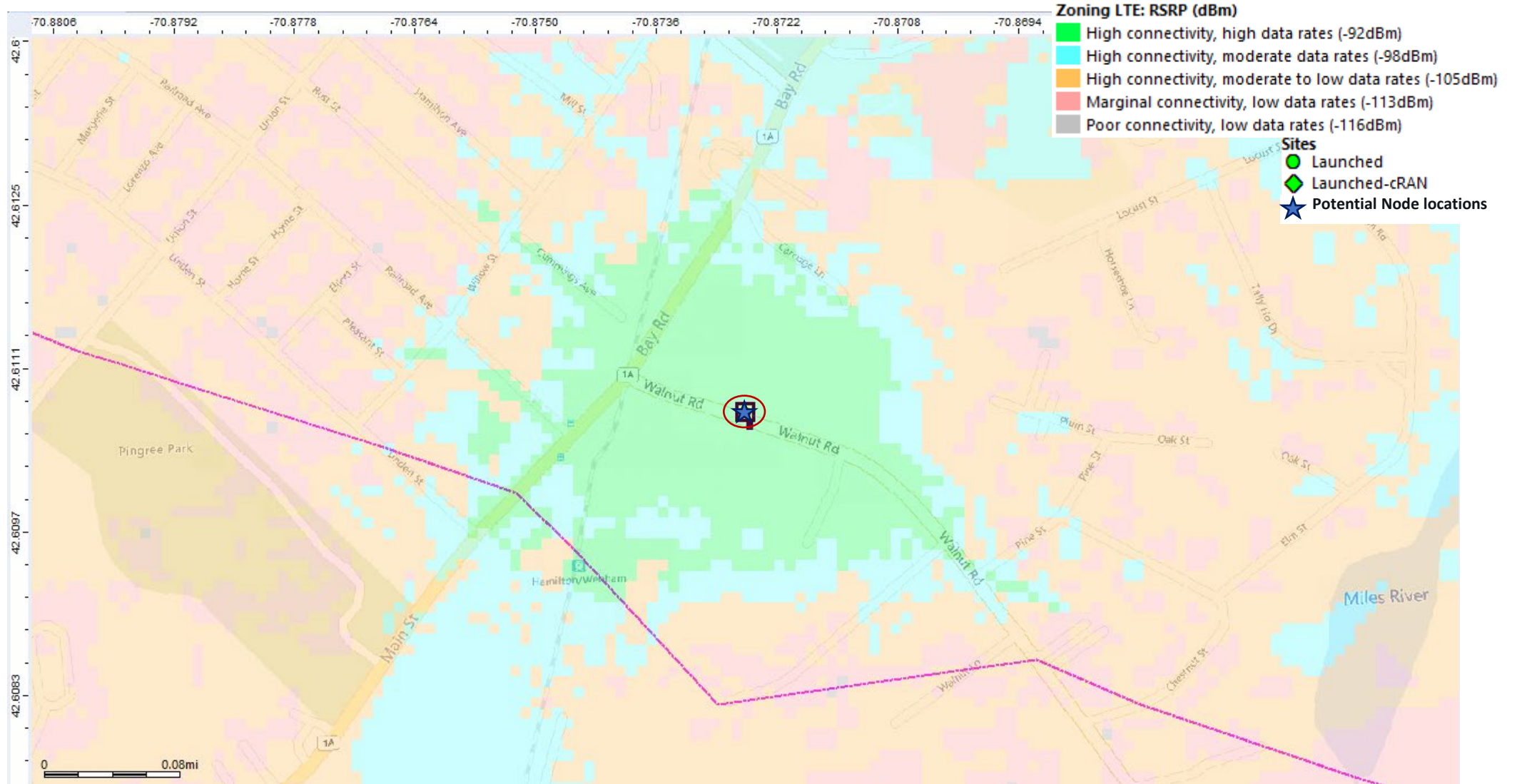
Proposed AT&T Coverage around South Hamilton



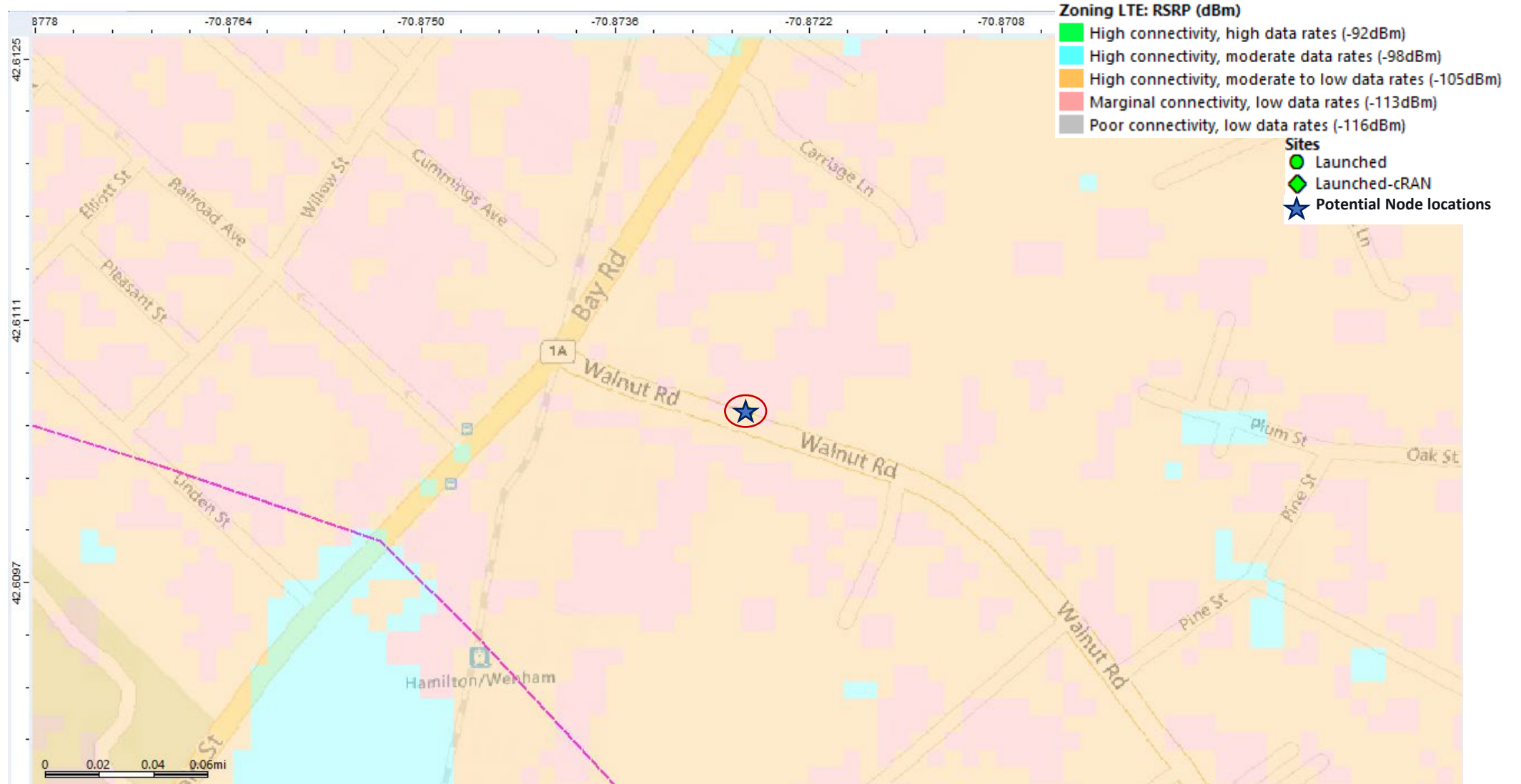
Current AT&T Coverage around South Hamilton



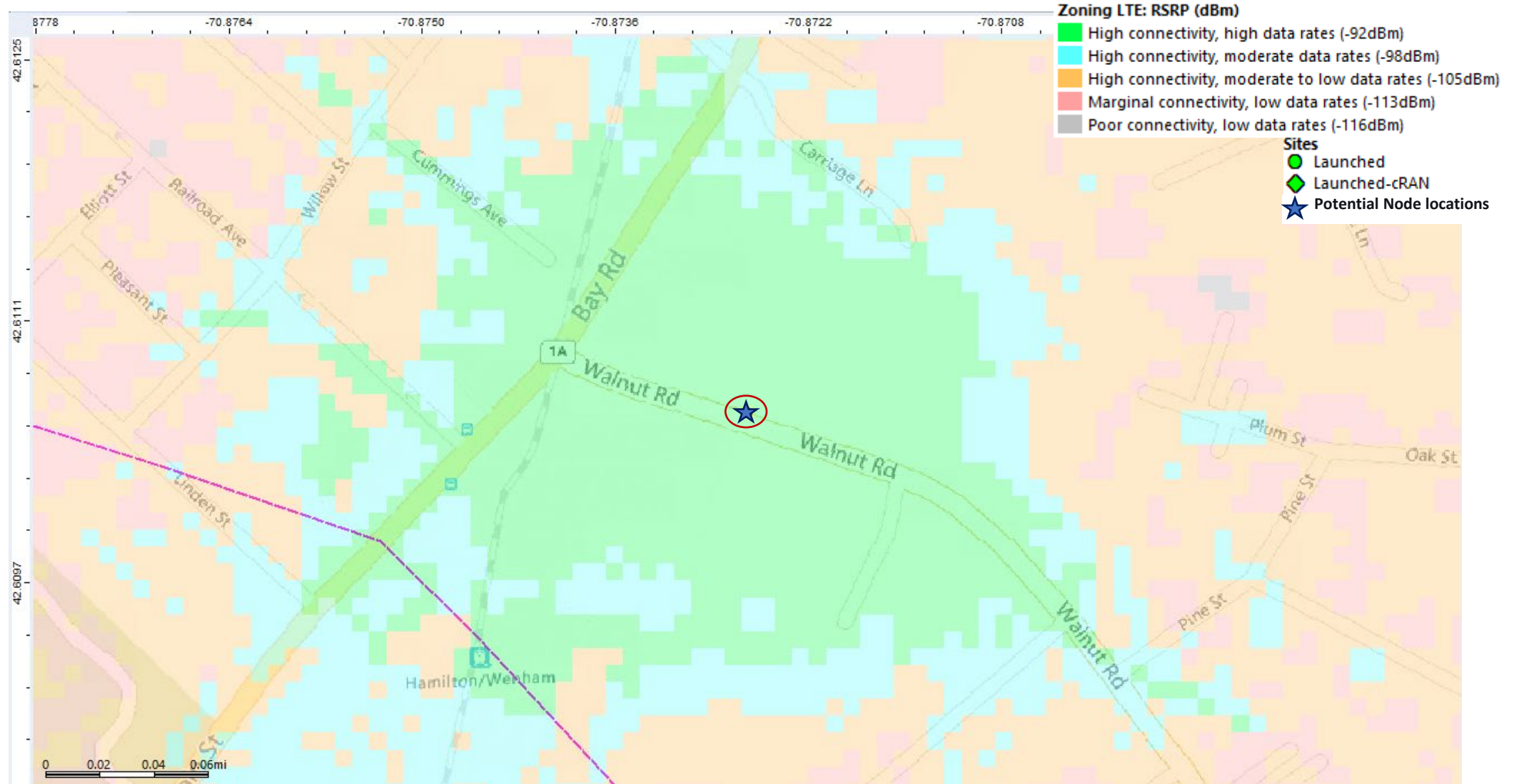
Proposed AT&T Coverage around South Hamilton



Current AT&T Coverage around South Hamilton



Proposed AT&T Coverage around South Hamilton



**Radio Frequency Report
Proposed AT&T Small Wireless Facility
Near 15 Walnut Road
Hamilton, MA**



August 29, 2025

TABLE OF CONTENTS

1. Overview..... 3

2. AT& T' s Proposed Facility..... 3

3. Coverage and Capacity Objectives..... 3

4. Site Search and Selection Process/ Candidate Evaluations..... 4

5. Site Selection.....4

6. Coverage Maps..... 4

7. Interference

8. Summary..... 5

9. Statement of Certification..... 5

1. Overview

New Cingular Wireless PCS, LLC (“AT&T”) is providing the following information in support of its application to the Town of Hamilton Planning Board to construct, operate and maintain a small cell wireless communication facility (“Facility”) in Hamilton, MA to provide personal communication services. The proposed Facility is to be located on an existing utility pole near 15 Walnut Road, Hamilton, MA (the “Site”). The Facility is needed to provide coverage and to address capacity issues that exist in this area of the Town of Hamilton as discussed in this report.

Included in this report is a brief summary of the proposed Facility’s Objectives with radio frequency (“RF”) coverage plots depicting the predicted wireless coverage of the proposed Facility based on the antenna mounting height necessary to achieve AT&T’s goals.

2. AT&T’s Proposed Facility

As shown on the plans submitted with the application, AT&T proposes to construct, operate, and maintain the Facility near the Site consisting principally of the following elements:

- One (1) antenna mounted to the top of an existing utility pole.
- Two (2) remote radio heads (RRHs) inside an equipment shroud mounted to the utility pole.
- Fiber optic and DC power cables running from the RRHs to the antennas and electric meter.
- Electrical service and fiber connection for communications.

3. Coverage and Capacity Objectives

AT&T provides digital cellular communications service as well as high speed data services commonly referred to as “long term evolution” (“LTE”) operating in the 700, 850, 1900, 2100, 2300 and 3800 MHz and 39 GHz frequencies, all as allocated by the Federal Communications Commission (“FCC”). AT&T is experiencing substantial demand growth in wireless data and in efforts to meet current and future demand is bolstering and densifying its network using small cells facilities to provide high quality services covered under license from the FCC.

Wireless communication services are no longer limited to providing mobility for voice services. The communication services have evolved to offer a wider range of advanced services to include wide-area voice, data, internet, video, and broadband wireless data, among others, all in a mobile environment. To offer these competitive services to local

residents and businesses and commuters traveling in and through the targeted coverage areas, especially inside buildings, AT&T needs to improve the quality of its coverage by filling in as many of the existing gaps with adequate capacity, quality and signal strengths conducive to in-building and in-vehicle usage, and to provide the same bandwidth requirements in order to meet the increasing demand on the network.

AT&T proposes this small cell facility in the Town of Hamilton to deal with the rapidly increasing demand on AT&T's wireless network. This small cell facility will work in conjunction with existing wireless facilities including the existing macro sites installed on rooftops, towers and other structures in and around the Town of Hamilton. AT&T's radio frequency engineers targeted the proposed location due to the coverage and capacity needs in the areas near the Site. Please see the enclosed coverage maps submitted as part of this report. AT&T's existing macro cell sites are not providing adequate coverage in this area due to distance and terrain issues. This small cell facility will also work to offload the demands on AT&T's macro sites and allow for increased coverage, data capacity and speed within the immediate vicinity of the Site and in the areas surrounding those macro sites.

4. Site Search and Selection Process

To find a site location that provides acceptable levels of service and fills the gaps in coverage and addresses capacity issues, computer modeling is used to define a search ring. The search ring is designed such that a site located within the ring would have a high probability of completing coverage and capacity in the targeted coverage area (assuming sufficient height is achieved).

Once the search ring is determined, AT&T's real estate consultants search within the defined area for existing structures with sufficient height that would fill coverage gaps and capacity deficiencies within the network in accordance with applicable FCC rules and orders. As more fully explained below, AT&T does not have an existing wireless facility capable of providing the required services to the targeted areas near the Site. From radio frequency coverage, quality, capacity and permitting perspectives, the proposed Facility addresses those needs.

5. Site Selection

The existing utility pole selected is the best available and feasible structure that will meet AT&T's coverage objectives while complying with the Town of Hamilton wireless zoning bylaw and siting policies. The Facility will provide the coverage and capacity that AT&T is looking to achieve in this area of the Town of Hamilton. Without a wireless facility at or near this Site, AT&T would be effectively prohibited from providing adequate coverage.

6. Coverage Maps

To demonstrate why the proposed Facility is necessary, we have developed the

attached radio frequency coverage maps. These coverage maps were generated using Forsk Atoll, an RF Propagation computer modeling program. This software takes into account the geographical features of an area, antenna models, antenna heights and RF transmitting power. With the proposed Facility, represented on the coverage maps as the blue star, the Facility will provide much needed coverage along Main Street and surrounding areas near the Site, including emergency 911 connectivity. The map showing coverage without the proposed Facility indicates that AT&T cannot achieve its coverage and capacity objectives with existing wireless facilities. Accordingly, the proposed Facility is necessary to fill coverage gaps, address capacity issues and upgrade AT&T's wireless service in and around the Site.

7. Interference

AT&T's Facility will not cause interference with frequencies used by the Town or the Commonwealth of Massachusetts or any other public safety agency. In the event any such interference occurs, AT&T will address such interference in accordance with applicable FCC regulations and requirements.

8. Summary

The location and the small cell configuration were chosen to achieve an optimal balance between meeting coverage and capacity objectives and minimizing the impact on the Town of Hamilton while complying with all applicable laws and regulations. The low power Facility will comply with all applicable FCC regulations regarding exposure to RF emissions and other matters. The proposed Facility is feasible, appropriate and will improve wireless communication services in the area.

8. Statement of Certification

I certify to the best of my knowledge that the statements in this report are true and accurate.



8/29/2025

Kevin Breuer, RF Engineer
AT& Mobility
4922-8063-7028.1



August 29, 2025



AT&T Mobility Corp.
492 Old Connecticut Path Suite #210
Framingham, MA 01701

Subject: Structural Analysis Report
 AT&T Site ID: CRAN_RCTB_00073_665
 Node FA #: 16278664
 USID: 330492
 Site Address: 15 Walnut Rd.
 South Hamilton, MA 01982

To Whom It May Concern:

Centerline Communications completed a structural analysis to determine the structural integrity of the utility pole at the site referenced above.

Based on our analysis, Centerline Communications has determined the existing pole stress level to be adequate to support the existing and proposed equipment. This analysis assumes wire type and estimates wire diameter using photos of the existing pole.

Proposed Equipment:

- (1) Antenna (Weight= 25.6 lbs.)
- (1) Power Meter (Weight= 16.3 lbs.)
- (1) AC Panel (Weight= 7.0 lbs.)
- (1) Demarc (Weight= 2.0 lbs.)
- (1) Ericsson Cabinet (Weight= 75.0 lbs.)
- (1) 4890 RRU (Weight= 68.0 lbs.)
- (1) 4490 RRU (Weight= 68.0 lbs.)
- (1) Ericsson PSU 6308 (Weight= 33.0 lbs.)
- (1) Fiber Line
- (1) Secondary Line

Analysis Results:

	%	Result	Comments
Pole Stress Level with Existing and Proposed Equipment:	39.0	PASS	N/A

750 W Center St, Suite 301
West Bridgewater, MA 02379
781-713-4725

Analysis Results Based Upon the Following Pole Conditions:

Existing Pole Height Above Grade	Existing Pole Length/Class	New Pole Length/Class	New Pole Embedment	New Pole Height Above Grade	New Guy Wires Required
27.5'	35/4	-	-	-	No

This evaluation was conducted in accordance with the 2023 National Electric Safety Code (NESC) construction standards and the Massachusetts State Building Code, 10th Edition (Amendments to the IBC 2021).

Assumptions and Limitations:

- The utility pole and associated accessories are constructed in conformance with all applicable state and local building codes.
- The utility pole has been maintained in accordance with the manufacturer's specifications.
- The foundation/soil is acceptable.

All Equipment proposed in this report shall be installed in accordance with the latest Centerline Communications Drawings.

Should you have any questions, please do not hesitate to contact us.

Sincerely,

Derek Creaser, PE
Director - A&E Services

Pole Num:	7 1/2	Pole Length / Class:	35 / 4	Code:	NESC	Structure Type:	Deadend
By	AP	Species:	SOUTHERN PINE	NESC Rule:	Rule 250B	Status	Guy Wires Adequate
Checked By	DC	Setting Depth (ft):	7.5	Construction Grade:	C	Pole Strength Factor:	0.85
Aux Data 3	Unset	G/L Circumference (in):	30.96	Loading District:	Heavy	Transverse Wind LF:	1.75
Aux Data 4	Unset	G/L Fiber Stress (psi):	8,000	Ice Thickness (in):	0.50	Wire Tension LF:	1.30
Aux Data 5	Unset	Allowable Stress (psi):	6,800	Wind Speed (mph):	39.53	Vertical LF:	1.90
Aux Data 6	Unset	Fiber Stress Ht. Reduc:	No	Wind Pressure (psf):	4.00		
Latitude:	0		Longitude:	0		Elevation:	0M

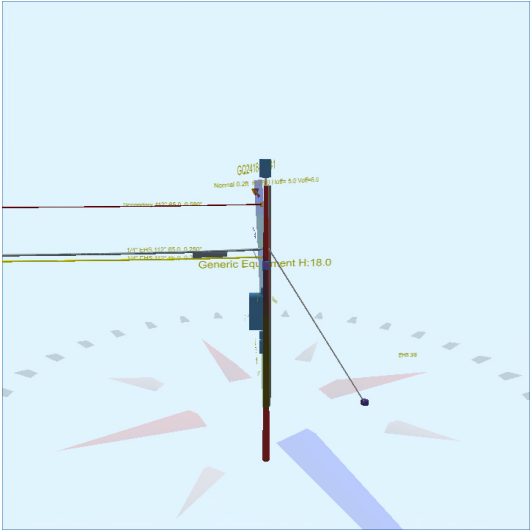


Image Time Stamp - 2025:04:29 16:04:02

Pole Capacity Utilization (%)	Height (ft)	Wind Angle (deg)
Maximum	21.0	0.0
Groundline	21.0	0.0
Vertical	4.5	18.8

Pole Moments (ft-lb)	Load Angle (deg)	Wind Angle (deg)
Max Cap Util	10,344	184.9
Groundline	10,344	184.9
GL Allowable	53,229	

Guy System Component Summary				Load From Worst Wind Angle on Pole		Individual Maximum Load With Overload Applied	
Description	Lead Length (ft)	Lead Angle (deg)	Height (ft)	Nominal Capacity (%)	Wind Angle (deg)	Max* Load Capacity (%)	Wind Angle (deg)
► Expanding - 10" 8-Way - Soil Class 4	12.5	290.0		25.4	197.9	30.0	110.0
• EHS 3/8 (Down)			20.2	33.0	197.9	39.0	110.0
System Capacity Summary:				Adequate		Adequate	

Groundline Load Summary - Reporting Angle Mode: Load - Reporting Angle: 184.9°

	Shear Load* (lbs)	Applied Load (%)	Bending Moment (ft-lb)	Applied Moment (%)	Pole Capacity (%)	Bending Stress (+/- psi)	Vertical Load (lbs)	Vertical Stress (psi)	Total Stress (psi)	Pole Capacity (%)
Powers	165	27.3	3,899	37.7	7.3	536	48	1	537	7.9
Comms	722	119.6	13,261	128.2	24.9	1,823	218	3	1,825	26.8
GuyBraces	-603	-99.9	-11,324	-109.5	-21.3	-1,556	5,888	77	-1,479	-21.8
GenericEquipments	113	18.8	1,753	17.0	3.3	241	570	7	248	3.7
Pole	129	21.4	1,732	16.7	3.3	238	1,184	16	253	3.7
Crossarms	77	12.7	1,010	9.8	1.9	139	81	1	140	2.1
Insulators	1	0.1	12	0.1	0.0	2	32	0	2	0.0
Pole Load	604	100.0	10,344	100.0	19.4	1,422	8,020	105	1,527	22.5
Pole Reserve Capacity			42,885		80.6	5,378			5,273	77.5

Load Summary by Owner - Reporting Angle Mode: Load - Reporting Angle: 184.9°

	Shear Load* (lbs)	Applied Load (%)	Bending Moment (ft-lb)	Applied Moment (%)	Pole Capacity (%)	Bending Stress (+/- psi)	Vertical Load (lbs)	Vertical Stress (psi)	Total Stress (psi)	Pole Capacity (%)
Proposed	165	27.4	3,910	37.8	7.4	537	52	1	538	7.9
Existing	-215	-35.6	-4,029	-39.0	-7.6	-554	6,046	79	-474	-7.0
AT&T	524	86.7	8,731	84.4	16.4	1,200	739	10	1,210	17.8
Pole	129	21.4	1,732	16.7	3.3	238	1,184	16	253	3.7
Totals:	604	100.0	10,344	100.0	19.4	1,422	8,020	105	1,527	22.5

Detailed Load Components:

Power	Owner	Height (ft)	Horiz. Offset (in)	Cable Diameter (in)	Sag at Max Temp (ft)	Cable Weight (lbs/ft)	Lead/Span Length (ft)	Span Angle (deg)	Wire Length (ft)	Tension (lbs)	Tension Moment* (ft-lb)	Offset Moment* (ft-lb)	Wind Moment* (ft-lb)	Moment at GL* (ft-lb)	
Secondary	TRIPLEX 6 AWG	Proposed	25.40	5.96	0.5800	0.80	0.113	65.0	112.0	65.0	357	1,537	3	322	1,862
Totals:											1,537	3	322	1,862	

Comm		Owner	Height (ft)	Horiz. Offset (in)	Cable Diameter (in)	Sag at Max Temp (ft)	Cable Weight (lbs/ft)	Lead/Span Length (ft)	Span Angle (deg)	Wire Length (ft)	Tension (lbs)	Tension Moment* (ft-lb)	Offset Moment* (ft-lb)	Wind Moment* (ft-lb)	Moment at GL* (ft-lb)
Overlashed Bundle	1/4" EHS	Existing	20.20	6.26	0.2500	0.88	0.121	65.0	112.0	65.0	800	2,738	2	247	2,988
Telco	26 GA 50 PR (0.58)	Existing	20.16	6.26	0.5800		0.180	65.0	112.0	65.0			2	85	88
Telco	26 GA 50 PR (0.58)	Existing	20.11	6.26	0.5800		0.180	65.0	112.0	65.0			2	85	87

Telco	26 GA 50 PR (0.58)	Existing	20.06	6.26	0.5800		0.180	65.0	112.0	65.0			2	243	246
Overlashed Bundle	1/4" EHS	AT&T	19.20	6.32	0.2500	0.62	0.121	65.0	112.0	65.0	800	2,603	3	234	2,840
Telco	BELOPTIX DT144 - 144 FIBERS - DIELECTRIC (0.756)	AT&T	19.16	6.32	0.7560		0.208	65.0	112.0	65.0			3	80	83
												Totals:	5,341	15	975 6,331

GenericEquipment		Owner	Height (ft)	Horiz. Offset (in)	Offset Angle (deg)	Rotate Angle (deg)	Unit Weight (lbs)	Unit Height (in)	Unit Depth (in)	Unit Diameter (in)	Unit Length (in)	Offset Moment* (ft-lb)	Wind Moment* (ft-lb)	Moment at GL* (ft-lb)
Box	Generic Equipment	Existing	18.00	5.89	200.0	0.0	5.00	12.00	4.00	--	10.00	2	72	74
Box	Demarc	AT&T	15.00	5.41	112.0	0.0	2.00	9.60	2.70	--	7.00	0	14	14
Cylinder	GQ2418-B6941	AT&T	29.50	0.79	0.0	0.0	25.60	24.00	--	16.00	--	1	226	227
Box	Meter	AT&T	8.00	6.87	112.0	0.0	16.25	18.50	4.80	--	10.00	2	24	27
Box	Cabinet w/ RRU	AT&T	12.50	14.21	112.0	0.0	244.00	48.00	20.00	--	24.00	72	405	477
Box	AC Distribution Panel	AT&T	9.50	7.03	112.0	0.0	7.00	10.20	5.30	--	6.10	1	17	18
												Totals:	78	759 837

Crossarm		Owner	Height (ft)	Horiz. Offset (in)	Offset Angle (deg)	Rotate Angle (deg)	Unit Weight (lbs)	Unit Height (in)	Unit Depth (in)	Unit Length (in)	Offset Moment* (ft-lb)	Wind Moment* (ft-lb)	Moment at GL* (ft-lb)
Normal	Riser	AT&T	13.75	5.63	270.0	270.0	37.40	330.00	3.00	3.00	1	458	459
Normal	MK-06679 Mounting Bracket	AT&T	28.00	-0.66	0.0	0.0	5.14	12.00	2.00	2.04	0	23	23
												Totals:	2 481 482

Insulator		Owner	Height (ft)	Horiz. Offset (in)	Offset Angle (deg)	Rotate Angle (deg)	Unit Weight (lbs)	Unit Diameter (in)	Unit Length (in)	Offset Moment* (ft-lb)	Wind Moment* (ft-lb)	Moment at GL* (ft-lb)
Spool	Spool 3"	Proposed	25.40	0.00	112.0	112.0	2.00	3.00	3.19	0	5	5
Bolt	Single Bolt	Existing	20.20	0.00	112.0	112.0	5.00	3.00	0.10	0	0	0
Extension	Single Bolt	AT&T	28.50	3.34	152.5	0.0	5.00	3.00	0.10	0	0	0
Bolt	Single Bolt	AT&T	19.20	0.00	112.0	112.0	5.00	3.00	0.10	0	0	0
											Totals:	0 6 6

Guy Wire and Brace		Owner	Attach Height (ft)	End Height (ft)	Lead/Span Length (ft)	Wire Diameter (in)	Percent Solid (%)	Lead Angle (deg)	Incline Angle (deg)	Wire Weight (lbs/ft)	Rest Length (ft)	Stretch Length (in)
EHS 3/8	Down	Existing	20.20	0.00	12.50	0.375	75.00	290.0	58.1	0.273	29.76	0.86

Guy Wire and Brace (Loads and Reactions)		Elastic Modulus (psi)	Rated Tensile Strength (lbs)	Guy Strength Factor	Allowable Tension (lbs)	Initial Tension (lbs)	Loaded Tension*2 (lbs)	Maximum Tension2 (lbs)	Applied Tension3 (lbs)	Vertical Load (lbs)	Shear Load In Guy Dir (lbs)	Shear Load At Report Angle (lbs)	Proportional Moment at GL3 (ft-lb)
EHS 3/8	Down	2.30e+7	15,400	0.90	13,860	700	5,404	4,913	4,572	3,879	2,419	-629	-11,324
										Totals:	3,879	2,419	-629 -11,324

Anchor/Rod Load Summary	Owner	Rod Length AGL (in)	Lead Length (ft)	Lead Angle (deg)	Strength of Assembly (lbs)	Anchor/Rod Strength Factor	Allowable Load (lbs)	Max Load ² (lbs)	Load at Pole MCU ³ (lbs)	Max Required Capacity ² (%)
Expanding - 10" 8-Way - Soil Class 4	Existing	6.00	12.50	290.0	18,000	1.00	18,000	5,404	4,572	30.0

Pole Buckling													
Buckling Constant	Buckling Column Height* (ft)	Buckling Section Height (% Buckling Col. Hgt.)	Buckling Section Diameter (in)	Minimum Buckling Diameter at GL (in)	Diameter at Tip (in)	Diameter at GL (in)	Modulus of Elasticity (psi)	Pole Density (pcf)	Ice Density (pcf)	Pole Tip Height (ft)	Buckling Load Capacity at Height (lbs)	Buckling Load Applied at Height (lbs)	Buckling Load Factor of Safety
0.71	18.84	33.30	9.13	4.53	6.69	9.86	1.60e+6	60.00	56.00	27.50	179,279	1782.25	22.22

AT&T Small Cell Facility

Near 15 Walnut Road, South Hamilton, MA

Site Selection Analysis/Pole Feasibility Assessment

CRAN RCTB 00073 665



The image above shows a 500' radius from the issued Search Area Request Form ("SARF") coordinates with all existing utility poles.

Pole 7 ½ (east of Pole NT) – Near 15 Walnut Road – AT&T's proposed location.

Pole 943- Near 18 Walnut Road - this is AT&T's former proposed location.

Pole 1-31 – The pole owner does not allow the use due to an existing riser on the pole.

Pole 2-31 – The pole owner does not allow the use due to an existing transformer on the pole.

Pole 3-31 – The pole owner does not allow the use due to an existing transformer on the pole.

Pole 873 – The pole owner does not allow the use due to an existing transformer on the pole.

Pole 872 – The pole owner does not allow the use due to an existing transformer on the pole.

Pole 871 – The pole owner does not allow the use due to an existing transformer on the pole.

Pole 869 – The pole owner does not allow the use due to an existing transformer on the pole.

Pole 83-4 – The pole owner does not allow the use because the pole is a junction pole.

Pole 83-5 – The pole owner does not allow the use due to existing major electrical equipment on the pole.

Pole 2478 – Using this pole would provide less coverage to address the capacity needs and objectives as the proposed pole will provide.

Pole 83-6 – The pole owner does not allow the use due to an existing transformer on the pole.

Pole 940 – The pole owner does not allow the use because the pole is a junction pole.

Pole NT – The pole owner does not allow the use due to an existing riser on the pole.

Pole 941 – The pole owner does not allow the use due to an existing transformer on the pole.

Pole 942 – The pole owner does not allow the use due to an existing transformer on the pole.

Pole 943 – The pole owner does not allow the use because the pole is a junction pole.

Pole 944 – The pole owner does not allow the use due to existing major electrical equipment on the pole.

Pole 83-7 – The pole owner does not allow the use because the pole is a junction pole.

Pole 83-8-1 – The pole owner does not allow the use due to existing major electrical equipment on the pole.

Pole 83-8 – The pole owner does not allow the use because the pole is a junction pole.

Pole 83-9 – The pole owner does not allow the use due to an existing riser on the pole.

Pole 83-10 – The pole owner does not allow the use due to an existing transformer on the pole.

Pole 1071 – Using this pole would provide less coverage to address the capacity needs and objectives as the proposed pole will provide.

Pole 1070 – Using this pole would provide less coverage to address the capacity needs and objectives as the proposed pole will provide.

DONALD L. HAES, JR., CHP

Radiation Safety Specialist

PO Box 198, Hampstead, NH 03841

617-680-6262

Email: donald_haes_chp@comcast.net

August 27, 2025

RE: Installation of an AT&T Mobility omnidirectional cannister antenna and associated equipment, comprising a “Small Cell” (SC) PWS facility, to be mounted on an existing utility pole in South Hamilton, MA.

PURPOSE

I have reviewed the information pertinent to the proposed installation. To determine regulatory compliance, theoretical calculations of maximal radio-frequency (RF) fields have been prepared for the proposed site. The physical condition is that AT&T Mobility proposes to install an antenna along with remote radio head units on an existing utility pole in South Hamilton, MA (See Figure 2 map for location).

This report considers the contributions of the proposed AT&T Mobility PWS transmitters operating at their proposed FCC licensed capacities. The calculated values of RF fields are presented as a percentage of current Maximum Permissible Exposures (%MPE) as adopted by the Federal Communications Commission (FCC),^{i,iii} and those established by the Massachusetts Department of Public Health (MDPH).ⁱⁱⁱ

SUMMARY

Theoretical RF field calculations data indicate the summation of the proposed AT&T Mobility PWS contributions at the proposed Small Cell facility in South Hamilton, MA, would be within the established RF exposure guidelines; see Figure 4. This includes all publicly accessible areas, and the surrounding neighborhood in general. The results support compliance with the pertinent sections of the Massachusetts Department of Public Health regulations regarding PWS facilities, and the FCC’s guidelines for RF exposure.

Based on the results of the theoretical RF fields I have calculated; it is my expert opinion that the proposed Small Cell facility would comply with all regulatory guidelines for RF exposure with the proposed AT&T Mobility antenna and transmitter installations.

Note: The analyses, conclusions and professional opinions are based upon the precise parameters and conditions of this particular site; **AT&T SC PWS facility mounted on an existing utility pole in South Hamilton, MA.** Utilization of these analyses, conclusions, and professional opinions for any personal wireless services installation, existing or proposed, other than the aforementioned has not been sanctioned by the author, and therefore should not be accepted as evidence of regulatory compliance.

EXPOSURE LIMITS AND GUIDELINES

RF exposure guidelines enforced by the FCC were established by the Institute of Electrical and Electronics Engineers (IEEE)^{iv} and the National Council on Radiation Protection and Measurement (NCRP).^v The RF exposure guidelines are listed for RF workers and members of the public. The applicable FCC RF exposure guidelines for the public are listed in Table 1 and depicted in Figure 1. All listed values are intended to be averaged over any contiguous 30-minute period. NOTE: The values for the public assume 24 hours/day exposure, seven days a week. Also note the values for “workers” are five times the values for members of the public, albeit averaged over six minutes.

Table 1: Maximum Permissible Exposure (MPE) Values in Public Areas			
Frequency Bands	Electric Fields	Magnetic Fields	Equivalent Power Density
0.3 – 1.34 MHz	614 (V/m)	1.63 (A/m)	(100) mW/cm ²
1.34 - 30 MHz	824/ <i>f</i> (V/m)	2.19/ <i>f</i> (A/m)	(100) mW/cm ²
30 - 300 MHz	27.5 (V/m)	0.073 (A/m)	0.2 mW/cm ²
300 - 1500 MHz	--	--	<i>f</i> / 1500 mW/cm ²
1500 - 100,000 MHz	--	--	1.0 mW/cm ²

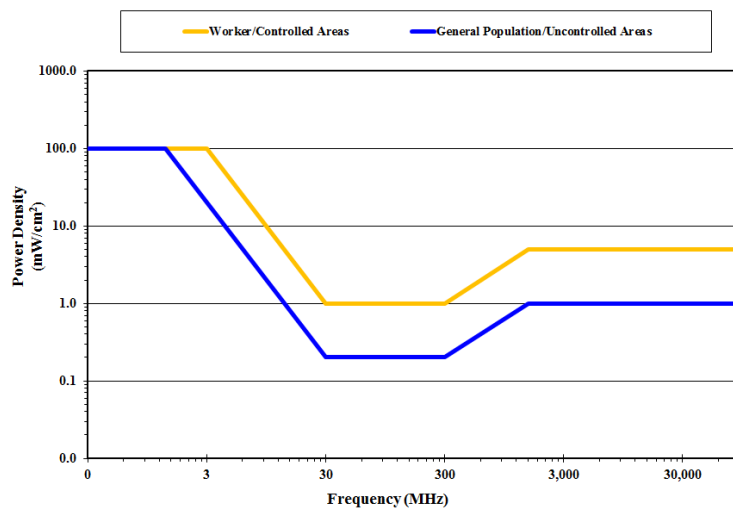
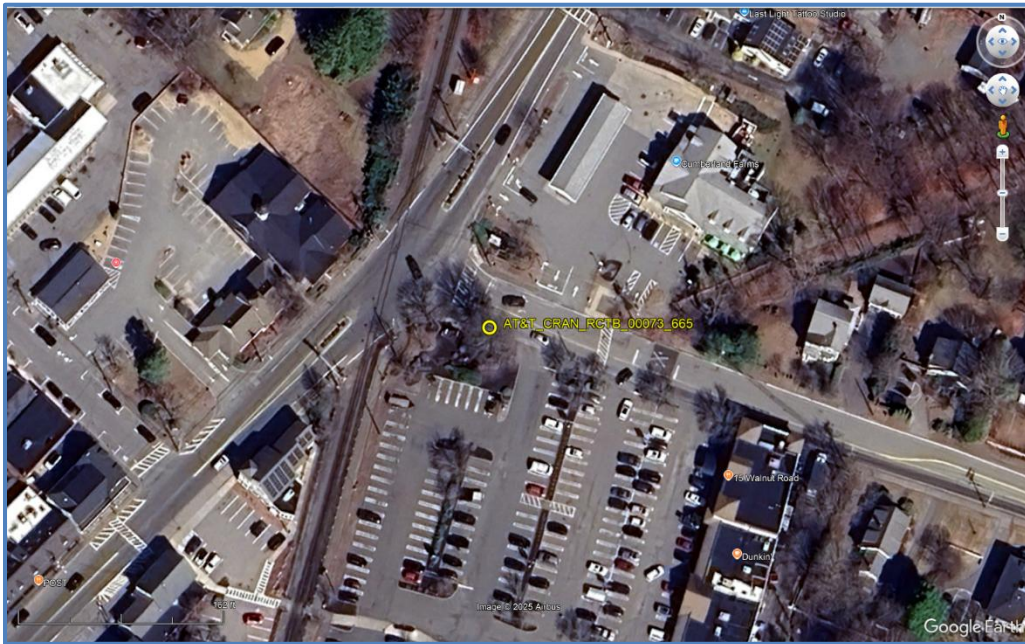


Figure 1: FCC Limits for Maximum Permissible Exposure (MPE)

NOTE: FCC “5% Rule” – When the exposure limits are exceeded in an accessible area due to the emissions from multiple fixed RF sources, actions necessary to bring the area into compliance are the shared responsibility of all licensees whose RF sources produce, at the area in question, levels that exceed 5% of the applicable exposure limit proportional to power.^{vi}

ANTENNA INSTALLATION LOCATION

The location of the proposed utility pole which would host an AT&T Mobility SC PWS facility is shown below in Figure 2. See Figure 3a for a picture of the proposed utility pole.



**Figure 2: Location of Proposed Utility Pole to Host
An AT&T Mobility SC PWS facility within South Hamilton, MA**
(Picture courtesy Google Earth^{©2025} and may not represent current conditions)

OBSERVATIONS IN CONSIDERATION WITH FCC RULES §1.1307(B) & §1.1310

Will it be physically possible to stand next to or touch any omnidirectional antenna and/or stand in front of a directional antenna?

NO; access to the utility pole will be restricted, and the site will adhere to established RF safety guidelines regarding the transmitting antenna, including the appropriate signage.

PROPOSED SITE TOPOGRAPHICAL CONDITIONS

A topographical mapping tool was used to exam the elevation profiles in the North to South and West to East azimuths at the utility pole location (See Figures 3b and 3c, respectively). Any deviation in height along the azimuth from the ground elevation was factored mathematically into any calculations involving height above ground.



**Figure 3a: Proposed Utility Pole in South Hamilton, MA
AT&T Site CRAN_RCTB_00073_665**
(Picture courtesy Google Earth^{©2025} and may not represent current conditions)



**Figure 3b: USGS Elevation Profile Along the North to South Azimuth
AT&T Site CRAN_RCTB_00073_665**
(Picture courtesy Google Earth^{©2025} and may not represent current conditions)



**Figure 3c: USGS Elevation Profile Along the West to East Azimuth
AT&T Site CRAN_RCTB_00073_665**
(Picture courtesy Google Earth^{©2025} and may not represent current conditions)

ANTENNA & TRANSMITTER PARAMETERS

The transmitter and antenna data and supporting parameters for the proposed AT&T “Small Cell” Site (See Figure 2) in South Hamilton, MA are contained in Table 2. See **Appendix A** for Remote Radio Head Unit (RRH or RRU) specifications and **Appendix B** for specifications & patterns of energy for the proposed omni-directional cannister antenna.

Table 2: Transmitter and Antenna Data and Supporting Parameters for Proposed AT&T “Small Cell” Site in South Hamilton, MA						
Remote Radio Head Unit (RRH or RRU)			Antenna Specifications			
Model FCC Band	Frequency (MHz) [†] / Technology	# Tx X Output Power (watts) [‡]	Number Manufacturer/ Model	Gain (dBi)	ERP (watts) ^{**}	Centerline Height (‘AGL)
CRAN_RCTB_00073_665						
RRUS- 4490 B12A	729-745 LTE / PCS	4 X 60	Galtronics / GQ2418-06941	3.0	292	29’6”
RRUS- 4890 B2	1930-1945 LTE / PCS	4 X 60		8.9	1136	
RRUS- 4890 B25	2100-2200 AWS	4 X 60		8.9	1136	
Table Notes † Transmitter (Tx) Frequency: Central transmit frequency used to account for multiple channels. ‡ Maximum rated output power (per channel). ** ERP : ERP It is equal to the input power to the antenna multiplied by the gain of the antenna.						

THEORETICAL RF FIELD CALCULATIONS METHODOLOGY- GROUND LEVELS

These calculations are based on what are called "worst-case" estimates. That is, the estimates assume 100% use of all transmitters simultaneously. Any deviation in height along the azimuths from the ground elevation was factored mathematically into calculations involving height above ground. However, the curvature of the Earth was neglected.

The calculations are based on the following information:

1. Effective Radiated Power (ERP) (See Table 2 and Appendix A data).
2. Antenna height (centerline, above ground level (AGL)).
Trigonometry was used to calculate the resultant "RANGE" and antenna depression angle.
3. Antenna vertical energy patterns; the source of the negative gain (G) values. See Appendix B.
Most antennas, even so-called "omni-directional" antennas, are designed to focus the RF signal, resulting in "patterns" of signal loss and gain. Antenna vertical energy patterns display the loss of signal strength relative to the direction of propagation due to elevation angle changes.

The magnitude of the RF field (the power density (S)) from an isotropic RF source is calculated making use of the power density formula as outlined in FCC's OET Bulletin 65, Edition 97-01: ^{vii}

$$S = \frac{P \cdot G}{4 \cdot \pi \cdot R^2} \quad \text{Where:} \quad \begin{array}{l} P \rightarrow \text{Power to antenna (watts)} \\ G \rightarrow \text{Gain of antenna} \\ R \rightarrow \text{Distance (range) from antenna source to point of} \\ \text{intersection with the ground (feet)} \\ R^2 = (\text{Height})^2 + (\text{Horizontal distance})^2 \end{array}$$

Since: $P \cdot G = \text{EIRP}$ (Effective Isotropic Radiated Power), and for the situation of off-axis power density calculations, apply the negative elevation gain (G^E) value from the vertical energy patterns with the following formula:

$$S = \frac{\text{EIRP} \cdot G^E}{4 \cdot \pi \cdot R^2}$$

Ground reflections may add in-phase with the direct wave, and essentially double the electric field intensity. Because power density is proportional to the *square* of the electric field, the power density may quadruple, that is, increase by a factor of four (4). Since ERP is routinely used, convert ERP into EIRP by multiplying by the factor of 1.64 (the gain of a ½-wave dipole relative to an isotropic radiator).

$$S = \frac{4 \cdot (\text{ERP} \cdot 1.64) \cdot G^E}{4 \cdot \pi \cdot R^2} = \frac{\text{ERP} \cdot 1.64 \cdot G^E}{\pi \cdot R^2} = \frac{0.522 \cdot \text{ERP} \cdot G^E}{R^2}$$

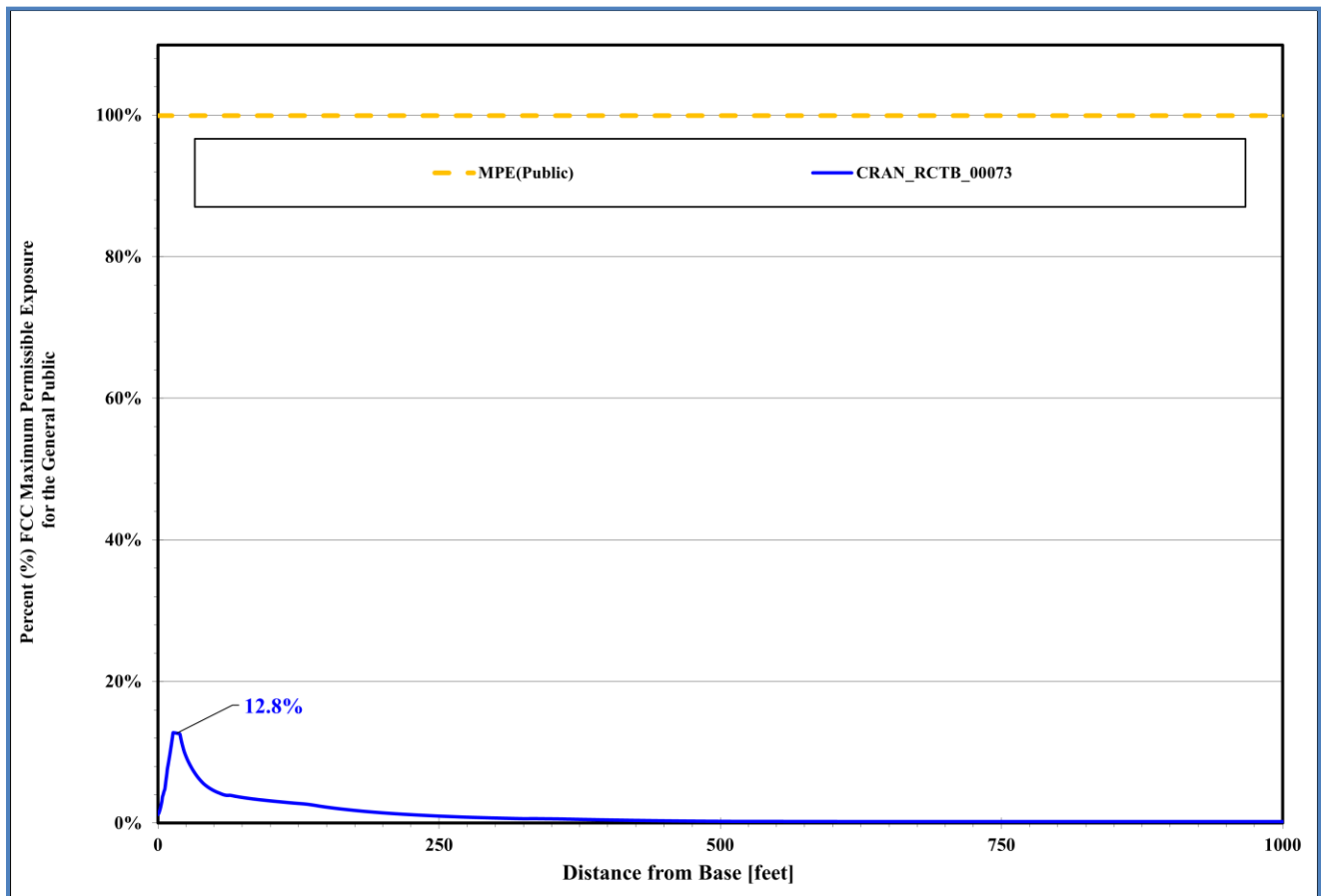
To calculate the % MPE, use the formula:

$$\% \text{ MPE} = \frac{S}{\text{MPE}} \cdot 100$$

Note that any loss along the horizontal direction was neglected, which means the results would be the maximum values in any direction. The resultant values are thus conservative in that they over predict actual resultant power densities. The data used to prepare the theoretical RF field calculations are outlined in Table 2.

RESULTS

The results of the %MPE calculations for the summation of the proposed AT&T Mobility RF emissions are depicted in Figure 4 as plotted against linear distance from the base of the host utility pole in South Hamilton, MA. The values have been calculated for a height of six feet above ground level in accordance with regulatory rationale. Any deviation from ground level height along the azimuth representing the “worst case” ground height differential was considered, and plotted.



**Figure 4: Theoretical Cumulative Percent MPE - vs. - Distance
Maximum PWS RF Emissions in ANY Direction
AT&T Mobility Site # CRAN_RCTB_00073_665 in South Hamilton, MA**

CONCLUSION

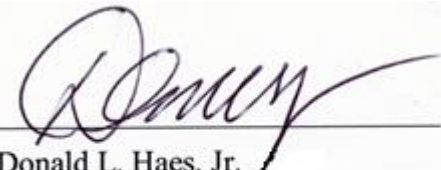
Theoretical RF field calculations data indicate the summation of the proposed AT&T Mobility PWS contributions at the proposed Small Cell facility in South Hamilton, MA, would be within the established RF exposure guidelines; see Figure 4. This includes all publicly accessible areas, and the surrounding neighborhood in general. The results support compliance with the pertinent sections of the Massachusetts Department of Public Health regulations regarding PWS facilities, and the FCC's guidelines for RF exposure.

The number and duration of calls passing through PWS facilities cannot be accurately predicted. Thus, to estimate the highest RF fields possible from operation of these installations, the maximal amount of usage was considered. Even in this so-called "worst-case," the resultant increase in RF field levels is far below established levels considered safe.

Based on the results of the theoretical RF fields I have calculated; it is my expert opinion that the proposed Small Cell facility would comply with all regulatory guidelines for RF exposure with the proposed AT&T Mobility antenna and transmitter installations.

Feel free to contact me if you have any questions.

Sincerely,



Donald L. Haes, Jr.
Certified Health Physicist

Note: The analyses, conclusions and professional opinions are based upon the precise parameters and conditions of this particular site; **AT&T SC PWS facility mounted on an existing utility pole in South Hamilton, MA.** Utilization of these analyses, conclusions, and professional opinions for any personal wireless services installation, existing or proposed, other than the aforementioned has not been sanctioned by the author, and therefore should not be accepted as evidence of regulatory compliance.

DONALD L. HAES, JR., CHP

Radiation Safety Specialist

PO Box 198, Hampstead, NH 03841

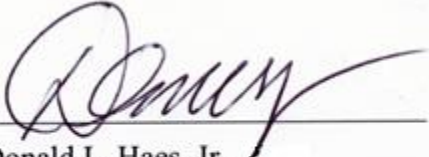
617-680-6262

Email: donald_haes_chp@comcast.net

STATEMENT OF CERTIFICATION

1. I certify to the best of my knowledge and belief that the statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
4. My compensation is not contingent upon the reporting of a predetermined energy level or direction in energy level that favors the client, the amount of energy level estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. This assignment was not based on a requested minimum environmental energy level or specific power density.
6. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
7. The consultant has accepted this assessment assignment having the knowledge and experience necessary to complete the assignment competently.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *American Board of Health Physics* (ABHP) statements of standards of professional responsibility for Certified Health Physicists.

Date: August 27, 2025



Donald L. Haes, Jr.
Certified Health Physicist

DONALD L. HAES, JR., CHP

Radiation Safety Specialist

PO Box 198, Hampstead, NH 03841

617-680-6262

Email: donald_haes_chp@comcast.net

SUMMARY OF QUALIFICATIONS

- **Academic Training -**

- Graduated from Chelmsford High School, Chelmsford, MA; June 1973.
- Completed Naval Nuclear Power School, 6-12/1976.
- Completed Naval Nuclear Reactor Plant Mechanical Operator and Engineering Laboratory Technician (ELT) schools and qualifications, Prototype Training Unit, Knolls Atomic Power Laboratory, Windsor, Connecticut, 1-9/1977.
- Graduated Magna Cum Laude from University of Lowell with a Bachelor of Science Degree in *Radiological Health Physics*; 5/1987.
- Graduated from University of Lowell with a Master of Science Degree in *Radiological Sciences and Protection*; 5/1988.

- **Certification -**

- Board Certified by the American Board of Health Physics 1994; renewed 1998, 2002, 2006, 2010, 2014, 2018, and 2022. Expiration 12/31/2026.
- Board Certified by the Board of Laser Safety 2008; renewed 2011, 2014, 2017, 2020, 2023. Expiration 12/31/2026.

- **Employment History -**

- Consulting Health Physicist; Ionizing/Nonionizing Radiation, 1988 - present.
- Radiation, RF and Laser Safety Officer; BAE Systems, 2005–2018 (retired).
- Assistant Radiation Safety Officer; MIT, 1988 – 2005 (retired).
- Radiopharmaceutical Production Supervisor - DuPont/NEN, 1981 – 1988 (retired).
- United States Navy; Nuclear Power Qualifications, 1975 – 1981 (Honorably Discharged).

- **Professional Societies -**

- Health Physics Society [HPS].
- American Academy of Health Physics [AAHP]
- Institute of Electrical and Electronics Engineers [IEEE];
- International Committee on Electromagnetic Safety [ICES] (ANSI C95 series).
- Laser Institute of America [LIA].
- Board of Laser Safety [BLS].
- American National Standards Institute Accredited Standards Committee [ASC Z136].
- Committee on Man and Radiation [COMAR].

SPECIFIC REMOTE RADIO HEAD UNITS

ERICSSON

GFTL-22-001675 Uen, Rev A, 2022-12-20

2 (11)

Summary of EMF Test Report¹

Equipment under test (EUT)

Product name	Radio 4809HF 4805 48012A C		
Product number	KRC 181 9013, KRC 181 9013 U		
Supported bands, 1A Frequency range (MHz) and standards ²	87 812A	160 - 894 729 - 745	WCDMA/UTER LTE/HR
Duplexing technology	FDD		

Antennas

Product number	80010901
Tested models	B5 + B14 (WCDMA/UTER + LTE/HR)

Results

RF exposure compliance boundaries, outside of which the exposure is below the general public (GP) and occupational (O) exposure limits, are listed below.

Dimensions of the box-shaped compliance boundary for general public (GP) and occupational (O) exposure for Radio 4809HF 4805 48012A C applicable in the EU and markets implementing FCC exposure limits. The compliance boundaries are determined for maximum nominal output power with 0.5 dB transmission loss and 0.6 dB output power tolerance included.

Mode and output power for Radio 4809HF		Dimensions of the box-shaped compliance boundary (m)									
		Distance to front of antenna		Width		Height		Distance behind antenna			
Band	Standard ²	Maximum nominal output power from the radio	IEC 62232 installation class	GP	O	GP	O	GP	O		
B5 + WCDMA/UTER + LTE/HR		4 + 60 W + 4 + 60 W	E+	22.3	9.9	17.3	7.8	4.0	2.4	0.5	0.2

¹ For the power levels specified in the table with dimensions added, and the upward rounding of compliance boundary dimensions to the nearest decimeter, the specified results are conservative.

¹ This page contains a summary of the test results. The full report provides a complete description of all test details and results.

² If the table supports NR-5G, the details are the same.

Ericsson Model 4490 RRH B5 & B12A

Ericsson Model 4890 RRH B25 & B66

APPENDIX B

ANTENNA SPECIFICATIONS & ENERGY PATTERNS

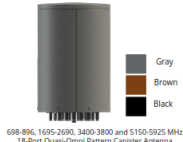
GALTRONICS / GQ2418-06941



2' 18-Port Quasi-Omni Pattern Canister Antenna [698-896, 1695-2690, 3400-3800 and 5150-5925 MHz] GQ2418-06941

Description:

- Quasi-Omni Canister Antenna for Outdoor DAS and Small Cells
- 4x ports for Low Band 698-896 MHz
- 8x ports for AWS/PCS/WCS Band 1695-2690 MHz
- 4x ports for CBRS Band 3400-3800 MHz
- 2x ports for U-NII Band 5150-5925 MHz*



*Compliant to 789033 D02 General U-NII Test Procedures New Rules v01/04. The antenna meets current U-NII requirements for gain and upper side-lobe performance. Guidelines for Compliance Testing of Unlicensed National Information Infrastructure (U-NII) Devices - Part 15, Sub-part E

Electrical Specifications

Frequency Band (MHz)	698-896	806-896	1695-2180	2305-2360	2496-2690	3400-3800	5150-5925
Input Connector Type	4x 4.3-10(F)		8x 4.3-10(F)		4x 4.3-10(F)	2x 4.3-10(F)	
Isolation (min.)			20 dB				
VSWR (max.) / RL (min.)			1.5:1 / 14.0 dB				
Impedance			50 Ω				
Polarization			Dual slant 45° (x45°)				
Horizontal Beamwidth			Omni (360°)				
Vertical Beamwidth	87.9°	81.3°	22.2°	18.2°	16.4°	25.5°	22.0°
Gain (max.)	3.8 dBi	4.0 dBi	8.9 dBi	9.8 dBi	9.8 dBi	7.8 dBi	5.5 dBi
Gain (avg.)	3.0 dBi	3.1 dBi	7.4 dBi	8.4 dBi	8.4 dBi	7.1 dBi	4.7 dBi
DownTilt			0° Fixed				
Max Power / Port			100 Watts		50 Watts	1 Watt	
PIM @ 2x43 dBm			<-153 dBc		N/A	N/A	

Mechanical Specifications

Operating Temperature	-40° to 158°F (-40° to +70°C)
Antenna Weight	26.3 lbs (11.95 kg)
Antenna Diameter	16.0" (406.4 mm)
Antenna Height	24.0" (609.6 mm)
Radome Material	ASA
Radome Color	Gray, Brown and Black
Ingress Protection	Outdoor (IP65)
Wind Survival Rating	150 mph (241 km/h)

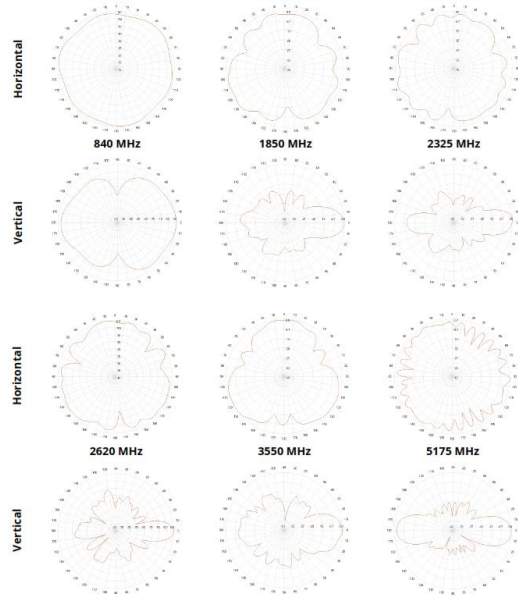
WFS-6941 - Revision: 04 - Release Date: May 05, 2020

Copyright © 2020 - Galtronics Corporation Ltd.
Proprietary Information. All rights reserved. Galtronics reserves the right to modify or amend any antenna or specification without prior notice.

WWW.GALTRONICS.COM



2D Antenna Patterns



WFS-6941 - Revision: 04 - Release Date: May 05, 2020

Copyright © 2020 - Galtronics Corporation Ltd.
Proprietary Information. All rights reserved. Galtronics reserves the right to modify or amend any antenna or specification without prior notice.

WWW.GALTRONICS.COM

REFERENCES

- i. Federal Register, Federal Communications Commission Rules; *Radiofrequency radiation; environmental effects evaluation guidelines* Volume 1, No. 153, 41006-41199, August 7, 1996. (47 CFR Part 1; Federal Communications Commission).
- ii. Telecommunications Act of 1996, 47 USC; Second Session of the 104th Congress of the United States of America, January 3, 1996.
- iii. 105 CMR 122.000: Massachusetts Department of Public Health, *Non-Ionizing Radiation Limits for: The General Public from Non-Occupational Exposure to Electromagnetic Fields, Employees from Occupational Exposure to Electromagnetic Fields, and Exposure from Microwave Ovens*.
- iv. IEEE C95.1-1999: Institute of Electrical and Electronics Engineers (IEEE), *Safety levels with respect to human exposure to radio frequency electromagnetic fields, from 3 kHz to 300 GHz* (Updated in 2020 as C95.1-2019/Cor 2-2020TM *Standard for Safety Levels with Respect to Human Exposure to Electric, Magnetic, and Electromagnetic Fields, 0 Hz to 300 GHz, Corrigenda 2*).
- v. National Council on Radiation Protection and Measurements (NCRP); *Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields*, NCRP Report 86, 1986.
- vi. Federal Register, Federal Communications Commission Rules; Vol. 85, No. 63 / Wednesday, April 1, 2020 / Rules and Regulations 18145.
- vii. OET Bulletin 65: Federal Communications Commission Office of Engineering and Technology, *Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields*; Edition 97-01, August 1999.



AT&T Mobility
492 Old Connecticut Path
Suite 210
Framingham, MA01701

August 27, 2025

Town of Hamilton Planning Board
c/o Mark Connors, Planning Director
Patton Homestead
650 Asbury Street
Hamilton, MA 01982

Re: Application of New Cingular Wireless PCS, LLC d/b/a AT&T ("AT&T") for a Special Permit for a Small Wireless Facility in the Public Right-of-Way Attached to Utility Pole # 7 ½ Near 15 Walnut Road, South Hamilton, MA 01982 (the "Site") (CRAN_RCTB_00073_665)

To: Town of Hamilton Planning Board,

AT&T proposes the installation of a small wireless communications facility in the vicinity of Hamilton to enhance network coverage and capacity. The installation of this facility is expected to significantly improve the quality of wireless communication services in the area, providing better connectivity and faster data speeds for residents and businesses.

Furthermore, AT&T certifies that it will maintain this wireless communications facility in accordance with FCC standards and will remove any equipment that is not in good repair or no longer in use. The removal of the said equipment will be completed within 60 days.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rachelle Bidon-Lewis".

Rachelle Bidon-Lewis
AT&T Mobility
Associate Director, Network Design Engineering
84 Deerfield Lane, Floor 2
Meriden, CT 06450

AT&T SOA Delegation of Authority Authorization Form

1/9/2025

Effective Date

1/9/2026

Expiration Date

In accordance with the AT&T Schedule of Authorizations for Affiliates, authority is delegated to the following employee **for a period of one year**:

Rachelle Lewis, Assoc Director Design-Engineering

Delegate Name and Title

2

Manager Level

rb9471

ATTUID

Rachelle Bidon Lewis

Delegate Signature

1/9/2025

Date

Business reason for delegation and/or specific transaction:

(check one of the boxes below)

☐ Surrogate Delegation Of Authority

Used to designate authority to a manager in the work group on behalf of another manager that is temporarily unavailable. For CAPS, do not use this form. Update CAPS profile to designate Surrogates.

✓

☒ For Special Delegation Of Authority Only

Business reason should include application name, transaction type and amount of approval limit authorized

Reason:

Delegation of Authority (DOA) is granted to Rachelle Lewis for the purpose of reviewing and executing site acquisition related documents on behalf of Michael Rapp. This DOA is necessary because of geographical and scheduling constraints, and in effort to ensure that AT&T meets its wireless build commitments.

Delegated by:

Michael Rapp

Delegator Name and Title

3

Manager Level

mr954k

ATTUID

Delegator Signature

1/9/2025

Date

Check box and complete when applicable (see SOA, pg 19, Definitions "Documented Review")

☐ Prior to my approving this Delegation and signing this form, I reviewed this Delegation with

Enter name on Enter date (and, if applicable, with the CEO or COO on Enter date).

Set-up in:



CAPS



SCM Oracle Procurement



The Delegator shall retain the original form and the Delegate shall retain a copy of the form for one year after the delegation period has expired.



A copy of this Delegation Of Authority should be attached to any ATT01105 forms sent to Accounts Payable for processing.



If this Delegation Of Authority requires set-up for processing in SCM Oracle Requisitions or CAPS, email a scanned copy to the "SOA Delegations" mailbox. A confirmation will be sent once set-up is complete.

4/10/2020

Mark Connors

From: Becky Kaleo <[REDACTED]>
Sent: Monday, September 22, 2025 2:09 PM
To: Mark Connors
Subject: External Email Warning Cell Tower Hamilton

Hi Mark,

Thanks for the quick call today. I didn't see a generic Planning Committee email so just sending to you directly.

I am writing as a resident of 1 Northedge Road. My family and I recently relocated here from Boston, and in our first six months we have been continually impressed by the beauty of this community and the quality of life it offers.

One significant concern, however, is the lack of reliable cellular service in parts of town. From the end of my driveway through Patton Park, I am unable to place or receive calls or send text messages. This lack of coverage presents not only an inconvenience for daily life and remote work, but also a serious public safety issue in the event of an emergency.

I understand that AT&T has proposed either constructing a new tower or building upon an existing one in the city center. I would like to voice my strong support for this proposal. Reliable cellular service is critical infrastructure for a thriving community—supporting public safety, local businesses, residents working from home, and the overall attractiveness of the city as it continues to grow.

AT&T is also my provider so I will give them a call as well just to cross all my "T's" and dot my "I's".

Please know that I am willing to volunteer my time to assist in any way that could help advance this effort. Thank you for your continued commitment to strengthening our community, and for considering this important matter.

Thanks so much,

Becky Kaleo

--

Becky Kaleo (Murdy)
[REDACTED]

ANR Application Materials

RECEIVED
TOWN CLERK
HAMILTON, MA

2025 SEP 26 AM 10:55

TOWN OF HAMILTON
FORM A
APPLICATION FOR ENDORSEMENT
OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

File one completed form with the Planning Board and one copy with the Town Clerk in accordance with the requirements of Section II-B of the Hamilton Planning Board Subdivision Regulations.

Hamilton, Massachusetts, date 9-26-2025

To the Planning Board:

The undersigned, believing that the accompanying plan of his property in the Town of Hamilton does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

Name of Applicant: Louis Pearlstein, Trustee 0 Glendale Avenue Realty Trust u/d/t 11/14/2024

c/o Robert G. Scarano, Esq. Phone # (978)640-0163

Address 1147 Main Street, Ste. 106, Tewksbury, MA 01876

Name of Owner: Louis Pearlstein, Trustee 0 Glendale Avenue Realty Trust u/d/t 11/14/2024

Name of Engineer or Surveyor: CLG Associates Phone# (978)750-1022

Address 3 Boston Street, Salem, MA

Deed of property recorded in Essex Southern District Registry, Book

15623 Page 440

Location and Description of Property:

Zero, 0 Glendale Avenue, Hamilton, MA being lots 35-36 and 37 inclusive

shown on a plan of land Plan Book 70 Plan 134, Assessors Map 54 Parcel 49

Assessor's Map 54 Lot 49

Signature of Owner



Date

9-26-2025

POA
M. H. K.
PEARLSTEIN


c/o Robert G. Scarano Esq
1142 MAIN ST #106
Tewksbury MA 01876

FOR REGISTRY USE ONLY

HAMILTON PLANNING BOARD

DATE _____

[illegible]

CLF	CHAIN LINK FENCE
<input type="checkbox"/> CB	CATCH BASIN
<input checked="" type="radio"/> SMH	SEWER MANHOLE
<input checked="" type="radio"/> DMH	DRAIN MANHOLE
 HYD	FIRE HYDRANT
<input type="checkbox"/> STN.	BOUND
<input checked="" type="radio"/> IRON ROD (LOT CORNER)	
— SM	SALT MARSH

ASSESSORS REF: MAP 25 PARCEL #39

ASSESSORS MAP 54 PCL. 48
DEED BK. 17,570 PG. 555

I HEREBY CERTIFY THAT THE SITE FEATURES SHOWN HAVE BEEN DETERMINED FROM INSTRUMENT SURVEY. I CERTIFY THAT THE PROPERTY LINES SHOWN HAVE BEEN DRAWN FROM DEEDS AND PLANS OF RECORD.

9-24-2025
DATE

Land Surveyors C.L.G. ASSOCIATES Construction Layout
3 BOSTON ST. SALEM, MA 01970 (978)750-1022 (978)491-8968

DRAWN BY: W.R.D./T.F.S.

Browns Hill Overlay Zoning Draft Materials

9.9 BROWN’S HILL OVERLAY DISTRICTⁱ

9.9.1 PURPOSE AND APPLICABILITY.

9.9.1.1 *Purpose.* The general purpose of the Brown’s Hill Overlay District (BHOD) is to encourage planned and orderly development of land within its boundaries. The BHOD utilizes a variety of planning tools, including “as of right” development, site plan review, and special permitting requirements, that will ensure careful control of future development for the benefit of the Town of Hamilton and the community at large. The specific purposes of the BHOD are to:

1. Support land uses and activities that will promote economic development and allow for the phased development of new uses and activities that reflect traditional campus spatial layouts and/or New England building, street, and open space patterns;
2. Retain the Heritage Landscape, and encourage the permanent retention of **legacy** buildings (e.g., the Retreat House and Pilgrim Hall) through their reuse;
3. Embrace open space, respect the natural environment, and maintain clear development edges with buffers or separation between areas of dissimilar character at the perimeter of the BHOD and within the site itself;
4. Utilize landscaping to create a walkable and inviting site for residents, occupants, and invitees;
5. Balance fiscal, social, and environmental benefits to the Town to create a resilient and sustainable development that will be integrated into the preexisting surrounding neighborhood.

9.9.1.2 *Interpretation of the BHOD Bylaw.* If a provision of BHOD allows the Planning Board to exercise discretion in the application of a specific standard or requirement, but does not identify specific criteria for a decision, the following criteria shall be used in exercising discretion:

1. The proposed project complies with all applicable provisions of the Hamilton Zoning Bylaw;
2. The exercise of discretion will act to ensure the compatibility of the proposed project with the site, with properties on the site, with properties in surrounding neighborhoods, and with the community; and
3. The decision is consistent with the Town’s Master Plan.

9.9.1.3 *Applicability.* The BHOD is an overlay district included in §2.3 of the Hamilton Zoning Bylaw as the Brown’s Hill Overlay District. The BHOD replaces the underlying zoning district and permits certain commercial and certain residential uses by right, and other enumerated uses by Special Permit. The BHOD shall not be applicable to the use of land for religious or educational purposes which remain subject to G.L. c. 40A, § 3.

9.9.1.4 *Administration*. The Planning Board shall act as the Special Permit Granting Authority and shall grant Special Permits as set forth in this Bylaw and pursuant to §10.5 of the Hamilton Zoning Bylaw in the BHOD. The Planning Board shall also be the Site Plan Review authority under §10.6 and §10.7 of the Hamilton Zoning Bylaw.

1. The Planning Board may adopt and from time to time may amend the BHOD Rules and Regulations to implement this Section. Such regulations shall include, but will not be limited to, submission requirements, plan requirements, such as size, form, number, and contents of submissions; development standards, site standards, and standards for building placement and design. Such rules and regulations are authorized under G.L. c. 40A, §9, and shall be adopted after vote by the Planning Board.

9.9.2 BHOD DISTRICTS AND ALLOWABLE USES WITHIN THOSE DISTRICTS.

9.9.2.1 *Districts*. The BHOD is divided into five districts: the Upper Campus, the Middle Campus, the Lower Campus, the Heritage Landscape, and the Natural Zone as set forth on the Brown's Hill Overlay District Map. The Brown's Hill Overlay District Map is adopted as an integral element of this Bylaw and identifies the boundaries of the districts described in Table 1 which is incorporated herein.

TABLE 1 – BHOD SUB-DISTRICTS

9.9.2.2 *Allowable Land Uses*. The uses of land permitted within the BHOD are listed in Table 2 annexed to this Bylaw and made part of it. Table 2 contains the list of permitted uses and accessory uses for each district either permitted by right and by Special Permit. A land use that is not listed in Table 2 is not allowed.

TABLE 2 – USE REGULATIONS

9.9.3 PREEXISTING STRUCTURES.

9.9.3.1 *Structures Lawfully in Existence as of the Effective Date of this Bylaw*. Structures within the BHOD lawfully in existence or lawfully begun as of the effective date of this Bylaw, for the purposes of Mass. Gen. Laws. Ch. 40A, §6, and §5.0 of the Hamilton Zoning Bylaw, shall be deemed lawfully conforming to the Hamilton Zoning Bylaw.

9.9.4 STANDARDS FOR DEVELOPMENT IN THE BHOD.

9.9.4.1 All building types in the BHOD shall conform to the allowable building types set forth in Table 3 and dimensional regulations set forth in Tables 4, annexed to this Bylaw and made a part of it.

TABLE 3 –BUILDING TYPES

TABLE 4 –DIMENSIONAL REGULATIONS

9.9.5 BHOD SPECIAL DESIGN PROCESS. The following design process must be followed for the Planning Board to determine whether the applicant has satisfied the findings *set forth in Section 9.9.9* for the issuance of a Special Permit.

1. *Identification of Protected Areas.* The applicant, as the first step in the design process, must identify and delineate on a map the following: 1) regulated conservation areas on the site it intends to develop, including any wetlands, riverfront areas, or floodplains subject to the Wetlands Protection Act, Mass. Gen. Laws Ch. 131, §40 or Hamilton's Conservation Bylaw (Chapter XVII) of the General Bylaw and regulations promulgated thereunder, or any other state, federal, or local law; 2) unregulated conservation areas such as unprotected natural landscape features, including steep slopes of 15% or more, mature woodlands, wildlife habitats, and wildlife corridors; 3) cultural features, such as historic and archeological sites, and scenic views; and 4) recreational features, such as established trails used for horseback riding, walking, and cross-country skiing. To the maximum extent feasible, the identification and delineation of all conservation areas shall occur prior to the Pre-Application Conference.

2. *Identification and Delineation of the Proposed Development Area.* The applicant, as the second step in the design process, must define and delineate on a map the area that will contain buildings, roadways, other site improvements, and amenities for occupants of the development. To the maximum extent feasible, the proposed development area shall consist of land outside the areas set forth in §9.9.5.1.

3. *Location of Buildings or Dwelling Units.* The applicant, as the third step in the design process, must identify the location, size, and shape of existing structures on the applicable parcel, lot, or district identified on the Brown's Hill District Map, and, if applicable, all existing structures or portions thereof, to be removed, and all buildings or dwelling units to be newly constructed. The location of buildings or dwelling units must account for proximity to common open space and other amenities, including, if applicable, community buildings for use by occupants of the development. Toward this end, the number of dwelling units with direct access to the amenities of the development should be maximized.

4. *Roads and Trails.* The applicant, as the fourth step in the design process, must identify and delineate on a map the location of existing and proposed roads and ways serving the land to be developed and existing and proposed trails. Roads shall be aligned to access the buildings or dwelling units. The layout of new trails should anticipate internal and external connections to existing and/or potential future roads, trails, and sidewalks.

5. *Lotting.* If applicable, the applicant, as the final step in the design process, must identify the approximate location of lot lines and developable acres - the area of the tract of land, exclusive of wetlands subject to Mass. Gen. Laws Ch. 131, §40 as mapped by the applicant's consultant and approved by the Hamilton Conservation Commission and any land subject to a Conservation Restriction.

9.9.6 DEVELOPMENT STANDARDS.

9.9.6.1. General Requirements.

1. *Low Impact Development.* The use of low-impact development techniques is required, where applicable. The applicant shall employ meaningful low impact techniques which will result in less impervious area, direction of roof runoff toward rain gardens and swales, and plantings not limited to but including those indigenous to the area. The use of recycled or recaptured rainwater is encouraged.

2. *Minimizing Disturbance.* The applicant is encouraged to maintain as much of the site as possible in its natural state, *and, as far as practicable, adhere to OSFPD Special Permit General Design Standards set forth in Section 8.1.16 of the Hamilton Zoning Bylaw.* The applicant is urged to incorporate horticultural and landscape design that reduces the need for supplemental irrigation and chemical fertilization, e.g. minimizing lawn area. Any new streets within the site shall be designed and located in such a manner as to maintain and preserve natural topography, significant landmarks, and trees, and to minimize cut and fill. Buildings shall be designed to relate harmoniously to the terrain.

3. *Location of Wastewater Treatment.* All wastewater shall be treated and discharged on-site.

9.9.6.2 Specific requirements for new development or expansion of existing buildings *requiring a Special Permit.*

1. *Buffers.* The function of buffer areas is to provide attractive visual and spatial separation between adjacent land uses and public streets, as well as to soften potentially incompatible land uses and development from adjacent properties and public streets.

A. *Perimeter Buffers.* To the extent feasible, a perimeter buffer of 50 feet shall be maintained around the entire property and must remain untouched except to allow access to the site. The buffer shall consist of multi-layered vertical and horizontal plantings to achieve a consistent and dense visual buffer and structural buffering also may be required. Where the perimeter buffer consists of trees and native shrubs, their preservation is required. If the buffer needs to be modified it must be enhanced to soften the visual impact of structures or parking spaces from adjacent properties, the existing vegetation must be maintained and supplemented with trees and shrubs of a variety and species appropriate to the area.

B. Subject to Planning Board approval, sidewalks may be permitted in buffer areas, and **existing streets and landscaping may be maintained, repaired, replaced, or expanded within buffer areas.**

C. **The installation, maintenance, repair and replacement of lighting, wastewater treatment components, and other utilities (e.g., electric, data) is permitted in and across buffer areas,** except as otherwise specifically limited in this bylaw.

2. *Open Space.* Where applicable in the event of the expansion of existing structures or new construction, the intent of this Section is to define and require open space types that are appropriate within a range of contexts on the Brown's Hill site.

A. Open Space Requirement. A development must include an open space component and must provide that the open space is permanently protected, and functional as common open space for the purposes set forth in Table 1.

B. Open Space Amount. For any new development within each district, regardless of the use, the minimum percentage of the gross acreage set forth in **Table 4** shall be specifically identified as common open space and, where applicable, accessible to the occupants or general public through deed restrictions, covenants, public dedication, or other method acceptable to the Planning Board, unless the required open space amount is reduced or waived by the Planning Board.

C. Use Shape, Location of Common Open Space. The common open space shall be undisturbed, unaltered, and left in its natural condition or existing condition, **except as otherwise permitted by the Planning Board**. It shall be appropriate in size, shape, dimension, location, and character to assure its use as a conservation area, or where appropriate, a recreational area, and serve as a visual and natural amenity for the development and the Town.

i. The common open space shall be contiguous open space to the maximum extent possible.

ii. Common open space shall be for passive **or active** recreation, resource preservation, or equestrian uses.

iii. The location(s) and configuration of the common open space shall be subject to approval by the Planning Board **during the Special Permit process**.

iv. Each parcel of common open space shall be accessible to property owners or tenants of property owners on the site.

v. Land used for wastewater or stormwater treatment or disposal and any reserve areas shall not be counted toward the minimum common open space requirement, unless authorized by the Planning Board upon a showing that the land used provides an attractive vegetated area on the site.

vi. Not more than fifty (50) percent of the common open space shall consist of areas subject to the Wetlands Protection Act, G.L. c. 131, §40 or Hamilton's Conservation Bylaw (Chapter XVII) of the General Bylaw and regulations promulgated thereunder, for reasons other than being subject to flooding, unless such requirement is waived by the Planning Board.

vii. Up to five (5) percent of the minimum required open space may be used for gravel roadways, pavement or structures accessory to the dedicated use or uses of the common open space.

viii. Installation, maintenance, repair, or replacement of buried utilities (e.g., water, electric, data) shall be allowed under open space.

D. Types of Land Included. Lands included as open space may include the following:

- i. Active recreation areas such as playing fields, tennis courts, **trails, or paths**;
- ii. Central greens or neighborhood commons;
- iii. Parks, open fields, **landscaped areas**, forested lands, and wetland resources, subject to the limitations set forth in §9.9.6.2.2.C.vi.
- iv. Stormwater detention areas designed and available for use as an integral part of the greenway trails and footpaths.

3. *Lighting*. Any new or replacement exterior lighting within all portions of the BHOD site shall follow Dark Sky provisions as established by the International Dark-Sky Association (IDA) to the extent practicable.

A. Lighting fixtures, to the extent feasible, shall be integrated into the architectural style of the development.

B. All exterior structural and site lighting (not including access road lighting) shall be localized and of full cut-off design. All exterior light sources shall be appropriately shielded from off-premise viewing.

C. Access road lighting shall be designed to prevent nuisance to abutting properties by reason of light and glare.

D. To conserve energy and reduce long-term costs, new or replacement lighting, to the extent practicable, shall be energy-efficient.

E. Parking Lot Lighting for new or replacement lighting.

- i. All fixtures shall be full cutoff, downward facing.
- ii. Light fixtures located within the interior area of a parking lot shall not exceed 30 feet in height. Light fixtures located along the perimeter edge of a parking area within 50 feet of a property line shall not exceed 16 feet in height.

F. Pedestrian Walkway Lighting.

- i. New or replacement light fixtures located along pedestrian walkways adjacent to parking lots shall not exceed 16 feet in height.

- ii. New or replacement light fixtures located along internal pedestrian walkways or paths not adjacent to a parking area shall not exceed 10 feet in height.

G. Building and Security Lighting.

- i. All exterior building or security lighting must be full cutoff, shielded, and/or angled downward to focus the light only on the intended doorway or walkway as necessary.
- ii. Security lighting is encouraged to be provided with regular pedestrian light fixtures where visible from the street or public realm to match others used on site.
- iii. Building mounted architectural “accent lights” are encouraged to emphasize architectural character and signage.

4. *Thoroughfares.* All existing streets and any newly constructed streets, roadways or alleys shall remain private. **All existing roadways, sidewalks, surface and subsurface utilities, and street lighting may be maintained, repaired, and replaced without requiring Planning Board approval, except that replacement of any existing lighting shall comply with Section 9.9.6.2.3, unless waived by the Planning Board.** The design of new streets, roadways, or alleys and **expansion of** existing streets shall require a Special Permit.

5. *Parking Requirements.*

A. Notwithstanding the requirements of §6.1 of the Hamilton Zoning Bylaw, the Planning Board is authorized to issue Site Plan Approval or Special Permits with fewer parking and loading spaces and areas if, in its sole judgment, the requirements of §6.1.1 are determined to be inconsistent with the planning and land use goals of the BHOD. When the Planning Board approves a Site Plan or Special Permit that deviates from the requirements of §6.1, the Planning Board shall include in its decision the basis for such deviation.

B. Parking shall be provided for each permitted use in a sufficient amount to serve the needs of the various uses based upon the nature of the use and the number of persons occupying and using the facilities. The required vehicle parking requirements may be modified or waived by the Planning Board if it determines that sufficient parking exists. All parking areas shall comply with applicable state laws and regulations regarding size and accessibility and shall:

- i. be located to serve the uses to which they are related;
- ii. be designed to serve more than one use or facility;
- iii. be located and laid out to provide turning radii, sight lines, and separation from through traffic, consistent with public safety;

iv. be paved or, if approved by the Planning Board, surfaced with other non-dusting material; and,

v. be striped with spaces of at least eight (8) feet width and nineteen (19) feet length, unless otherwise authorized by the Planning Board.

6. *Sidewalks.* Any newly constructed streets shall have sidewalks which are a minimum width of five (5) feet, and have a continuous unobstructed path of a width no less than 60 inches. At-grade pedestrian crossings should be used where possible, eliminating the need for curb ramps. Bollards should be used at such crossings for pedestrian and vehicle separation.

7. *Signage.* Notwithstanding anything to the contrary in the Hamilton Zoning Bylaw, no approvals shall be required for any signage that is not visible from a public way outside of the BHOD. The provisions of §6.3 of the Hamilton Zoning Bylaw shall apply for all signage visible from a public way outside of the BHOD, subject to the following:

A. Site signage at entrances. For developments with multiple structures within the BHOD, site signage at the main entrance(s) to the entire project for identification of the project is permitted, to be located on a free-standing structure. Such sign shall not exceed thirty-six (36) square feet in size and shall be mounted a maximum of two (2) feet to the underside of the sign and a maximum of ten (10) feet to the top of the sign measured from the average of the locus of the sign.

B. Directories. A single project tenant directory sign is permitted, to be located on a free-standing structure. Such directory sign for each of the BHOD's commercial buildings' main tenants shall not exceed thirty-six (36) square feet in size and shall be mounted a maximum of two (2) feet to the underside of the sign and a maximum of ten (10) feet to the top of the sign measured from the average grade of the locus of the sign.

C. Site directional signage. Site directional signage is allowed provided each such sign may be no larger than three (3) square feet in size. Such signs may be posted not closer than twenty (25) feet on center.

D. Additional Signage. No other additional signs or increases in sign dimensions are allowed except by Special Permit from the Planning Board.

8. *Tree Preservation and Landscaping.* A landscape plan shall be required and approved for the expansion of all existing structures and new construction.

A. General Standards.

i. Landscape design shall enhance the quality and character of the BHOD by coordinating public and private space, providing spatial definition to the public realm, screening undesirable places/sounds/odors, and increasing health and safety.

- ii. Landscape design should maximize use of green infrastructure stormwater best management practices (BMPs) such as pervious paving, bioretention systems, rain gardens, bioswales, terraces, and stormwater planters to slow and treat stormwater runoff while providing multiple additional community benefits.
- iii. Existing healthy trees and shrubs must be preserved to the maximum extent feasible. Unless waived by the Planning Board, the removal of trees with a diameter of six inches or more must be mitigated by providing one or more **new trees with at least a six-inch caliper**.
- iv. The use of turf shall be minimized and lawn seed mixes shall be drought resistant.
- v. To promote sustainable landscape practices, plant varieties shall be selected for resistance to drought, moisture, salt, or insects and other pests. Plants shall be selected so that landscaping can be maintained with minimal care, and the need for watering, and the use of pesticides, or fertilizers minimized or eliminated.

B. Parking Lot Landscape Standards for New Parking Areas

- i. Unless waived by the Planning Board, the resurfacing of existing parking areas or new proposed parking areas of 6 spaces or more shall provide a minimum of 10 percent of landscaped open space within the area designated for parking inclusive of any landscaped borders surrounding the parking lot. Use of the provided landscaped open space for vegetated stormwater quality management is allowed and encouraged.
- ii. Surface parking lot entrances shall be landscaped with a combination of trees, shrubs, walls, and other landscape features. No trees, shrubs, fences, walls, or other landscape feature shall be planted in a manner to obstruct sight lines of motorists.
- iii. The ends of parking aisles in surface lots that are more than 15 spaces in length shall incorporate landscape islands at either end of the row. Each island shall include at least one tree. Where the length of a parking aisle exceeds 25 spaces, additional landscaped islands shall be installed at regular intervals. This interval shall not be more than every 13 spaces. The width of landscaped islands perpendicular to adjacent spaces shall be no less than 6 feet.

C. Street Trees. Existing street trees shall be preserved if practicable, and, unless waived by the Planning Board, new street trees shall consist of shade trees with a minimum 3-inch caliper at time of planting. Other accent plants and trees shall be permitted in addition to the required street trees. When planting street trees, all surrounding infrastructure, utilities, and pavements shall be protected.

9. Service Areas, Loading Docks, and Mechanical and Solar Equipment.

A. **Trash.** Trash and recycling dumpsters or similar collection areas shall be in the rear or to the side of buildings and screened from view from adjacent public rights-of-way, properties, and pedestrian walkways. Enclosure and/or screened areas must have adequate storage space for landfill, compostable, and recyclable materials collection dumpsters and/or compactors.

B. **Mechanical Equipment.** Mechanical Equipment includes any heating, ventilation, air conditioning equipment (HVAC), or electrical machinery, as well as air compressors, hoods, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans, storage tanks, generators, electric vehicle (EV) chargers, geothermal wells, and similar elements. If mechanical equipment is located at-grade, and is visible from an adjacent street or sidewalk, it shall be screened by a fence or landscape material. All mechanical equipment or penthouse screening placed on a roof shall be set back from the roof line by a distance at least equivalent to the height of the screening to minimize visibility from surrounding streets.

C. **Mounted Solar Energy Systems.** A mounted system on or integrated into the construction of a structure, such as, but not limited to, a roof mounted solar energy system shall be permitted provided:

- i. They shall be mounted as flush as possible to the roof; and
- ii. Buildings must be physically and structurally designed to support rooftop solar energy systems.

D. **Ground-Mounted Solar Systems.** A ground mounted system on a rack or poles that rests on or is attached to the ground shall be permitted, subject to site plan review.

10. Private and Public Space in Multi-Housing Developments. Unless otherwise waived or modified by the Planning Board, multi-housing developments as described in Table 3 must include private outdoor spaces accessible from within each unit in an amount of 150 square feet, and outdoor public space easily accessible, continuous, and separate from parking areas in an amount of 250 square feet per unit for amenities and communal activities. The Planning Board may allow required private and public space to be in different locations or with different dimensions if it determines the applicant has provide an equivalent utility and quality of private or public space.

9.9.6.3 Stormwater Management. A stormwater management and erosion control system, if required by Chapter XXIX of the Hamilton General Bylaw, shall comply with Chapter XXIX and the Stormwater Permit Rules and Regulations. General soil erosion of the proposed development site shall be minimized by integrating the development into the existing terrain and by reasonably retaining natural grades and soil cover. During grading and construction of all

improvements, including all structures and infrastructure improvements, erosion of soil shall be minimized using BMPs.

9.9.7 PROCEDURES.

9.9.7.1 Pre-Application Conference. For any project that requires a Special Permit, an applicant shall request and attend one or more Pre-Application Conferences at a regular business meeting of the Planning Board. Meetings may be held by mutual agreement of the Planning Board and the applicant. The Planning Board shall invite the Board of Health, the Select Board, the Building Commissioner, the Conservation Commission, the Director of the Department of Public Works, the Fire Chief, the Police Chief, and the Zoning Board of Appeals to attend and to submit written statements about the proposed plan. The primary purpose of the Pre-Application Conference is to:

1. Provide the applicant with an information and feedback regarding the applicant's proposed plan; and
2. Set a timetable for submittal of a final plan.

9.9.7.2 Application Process. Every plan submitted for approval must be prepared by a Registered Professional Landscape Architect, Civil Engineer, or Architect, or by a multi-disciplinary team of which one (1) member must be a Registered Professional Landscape Architect, Architect, or Engineer, and shall include the information listed below. Where applicable, a plan shall be produced using the Special Design Process set forth in §9.9.5 and shall adhere to the Development Standards set forth in §9.9.6. and the dimensional regulations set forth in Table -4.

1. Title Block including the name of the Owner of record, name of applicant, address of the property, and the Assessors' Map and Lot Number; name of the company preparing the plan, address and phone number, signature and stamp of professional(s) preparing the plan, date of plan, scale;
2. The location of the proposed development;
3. The size of the site in acres;
4. An existing condition inventory;
5. A map identifying and delineating regulated and unregulated conservation areas and other resources as set forth in §9.9.5, as well as the location of the proposed development areas, and the total number and approximate locations of the proposed buildings, dwelling units, and the approximate size of each in square feet;
6. The acreage and proposed use(s) of permanently protected common open space **and other open space**;
7. A statement on the disposition or manner of ownership of the proposed open space;

8. The areas or approximate delineation of lots that will be used as building areas, and the areas or approximate delineation of lots that are to remain as permanently protected common open space;
9. An acknowledgement of the applicable provisions of Chapter XXIX of the Stormwater Management General Bylaw and a general description of how drainage will be handled, including a soils statement (a soil conservation survey is acceptable) and the general area of the site to be used for stormwater management facilities;
10. An assessment of water usage and evidence that drainage system will be adequate for any necessary treatment;
11. A preliminary traffic impact analysis that includes an estimated analysis of the buildout of the BHOD based upon uses permitted by right and based upon an estimated range of Special Permits;
12. If the applicant proposes to demolish all or part of an existing building, the applicant shall be required to propose a plan for demolition and removal of all waste by a licensed and insured professional entity;
13. A written proposal from the applicant that addresses, but is not limited to, the following:
 - A. Payment for consultant review of plans and documents accompanying the plan; and
 - B. Payment for project impacts to municipal infrastructure, including but not limited to, roadways, stormwater, and public safety.

9.9.8 GENERAL PROVISIONS.

9.9.8.1 Prohibition. Once an application has been submitted, the following activities are prohibited on any part of the site until the application has been reviewed and decided as provided by under this Section: tree removal, utility installation, ditching, grading, or construction of roads, grading of land or lots, excavation, except for purposes of soil testing, dredging, or filling, and construction of buildings or structures.

9.9.8.2 Employment of Outside Consultants. The Planning Board may employ outside consultants, at the applicant's expense, under the terms of G. L. c. §44, to assist it in its decision making with respect to drainage, stormwater analysis, and other matters it deems material to its findings for Site Plan Review or the issuance of a Special Permits, including but not limited to construction, inspections, and traffic analysis.

9.9.8.3 Applicability of §8.2 (Senior Housing Bylaw) and §8.3 (Inclusionary Housing) of the Hamilton Zoning Bylaw to the BHOD.

1. The provisions of §8.3 of the Hamilton Zoning Bylaw shall not apply to residential uses permitted in the BHOD by right.

2. *The provisions of §8.2 of the Hamilton Zoning Bylaw shall be superseded by the provisions of this Bylaw, except the following sections of §8.2 shall apply: §8.2.5, §8.2.7.2-8.2.7.11, §8.2.12.1, §8.2.12.3, §8.2.13, §8.2.14, §8.2.16.1-8.2.16.5, §8.2.19, and §8.2.21, unless waived by the Planning Board.*

3. *Site access, roadway design, and sidewalks within a Senior Housing project under §8.2 shall comply with all applicable provisions of the Americans with Disabilities Act, 42 U.S.C. § 1201 et seq. and the Massachusetts Architectural Access Board requirements, 521 CMR 1.00 et seq.*

4. Senior Housing developments pursuant to §8.2, shall comply with the annual reporting requirements of §8.2.33.

9.9.9. PLANNING BOARD FINDINGS FOR SPECIAL PERMITS. The Planning Board must make written findings on the following standards for the proposed uses, buildings, and structures, and, to the extent necessary to implement the purposes of this bylaw, may impose conditions, safeguards, requirements, and other standards as part of its approval.

1. The proposed new development mitigates impacts to abutting land and natural resources by reason of the location of buildings or dwelling units in relation to one another and to abutting properties;

2. The proposed new development mitigates impacts to abutting land and natural resources by reason of air or water pollution, noise, dust, vibrations, or stormwater runoff;

3. The proposed new development provides for safe and convenient access to, and within, the site from existing or proposed roads with reference to pedestrian and vehicular safety, traffic flow and control, and fire and emergency access;

4. The proposed new development provides for adequate capacity for public services, facilities, and utilities to service the proposed development, including water pressure. ~~and waste water treatment capacity;~~

5. The proposed development provides for visual and noise buffering during and following construction to minimize impacts to abutting properties;

6. The proposed development provides for the perpetual preservation and maintenance of open space, trails, and recreation areas to the extent provided herein;

7. The applicant has demonstrated compliance with §9.9.5 regarding the Special Design Process and, to the maximum extent feasible, demonstrates adherence to the principles set forth in *Section 8.1.16, OSFPD Special Permit General Design Standards.*ⁱⁱ

8. Unless waived by the Planning Board, or otherwise determined by the Planning Board, the proposed new development complies with the provisions set forth in Tables 3-4.

9. Unless waived by the Planning Board, the proposed development complies with the provisions of §9.9.6.

10. To the extent feasible, the proposed development incorporates energy saving and environmentally friendly building techniques.

ⁱ This draft incorporates some edits that were suggested by GCTS and accepted for inclusion in the BHOD. Those edits are highlighted in Bold. Additions to this draft from the 9.12.25 draft that have been added for the Planning Board’s consideration are italicized. Edits suggested by GCTS that were not incorporated into the draft include the following:

Proposed GCTS edit	Reason that proposed edit was not included
9.9.2.1 Division of Upper Campus into 2 sub-districts	This change would alter the BHOD map would delay the STM
9.9.5.1 Addition of the word “potential”	9.9.5 Tracks the Special Design Process set forth in Section 8.1.12
9.9.6.2.1A Addition of “as shown on the buffer plan”	This change would alter the BHOD map would delay the STM
9.9.6.2.2. B and C – Proposed additional language	9.9.6.2 Tracks the language employed in Sections 8.1.13 and 8.2.23 and 8.2.24
9.9.6.2.4 Inclusion of repair and replacement of waste water treatment facilities	Waste water treatment requirements should be considered by the DEP and the Board of Health
9.9.7.2 Proposed deletions	9.9.7.2 Tracks language in 8.1.11.6 and 8.1.11.7
9.9.9.4-Proposed deletions re: public services and facilities	9.9.9.4 Tracks 8.2.31 [renumbered to 9.9.9.5]

ⁱⁱ Section 8.1.16 provides:

8.1.16 OSFPD Special Permit General Design Standards. The following general design standards shall apply to all OSFPDs and shall govern the development and design process:

1. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal. The grade changes shall be in keeping with the general appearance of the neighboring developed areas. The orientation of individual building sites shall be such as to maintain maximum natural topography and cover. Topography, tree cover, and natural drainage ways shall be treated as fixed determinants of road and lot configuration rather than as malleable elements that can be changed to follow a preferred development scheme;
2. Streets shall be designed and located in such a manner as to maintain and preserve natural topography, significant landmarks and trees, to minimize cut and fill, and to preserve and enhance views and vistas on or off the subject property;
3. Building designs shall relate harmoniously to the terrain and the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings;
4. All open space shall be designed to add to the visual amenities of the area by maximizing its visibility for persons passing the site or overlooking it from nearby properties; and

5. The removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or any adjacent properties.

BROWN'S HILL OVERLAY DISTRICT ZONING DIAGRAM

LC LOWER CAMPUS 12 Ac.

MC MIDDLE CAMPUS 19 Ac.

UC UPPER CAMPUS 19 Ac.

HL HERITAGE LANDSCAPE 14 Ac.

NZ NATURAL ZONE 28 Ac.
(Wetlands and Buffers)

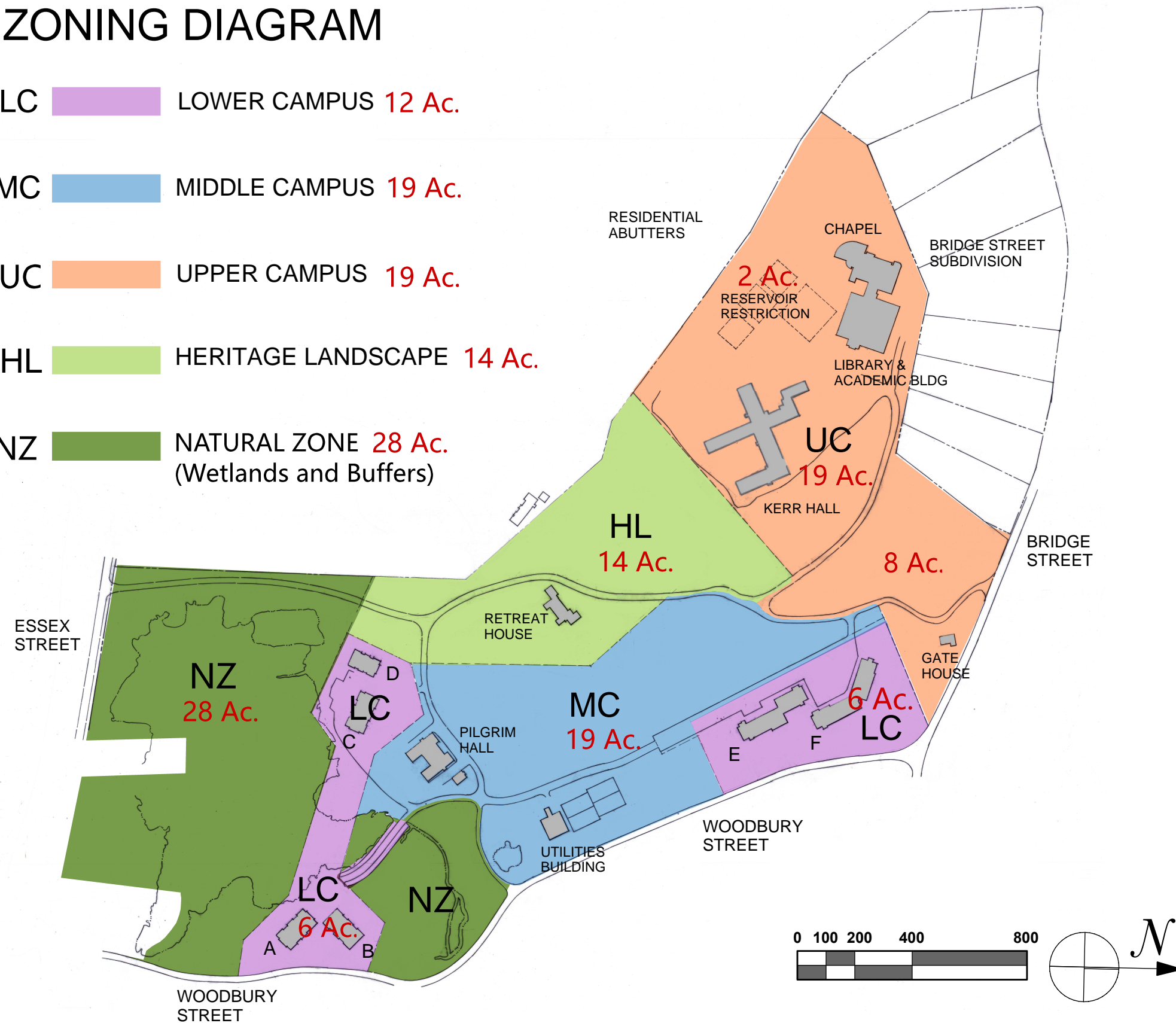


Figure 1 - Zoning Diagram

Draft: September 12, 2025

BROWN'S HILL OVERLAY DISTRICT BUILDOUT OPTIONS AND DATA

BHOD Potential Market Buildout Options	Existing Legacy Buildings	Multi-Housing Reuse (> 4 DUs)	Attached Housing (2, 3 or 4 DUs)	55+ Age-Qualified Housing	Senior Residential Care Facility	Reuse Existing Office Buildings	55+ Age-Qualified Housing	Townhouses	New Business / Professional	TOTALS
District Location District Areas		Lower 12 acres	Middle 19 acres			Upper 19 acres				50 acres

PLAN 1										
No. Dwelling Units (DU)	1	209	68	-	-	-	46	-	-	324
Gross Area (GSF)	32,300	194,390	146,000	-	-	-	119,600	-	-	492,290
Floor Area Ratio (FAR)	-	0.37	0.18			0.14				0.23
Peak Hour Traffic										
Cars/(GSF) or (DU)	2.5 / 1000	1 / DU	1 / DU	-	-	-	1 / DU	-	-	
Est. Commuter Cars	80	209	68	-	-	-	46	-	-	403

PLAN 2										
No. Dwelling Units (DU)	1	209	42	-	-	-	46	-	-	298
Gross Area (GSF)	32,300	194,390	94,000	-	50,000	-	119,600	-	-	490,290
Floor Area Ratio (FAR)	-	0.37	0.17			0.14				0.23
Peak Hour Traffic										
Unit: Cars/(GSF) or (DU)	2.5 / 1000	1 / DU	1 / DU	-	-	-	1 / DU	-	-	
Est. Commuter Cars	80	209	42	-	Negligible	-	46	-	-	377

PLAN 3										
No. Dwelling Units (DU)	1	209	68	-	-	-	-	-	-	278
Gross Area (GSF)	32,300	194,390	146,000	-	-	164,612	-	-	-	537,302
Floor Area Ratio (FAR)	-	0.37	0.18			0.20				0.25
Peak Hour Traffic										
Cars / (GSF) or (DU)	2.5 / 1000	1 / DU	1 / DU	-	-	4.5 / 1000	-	-	-	
Est. Commuter Cars	80	209	68	-	-	740	-	-	-	1,097

BROWN'S HILL OVERLAY DISTRICT BUILDOUT OPTIONS AND DATA

BHOD Potential Market Buildout Options	Existing Legacy Buildings	Multi-Housing Reuse (> 4 DUs)	Attached Housing (2, 3 or 4 DUs)	55+ Age-Qualified Housing	Senior Residential Care Facility	Reuse Existing Office Buildings	55+ Age-Qualified Housing	Townhouses	New Office / Professional Services	TOTALS
District Location	Lower		Middle			Upper				
District Areas	12 acres		19 acres			19 acres				50 acres

PLAN 4										
No. Dwelling Units (DU)	1	209	42	-	-	-	-	-	-	324
Gross Area (GSF)	32,300	194,390	94,000	-	50,000	-	-	-	166,000	536,690
Floor Area Ratio	-	0.37	0.17		0.20					0.25
Peak Hour Traffic										
Cars/(GSF) or (DU)	2.5 / 1000	1 / DU	1 / DU	-	-	-	-	-	2.5 / 1000	
Est. Commuter Cars	80	209	42	-	Negligible	-	-	-	415	906

PLAN 5										
No. Dwelling Units (DU)	1	209	-	26	-	-	-	54	-	290
Gross Area (GSF)	32,300	194,390	-	67,600	50,000	-	-	166,000	-	510,290
Floor Area Ratio	-	0.37	0.17		0.20					0.23
Peak Hour Traffic										
Cars/(GSF) or (DU)	2.5 / 1000	1 / DU	-	1 / DU	-	-	-	1 / DU	-	
Est. Commuter Cars	80	209	-	26	Negligible	-	-	54	-	385

EXISTING PLAN										
No. Dwelling Units (DU)	1	209	-	-	-	-	-	-	-	210
Gross Area (GSF)	32,300	194,390	-	-	-	164,612	-	-	-	391,302
Floor Area Ratio	-	0.37	0.00		0.20					0.18
Peak Hour Traffic										
Cars/(GSF) or (DU)	2.5 / 1000	1 / DU	-	-	-	3.5 / 1000	-	-	-	
Est. Commuter Cars	80	209	-	-	-	576	-	-	-	865

TABLE 1 – BHOD SUB-DISTRICTS

Sub-Districts	Descriptions	Development and Permitting Requirements
LC Lower Campus	The Lower Campus consists of two separate ANR lots of 6+/- acres each. There are currently six three-story Student Housing Buildings (Total: 209 Housing Units) located on two lots (Units A, B, and C, D on one lot and Units E and F on the other).	<i>Reuse for Existing Student Housing:</i> Reuse / renovation, or reconstruction of existing structures (Total 194,391-GSF) with no additions: Permitted By-Right
		<i>Expansion of Existing Student Housing:</i> Construction of additional floor area up to 10% of the existing GSF: Permitted by Special Permit
MC Middle Campus	The Middle Campus occupies the geographical center of the overall property on 19+/- acres. Having the least topographic gradients, this District is very amenable for accommodating new development. There is one existing Legacy building – Pilgrim Hall (formerly stables). There also is a wastewater treatment facility along Woodbury St. that currently serves the entire campus.	<i>Rehabilitation of Existing Legacy Buildings:</i> 1) <i>Pilgrim Hall & Garage: 15,351-GSF</i> Renovation / reuse with no additions: Permitted By-Right
		<i>Expansion of Existing Legacy Building:</i> Construction of additional area up to 10% of the existing GSF: Permitted by Special Permit
		<i>New Residential / Professional Building:</i> Refer to Table 2 – Use Regulations and Table 4 - Dimensional Standards: Permitted by Special Permit
UC Upper Campus	The Upper Campus is a total of 29+/- acres in size including 8+/- acres of undevelopable steep slopes to Bridge Street and 2+/- acres on the top of Brown’s Hill containing several town-owned cisterns or reservoirs. There are existing office / institutional buildings including Kerr Hall, Goddard Library, the Academic Building & Chapel with extensive surface parking. The Gate House is used as a residential building and is located adjacent to the Bridge Street exit. The cisterns are connected by a right-of-way to a pumping station on Bridge Street.	<i>Reuse or Conversion of Existing Office / Institutional Buildings:</i> Reuse or renovation of existing structures (Total 166,838 GSF): Permitted By-Right
		<i>Expansion or reconstruction of Existing Office / Institutional:</i> Permitted by Special Permit
		<i>New Residential / Professional Buildings:</i> Refer to Table 2 – Use Regulations and Table 4 – Dimensional Regulations: Permitted by Special Permit
HL Heritage Landscape	The Heritage Landscape is a preserved open space of 14+/- acres with sloping lawns and mature trees as defining features surrounding a single, three-story, Legacy building - the Retreat House - adjacent parking and a summit walking trail. This area is celebrated for its beauty and history as a preserve.	<i>Rehabilitation of Existing Legacy Building:</i> 1) <i>Retreat House: 14,723-GSF</i> Renovation / reuse with no additions: Permitted By-Right
		<i>Expansion of Existing Legacy Building:</i> Construction of additional area up to 10% of the existing GSF: Permitted by Special Permit
NZ Natural Zone	The 28+/- acres of Natural Zone in two parts of protected conservation lands unsuitable for new development and protected in perpetuity.	N / A

TABLE 2 – USE REGULATIONS

Allowable Uses	Districts				
	LC	MC	UC	HL	NZ
RESIDENTIAL: MULTI-HOUSING & TOWNHOUSES					
Attached Housing: 2 - 4 Dwelling Units / Building	-	SP	SP	-	-
Multi-Housing: > 4 Dwelling Units	P	SP	SP	-	-
Townhouses: 3 - 6 Dwelling Units / Building	-	SP	SP	-	-
55+ Age-Qualified Housing	-	SP	SP	-	-
Reuse: Existing Detached Housing (Gate House)	-	-	P	-	-
COMMERCIAL: BUSINESS, INSTITUTIONAL & PROFESSIONAL					
Reuse: Existing Business / Assembly / Infrastructure / Residential ¹	-	P/SP	P/SP	P	-
Expansion or Reconstruction: Existing Business / Assembly / Infrastructure / Residential ²	-	SP	SP	SP	-
Professional Services: Clinic or Doctor Office	-	SP	SP	-	-
Institutional: Senior Serviced Housing	-	SP	SP	-	-
Commercial: Business / Professional Services	-	SP	SP	-	-
CIVIC: RECREATIONAL & PUBLIC ASSEMBLY					
Public Assembly: Library, Museum, Art Gallery	-	SP	SP	-	-
Recreational: Art, Dance, Music Studios	-	SP	SP	-	-
Trail	P	P	P	P	P
ACCESSORY USES³					
Day Care Center: Child or Adult	SP	SP	SP	-	-
Fitness / Health Facility	SP	SP	SP	-	-
Conference Center	SP	SP	SP	-	-
Home Occupation	-	SP	-	-	-
Park, Playground	SP	SP	SP	SP	SP
Small Retail, Café / Restaurant, or similar uses to serve occupants, employees or guests	SP	SP	SP	-	-
Structured Parking ⁴	-	SP	SP	-	-
INFRASTRUCTURE: UTILITIES & SERVICES					
Roads, sidewalks, sanitary facilities, electrical services, lighting, and a small security station at off-site road entrances.	SP	SP	SP	SP	SP

KEY TO SYMBOLS:

Permitting: P = By-Right	Districts: LC = Lower Campus	HL = Heritage Landscape
SP = Special Permit	MC = Middle Campus	NZ = Natural Zone
- = Not Allowed	UC = Upper Campus	

NOTES:

- Reuse of existing facilities (Kerr Hall, Library, Academic Center & Chapel, Retreat House, Pilgrim Hall, Gate House, Wastewater Treatment facility and Student Housing) by GCTS: **By-Right (P)**.
Otherwise, reuse of same buildings under new ownership: **Special Permit (SP)**
- Expansion or Reconstruction of existing facilities listed in Note 1 above: **Special Permit (SP)**
- Accessory Uses in general are not assumed to be free-standing facilities but secondary areas within the primary residential, business or institutional establishment providing services as noted.
- Structured parking buildings are exceptions to Note 3.

TABLE 3 – BUILDING TYPES

Building Type / Use	Description
Attached Housing: 2, 3 or 4 Dwelling Units	Attached Housing with the outward appearance of detached houses but accommodating two, three or four separate dwelling units within one building. They are appropriate for a wide variety of lot sizes.
Multi-Housing: 5 or More Dwelling Units	Housing with five or more dwellings in a vertical arrangement per structure. Common entrances and interior corridors serve multiple units. These buildings are a minimum of two stories with parking typically located behind the buildings.
Townhouses: 3, 4, 5 or 6 Dwelling Units / Building	Townhouses are residential buildings with three to six dwellings each that share a common wall. Each unit has its own entrance and is a minimum of two stories. Units are typically aligned close to the public sidewalk with small variations in setback to provide streetscape diversity. Provide 20 feet between buildings.
55+ Age-Qualified Housing: 2 Dwelling Units / Building	Age-qualified communities have specific requirements as to who is allowed to live in the community: Residents are typically 55 or better, although some communities may allow married individuals under the age of 55 to live in the community provided that their spouse meets the age guideline.
Senior Residential Care Facility	A housing arrangement chosen voluntarily by the residents, or their guardians; where 75 percent of the residents are at least 62 years of age, or, if younger, have needs compatible with other residents; and where varying levels of care and supervision are provided, as agreed to at the time of admission or appraisal.
Educational / Assembly	Existing Educational / Assembly buildings include Kerr Hall, Retreat House, Pilgrim Hall, the Chapel, Library, and Academic Center. The reuse or partial repurposing of those buildings into a similar type of use fit within the existing site.
Office / Professional Services	Office / Professional serves the public but does not offer a product or merchandise for sale. Typical services may include outpatient clinics, physicians, attorneys, dentists, architects, engineers or laboratory suites for testing and research. General or personal service establishments, however, are not to be included in the definition of business office.
Major and Minor Infrastructure	All existing wastewater treatment occurs on site. A small facility is on the Central Campus along Woodbury Street, and a smaller septic field exists adjacent to Student Housing C & D.
Accessory Uses or Structures	Accessory use is part of and subordinates to a principal use or structure served in area, extent, or purpose. For the purposes of this Bylaw retail shops, dining facilities, and similar accessory uses primarily to serve occupants, employees or guests within the principal building are accessory uses. A structured parking accessory facility is an exception as a separate building.
Recreational	Parks and playgrounds are a typical component to public spaces used for recreation that customarily use benches for seating and playscapes.
Existing Legacy Buildings	Retreat House: May be reused By-Right or repurposed pending Special Permit.
	Pilgrim Hall: May be reused By-Right or repurposed pending Special Permit.
	Gate House: May be reused By-Right or repurposed pending Special Permit.

NOTE:

1. **Table 3 – Building Types** lists general building types for uses specific to the BHOD site. Building Types not listed in Table 3 are prohibited.

TABLE 4 – DIMENSIONAL REGULATIONS

Building Type / Use	Permitted in Districts	Building Footprint (Max. GSF)	Building Floor Area (Max. GSF)	Open Space per Total Acreage (%)	Floor Area Ratio (Max.)	Height (Max. Stories/FT)
Attached Housing: 2 - 4 Dwelling Units / Building	MC¹	4,000	8,000	40	0.18	2 / 35
	UC¹	4,000	8,000	40	0.20	
Multi-Housing: >4 Dwelling Units	LC	18,000	54,000	40	0.37	3 / 35
	UC¹	16,000	48,000	40	0.20	3 / 35
Townhouses: 3 - 6 Dwelling Units / Building	MC¹	9,000	18,000	40	0.20	2 / 35
	UC¹	9,000	18,000	40	0.20	2 / 35
55+ Age-Qualified Housing: 2 Dwelling Units / Building	MC	5,000	10,000	40	0.20	2 / 35
	UC	5,000	10,000	40	0.14	2 / 35
Senior Residential Care Facility	MC	25,000	50,000	40	0.20	2 / 35
	UC	25,000	50,000	40	0.20	2 / 35
Educational / Assembly	UC	40,000	75,000	40	0.20	2 / 35
Office / Professional Services	UC	40,000	80,000	40	0.20	2 / 35
Major / Minor Infrastructure	LC MC UC	By Permit	By Permit	By Permit	By Permit	1 / 25
Accessory Use or Structure	MC UC	By Permit	By Permit	By Permit	By Permit	1 / 25
Recreational	LC MC UC	By Permit	By Permit	By Permit	By Permit	-
Existing Legacy Buildings	MC UC HL	-	-	-	-	-

KEY TO SYMBOLS

Districts:	LC = Lower Campus	HL = Heritage Landscape
	MC = Middle Campus	NZ = Natural Zone
	UC = Upper Campus	

NOTE:

1. Districts noted are eligible for 55+ Age-Qualified Housing Building Types.

Draft Schedule of Fees and Site Plan Regulations



TOWN OF HAMILTON
Planning Department/Planning Board
 650 Asbury Street, Hamilton, MA 01982
 Mailing: P.O. Box 429
 (978) 626-5251 • planning@hamiltonma.gov
www.hamiltonma.gov

PLANNING BOARD SCHEDULE OF FEES **DRAFT**

Plan and/or Permit	Fee
PRE-APPLICATION REVIEW	\$175 (when a Pre-Application Review is required under the Zoning Bylaw) or \$100 (when a Pre-Application Review is not required under the Zoning Bylaw). <i>No Public Hearing required.</i>
ANR (FORM A)	\$250 (Base Fee) + \$100 per lot impacted. <i>No Public Hearing required.</i>
SITE PLAN	
1. Site Plan (with new construction/additions)	\$500 (Base Fee) + \$100 per 1,000 square-feet of gross square-footage. For projects proposing new residential units, an additional fee of \$100 per residential unit applies.
2. Architectural Modification or Change of Use	\$250 – When proposed as not part of a new construction/addition project
3. Abbreviated Site Plan Review	\$250
4. Wind Energy Facility (Section 7.4 of Zoning Bylaw)	\$1,000 – If permitted by Site Plan Review only
5. Request for Minor Amendment to Site Plan or to Modify a Condition of Approval	\$200
SPECIAL PERMIT	
1. Special Permit Applications under the Estate Overlay, Senior Housing, and Open Space and Farmland Preservation Development (Sections 8.1, 8.2, and 9.4 of Zoning Bylaw)	\$2,500 (Base Fee) + \$250 per residential unit. No per unit fee shall be assessed on Affordable Housing units.
2. Small Cell Wireless Facility (Section 7.3 of Zoning Bylaw)	\$500
3. Communication Towers and Telecommunication Facilities (Section 7.2 of Zoning Bylaw)	\$1,500
4. Wind Energy Facility (Section 7.4 of Zoning Bylaw)	\$1,500
5. Special Permit Applications under the Commercial Overlay District	\$750
6. Large Accessory Dwelling Unit	\$500



TOWN OF HAMILTON
Planning Department/Planning Board
650 Asbury Street, Hamilton, MA 01982
Mailing: P.O. Box 429
(978) 626-5251 • planning@hamiltonma.gov
www.hamiltonma.gov

Plan and/or Permit	Fee
SPECIAL PERMIT (cont.)	
7. Signs	\$250 (Base Fee) + \$100 per sign if more than one sign is part of the application (Section 6.3 of Zoning Bylaw)
8. Common Driveways (Section 6.2.6 of Zoning Bylaw)	\$250
9. All other Special Permit applications	\$500
10. Request for Minor Amendment to Special Permit or to Modify a Condition of Approval	\$200
STORMWATER MANAGEMENT	
1. Administrative Stormwater Review	\$100 – For projects with less than one acre of disturbance
2. Stormwater Management Permit	\$500
SUBDIVISION PLANS	
1. Preliminary Subdivision Plan	\$1,000 – This cost may be applied toward the cost of a Definitive Subdivision Plan based on a valid, approved Preliminary Subdivision Plan
2. Definitive Subdivision Plan	\$2,500 + \$500 per lot
3. Modification to Definitive Subdivision Plan	\$1,000
OTHER	
1. Frontage Exception for Larger Lots (Section 4.2.3 of Zoning Bylaw)	\$350
2. Scenic Roads Hearing	\$200

Applicants of all Planning Board hearings requiring a public hearing are also responsible to pay for a Certified Abutter List from the Assessing Department and for the costs of newspaper notification (which will be invoiced to the applicant).

In special circumstances, when application fees may pose a hardship, the Planning Board reserves the right to waive application fees, partially or in whole, when requested by the applicant. However, the Board is under no obligation to do so. Newspaper notification and Certified Abutter List fees shall not be waived.

Approved by the Planning Board on: _____



SITE PLAN REVIEW REGULATIONS

TOWN OF HAMILTON

PLANNING BOARD

Effective DATE OF ADOPTION

SITE PLAN REVIEW REGULATIONS

I. AUTHORITY AND PURPOSE OF THE REGULATIONS

Pursuant to Massachusetts General Law Chapter 40A, Section 9 and the Town of Hamilton Zoning Bylaw, Section 10.6.8, the Hamilton Planning Board hereby adopts the following Site Plan Regulations, passed by a vote of the Planning Board at a public hearing on **date of hearing** governing the minimum submission requirements for Site Plan Review and Abbreviated Site Plan Review applications. These regulations shall be binding on all applications eligible for Site Plan Review and Abbreviated Site Plan Review (see Sections III and IV) as specified under Section 10.6.4 of the Hamilton Zoning Bylaw.

II. PRE-APPLICATION REQUIREMENTS

Consultation with Planning Department staff

Prior to the submission of a Site Plan Application, the applicant shall contact the Hamilton Planning Department to arrange a brief meeting with the Planning Director to introduce the project and the anticipated submission materials. The Planning Director will confirm that the application type is correct and advise the applicant regarding submission materials. In the event the applicant is not local, a consultation can be scheduled electronically.

Pre-Application Review with Planning Board

Although not required, applicants are strongly encouraged, particularly for larger projects, to contact the Planning Department to schedule a Pre-Application Review with the Planning Board in advance of submitting a formal application. A Pre-Application Review is a non-binding consultation with the Planning Board in order to introduce a project in conceptual form. It provides a venue for the applicant to obtain feedback from the Board and for both the applicant and Board members to ask questions and obtain input in a more informal environment. Pre-Application Reviews occur during regular public meetings of the Planning Board, however they do not require a public hearing and noticing. Fully engineered plans and drawings are not necessary for Pre-Application Reviews – and in fact, it is likely beneficial to defer final engineering until obtaining Planning Board input - however the applicant must submit enough information about the project for the Planning Board to provide informed input to the applicant, including the location of structures and proposed improvements on the property, the form and basic design of buildings, and approximate limits of disturbance, and existing features that will be either retained or eliminated. A Pre-Application Review can be scheduled immediately following consultation with Planning Department staff.

III. MINIMUM APPLICATION MATERIALS – SITE PLAN REVIEW APPLICATION

A site plan application may be considered complete if it contains all the requirements of Sections (1) through (7), below, unless such information is not applicable or germane to the application. Additionally, the Planning Board retains the right to waive some requirements subject to the provisions of Section IV. Waivers.

SITE PLAN REVIEW REGULATIONS

1. Submission Requirements: The applicant shall be responsible to submit the following materials at the time of application to the Hamilton Planning Department:
 - a. Twelve copies of a fully completed Site Plan Application, Site Plan Checklist, and all supporting narrative materials, except as specifically outlined immediately below in sub-section b.
 - b. Three copies (3) of all engineering, drainage, or impact reports if applicable
 - c. Twelve (12) copies of the complete site plan set in 11" by 17" format
 - d. Three (3) copies of the complete site plan set in full-size 22" by 34" format
 - e. Electronic files of all submission materials, including plans, applications, narratives, and ALL supporting materials in PDF form (e-mailed or submitted on a UBS drive).
 - f. The applicant is also required to submit one copy of all application materials to the Hamilton Town Clerk as required under Section 10.6 of the Zoning Bylaw.
2. Written narrative/description of the intended project and its purpose, describing in reasonable detail the following:
 - a. Existing and proposed land uses.
 - b. Description of existing conditions and nature of proposed improvement
 - c. Projected number of employees, and/or daily customers.
 - d. Purpose of the project.
 - e. Anticipated and existing (if applicable) hours of operation.
 - f. Brief description of proposed traffic impacts, including traffic from deliveries, and times of day when traffic is anticipated to reach peak conditions.
 - g. Brief description of any Stormwater BMPs incorporated into the project.
 - h. Brief description of any sustainable energy practices to be incorporated into the project, including the implementation/use of renewable energy sources and/or the use of smart lighting or HVAC technologies.
 - h. Statement of any local and/or state permits required for the project.
3. A location map to scale showing the subject property and illustrating its relationship to the nearest street intersection and containing the following information:
 - a. All plan sets shall include:
 - i. The stamp and signature of any professional who prepared the plan, including professional engineers, licensed land surveyors, landscape architects, and/or certified wetland scientists.

SITE PLAN REVIEW REGULATIONS

- ii. The name and address of the property owner, and the names, addresses, and contact information for all professionals who worked on the plan.
 - iii. A North arrow and reference bearing
 - iv. A Title Block including the name of the project, location of the project (including Assessor's Map and Lot number), property owner and applicant name and address, sheet number, date, and the name, affiliation, and contact information for the principal project representative.
 - v. A scale bar
 - vi. A Planning Board Chair signature and date block
- b. An Existing Conditions Plan showing the parcel in its current pre-development state. The Existing Conditions Plan shall include the following features if applicable to the subject parcel:
 - i. The bounds of the entire parcel and lot boundaries for abutting parcels extending at least 50-feet from the parcel boundaries.
 - ii. The property owner, address, and Assessor's Map and lot numbers for all abutting parcels within 100-feet of the parcel boundaries.
 - iii. The location of all structures on the subject parcel and within 50-feet of the subject lot on abutting properties.
 - iv. All paved, gravel, or compacted dirt areas on the subject parcel.
 - v. Existing and proposed streets or rights-of-way lines with bearings and dimensions clearly labeled, including names of adjacent or surrounding streets
 - vi. Existing easements including a brief description of the easement and a reference to the recorded easement information.
 - vii. Existing utility lines, facilities, and connections
 - viii. Existing drainage facilities
 - ix. Existing septic facilities
 - x. The outer edges of all natural resource areas (i.e. floodplains, shorelands, wetlands, wetland buffers, environmental corridors, drainageways, woodlands, steep slopes).
 - xi. A locus/area map showing the general location of the parcel within the larger neighborhood area with a scale shown.
 - xii. Existing zoning designation and conformance with Dimensional Requirements
 - xiii. Location of existing driveways and pedestrian accessways
 - xiv. Location and dimensions of existing parking and loading areas
 - xv. Location and name of surrounding streets
 - xvi. Location and extent of existing treelines, stonewalls, and/or naturally significant site features
- c. A Site Plan showing all proposed applicable site improvements including:

SITE PLAN REVIEW REGULATIONS

- i. Location of all proposed structures and use areas, including but not limited to paved areas, building entrances, walks, drives, decks, patios, fences, utility poles, and drainage facilities.
- ii. Proposed access points onto public streets and access drives on the subject property, including driveway widths with flares on driveway aprons to public streets.
- iii. Existing zoning designation and conformance with Dimensional Requirements.
- iv. Location of any existing and proposed sidewalks with grade elevations.
- v. Location and dimensions of all on-site parking (and off-site provisions if they are to be employed), including the number of parking stalls provided, under pre- and post-development conditions, accessible parking spaces and associated infrastructure and signage, and loading areas.
- vi. Location of all proposed parking and traffic circulation areas, including any proposed or existing stop signs in private driveways.
- vii. Location and configuration of all visibility triangles proposed on the subject property.
- viii. Location and dimension of all loading and service areas on the subject property.
- ix. Location of all outdoor storage areas and the design of all screening devices.
- x. Location of all rooftop, wall-mounted, and ground-mounted building services equipment, and the design of all screening devices.
- xi. Location of stormwater management system that complies with Hamilton General Bylaw XXIX. *Applicants should review the Stormwater Management Regulations to determine if submission of a Stormwater Management Permit application is required.*
- xii. Existing and proposed topography with a maximum contour interval of two (2) feet, except where existing ground is on a slope of less than two (2) percent where one (1) foot contours shall be shown.
- xiii. Location of snow storage areas, except for single-family and two-family residential.
- xiv. Proposed easement lines and dimensions with a key provided and explained as to ownership and purpose. Easement documents governing public access or cross access should be provided for review.
- xv. Existing and proposed topography with a maximum contour interval of two (2) feet, except where existing ground is on a slope of less than two (2) percent where one (1) foot contours shall be shown.
- xvi. All free-standing and wall mounted lighting showing location, type, height, size, luminaire source with cutoff angle and all signage lighting on the subject property.
- xvii. Location of all existing and proposed free-standing signage on the parcel.

SITE PLAN REVIEW REGULATIONS

- xviii. Location and description of proposed sewage disposal and treatments systems, and underground storage tanks, water supply, storm drainage systems.
- xix. If warranted following the pre-application conference, an acoustical study demonstrating compliance with applicable State and federal noise regulations.
- xx. In the legend, include the following data for the subject property: lot area, flood area, impervious surface area, impervious surface ratio, and building footprints and heights.

3. A Landscaping Plan depicting the following:

- a. Existing landscaping, including trees larger than 9” caliper and boundaries of existing woodland/forested areas.
- b. All proposed landscaping including quantity, species, and size of all proposed trees and shrubbery.
- c. The proposed treatment and or material type of all proposed ground surfaces, including loamed and seeded grassy areas, and paved, gravel, or compacted dirt surfaces.

4. Architectural elevation drawings to scale that include the following information:

- a. Color elevations of proposed buildings or proposed additions and/or renovations of existing buildings showing finished exterior treatments for all facades of the building.
- b. Location and depiction of all rooftop, wall-mounted, and ground-mounted mechanical and electrical equipment.
- c. Depiction of exterior materials including the texture and color of such materials. The Planning Board may request examples of building materials be brought to the Planning Board hearing for review.
- d. The Planning Board may request perspective renderings of the proposed project in relation to its surroundings, including how the project will appear in relation to existing buildings and landscapes, and how the proposed project appears from the streetscape and other publicly accessible accurate scale drawings showing the actual intended appearance of the building(s).

6. Photometric Plan to scale that includes the following information (for all projects that include new exterior lighting):

- a. Location, type, height, design, color source, illumination power, and orientation of all exterior lighting on the subject property.
- b. Impact of lighting across the entire property to the property lines rounding to the nearest 0.10 foot-candles at regular intervals consistent with the drawing scale.

SITE PLAN REVIEW REGULATIONS

7. Additional materials, if applicable. Depending on the scale and intensity of the project, the Planning Board may request the following additional materials:

- a. A complete Traffic Impact Report.
- b. A Construction Plan depicting where construction equipment and vehicles will be stored and how traffic circulation will be routed during the construction phase, including for emergency access.
- c. Procedures for refuse and snow removal or storage.

IV. ABBREVIATED SITE PLAN REVIEW – MINIMUM APPLICATION MATERIALS

Unless waived by the Planning Board, all abbreviated site plans shall be prepared to scale and be of professional quality. The application shall be prepared by a Registered Architect or Professional Engineer for any proposal that requires such certification under the State Building Code.

An abbreviated site plan application may be considered complete if it contains all the requirements below, unless specific application requirements are waived in writing by the Planning Board.

1. Written description of the intended project and its purpose describing in reasonable detail the following:

- a. Name and complete contact information for the applicant, landowner, developer, and project engineer or planner.
- b. Development title with drawing date and reference number.
- c. Legal description and tax parcel identification number of the subject property.
- d. Existing zoning district(s) and proposed zoning district(s), if different.
- e. Existing and proposed land uses.
- f. Projected number of residents, employees, and/or daily customers.
- g. Statement of any local and/or state permits required for the project.

2. A location map to scale showing the subject property and illustrating its relationship to the nearest street intersection and containing the following information:

- a. If certification is required under the state Building Code, the signature of the surveyor, engineer, or architect responsible for site plan preparation along with revision dates.
- b. Location of all existing structures within fifty (50) feet of the property boundaries on abutting lots.

SITE PLAN REVIEW REGULATIONS

- c. Existing property lines and setback lines.
 - d. Existing structures and paved areas.
 - e. Existing and proposed right-of-way lines with bearings and dimensions clearly labeled, including names of adjacent or surrounding streets.
 - f. Existing easements and utilities.
 - g. The outer edges of all natural resource areas (i.e. floodplains, shorelands, wetlands, wetland buffers, environmental corridors, drainageways, woodlands, steep slopes).
 - h. If applicable, location of all proposed structures and use areas, including but not limited to paved areas, building entrances, walks, drives, decks, patios, fences, utility poles, and drainage facilities.
 - i. If applicable, changed access points onto public streets and access drives on the subject property, including driveway widths with flares on driveway aprons to public streets.
 - j. If applicable, location of any existing and proposed sidewalks with grade elevations.
 - k. Location and dimension of all on-site parking (and off-site provisions if they are to be employed), including a summary of the number of parking spaces provided.
 - l. If applicable, location and dimension of all loading and service areas on the subject property.
 - m. If applicable, location of all outdoor storage areas and the design of all screening devices.
 - n. Any change to the location, type, height, size, and lighting of all signage on the subject property.
 - o. If applicable following the pre-application conference, an acoustical study demonstrating compliance with applicable State and federal noise regulations.
 - p. In the legend, include the following data for the subject property: lot area, flood area, impervious surface area, impervious surface ratio, and building heights.
3. If applicable an Operational Plan that includes the following information:
- a. A description of the proposed hours of operation and traffic generation.
 - b. Procedures for snow removal or storage, except for single- and two-family residential.

SITE PLAN REVIEW REGULATIONS

V. WAIVERS

The Planning Board may, at its sole discretion, waive any of the preceding requirements, by an affirmative vote of at least four (4) members, if the Board determines that the strict compliance of these Regulations will meet both of the following criteria:

- a. Strict compliance will pose an undue hardship to the Applicant owing to the size or special nature of the proposed development; and
- b. Strict compliance will not be in the public interest.

Any waivers requested by the Applicant shall be submitted clearly in writing to the Planning Board with the Site Plan Application. The waiver request shall note the Section of the Regulations for which the Applicant is seeking relief and the reasoning for why granting the waiver is consistent with the requirements of this Section.

In the event that waivers are approved by the Planning Board, the final site plan shall be revised to include a note indicating the date of the waiver approval and the sections of the Regulations for which relief was granted.

VI. SITE PLAN APPLICATION AND CHECKLIST

Included in following pages



TOWN OF HAMILTON
Planning Department/Planning Board
650 Asbury Street, Hamilton, MA 01982
Mailing: P.O. Box 429
(978) 626-5251 • planning@hamiltonma.gov
www.hamiltonma.gov

SITE PLAN REVIEW APPLICATION

1. APPLICATION TYPE:

Application: ☐ **Preliminary Consultation** ☐ **Abbreviated Site Plan Review**
(check one) ☐ **Site Plan Review** *Contact the Planning Director to determine if project is applicable.*

This completed application (including all application package contents noted in the Site Plan Review Checklist) and associated fees must be filed with the Planning Board no later than 12:00 PM on the deadline day published in the Planning Board's schedule of Board meetings.

Fees must be paid by check. Make checks payable to the Town of Hamilton.

Complete this application thoroughly and accurately. Incomplete applications may not be accepted for processing.

2. APPLICANT AND PROPERTY OWNER INFORMATION:

Applicant Name:

Phone Number:

Email Address:

Mailing Address:

Property Owner Name (If different from Applicant):

Phone Number:

Email Address:

Mailing Address:

3. PROPERTY INFORMATION:

Street Address:

Assessor's Map & Lot Number:

Total Parcel Area:

☐ acres

☐ SF

Property Deed Book:

Page:

Zoning District(s):

- ☐ Residence District (R-1A)
- ☐ Residence District (R-1B)
- ☐ Residence-Agricultural
- ☐ Business

Overlay District(s):

Check all that apply.

- ☐ Groundwater Protection
- ☐ Flood Plain
- ☐ Estate Overlay
- ☐ Commercial
- ☐ Willow Street



TOWN OF HAMILTON
Planning Department/Planning Board
 650 Asbury Street, Hamilton, MA 01982
 Mailing: P.O. Box 429
 (978) 626-5251 • planning@hamiltonma.gov
www.hamiltonma.gov

4. PROFESSIONAL SUPPORT (Include additional sheets if necessary.):			
Engineer	Name:		Contact:
	Phone Number:		Email Address:
	Mailing Address:		
Architect	Name:		Contact:
	Phone Number:		Email Address:
	Mailing Address:		
Other	Name:		Contact:
	Phone Number:		Email Address:
	Mailing Address:		
Other	Name:		Contact:
	Phone Number:		Email Address:
	Mailing Address:		
5. PROJECT DESCRIPTION:			
Briefly describe your existing and proposed use(s): (If needed, you may attach the narrative on a separate document.)			
Existing Residential Building Area (SF):		Existing Commercial Building Area (SF):	
Additional Residential Building Area (SF):		Additional Commercial Building Area (SF):	
Does the site plan include a commercial use? <input type="checkbox"/> Yes <input type="checkbox"/> No			
If yes, what are the anticipated hours and days of operation?			



TOWN OF HAMILTON
Planning Department/Planning Board
650 Asbury Street, Hamilton, MA 01982
Mailing: P.O. Box 429
(978) 626-5251 • planning@hamiltonma.gov
www.hamiltonma.gov

5. PROJECT DESCRIPTION (cont.):

Current Assessed
Value of Parcel:

Estimated Cost
of Proposed
Improvements:

Please briefly describe how the project aligns with the Site Plan Standards (Section 10.6.10 of the Hamilton Zoning Bylaw).

1. *Site Suitability.* Describe how the project complies with Zoning Bylaw requirements for parking, signage, dimensional requirements, performance standards, loading, landscaping, and other applicable requirements of the Bylaw.

2. *Compatibility with Surroundings.* Describe how the project is compatible with existing natural features of the site, as well as the architecture and scale of the surrounding area.

3. *Open Spaces and Aesthetic Value.* Describe how the project provides landscaping and open spaces that enhance the development, provide screening and buffers as needed, and maximize amenity for customers, neighbors, and the general public.

4. *Public Access.* Describe how the project provides safe and convenient vehicular and pedestrian access, compliance with handicapped access requirements, and access for emergency vehicles.

5. *External Impacts.* Describe how the project provides screening of exposed storage areas, machinery, service areas, dumpsters, utility buildings and structures, and other unsightly uses to maximize neighborhood amenity, or provides needed buffers such as landscaping or fencing.



TOWN OF HAMILTON
Planning Department/Planning Board
650 Asbury Street, Hamilton, MA 01982
Mailing: P.O. Box 429
(978) 626-5251 • planning@hamiltonma.gov
www.hamiltonma.gov

5. PROJECT DESCRIPTION (cont.):

6. *Infrastructure Capacity.* Describe how the project is compatible with local infrastructure, including water supply, utilities, drainage, and streets.

7. *Compliance with Regulations.* Describe how the project complies with Board of Health, Conservation Commission, and other Town and state regulations.

6. APPLICANT'S CERTIFICATION:

I/We declare under penalty of perjury that all of the submitted information is true and correct to the best of my knowledge and belief. I/We have read and agree to abide by the regulations of the Town of Hamilton. I/We understand that any misrepresentation of submitted data may invalidate any approval of this application. If the use is not operated in compliance with these regulations, the permit may be revoked by the Town of Hamilton.

By signing this application, you are agreeing to all rules and regulations of the Town of Hamilton and are agreeing to allow agents of the Town of Hamilton to conduct inspections, during normal town business hours, on your property, to ensure compliance with all Hamilton Zoning, Subdivision, and/or Site Plan Review regulations while your application is under consideration. The Town accepts electronic signatures on this application. Electronic signatures carry the same validity, enforceability and admissibility, as handwritten signatures.

I/We, the undersigned, authorize _____ to act as the professional and primary contact representing this application before the Hamilton Planning Board. Communications related to this application, including those from the Hamilton Planning Department, will be directed to this representative.

Signature of Applicant

Print Applicant's Name

Date

Signature of Property Owner

Print Property Owner's Name

Date



TOWN OF HAMILTON
Planning Department/Planning Board
650 Asbury Street, Hamilton, MA 01982
Mailing: P.O. Box 429
(978) 626-5251 • planning@hamiltonma.gov
www.hamiltonma.gov

SCHEDULE OF FEES & ABUTTER LIST:

Please refer to the Planning Board website for a full schedule of application filing fees.
Associated materials and/or fees due with this application include:

- a. The applicant must submit a certified abutter list from Hamilton's Tax Assessor with the application. The fee for the abutter list is \$15. Please email Jane Dooley, Tax Assessor at jdooley@hamiltonma.gov for assistance with the abutter list.
- b. The applicant is responsible to pay the cost of newspaper notification required under state law. The Planning Department will place the ad and the applicant will be invoiced directly by the newspaper (*H-W News* or *Salem News*).



TOWN OF HAMILTON
Planning Department/Planning Board
 650 Asbury Street, Hamilton, MA 01982
 Mailing: P.O. Box 429
 (978) 626-5251 • planning@hamiltonma.gov
www.hamiltonma.gov

SITE PLAN REVIEW CHECKLIST

Note: Applicants are strongly encouraged to meet with the Planning Director prior to application submission to ensure applications are complete. Applicants are also strongly encouraged to schedule a preliminary consultation with the Planning Board in order to obtain additional guidance and feedback prior to the submission of a final site plan application.

Yes	Application Materials Required by the Planning Department:	
	Completed and signed application	
	A certified Abutters List from the Hamilton Tax Assessor	
	Application fee (in the form of a check to the Town of Hamilton)	
	Three (3) full size plan sets	
	Twelve (12) sets of plans in 11" by 17" format	
Yes	Application Materials Required by the Town Clerk:	
	Completed and signed application	
	One (1) 11" by 17" plan	
Applicant:		
Location of Project:		
Proposed Project:		
Date Submitted:		
Yes	N/A (Write "W" for items you propose to waive)	Requirements: (The following information must be shown on the plan or, if applicable, provided separately.)
		Names and contact information of Owner and Applicant
		Plans stamped by a registered Professional Engineer, Land Surveyor, Architect, and/or Landscape Architect
		North Arrow
		Date/Revision block



TOWN OF HAMILTON
Planning Department/Planning Board
 650 Asbury Street, Hamilton, MA 01982
 Mailing: P.O. Box 429
 (978) 626-5251 • planning@hamiltonma.gov
www.hamiltonma.gov

Yes	N/A (Or write “W” for items you request to be waived)	Requirements:
		Plan scale
		Locus map showing parcel in relation to surroundings
		Abutting parcel information, including location, property owners, and Parcel IDs for all immediately abutting parcels (including parcels located across the street from subject parcel)
		Locations and boundaries of existing and proposed lots
		Locations of adjacent streets or ways
		Location and brief description of any easements
		Size of lot
		Architectural elevation drawings (in color) of building(s) for every façade face <i>Note: Additions/Alterations need to show only affected side</i>
		Architectural narrative, including proposed exterior building materials
		Dimensions of frontage and yards
		Location and dimensions of existing and proposed buildings, including heights and uses of buildings
		Location of existing structures and their uses
		Locations and dimensions of all parking areas and number of total parking spaces provided on the plan
		Number of parking spaces relative to Zoning Bylaw requirements
		Locations and dimensions of handicapped parking and associated accessways
		Locations and dimensions of driveways/walkways
		Existing zoning information, including District, minimum lot size, minimum lot frontage, and setback requirements
		Location/Description of water supply
		Location/Description of storm drainage
		Location/Description of existing and proposed utilities, including underground utilities



TOWN OF HAMILTON
Planning Department/Planning Board
 650 Asbury Street, Hamilton, MA 01982
 Mailing: P.O. Box 429
 (978) 626-5251 • planning@hamiltonma.gov
www.hamiltonma.gov

Yes	N/A (Write "W" for items you propose to waive)	Requirements:
		Location and specifications for proposed exterior trash refuse facilities and screening <i>Note: If trash will be stored indoors, this should be noted on the plan.</i>
		Photometric Plan (Location, height, and other specifications, including illumination levels, for all exterior lighting)
		Existing natural features, including location and species of mature trees
		Location/Description of landscaping, including the number, species, and size of all proposed plantings
		Location of existing and proposed tree lines (if modifications are proposed)
		Location/Description of existing and proposed screening/buffers/fencing
		Location/Description of open space/recreation areas, if applicable
		Location, dimensions, and elevations of proposed signage, if applicable
		Location and number of existing and proposed dwelling units and number of bedrooms per dwelling unit, if applicable
		Proposed and existing topographical lines at 2' intervals
		Location/Description of proposed and existing sewage disposal system
		Location/Description of underground storage tanks
		Traffic Study or Traffic Impact Report <i>Note: If no Traffic Report is submitted, the applicant must provide a narrative explaining why there will be no or de minimis levels of traffic impact.</i>
		Location, dimensions, and proposed screening of loading areas
		Overall area of disturbances should be shown on plan and cumulative area of disturbance should be noted on plan
		Area of proposed grading and site work
		Locations and dimensions of access/egress
		Location, height, and proposed materials of retaining walls



TOWN OF HAMILTON
Planning Department/Planning Board
650 Asbury Street, Hamilton, MA 01982
Mailing: P.O. Box 429
(978) 626-5251 • planning@hamiltonma.gov
www.hamiltonma.gov

OTHER APPLICABLE PERMITS

Please check if permit applies.

Yes	Permit:
	Trench and Street Opening Permit (DPW)
	Septic Disposal Permit (Board of Health)
	Stormwater Management Permit (Planning Board)
	A Finding, Special Permit, or other relief from Zoning Bylaw requirements (Zoning Board of Appeals)
	Wetland Permit, including NOI or RDA (Conservation Commission)
	Certificate of Appropriateness (Historic District Commission) <i>(Applies when a project is proposed in the Hamilton Historic District)</i>
	Demolition Delay Review (Historical Commission) <i>(Applies when a structure constructed prior to 1940 is proposed for demolition.)</i>