

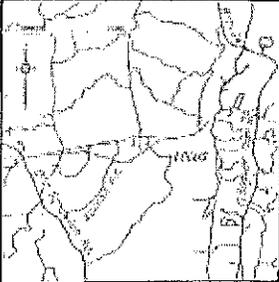
ATTACHMENT 4

AVAILABLE PROJECT INFORMATION

SECTION 00 31 00**AVAILABLE PROJECT INFORMATION**

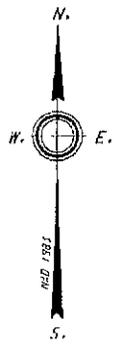
INFORMATION	LOCATION OF INFORMATION
Town of Plymouth Survey (Registry use) consisting 1 page	Following this page
Geotechnical Engineering Report by GZA dated June 15, 2015 with appendices consisting of 26 pages	Following this page
Parcel map with easements by TetraTech dated May 14, 2015 and recorded in Plymouth County Registry of Deeds Plan Book 59 Page 159, October 30, 2014 consisting of 2 pages	Following this page
Special Permit dated November 15, 2014 consisting of 4 pages Zoning Board of Appeals Special Permit – Public Hearing date January 7, 2015 (filed January 20, 2015) consisting of 6 pages	Following this page
FAA Notice Criteria –Negative consisting of 2 pages	Following this page

END OF SECTION



LOCUS MAP
1" = 3,000'

Approved By
Plymouth Planning Board



I hereby certify that this plan has been prepared in conformity with the rules and regulations of the Registry of Deeds of the Commonwealth of Massachusetts.

Date _____ Professional Land Surveyor _____

Plot 94 Lot 1B
Inhabitants of the
Town of Plymouth
Ord. 3700 Pg. 35
1995.30 Sq. Ft.
1.84 Acres

New Lot
Remainder
Plot 78C Lot A-229
Pine Hills LLC
734 Acres ±

Proposed
30' Wide
Access Easement

New Lot
Plot 78A Lot 11-216
133,463 s.f.
3.06 Acres

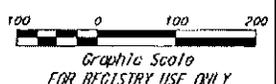
Plot 78A Lot 1A
Remainder of Access

Plot 76 Lot 6B
N/F
HStar Electric Company

NOTES:

1. OWNERS: PINE HILLS LLC
33 Summer House Drive
Plymouth, MA 02360
Deed B. 15867 Page 20

TOWN OF PLYMOUTH
11 Lincoln Street
Plymouth, MA 02360
Deed B. 3700 Page 56
2. LAND SURVEYOR: RUSSELL FIRTH, PLUS
TOWN SURVEYOR
11 LINCOLN STREET
PLYMOUTH, MA 02360
3. PLAN REFERENCES: Plan Book 32 Page 355
Plan Book 55 Page 446-450
Plan Book 14 Page 579
Plan Book 89 Page 451
Land Court Decree 39316A
Land Court Decree 39331C and
Related LCD Petitioners Plans
4. LOCUS IS SHOWN AS LOT A-204 ON MAP 78C
OF THE PLYMOUTH ASSESSOR'S MAPS.
5. LOCUS ARE ZONED RURAL RESIDENTIAL "RR".
6. THE PURPOSE OF THIS PLAN IS TO DIVIDE LOT
A-204 ON PLAT 78C, CREATE NEW LOT 11-216
ON PLAT 78A WITH IT'S ASSOCIATED ACCESS
EASEMENT AND RC DESIGNATING THE REMAINDER
AS LOT A-229 ON PLAT 78C.



PROPOSED
MUNICIPAL PROPERTY
AT THE PINE HILLS

LLC to establish a site suitable for the construction of a new public safety communication tower. The existing state owned tower, located adjacent to the State Fire Tower, does not meet the Town's current public safety communication needs, is in poor condition and will either require significant repairs or must be demolished.

- 3) The Town of Plymouth, acting through the Fire Department, Police Department and Emergency Management Department has applied for a Special Permit to construct a 150-foot communications tower. The existing 110 foot State Tower is in poor condition and structurally unsound.
- 4) Due to the size and geographic layout of Plymouth, the Police, Fire and Emergency Management Departments require multiple sites for radio coverage. To be effective during safety events and weather related situations public safety communications systems must be reliable. In addition, a robust radio system is needed to ensure that Plymouth's police officers, firefighters and Town residents in general are able to depend on a quick and efficient response to any emergency. The current communication network uses space on public and commercial communications towers including the public safety tower located adjacent to the State's Plymouth Fire Tower off Old Sandwich Road. The Town's main "Hub" is located on this tower. This tower has been found to be structurally unsafe. No new equipment can be added due to the tower's structural condition. In fact, the structural issues have already forced the Town to remove some equipment to reduce the weight of equipment on the tower. The removal of this equipment has already compromised the Town's public safety communications capabilities. Leasing additional space on commercial towers would be expensive and would require that the Town use the tower owner's vendors (for maintenance), which adds an additional expense. Furthermore, local commercial towers cannot provide enough space for all of the Town's public safety communication needs.
- 5) Proposed is the construction of a 150-foot communication tower with associated equipment structures including a fenced compound around the base. The proposed tower can accommodate several different Town public safety antennae. The facility will be served by standard electric and telephone service.

The following constitutes the findings per Environmental Design Conditions:

Natural Features and Relationship to Surroundings

The site is primarily wooded. It is not located within a mapped estimated habitat of rare wildlife, priority habitat, or flood hazard area.

Vehicular and Pedestrian Circulation

Access to the tower site is provided via an access and utility easement from Old Sandwich Road which, also serves as access to the existing tower, fire tower and the Pinchills Community water storage tank.

The facility will be unmanned, with the exception of maintenance visits, and will not

generate substantial amounts of traffic or require additional parking. The Town estimates stated that an estimated one or two vehicles will visit the site every month for maintenance purposes once it is installed.

Siting and Design of Structure

The tower is located adjacent to the existing 110 foot high State tower and the 85 foot high fire tower. Within an enclosed (chain link fence) compound area is room for equipment shelters for various carriers, along with supporting cables, transformer pads, and support structures.

Surface Water Drainage

The proposed antenna placement and associated equipment will not impact surface water drainage. The water runoff would be absorbed by existing ground surfaces within the site area.

Utilities

The proposed facility does not require water or sewer service. Electrical and telephone service will be provided via existing overhead lines.

Signs

No signs are proposed

ADVISORY REPORTS:

Engineering Department

See enclosed, dated

RECOMMENDATION:

It is recommended that the petition be granted for the following reasons:

- 1) There is no feasible alternative to the proposed height and it is the minimum necessary. The tower will accommodate the public safety antenna arrays of the Town with the total height of 150 feet. The proposed height is the minimum necessary to provide appropriate antenna separation, avoid interference, clear surrounding topographical features, provide appropriate radio frequency coverage, and otherwise accomplish the purposes of the installation.
- 2) There is a clear and specific public benefit which may be realized only by exceeding 35' in height. The proposal represents a "feasible alternative" to provide emergency and public safety communications for the Town.
- 3) The proposed facility will help ensure adequate emergency municipal communications services within the Town of Plymouth.

- 4) The proposed increase in height is the minimum necessary to accomplish these purposes.
- 5) The proposed structure will not in any way detract from the visual character or quality of the adjacent buildings, the neighborhood or the Town as a whole. The proposed site has been selected by the Town because the free-standing tower will be located adjacent to the existing 110 foot county communication tower and the 78 foot state fire watch tower, the ground-level telecommunications installation is well screen by the site's natural vegetation. The proposed height increase will not in any way be an additional detraction of visual character or quality of the adjacent neighborhood or the Town as a whole.

CONDITIONS:

It is recommended that the following conditions be imposed:

1. Any disturbance to existing vegetation is to be restored and stabilized to the satisfaction of the Building Commissioner.
2. The tower will not be marked with painted stripes or lit unless required under federal/state regulations.
3. If feasible, space shall be made available on the tower for other Federal, State, County and local emergency service operators.

THE PLANNING BOARD



Lee Hartmann, AICP
Director of Planning & Development

cc: Building Commissioner
Fire Chief



TOWN OF PLYMOUTH

11 Lincoln Street
Plymouth, Massachusetts 02360
FAX (508) 830-4062
(508) 747-1620

Board of Appeals

Decision

Case No. 3770

RECEIVED
TOWN OF PLYMOUTH OFFICE
11 LINCOLN ST
PLYMOUTH, MA
2015 JAN 20 AM 8:51

LANDOWNER: TOWN OF PLYMOUTH
PETITIONER: THE PLYMOUTH FIRE DEPARTMENT
SUBJECT PROPERTY: 260 Old Sandwich Road, Plymouth, Massachusetts
PARCEL ID NO: 078A-000-011-257
DATE OF PUBLIC HEARING: January 7, 2015

In exercise of its discretionary powers, the Plymouth Zoning Board of Appeals (Members: Peter Comer, David Peck, William Kcohan, Michael Main, and Edward Conroy) voted unanimously (5-0) to **GRANT** the petition of **THE PLYMOUTH FIRE DEPARTMENT** requesting a Special Permit per Section 205-17 I (1&2); and, a Special Permit per Section 205-40 D(5) subject to Environmental Design Conditions in order to erect a communications tower on the property of **TOWN OF PLYMOUTH** located at **260 OLD SANDWICH ROAD** and shown as Lot A-248 on Plat 78A of the Assessors Maps dated January 1, 2014 in a RR Zone.

SUBMITTED DOCUMENTATION:

1. Notice of public hearing
2. ZBA Signage Requirement
3. ZBA Petition Application
4. Dept. of Inspectional Services denial dated 10/28/2014
5. August 12, 2014 Memo from Fire Dept. to Advisory & Finance
6. Town of Plymouth Capital Improvement Plan Request Form
7. September 9, 2014 Memo to Board of Selectmen from Pamela Hagler
8. FY15 Capital Improvement Plan, FATM Capital Improvements Committee Recommendations dated September 8, 2014
9. Environmental Impact Statement
10. November 25, 2014 Planning Board recommendation
11. December 10, 2014 Engineering Dept. comments
12. Design Profile dated September 27, 2012
13. Picture of gate at Town of Marshfield site
14. Picture of Communications Tower erected in Marshfield
15. Proposed Parcel plan dated June 26, 2013
16. Plan A4499 – Plan of Land dated September 16, 2014

THE BOARD FINDS THE FOLLOWING FACTS:

1. The property in question is 1.5 acres in size and is located at elevation 360' ASL on a Town owned parcel located atop the Pinehills. It is located adjacent to the existing 110 foot State communication tower and the 78 foot State fire watch tower.



Printed on recycled paper.

2. At the 2013 Fall Annual Town Meeting the Town voted to authorize a land swap, swapping a 1.8 acre, land-locked, Town owned, parcel (Lot 1B, Map 94) for a 1.5 acre parcel owned by The Pinehills, LLC located adjacent to the existing State fire tower. This swap gave the Town a location suitable for the construction of a new public safety communication tower. The Town has worked closely with Pinehills LLC to establish a site suitable for the construction of a new public safety communication tower. The existing state owned tower, located adjacent to the State Fire Tower, does not meet the Town's current public safety communication needs, is in poor condition and will either require significant repairs or must be demolished.
3. The Town of Plymouth, acting through the Fire Department, Police Department, and Emergency Management Department has applied for a Special Permit to construct a 150-foot communications tower. The existing 110 foot State Tower is in poor condition and structurally unsound.
4. Due to the size and geographic layout of Plymouth, the Police, Fire, and Emergency Management Departments require multiple sites for radio coverage. To be effective during safety events and weather related situations, public safety communications systems must be reliable. In addition, a robust radio system is needed to ensure that Plymouth's police officers, firefighters, and Town residents in general are able to depend on a quick and efficient response to any emergency. The current communication network uses space on public and commercial communications towers including the public safety tower located adjacent to the State's Plymouth Fire Tower off Old Sandwich Road. The Town's main "Hub" is located on this tower. This tower has been found to be structurally unsafe. No new equipment can be added due to the tower's structural condition. In fact, the structural issues have already forced the Town to remove some equipment to reduce the weight of equipment on the tower. The removal of this equipment has already compromised the Town's public safety communications capabilities. Leasing additional space on commercial towers would be expensive and would require that the Town use the tower owner's vendors (for maintenance), which adds an additional expense. Furthermore, local commercial towers cannot provide enough space for all of the Town's public safety communication needs.
5. Proposed is the construction of a 150-foot communication tower with associated equipment structures including a fenced compound around the base. The proposed tower can accommodate several different Town public safety antennae. The facility will be served by standard electric and telephone service.

The following constitutes the findings per Environmental Design Conditions:

Natural Features and Relationship to Surroundings

The site is primarily wooded. It is not located within a mapped estimated habitat of rare wildlife, priority habitat, or flood hazard area.

Vehicular and Pedestrian Circulation

Access to the tower site is provided via an access and utility easement from Old Sandwich Road which, also serves as access to the existing tower, fire tower and the Pinehills Community water storage tank.

The facility will be unmanned, with the exception of maintenance visits, and will not generate substantial amounts of traffic or require additional parking. The Town estimates stated that an estimated one or two vehicles will visit the site every month for maintenance purposes once it is installed.

2015 JAN 20 AM 9:51
 RECEIVED
 PLANNING DEPARTMENT
 TOWN OF PLYMOUTH

Siting and Design of Structure

The tower is located adjacent to the existing 110 foot high State tower and the 85 foot high fire tower. Within an enclosed (chain link fence) compound area is room for equipment shelters for various carriers, along with supporting cables, transformer pads, and support structures.

Surface Water Drainage

The proposed antenna placement and associated equipment will not impact surface water drainage. The water runoff would be absorbed by existing ground surfaces within the site area.

Utilities

The proposed facility does not require water or sewer service. Electrical and telephone service will be provided via existing overhead lines.

THE GRANTING OF THIS SPECIAL PERMIT IS BASED ON THE FOLLOWING REASONS:

1. There is no feasible alternative to the proposed height and it is the minimum necessary. The tower will accommodate the public safety antenna arrays of the Town with the total height of 150 feet. The proposed height is the minimum necessary to provide appropriate antenna separation, avoid interference, clear surrounding topographical features, provide appropriate radio frequency coverage, and otherwise accomplish the purposes of the installation.
2. There is a clear and specific public benefit which may be realized only by exceeding 35' in height. The proposal represents a "feasible alternative" to provide emergency and public safety communications for the Town.
3. The proposed facility will help ensure adequate emergency municipal communications services within the Town of Plymouth.
4. The proposed increase in height is the minimum necessary to accomplish these purposes.
5. The proposed structure will not in any way detract from the visual character or quality of the adjacent buildings, the neighborhood or the Town as a whole. The proposed site has been selected by the Town because the free-standing tower will be located adjacent to the existing 110 foot county communication tower and the 78 foot state fire watch tower, the ground-level telecommunications installation is well screen by the site's natural vegetation. The proposed height increase will not in any way be an additional detraction of visual character or quality of the adjacent neighborhood or the Town as a whole.

THE GRANTING OF THIS SPECIAL PERMIT IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. Any disturbance to existing vegetation is to be restored and stabilized to the satisfaction of the Building Commissioner.
2. The tower will not be marked with painted stripes or lit unless required under federal/state regulations.
3. If feasible, space shall be made available on the tower for other Federal, State, County, and local emergency service operators.

RECEIVED
 2015 JAN 30 AM 09:52
 TOWN OF PLYMOUTH

If substantial use or construction permitted by this Special Permit has not commenced within two years from the date on which a copy of this decision is filed with the Town Clerk, excluding the amount of time required for an appeal period to expire and the amount of time required to pursue and await the determination of any such appeal, then this Special Permit shall expire.

Any relief not expressly granted hereunder is hereby denied.

We hereby certify that copies of this decision were filed with the Town Clerk, Building Inspector, and the Planning Board on: January 20, 2015

ZONING BOARD OF APPEALS:

Peter Conner
Peter Conner, Chairman

Michael Main
Michael Main, Member

RECEIVED
TOWN CLERK'S OFFICE
JAN 20 2015
2015 JAN 20 AM 8:52

David Peck
David Peck, Vice-Chairman

Edward Conroy
Edward Conroy, Member

William Keohan
William Keohan, Clerk

This decision shall not take effect until (a) a copy of this decision certified by the Town Clerk to the effect that twenty (20) days have elapsed since the decision was filed in the Office of the Town Clerk without any appeal having been filed or that any appeal filed has been dismissed or denied has been recorded in the Plymouth County Registry of Deeds or with the Assistant Register of the Land Court for Plymouth County, and (b) a certified copy indicating such Registry recording has been filed with the Board.

Any person aggrieved by a decision of the Board of Appeals has the right to appeal such decision to the Superior Court, the Land Court, or the District Court of the Commonwealth of Massachusetts pursuant to Massachusetts General Laws, Chapter 40A, Section 17, by filing such appeal within twenty (20) days after the date on which the decision was filed with the Town Clerk.

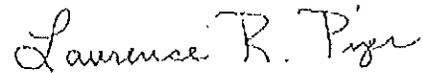
Copy to Applicant via Certified Mail on: January 20, 2015
Notice of Decision to interested parties on: January 20, 2015

TOWN OF PLYMOUTH

Town Clerk's Office
11 Lincoln Street
Plymouth, MA 02360
508-747-1620 *189

I hereby certify that a copy of the decision of the Board of Appeals of the Town of Plymouth related to the application of Plymouth Fire Department for a Variance, Case Number 3770, was filed in this office on 1/20/2015 and that no appeal was filed during the twenty days next after that date.

ATTEST:



Date: February 24, 2015

Town Clerk

Ed Bradley

From: Lee Hartmann
Sent: Thursday, March 05, 2015 15:09
To: Ed Bradley
Cc: Vicki Marsh; Bob Betters
Subject: Communication Tower

Ed,

The Special Permit for the Communication Tower has been recoded Book 45295 Page 1.

Lee Hartmann, AICP
Director of Planning and Development
Town Hall
11 Lincoln Street
Plymouth, MA 02360

Ph. (508) 747-1620 (ext. 143)
Fax (508) 830-4116

Lhartmann@townhall.plymouth.ma.us



PLYMOUTH 400



Federal Aviation Administration

<< OE/AAA

Notice Criteria Tool

Notice Criteria Tool Desk Reference Guide V. 2014 2 0

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference CFR Title 14 Part 77.9.

You must file with the FAA at least 45 days prior to construction if:
your structure will exceed 200ft above ground level
your structure will be in proximity to an airport and will exceed the slope ratio
your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
your structure will emit frequencies, and does not meet the conditions of the FAA Co-location Policy
your structure will be in an instrument approach area and might exceed part 77 Subpart C
your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
your structure will be on an airport or heliport
filing has been requested by the FAA

If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the Air Traffic Areas of Responsibility map for Off Airport construction, or contact the FAA Airports Region / District Office for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

Latitude: 41 Deg 54 M 59.55 S N
Longitude: 70 Deg 35 M 21.08 S W
Horizontal Datum: NAD83
Site Elevation (SE): 360 (nearest foot)
Structure Height (AGL): 150 (nearest foot)
Traverseway: No Traverseway
Is structure on airport: No

Results

You do not exceed Notice Criteria.

