

PLANNING BOARD

TOWN OF SOUTH HADLEY

APPLICATION FOR SPECIAL PERMIT
AND
SITE PLAN REVIEW

Application for Approval of
Wireless Facility

Global Tower Assets, LLC
Petitioner/Applicant

metroPCS Massachusetts, LLC
Co-Applicant

Address:

300 Newton Street
South Hadley, Massachusetts

Submitted by:
Simon J. Brighenti, Jr. Esquire
O'Connell, Flaherty & Attmore
71 Park Avenue
West Springfield, MA 01089
(413) 747-1773

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APPLICATION FOR SPECIAL PERMIT and SITE PLAN REVIEW

TOWN OF SOUTH HADLEY

Property located at
300 Newton Street
South Hadley, Massachusetts

Global Tower Assets, LLC
750 Park of Commerce Boulevard
Boca Raton, FL 33487

metroPCS Massachusetts, LLC
285 Billerica Road
Chelmsford, MA 01824

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FORM SP

SOUTH HADLEY PLANNING BOARD

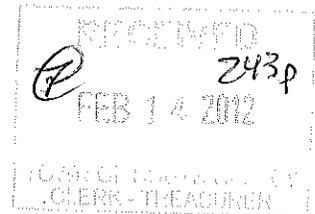
APPLICATION FOR SPECIAL PERMIT

Date 02/14/2012

Pursuant to the provisions of Chapter 40A of the General Laws of the Commonwealth of Massachusetts and the South Hadley Zoning By-Laws, the undersigned herewith submits the accompanying application for a Special Permit as described below and detailed in the supporting documentation which is incorporated into and made part of this application.

NATURE OF REQUEST (Check and Describe as Appropriate):

- a. Alteration/expansion/change of a nonconforming use and/or structure
- b. Home occupation
- c. Professional business
- d. New/second hand car dealer
- e. Flag lot
- f. Two-family dwelling/Three-family dwelling
- g. Multifamily dwellings for more than three families
- h. Flexible development
- i. Wireless communications facility
- j. Major earth removal, extraction, and/or fill activity
- k. Other (Describe _____)



GENERAL DESCRIPTION OF REQUEST:

Installation of Wireless Communication Facility

APPLICABLE SECTIONS OF THE ZONING BYLAW:

Section 75 and Use Table Note (d)

1. Applicant Global Tower Assets, LLC/Metro PCS Massachusetts, LLC co-applicant

Address c/o Simon J. Brighenti, Jr., Esq.

71 Park Avenue, Suite C, West Springfield MA 01089

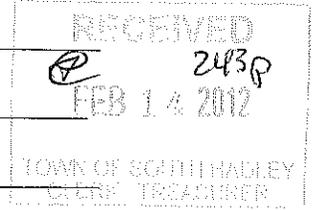
Telephone 413-747-1773

Email Address: sbrighenti@ofalaw.com

2. Owner (if not applicant) Carey's Flowers Inc.

Address 300 Newton Street, South Hadley MA 01075

Email Address: _____



3. Site Plan Preparer Pro Terra Design Group, LLC

Title or License Daniel F. Stasz, PLS #47160

Address 1 Short Street, Northampton MA 01060

Telephone 413-320-4918

Email Address: tjohnson@proterra-design.com

4. Deed of property recorded in the Hampshire County Registry of Deeds,
Book 1588 Page 644
1255

5. Location and description of property (street and number if any) 310
300 Newton Street, South Hadley MA 01075

Assessors Map # 17 Parcel # 18 & 19

6. The subject property is presently in zoning district(s): Business A-1

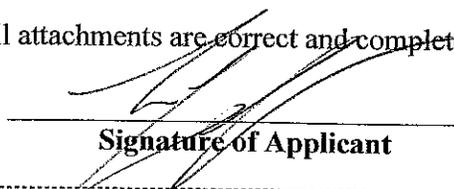
7. Is the subject property located within one or more of the Master Plan's Land Use Area Districts? No If so, in which of the districts or areas? _____

8. Is the subject property located in a National Historic District or listed as a Priority Heritage Landscape? No If so, which one? _____

9. Does the subject property abut a designated Scenic Roadway? No

10. Is the subject property within the designated South Hadley Falls Economic Opportunity Area? No

I, as applicant, certify that the application and all attachments are correct and complete.


Signature of Applicant

FOR PLANNING BOARD OFFICE USE:

11. Amount of Application Fee: _____

12. Fee Paid? Yes RL No _____

FOR TOWN CLERK (indicate date and time received):

Submission received on (Date) _____
at (time) _____

Signature _____

**PROPOSED FINDINGS
PER TOWN OF SOUTH HADLEY
ZONING BY LAW CRITERIA**

Support Statements for Zoning Relief

Applicant: Global Tower Assets, LLC
Co-Applicant: metroPCS Massachusetts, LLC

Location: 300 Newton Street, South Hadley, MA

Map ID: Map 17 Parcels 018 and 019

Zoning District: Business A-1

Property Owner: Carey's Flowers, Inc.
300 Newton Street
South Hadley, MA 01075

RELIEF SOUGHT:

SPECIAL PERMIT AND SITE PLAN APPROVAL

Global Tower Assets, LLC and metroPCS Massachusetts, LLC (jointly "Applicant") requests the Planning Board issue a Special Permit along with Site Plan Approval for the location of Wireless Communications Facility (hereinafter "the Facility") to be installed at 300 Newton Street pursuant to Section 7S and Use Table Note (d.) of the Town of South Hadley Zoning Bylaw (hereinafter "the Bylaw"). Applicant's proposed Facility will include, a 130' tall tower along with three (3) equipment cabinets known as Base Transmission Stations ("BTS") to be placed within a fenced area or compound at the base of the structure and associated cabling and hardware. The proposed Facility is depicted in more detail on the accompanying plans at Tab 6.

BACKGROUND:

Applicant is applying for the above relief in order to locate a Wireless Communications Facility on a Facility Site upon which such Facilities are allowed by the Bylaw. As below described the Facility will be located, designed and painted to achieve the least possible visual impact on the surrounding area as shown on the accompanying plans at Tab 6. Applicant submits the following proposed findings in compliance with the applicable portions of the Bylaw.

1. Purposes

The purposes of the Wireless Communications Regulations are:

- a. Provide reasonable, non-discriminatory standards and procedures under which adequate and necessary Wireless Communications - Facilities may be permitted, developed and maintained; and,*

- b. Ensure that permitting Wireless Communications Facilities will be in harmony with the Zoning By-Law and the character and appearance of the surrounding community; and,*
- c. Protect the community's scenic, historic, and environmental resources; and,*
- d. Locate Wireless Communications Facilities such that their location does not have negative impacts (such as, but not limited to visual blight, attractive nuisance, noise and falling objects) on the general safety, welfare and quality of life of the community; and,*
- e. Encourage Co-Location of Wireless Communications Facilities to the maximum extent possible; and,*
- f. Provide for the development of free standing Wireless Communications Towers to the extent necessary to enable the Providers of Wireless Communications Services to provide adequate coverage throughout the community, yet limit the number of such Towers to the minimum amount needed for such services.*

Finding: Applicant's site search and selection process for a suitable wireless communications site is predicated upon the land use policy of the town as expressed in this section. The proposed installation at this site meets the objectives expressed in this section, namely, minimizing adverse impacts to the character and appearance of the town as the facility is proposed to be located within an area of relatively low population density and which is along a heavily travelled thoroughfare. Strategic location of the Facility and the mitigation afforded by color and design will lessen the visual impact of the facility.

...

3. Definitions

As used in the Wireless Communications Regulations, the following words and phrases shall have the meanings and intent respectively ascribed to them by this section. If any word or phrase conflicts with definitions specified elsewhere in the South Hadley Zoning By-Law, the meaning and intent ascribed below shall govern:

ANTENNAS: *A device or surface area which is attached to or part of a Tower or Alternate Tower Structure for the purpose of transmitting and/or receiving electromagnetic signals for wireless communications. Also referred to as Wireless Communications Antenna.*

ANTENNA, WIRELESS COMMUNICATIONS: *See Antenna.*

CARRIER: *See Provider.*

CO-LOCATION: *Use of a single Tower by more than one Carrier.*

ELEVATION: *The measurement of a point in reference to feet above mean sea level.*

EQUIPMENT SHELTER: *A structure located at a Wireless Communications Tower or Alternate Tower Structure to house equipment used in connection with wireless communications transmissions to and from Antennas located on the Tower.*

FACILITY SITE: *The parcel of land used by one or more Carriers and upon which one or more Wireless Communications Facility (-ies) and related equipment, Equipment Shelter, and landscaping are located.*

FAA: *Federal Aviation Administration.*

FCC: *Federal Communications Commission.*

HEIGHT OF WIRELESS COMMUNICATIONS FACILITY: *The vertical distance between the highest point of the Wireless Communications Facility (inclusive of the Wireless Communications Tower and any Antennas, poles, and any other equipment which may extend above the Wireless Communications Tower) and the lowest point of the grade of the ground at the Facility Site. The grade of the ground is to be determined at a distance within ten (10) feet of the Wireless Communications Tower's perimeter unless the Planning Board determines a different basis for said measurement is more appropriate. Thus, the "height" of Wireless Communications Facilities will not fall within the definition of "height" as provided in Section 3 of the Zoning By-Law.*

MUNICIPAL ENTITY: *The phrase "municipal entity" shall include the Town of South Hadley, South Hadley Fire District Number 1, and South Hadley Fire District Number 2 and any department under the jurisdiction and authority of any of these three entities.*

PROVIDER: *An entity that provides Wireless Communications Services. Also refers to Carrier.*

TOWER: *A structure erected for the purpose of Wireless Communications Services and on which Antennas or other wireless communications devices and associated equipment are placed for the purpose of Wireless Communications Services. Also referred to as Wireless Communications Tower.*

Tower, Guyed: A Tower that is tied to the ground or other surface by cables which are typically in a diagonal alignment.

Tower, Lattice: A Tower that is self-supporting with multiple legs and cross bracing of structural steel.

Tower, Monopole: A Tower that is self-supporting with a single shaft of wood, steel, or concrete and a platform (or racks) for Antennas arrayed at the top and/or intermediate positions along the length of the Tower.

Tower, Wireless Communications: See Tower.

WIRELESS COMMUNICATIONS FACILITY: *All equipment with which a Carrier transmits and receives the radio frequency waves which carry their services and all locations of said equipment or any part thereof (including, but not necessarily limited to, a Wireless Communications Tower, Alternate Tower Structure, Wireless Communications Antennas, and related equipment and structures).*

WIRELESS COMMUNICATIONS FACILITY, PRE-EXISTING: *A Wireless Communications Facility in existence prior to the adoption of the Wireless Communications Regulations as part of the Zoning By-Law by the Town Meeting.*

WIRELESS COMMUNICATIONS SERVICES: *Commercial Mobile Services, unlicensed wireless services, and common carrier wireless exchange access services. These services include cellular services, Personal Communications Services (PCS), Enhanced Mobile Radio Services, Paging Services (PS), and similar such services.*

Finding: Applicant has adopted the above definitions and incorporates them herein by reference unless specifically noted within the accompanying text. Thus the applicant must submit the proposal to the Site Plan Review Process consistent with Note (d) of the Use Table contained in the Bylaw.

4. Exempted Uses

The following Wireless Communications Facilities are specifically exempted from the provisions of the Wireless Communications Regulations:

a. Police, fire, ambulance, Antennas and associated Towers and equipment for the internal use of either the Town's DPW or either District and other similar emergency dispatch; and,

b. Citizens band radio; and,

c. Amateur radio equipment and Towers used in accordance with the terms of amateur radio service licenses issued by the FCC, provided that (1) the Tower is not used or licensed for any commercial purpose, and (2) the Tower shall be removed upon loss or termination of said FCC license; and,

d. Satellite dishes and antennas for non-commercial residential use and/or for non-commercial educational use.

Finding: Applicant intends to work with the Town of South Hadley in furtherance of this Bylaw and the referenced federal and state laws.

5. Location Criteria

a. Existing Towers and Alternate Tower Structures: To the extent feasible, Antennas are to be located on existing Towers and existing Alternate Tower Structures.

Finding: Applicant has been unable to locate an Alternate Tower Structure within this portion of the town of South Hadley presently experiencing insufficient service.

b. Spacing: No Wireless Communications Tower shall be located closer than one mile of any other such Tower, except as provided below. The spacing distance shall be measured as the shortest distance between two points as if on a flat topography.

Finding: Applicant knows of no Tower within the proscribed distance.

c. Historic and Residential Properties: No Wireless Communications Tower shall be located closer than three-hundred feet (300') to any property (1) listed on either the State or National Register of Historic Places or (2) developed as part of a residential subdivision for which a Definitive Plan was approved by the South Hadley Planning Board, except as may be waived by the Planning Board as provided below.

Finding: Applicant knows of no such historic properties within the proscribed distance. Notwithstanding, Applicant hereby requests that the Planning Board waive this prohibition should such a property or properties exist, as impact on such property would be minimal.

d. Elevation: No portion of any Wireless Communications Facility may exceed the elevation level of 400 feet above mean sea level, except as may be waived by the Planning Board as provided below.

Finding: Based upon the most detailed USGS topographic maps available and field measurements, the Facility will not violate this proscription (See Tab 3).

e. Holyoke Range Area: No Wireless Communications Tower or related equipment may be located within the area bounded as follows: the Towns of Hadley and Amherst to the north; the Town of Hadley and Route 47 to the west; Route 47 and Pearl Street to the south; and Route 116 (north of Pearl Street) and the Town of Granby to the east.

Finding: The proposed location is not located within the proscribed portion of the town of South Hadley as it is located several miles to the south Therefore the proposed facility is within the letter of this requirement.

f. Waiver for Wireless Communications Antennas on Alternative Tower Structures. In unique circumstances where the Planning Board makes findings as to technical necessity, topographic conditions, community benefit, and/or special conditions which protect the surrounding properties and community assets, and that a waiver is consistent with the purposes of this subpart, the Planning Board may grant a waiver of one or more of the Location Criteria specified within this subsection for location of Wireless Communications Antennas on Alternate Tower Structures.

Finding: Applicant submits that this section of the By Law does not apply to the proposed Facility.

g. Waiver for Wireless Communications Towers. In unique circumstances where the Planning Board makes findings as to technical necessity, unique topographic conditions, community benefit, and/or special conditions which protect the surrounding properties and special community aesthetic assets (such as, but not limited to views of the Holyoke Range), and finds that a waiver is consistent with the purposes of this subpart, the Planning Board may grant a waiver of the selected Location Criteria listed below as they relate to location of Wireless Communications Towers, subject to the limitations stated herein:

- 1.) Spacing between Wireless Communications Facilities as stated in item b of this subsection; provided, however, the spacing shall not be reduced to less than one-half mile.*
- 2.) Distance from an Historic or Residential Property as stated in item c of this subsection; provided, however, the distance shall not be reduced by more than 200 feet.*
- 3.) Elevation as stated in item d of this subsection; provided, the maximum elevation will not be permitted to exceed 450 feet.*

Finding: Applicant is seeking a waiver of the requirement that the Facility not be located within 300 feet of a Residential Property if in fact any of the residential properties which may be located within the proscribed area fall within the definition of Residential Property as set forth above. See Plans at Tab 6.

6. Design and Siting Requirements – General

All Wireless Communications Facilities must be designed, developed, and operated in accordance with the following requirements:

- a. Co-Location: Towers must be designed, developed, and equipped, and leases for use of such structures must provide authority, to allow for co-location of as many Carriers as technically feasible.*

Finding: Applicant is proposing a Facility that will meet these criteria.

b. Equipment Shelter: An Equipment Shelter not exceeding four-hundred (400) square feet in area per carrier located on the Tower and not exceeding fourteen feet (14') in height may be provided at each Tower or Alternate Tower Structure. However, the Planning Board may impose special conditions to reduce the maximum size of the Equipment Shelter at a particular Facility Site if it determines such conditions are necessary to fulfill the aesthetic purposes of the Zoning By-Law or these Wireless Communications Regulations.

Finding: Applicant is not seeking approval for an Equipment Shelter; rather for computer equipment as shown on the Plans included at Tab 6.

c. Security: All Wireless Communications Facilities shall be protected, by fencing and/or other appropriate means, against unauthorized access.

Finding: Applicant will secure the equipment against unauthorized access and will monitor it by off-site means continuously.

d. Parking: There shall be a minimum of one (1) parking space at each Wireless Communications Facility. Parking at such facility shall be used solely in connection with the maintenance of the Wireless Communications Facility and is not to be used for the permanent storage of vehicles or other equipment.

1.) Exception: The Planning Board may grant an exception to the parking requirement when the Wireless Communications Facility involves use of an Alternate Tower Structure and the Planning Board determines that other parking at the Facility Site satisfactorily meets the parking need for the Wireless Communications Facility.

Finding: Subsequent to installation of the facility, the only parking needs will be those of a maintenance technician in an SUV, small van or pickup truck approximately once a month for a short period of time. Applicant submits that sufficient parking is proposed as shown on the accompanying plans.

e. Signage: The only signs associated with the Wireless Communications Facility which may be permitted are the following:

1.) Identification sign. One identification sign identifying the Wireless Communications Facility and detailing the owner, operator, and an emergency telephone number where the owner or their emergency representative can be reached on a twenty-four (24) hour basis.

2.) No trespassing signs. Such signs are required.

3.) *FCC Registration. A sign displaying the FCC registration number.*

4.) *Warning sign. Signs are required to warn of danger.*

No sign should be larger than four (4) square feet in area unless State or Federal regulations require larger signs.

Finding: Applicant will install only those signs in the equipment compound required by state and federal law as set forth in this portion of the Bylaw.

f. Screening: A landscape buffer of evergreen shrubs or trees shall be provided in a manner to screen views of any Equipment Shelter and fencing from adjoining property. The shrub or tree plantings shall mature to a height equal to the level of the Equipment Shelter height or fence (whichever is greater). At planting the shrubs or trees shall be at least six (6) feet in height and spaced such that the plantings reasonably screen the Equipment Shelter while providing opportunity for the vegetation to mature and be maintained. All landscape plantings must be continually maintained.

g. Exceptions: The Planning Board may grant exceptions to the screening specifications outlined herein where (1) the topography and site conditions warrant that alternative standards can achieve the purpose of the screening and/or (2) the proposed plantings and screening warrant alternative spacing standards.

Finding: Applicant intends to meet the stated and inferred goals of this portion of the Bylaw by working cooperatively with the appropriate town authorities. Applicant agrees to comply with any additional requirements imposed in this regard.

h. Radio-Frequency Effect: All Wireless Communications Facilities shall be operated only at FCC designated frequencies, power levels, and standards. Upon request by the Planning Board, Providers and applicants shall provide certification that the maximum allowable frequencies, power levels, and standards will not be exceeded.

Finding: See Tab 4 for FCC compliance details. Applicant shall comply with all reasonable requirements in regard to certification in this area.

7. Design and Siting Requirements - Wireless Communications Towers

Wireless Communications Facilities involving erection of new Wireless Communications Towers must be designed, developed, and operated in accordance with the following requirements:

a. General: The requirements detailed in subsection 7(S) (6) Design and Siting Requirements - General.

b. Height: All Wireless Communications Towers shall be constructed to the minimum height necessary to accommodate the anticipated usage. Towers designed for one Provider shall be limited to the lesser height of 200% of the maximum height allowed in the zoning district in which it is to be located or a height of 130 feet. If no maximum height is specified for the zoning district, the maximum height shall not exceed 130 feet. When calculating the height, the measured distance shall be inclusive of all planned antennas and other attached features.

1.) Exceptions: The Planning Board may grant an exception to the height limit for Wireless Communications Towers designed for co-located facilities. In such situations, the Board may allow the Tower height to be increased by an additional 20 feet for each additional Provider up to a total Tower height not to exceed a maximum of 220 feet. Further, the Planning Board may grant exceptions to the height restriction in unique circumstances only upon making findings as to a.) technical necessity, b.) unique topographic conditions, c.) community benefit, d.) special conditions which protect the surrounding properties and special community aesthetic assets (such as, but not limited to views of the Holyoke Range), and e.) that an exception is consistent with the purposes of this subpart and the Zoning By-Law.

2.) Exemption: These height limits shall not apply to Towers for government or emergency telecommunications to the extent such height is essential to serve the government or emergency telecommunication use.

3.) Justification Required. The height limits stated within this subsection 7b do not convey an entitlement to any specific height. Rather, as provided in subsection 7(S) (11), all applications for Wireless Communications Towers must include technical evidence to justify the need for the proposed height including any height exceptions being requested. The Planning Board when acting on a Special Permit shall specify the maximum allowable height inclusive of all planned

Wireless Communications Antennas to be allowed for the proposed facility up to the limits outlined above.

Finding: Applicant is proposing a Tower of 130 feet in height, the minimum necessary to provide adequate service and the maximum allowable under this portion of the By Law without a waiver.

c. Setbacks: The setbacks for Wireless Communications Towers shall be measured from the nearest property line and the outer edge of the base of the Tower. The required setback shall be the greatest of the following:

1.) Three-hundred feet (300') if

(i) the adjoining property is zoned Residential A-1, A-2, B, or C or

(ii) is developed as part of a subdivision for which a Definitive Plan has been approved by the Planning Board or

(iii) is included on a National or State Register of Historic Places.

2.) One foot (1.0') for each foot of height of the structure.

3.) Waivers. The setback requirement from property zoned Residential A-1, A-2, B, or C may be waived if

(a.) The Planning Board grants a Special Permit for a Wireless Communications Tower to be located in a Residential A-1, A-2, B, or C zoning district based upon findings that 1.) the Tower is to be located on land owned by a municipal entity as defined in this Subpart or 2.) a utility or other municipal structure in excess of 50 feet in height is presently located thereon and the existing structure is technically inadequate to accommodate the placement of Wireless Communications Antennas due to a combination of the topographic conditions, structure height, and extensive vegetative tree cover immediately adjacent to the site; or,

(b.) The Planning Board grants a waiver of the setback provision specified in subsection 5c pursuant to subsection 5g2. In such instance, the extent of the waiver so granted shall govern as the required setback.

Finding: Applicant is requesting a waiver of the 300' setback requirement from residential properties as described above.

4.) Waiver of Setback from Non-residential Properties. The Planning Board may grant a waiver of the setback requirement specified in subsection 7(S)7c2 as the setback applies to adjoining properties not zoned Residential A-1, A-2, B, or C or used for residential purposes.

5.) *Limitations on Setback Waivers. No setback waiver shall permit any Wireless Communications Tower to be located nearer than one-half foot (0.5') for each foot of height of the structure.*

Finding: Applicant does not believe a waiver is necessary under this portion of the bylaw.

d. Pre-engineered Fault: All Wireless Communications Towers shall be pre-engineered to "fold at a pre-determined height " in the event of catastrophic failure. The height of this pre-determined point of fold shall be specified as part of the Special Permit application. -The purpose of this "Pre-engineered Fault" is to insure that in the event of a catastrophic failure, the Wireless Communications Tower shall remain on the parcel on which the Tower was permitted. Recognizing that technology changes over time, the Planning Board may permit the applicant to utilize an alternative means of achieving the purpose of the "Pre-engineered Fault" provided the Board determines that this alternative means is at least as equally effective for achieving this purpose.

Finding: Applicant agrees to comply with this portion of the By Law.

e. Style of Towers: Lattice Towers and any Guyed Towers shall not be permitted unless the applicant shall demonstrate to the Planning Board's satisfaction that such Tower shall be no more visually blighting or intrusive than a monopole structure at the same location. Accordingly, applicants proposing to construct a Tower other than a monopole shall submit appropriate plan documents as part of the Special Permit application sufficient to allow the Planning Board to make a decision as to whether to grant a Special Permit allowing a Tower other than a monopole-style Tower. To grant a Special Permit for a Tower other than a monopole-style, the Planning Board shall make a finding that the style of Tower proposed is appropriate for the site and is no more detrimental to the visual character of the area than a monopole.

Finding: Applicant is proposing to construct a Monopole Tower as defined in the By Law.

f. View: Wireless Communications Towers shall not be permitted in such locations as to adversely impact the community. Accordingly,

1.) Such Towers shall be sited in such a manner that the view of the Tower (inclusive of all antennas and related attached features) from adjacent properties, residential neighbors, adjacent roadways, and other areas of Town shall be as limited as possible; and,

2.) *Such Towers shall be painted, colored, and/or constructed of materials that minimize the visual impact of the Tower on adjacent abutters, residential neighbors, and other areas of Town; and,*

3.) *The Planning Board may impose such conditions as it deems reasonable on the Special Permit so as to achieve the fore-stated standards and objective. Such conditions may include, but need not be limited to painting and lighting standards, reduction in height, increase setbacks, and/or increased screening.*

Finding: Applicant is proposing to comply with this portion of the By Law as closely as possible and agrees to comply with all reasonable conditions and restrictions imposed in this regard.

g. Preservation of Vegetation: Existing on-site vegetation shall be preserved to the maximum extent practicable.

Finding: Applicant is proposing to comply with this portion of the By Law as closely as possible and agrees to comply with all reasonable conditions and restrictions imposed in this regard.

h. Lighting: Except as required by the FAA, Wireless Communications Towers shall not be artificially lighted.

Finding: Applicant is proposing to comply with this portion of the By Law as closely as possible and agrees to comply with all reasonable conditions and restrictions imposed in this regard.

8. Design and Siting Requirements- Wireless Communications Antennas

Wireless Communications Antennas attached to Towers and/or Alternate Tower Structures must conform to the following requirements:

a. General: The requirements detailed in subsection 7(S) (6) Design and Siting Requirements - General.

b. Height: The Wireless Communications Antennas may only extend to the minimum height above the existing Tower or Alternate Tower Structure as necessary to accommodate the technical requirements. No Antennas shall extend more than ten (10) feet above the height of the existing Tower or Alternate Tower Structure.

Finding: Applicant submits that this section of the By Law does not apply to the proposed Facility to the extent that Applicant is not employing an Alternate Tower Structure but agrees to comply with the applicable portion of this section. See Plans at Tab 6.

c. Extension: Wireless Communications Antennas shall not extend more than technically necessary for the operation of the Wireless Communications Services, but in no case shall they extend more than thirteen (13) feet beyond the side or outer perimeter of the Tower or Alternate Tower Structure.

Finding: The Antennas will not extend beyond the Tower more than thirteen (13) feet. See Plans at Tab 6.

d. Integral Part of Structure: All building-mounted components of the facilities shall be designed and located, to the extent practicable, so as to appear as an integral part of the architecture of the existing Alternate Tower Structure. In no case shall such facilities be approved where their inclusion is detrimental to the architectural quality of the Alternate Tower Structure on which they are to be affixed or structures on abutting properties.

Finding: Applicant contends that this section of the By Law does not strictly apply to the proposed Facility. See Plans at Tab 6.

9. Bond Required

Prior to obtaining a building permit to erect a Wireless Communications Tower or to install a Wireless Communications Tower or to install Antennas on a Tower or on an Alternate Tower Structure, the Wireless Communications Facility owner shall post and submit a bond or other financial surety acceptable to the Town. However, the Planning Board may waive such a bond or other financial surety when the project involves an Alternate Tower Structure if the Board deems such a waiver to be appropriate and consistent with the purposes of the Wireless Communications Regulations.

a. Amount of Surety: The amount of the bond or surety shall be sufficient to reasonably restore the site to the condition which existed prior to installation of the Wireless Communications Tower and/or Wireless Communications Antennas (including related equipment and fixtures). Said amount shall be certified by a qualified engineer, architect, or other professional registered to practice in the Commonwealth of Massachusetts. The bond or surety shall provide for increases in coverage as the cost of removal of the Facility escalates.

b. Use of Bond or Financial Surety: The posted bond or financial surety shall be used by the Town for its intended purpose upon the occurrence of either of the following events:

Finding: Applicant agrees to comply with all reasonable requirements in regard to bonding and surety.

1.) *Cessation of Use: If the Wireless Communications Facility, according to the Building Commissioner, has ceased to be used for its intended wireless communications purpose for a period of not less than twelve (12) calendar months; or,*

2.) *Condemnation: The Building Commissioner condemns the Wireless Communications Facility as an unsafe structure.*

c. *Deficient Amount - Recourse: In the event the amount of the posted bond or surety does not cover the cost of demolition and/or removal of the Wireless Communications Facility, the Town may pursue all recourses available to it for recovery of the additional sum including but not limited to:*

1.) *Lien. Placing a lien upon the property.*

2.) *Assessment. Assessing all Carriers who had antennas on the facility at such time as the Wireless Communications Tower or Alternate Tower Structure ceased to be used for Wireless Communications purposes.*

3.) *New Permits. Withholding permits for new Wireless Communications Facilities by the responsible party (ies).*

d. *Duration of Bond or Surety: The Bond or Surety is to be for a duration of no less than the time period for which the Wireless Communications Facility is to be operating. Accordingly, the Planning Board as a condition of the Special Permit or Site Plan Review, whichever is applicable, shall specify the minimum duration for the Bond or Surety. The Planning Board may provide the Bond to be for a specified period of time with provisions for automatic renewals or substitution of new bonds or sureties.*

10. *Cessation of Use/Abandonment, Maintenance, and Removal*

a. *Cessation of Use/Abandonment: If the Wireless Communications Facility ceases to be used for a period of twelve (12) consecutive months, the facility will be deemed to have been abandoned. At any point after that time, the Wireless Communications Facility may only be used upon prior approval of a new application in accordance with the provisions of the Zoning By-Law in effect at that time.*

b. *Maintenance: The owner of, and Carriers utilizing, the Wireless Communications Facility are solely responsible for maintaining the Wireless Communications Facility in*

good order. Failure to do so may, at the Town's discretion, result in termination of the right to use the facility and/or removal of the facility.

c. Removal: Owners of Wireless Communications Facilities shall be solely responsible and liable for dismantling and removing facilities within a time frame set forth by the Building Commissioner. If the demolition/removal is to be undertaken by the Town, the Building Commissioner shall send to the Wireless Communications Facility owner and the associated Carriers (if any) written notice by registered mail at least 45 calendar days prior to commencing demolition/removal.

Finding: Applicant agrees to comply with all reasonable requirements in this regard.

11. Submission Requirements

Finding: Pursuant to Bylaw Section 5 Use Regulations, and the afore-cited Note to the Table of Uses, Site Plan Review is required for the proposed use.

a. Site Plan Review Required: For Wireless Communications Facilities for which only Site Plan Review is required, applicants must submit the following:

- 1.) Plans and materials required by Section 12 of the Zoning By-Law; and,*
- 2.) Evidence of their authority to install and maintain the Wireless Communications Facilities on the existing Tower or Alternate Tower Structure; and,*
- 3.) Plans and documents demonstrating conformity with the provisions of these Wireless Communications Regulations; and,*
- 4.) Estimated cost to remove the facilities as certified by a qualified professional engineer registered to work in the Commonwealth of Massachusetts.*

b. Special Permit Required: For Wireless Communications Facilities for which a Special Permit is required, applicants are required to submit the following:

- 1.) Section 12 Requirements. Plans and materials required by Section 12 of the Zoning By-Law; and,*
- 2.) Section 9 Requirements. Plans and materials required by Section 9 of the Zoning By-Law; and,*

Finding: See proposed findings set forth below and at Section 12.

3.) *Authority. Evidence of their authority to develop, erect, and maintain the proposed Wireless Communications Facilities on the subject property; and,*

Finding: See Tab 2.

4.) *Conformity. Plans and documentation demonstrating conformity with the provisions of the Wireless Communications Regulations; and,*

Finding: See Proposed Findings as set forth above and accompanying documentation and plans presented herewith.

5.) *Need. Demonstration of the need for the Wireless Communications Facility as proposed including, but not limited to:*

a.) *That all existing Wireless Communications Towers and Alternate Tower Structures have been evaluated and why they are not sufficient to meet the needs to be served by the proposed Wireless Communications Tower including demonstration that the applicant cannot co-locate on an existing Wireless Communications Tower or Alternate Tower Facility and fulfill their coverage needs; and,*

b.) *That the height proposed for the Wireless Communications Facility is the minimum height necessary to provide the service coverage and co-location opportunities necessary.*

Finding: Applicant has determined that the proposed Facility Site is the most advantageous location from both a technical and aesthetic perspective. See RF Affidavit and Propagation Plots at Tab 4 and Plans at Tab 6.

6.) *Removal Cost. Estimated cost to remove the Wireless Communications Facilities and restore the site to its pre-development condition as certified by a professional engineer registered to work in the Commonwealth of Massachusetts; and,*

Finding: See Tab 5.

7.) *Schedules. Proposed Inspection and Maintenance Schedule; and,*

Finding: See General Notes 1. and 5. on Page Z-1 of Plans at Tab 6.

8.) *Color Photograph or Rendition: A color photograph or rendition of the proposed Wireless Communications Facilities, including, but not limited to, the*

proposed Wireless Communications Tower with the proposed associated Wireless Communications Antennas; and,

9.) View Lines: Four view lines in a one- to three mile radius of the proposed Wireless Communications Facility Site beginning at True North and continuing at ninety-degree intervals; and,

10.) Balloon Test: On a weekend day prior to (but within ten calendar days of the date of the advertised public hearing) and on the day of the public hearing to be held by the Planning Board, the applicant shall cause a balloon to be flown at the maximum proposed height of the proposed Wireless Communications Facility. The balloon shall be flown for at least three consecutive hours between 8:00 a.m. and 4:00 p.m. The balloon shall be at least three feet in diameter and either orange or red in color.

Finding: Applicant agrees to comply with this portion of the By Law in cooperation with the appropriate town officials and authorities.

12. Registration and New Plans

By July 1 of each year, all owners of Wireless Communications Towers and Alternate Tower Structures in use or permitted by the Planning Board must register with the Planning Board.

a. Owners of Wireless Communications Towers are to:

1.) Identify each site within the limits of, and within one mile of, South Hadley they are presently using by tax map and parcel number and the specific longitude and latitude coordinates of the Wireless Communications Tower Facility; and,

2.) Identify existing co-location capacity of the Wireless Communications Tower Facilities identified in item 12a; and,

3.) Provide inspection reports and evidence of maintenance activities for the wireless communications facilities identified in item 12a for the past year.

b. Owners of Alternate Tower Structures are to:

1.) Identify each site within the limits of, and within one mile of, the Town of South Hadley (which they are presently using for Wireless Communications Services) by tax map and parcel number; and,

2.) *Provide a list of the Carriers presently utilizing the Alternate Tower Structure.*

Finding: Applicant submits that the above requirements regulating reporting by owners of Alternate Tower Structures do not strictly apply to the submitted proposal but does agree to comply with the applicable portions of this section.

13. Jurisdiction of Planning Board

The conditions of a Special Permit issued by the Planning Board pursuant to the provisions of this subpart 7(S) may not be subject to a subsequent modification by means of a dimensional variance from the Zoning Board of Appeals without concurrent or prior amendment to such Special Permit by the Planning Board.

Finding: Applicant agrees to all reasonable regulation imposed in this regard.

Section 12 SITE PLAN REVIEW

(A) Purpose

The purpose of site plan review is to ensure that new development is designed in a manner which reasonably protects visual and environmental qualities and property values of the Town, to assure adequate drainage of surface water, and safe vehicular access, and is consistent with the Zoning By-Laws and Building Regulations.

(B) Projects Requiring Site Plan Review

- 1. the construction or exterior expansion of commercial structures;*
- 2. the construction or exterior expansion of industrial structures;*
- 3. any other use specified in Section 5(D), Schedule of Use Regulations, which indicates Site Plan Review is required unless the use is locating in an existing structure and no additions to the structure is to be undertaken and the Town Planner determines no additional parking will be required to conform to the Parking Requirements outlined in Section 8 of the Zoning By-Law. No special permit or building permit shall be applied for or issued for any of the above uses unless a site plan has been endorsed by the Planning Board, after consultation with other boards, including but not limited to the following: Building Commissioner, Board of Health, Electric Light Department, Water Department, Conservation Commission, DPW Superintendent, Fire Department, Tree Warden and Police Department.*

Waiver Permitted. The Planning Board may waive any and all requirements of Site Plan Review/Approval for the following:

- 1.) New construction under 1,000 square feet; and,*
- 2.) Exterior expansions provided that the expansion is less than 25% of the existing floor area of the structure. Where the structure is part of a complex consisting of multiple buildings functioning as a single facility, the sum of the total square footage of all structures comprising the complex may be used to determine the threshold for such a waiver.*

Finding Required. Prior to granting any waiver of Site Plan Review/Approval, the Planning Board must make a finding that the Board determines the proposed development will have a de-minimis impact relative to the criteria set forth in Part (E) of this section.

Finding: Applicant has submitted the accompanying Plan at Tab 6 pursuant to this Bylaw requirement.

(C) Application

Each application for Site Plan Review shall be submitted to the Planning Board on the appropriate form, accompanied by ten (10) copies of the site plan. A copy of the application form shall be concurrently filed with the Town Clerk. The Planning Board shall obtain with each submission a fee, in accordance with the fee schedule, to cover any expenses connected with the public hearing and review of plans. A Special Municipal Account may be required as determined by the Planning Board. A more detailed outline of application and site plan review procedures, fees, and required site plan contents are as specified in the Planning Board Rules and Regulations and may be modified from time to time as required.

Finding: Applicant has submitted the appropriate application in multiple and has paid the requisite fee.

(D) Procedures for Site Plan Review

- 1. Planning Board shall send one copy of the plan to relevant town boards, commissions, and departments (agencies) within 5 days of receipt.*
- 2. Relevant town agencies shall review the application plan and must submit their written recommendations and comments or approval to the Planning Board within 35 Days of the receipt of the application by the Planning Board. Failure to respond within 35 days shall be deemed to be lack of opposition.*

3. *Following the filing of an application the Planning Board shall hold a public hearing on the application within 65 days of receipt of application and issue a final decision within 90 days following the public hearing. Notice of the time and place of the hearing, and of the subject matter, sufficient for identification, shall be given by the Planning Board at the expense of the applicant by advertisement in a newspaper of general circulation in the Town of South Hadley once in each of two (2) successive weeks, the first publication being not less than fourteen (14) days before the day of such hearing. A copy of said notice must be sent by certified mail to all abutters.*

4. *If the proposed development requires a special permit, then the requirements of Massachusetts General Laws, Chapter 40A, Section 9 take precedence over this section, and any required public hearing for site plan review shall be held jointly with the special permit public hearing.*

5. *For the purpose of securing the performance of all proposed work including landscaping and off-site improvements, the Board may require any of the following: a performance bond, deposit of money, bank passbook, or letter of credit in an amount determined by the Board to be sufficient to cover the cost of all or any part of improvements required.*

Finding: Applicant agrees to all reasonable regulation imposed in regard to the above requirements.

(E) Site Plan Review Criteria

The Planning Board shall review the site plan and supporting data taking into consideration the reasonable fulfillment of the following objectives:

1. *Integrates the development into the existing terrain and surrounding landscape.*

Finding: The proposed Tower Structure will be located, designed and colored to mitigate visual impact as much as possible. See Plans at Tab 6.

2. *Protects abutting properties and community amenities.*

Finding: Applicant will attempt to mitigate the impact of the proposed facility on the abutting properties as much as possible. See Plans at Tab 6.

3. *Provides for building sites, which to the extent feasible,*

(a) minimize use of wetlands, steep slopes, floodplains, hilltops;

(b) minimize obstruction of scenic views from publicly accessible locations;

- (c) preserve unique natural or historical features;*
- (d) minimize tree, vegetation and soil removal and grade changes;*
- (e) maximize open space retention; and*
- (f) screen objectionable features from neighboring properties and roadways.*

Finding: The impact of the proposed facility on the referenced resources and features will be minimal. See Plans at Tab 6. There will be no impact on wetlands or other geographic features, and no loss of open space.

4. Provides for the convenience and safety of vehicular and pedestrian movement within the site and in relationship to adjoining public ways and properties.

Finding: Subsequent to construction the proposed facility will be essentially “passive” in nature and not increase or have an impact upon the existing pedestrian and vehicular traffic. See Plans at Tab 6. The facility meets all state, local, federal, FCC and FAA construction and operation requirements regarding safety and elimination of hazards to abutters and to the public at large. There will be no need to add a curb cut or driveway opening into the existing roadway. Any noise produced by the associated computer equipment is minimal, undetectable at any place other than immediately at the point of origin and does not exceed that of the nearby electronic equipment.

5. Utilizes architectural styles compatible with the character and scale of buildings in the neighborhood.

Finding: The Applicant will attempt to comply with this provision as closely as possible. See Plans at Tab 6.

6. Provides for adequate water supply and waste disposal systems. For structures to be served by on-site waste disposal systems, the applicant shall submit a system design prepared by a Commonwealth of Massachusetts licensed sanitary engineer and approved by the Board of Health.

7. Provides for adequate measures to prevent pollution of surface or ground water, to minimize erosion and sedimentation, and to prevent changes in ground water levels, increased run-off and potential for flooding.

8. Mitigates adverse impacts on the town's services and infrastructure.

Finding: The impact of the proposed facility on the referenced resources and features will be minimal. See Plans at Tab 6. The facility will not draw on the water supply and will generate no waste, obviating the need for a waste disposal system. There will be no extremely limited impact on groundwater levels or run-off.

9. Requires that electric, telephone, cable tv, and other utilities be underground where physically and environmentally feasible.

Finding: Applicant has incorporated the existing utilities and services and will not cause substantial change to the existing conditions. See Plans at Tab 6.

10. If the proposal requires a special permit, it must conform to the special permit requirements as listed in Section 9 of this By-Law. Before approval of a site plan, the Planning Board may request the applicant to make modifications in, the proposed design of the project to ensure that the above objectives are fulfilled.

Finding: Applicant has presented proposed findings in accordance with Section 9. See Findings set forth above.

F) Planning Board Decision

The Planning Board shall render a decision within ninety (90) days of the public hearing and shall file its written decision with the Town Clerk's office and other appropriate parties in accordance with the provisions of Massachusetts General Laws, Chapter 40A.

The Planning Board's decision shall consist of either:

- 1. A written approval of the proposed project.*
- 2. A written denial of the application stating reason for such denial; or*
- 3. A written approval subject to any conditions, modifications, and restrictions as the Planning Board may deem necessary to satisfy this By-Law. The Planning Board's decision shall be mailed to the applicant and filed with the Town Clerk. A copy shall also be sent to the Building Commissioner.*

G) Enforcement

- 1. Violations of the approved site plan or any conditions of approval shall be subject to the provisions of Section 11 (C) of the Zoning By-Law.*

2. Site plan approval issued under this section shall lapse at the end of one (1) year after approval if work has not commenced, except where an extension of time for good cause has been granted by the Planning Board.

(H) Appeal Process

If an aggrieved person wishes to appeal the decision of the Planning Board, the procedures as outlined in Massachusetts General Laws, Chapter 40A, Section 8 must be followed, except where a site plan approval is issued in conjunction with a special permit, wherein Massachusetts General Laws, Chapter 40A, Section 17 must be followed.

Finding: Applicant agrees to all reasonable regulation imposed in regard to the above requirements and to work cooperatively with the town of South Hadley in the furtherance of this application.



For recording, please forward to:
Lawyers Title Insurance Corp.\CLSS
7130 Glen Forest Drive, Ste 300
Richmond, VA 23226

Prepared by:
Global Tower Assets, LLC
750 Park of Commerce Blvd., Ste. 300
Boca Raton, FL 33487

Site Number: MA-5249
Site Name: South Hadley
Commitment # 13288030

MEMORANDUM OF LEASE

This Memorandum of Lease evidences a Lease Agreement ("Lease") between Carey's Flowers, Inc., a Massachusetts Corporation (the "Landlord"), whose address is 300 Newton Street, South Hadley, MA 01075 and GLOBAL TOWER ASSETS, LLC, a Delaware limited liability company, whose mailing address is 750 Park of Commerce Blvd., Suite 300, Boca Raton, FL 33487-3612 ("Tenant"), commencing on date Tenant begins construction at the site (the "Commencement Date"), which shall be confirmed in writing from Tenant to Landlord, a portion of the real property owned by Landlord (the "Property"), as described in **Exhibit 1** attached hereto. The portion of the property that leased by Tenant ("Premises") is more particularly described on **Exhibit 2** attached hereto.

Landlord ratifies, restates and confirms the Lease and hereby Leases to Tenant the Premises, subject to the terms and conditions of the Lease. The Lease provides for the Lease by the Landlord to Tenant of the Premises for an initial term of five (5) years with nine (9) renewal options of an additional five (5) years each, and further provides:

1. Landlord will attorn to any mortgagee of Tenant and will subordinate any Landlord's lien to the liens of Tenant's mortgagees;
2. The Lease restricts Landlord's ability to utilize, or allow the utilization of its adjacent property for the construction, operation and/or maintenance of communications towers and related facilities;
3. The Premises may be used exclusively by Tenant for all legal purposes, including without limitation, erecting, installing, operating and maintaining radio and communications towers, buildings, and equipment;
4. Tenant is entitled to sublease and/or sublicense the Premises, including any communications tower located thereon; and,
5. Under certain circumstances, Tenant has a right of first refusal to acquire the Premises from Landlord.

Global Tower Assets, LLC

IN WITNESS WHEREOF, the parties hereto have executed this MEMORANDUM OF LEASE as of the date last signed by a party hereto.

WITNESSES:

LANDLORD:

Carey's Flowers, Inc.,
a Massachusetts Corporation



Name: SETH W. CAREY



Name: Thomas W. Carey

By: 

Name: James F. Carey

Title: President

Date: 12/22/2011

LANDLORD ACKNOWLEDGMENT

COMMONWEALTH OF MASSACHUSETTS)

) ss.:

COUNTY OF HAMPSHIRE)

On this 22nd day of December, 2011, before me personally appeared James F. Carey, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

WITNESS my hand and Official Seal at office this 22nd day of December, 2011.


Notary Public

My Commission Expires:
April 20, 2018

EXHIBIT 1
(To Memorandum of Lease)
Description of the Property

A Leasehold Estate, said leasehold being a portion of the following described parent parcel:

FIRST PARCEL:

Beginning on the Westerly side of Newton Street at an iron pin; thence running WESTERLY a distance of three hundred eleven and four-tenths (311.4) feet to an iron pin; thence running SOUTHERLY at an angle of $274^{\circ} 43'$ a distance of two hundred fifty-three and two tenths (253.2) feet to an iron pin; and thence running WESTERLY at an angle of $102^{\circ} 36'$ a distance of two hundred ninety-eight (298) feet to an iron pin; and thence running NORTHERLY along land now or formerly of Otis Judd at an angle of $78^{\circ} 12'$ a distance of six hundred seventeen (617) feet to an iron pin; thence Easterly at an angle of $60^{\circ} 55'$ a distance of three hundred (300) feet to an iron pin; thence SOUTHERLY $79^{\circ} 5'$ a distance of ninety-eight and one-half (98.5) feet to an iron pin; thence Easterly at an angle of $197^{\circ} 24'$ a distance of four hundred (400) feet to the Westerly side of Newton Street; thence SOUTHERLY along the Westerly side of Newton Street to the place of beginning.

SECOND PARCEL:

Beginning at an iron pin a distance of one hundred seventy-six and eighty-four one-hundredths (176.84) feet from the Westerly side of Newton Street at the Northeast corner of land now owned by John Sobala; thence running WESTERLY along the land of said John Sobala at an angle of $98^{\circ} 30'$ a distance of one hundred thirty-eight and sixty-four one-hundredths (138.64) feet to land now or formerly of Reginald S. Carey, Jr. and Warren J. Carey; and thence running NORTHEASTERLY along the land of said Reginald S. Carey, Jr., et al $94^{\circ} 42'$ a distance of ninety-eight and sixty-six one-hundredths (98.66) feet to an iron pin; thence running at an angle of $86^{\circ} 42'$ SOUTHEASTERLY to an iron pin a distance of sixty-one and fifty-five one-hundredths (61.55) feet; thence running SOUTHERLY at an angle of $149^{\circ} 33'$ a distance of fifty-five and seventy-two one-hundredths (55.72) feet to an iron pin; thence running SOUTHEASTERLY at an angle of $205^{\circ} 53'$ a distance of forty-seven and nineteen one-hundredths (47.19) feet to an iron pin; and thence SOUTHWESTERLY at an angle of $84^{\circ} 40'$ a distance of seventy-seven (77) feet to the place of beginning.

AND BEING the same property conveyed to Carey's Flowers, Inc., a corporation duly organized under the laws of Massachusetts from Warren J. Carey and Reginald S. Carey, Jr. by Deed dated January 03, 1956 and recorded August 28, 1957 in Deed Book 1255, Page 310.

Tax Parcel Nos. 0017-0019-0000, 0017-0020-0000

Tower Site Number: MA-5249
Tower Site Name: South Hadley

EXHIBIT 2

(To Memorandum of Lease)

**Premises is depicted as follows and shall be replaced with a surveyed legal description when
available**



LOCUS
 MAP 17, PARCEL 020
 N/F CAREY'S FLOWERS INC.
 300 NEWTON STREET
 AREA=4.65± Ac.



PLOT PLAN

SCALE: 1"=100'

<p>ProTerra DESIGN GROUP, LLC</p> <p>111 E. Street, Suite 311 Phone: 410-390-4500 4000 Springdale, MD 21152 Fax: 410-390-4977</p>	LEASE EXHIBIT		DATE: 1/1/11
	SITE NUMBER: MA-5249		REVISION: 2
	SITE NAME: CAREY'S FLOWERS		JOB NO.: 11-078
	ADDRESS: 300 NEWTON STREET SOUTH HADLEY, VA		SHEET: LE-1

FAA 1-A SURVEY CERTIFICATION

Applicant: Global Tower Partners
238 Littleton Road
Suite 205B
Westford, MA 01886

Site Name: South Hadley
Site Number: MA-5249
Site Address: 300 Newton Street
South Hadley, MA 01075

Horizontal Datum: NAD 83
Vertical Datum: NAVD 88
Structure Type: New Tower Existing Tower Rooftop
 Water Tank Smoke Stack Other: _____

Latitude: 42° 13' 44.51" N

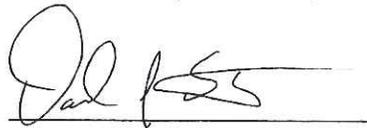
Longitude: 72° 35' 18.49" W

Ground Elevation: 156'

Certification: I certify that the latitude and the longitude are accurate to within ± 20 feet horizontally, and that the site elevation is accurate to within ± 3 feet vertically. The horizontal datum (coordinated) is in terms of the North American Datum of 1983 (NAD 83) and is expressed in degrees, minutes and seconds to the nearest hundredth of a second. The vertical datum (heights) is in terms of the North American Vertical Datum of 1988 (NAVD 88) and is determined to the nearest foot.

Company: Northeast Survey Consultants, PC

Signature/Seal:



Daniel F. Stasz, PLS
MA #47160



Date: January 24, 2012

metroPCS

South Hadley Coverage from Existing On-Air Sites Only

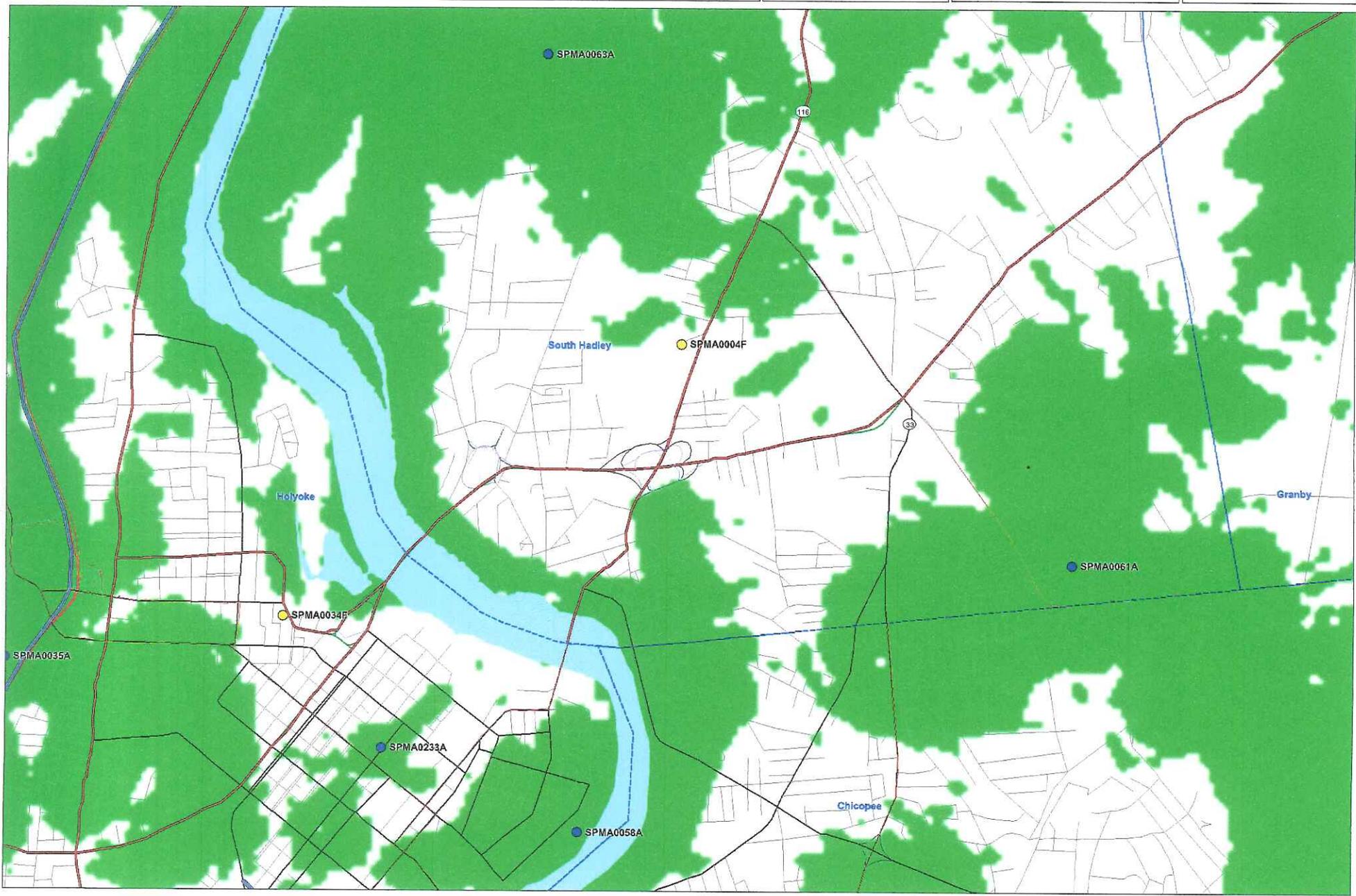
Site Status

- On Air
- Proposed
-

Signal Strength

■ -88 dbm

Town Lines



metroPCS

South Hadley Coverage from Proposed Site SPM0004F Only

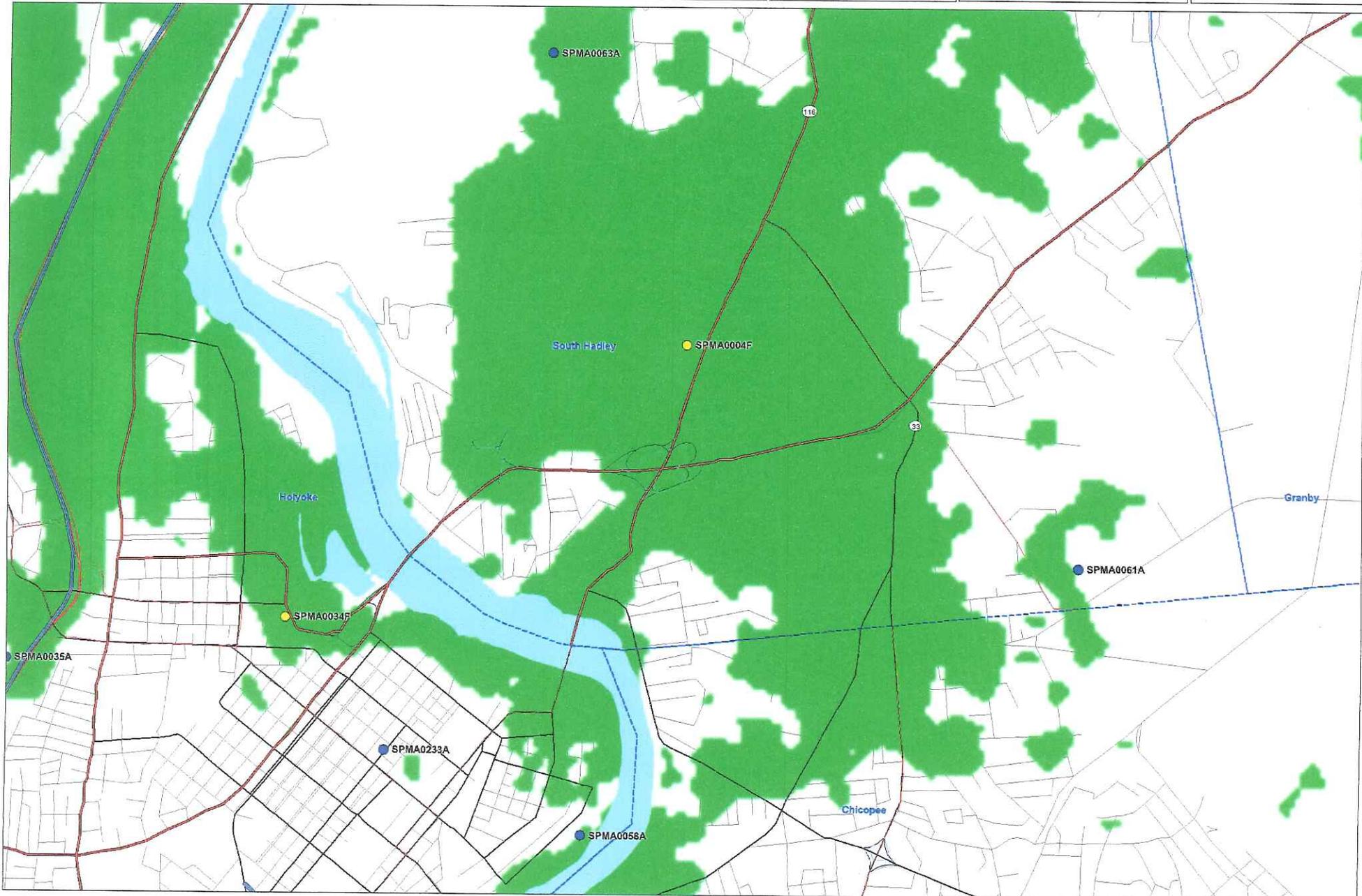
Site Status

- On Air
- Proposed
-

Signal Strength

■ -88 dbm

Town Lines



metroPCS

South Hadley Coverage from Existing On-Air + Proposed Site (SPM0004F)

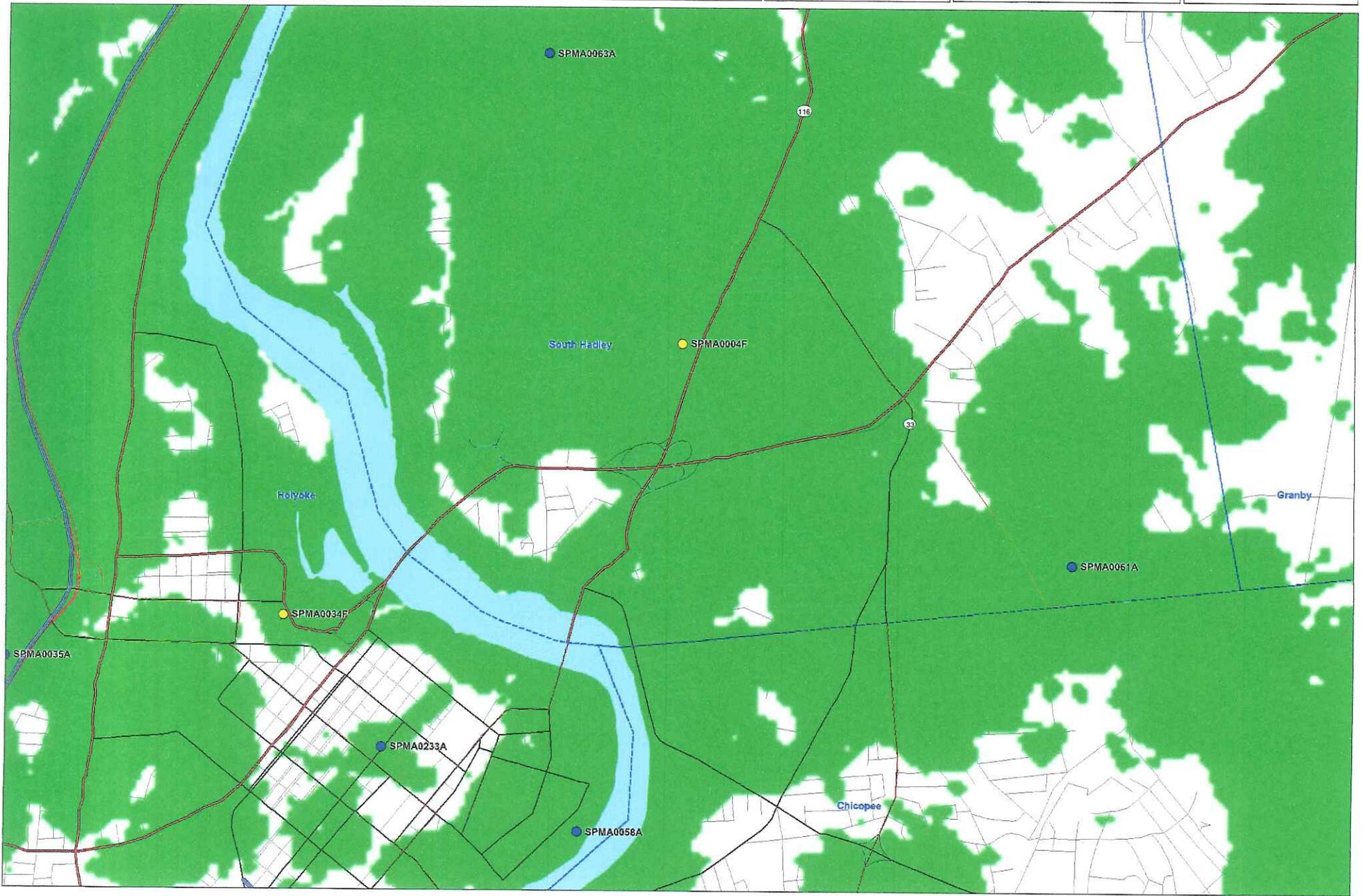
Site Status

- On Air
- Proposed
-

Signal Strength

■ -88 dbm

Town Lines





Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: METROPCS MASSACHUSETTS, LLC

ATTN: MARK A. STACHIW
METROPCS MASSACHUSETTS, LLC
2250 LAKESIDE BOULEVARD
RICHARDSON, TX 75082

Call Sign WQKF358	File Number 0004421015
Radio Service AW - AWS, 1710-1755/2110-2155 MHz bands	

FCC Registration Number (FRN): 0017970328

Grant Date 01-10-2009	Effective Date 12-06-2010	Expiration Date 11-29-2021	Print Date 02-16-2011
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Market Number BEA010	Channel Block C	Sub-Market Designator 6
--------------------------------	---------------------------	-----------------------------------

Market Name New York-No. New Jer.-Long Isl
--

1st Build-Out Date	2nd Build-Out Date	3rd Build-Out Date	4th Build-Out Date
---------------------------	---------------------------	---------------------------	---------------------------

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

February 13, 2012

Richard Harris
Town Planner
South Hadley Town Hall
116 Main Street; Room 204
South Hadley, MA 01025

RE: **Opinion of Bond Removal Estimate**
South Hadley (MA-5249)
300 Newton Street
South Hadley, MA 01075

Mr. Harris,

The engineer's estimate attached to the end of this document has been prepared for the take down and removal costs of the proposed telecommunications facility at the above referenced location. These costs are based on data compiled in the *2011 Site Work & Landscape Cost Data, 30th Annual Edition* published by RSMMeans and from industry specific data.

The estimate includes removal of the monopole, fence, utility equipment, retaining wall, and any above grade concrete. The site will be graded, loamed and seeded. The estimate assumes underground portions of the grounding ring, monopole footing, and fence posts will remain. The site will be returned to an appearance similar to that which existed prior to the installation of the telecommunications facility.

Based on the detailed construction cost estimates provided in this report, it is my professional opinion that a removal bond of \$24,600 for will be adequate to recover the take down costs of the proposed telecommunications facility.

If you have any questions or need further information, please do not hesitate to call.

Sincerely,
ProTerra Design Group, LLC


Jesse Moreno, PE
Managing Partner



Enclosure

RS Means Ref.	Description	Unit	Quantity	Unit Cost	Total Cost
Crew R-1A	Disconnect Power	DAY	1	\$ 995.00	\$ 995.00
015436.50-2000	Mob/Demob Crane	EA	2	440.00	880.00
015433.60-2300	Crane rental	DAY	1	1,906.00	1,906.00
Crew B-12 (part)	Crane operator	DAY	1	555.60	555.60
015433.40-7600	Deliver salvage to yard	DAY	0.5	558.80	279.40
Crew B-34 (part)	Truck driver to yard	DAY	0.5	418.00	209.00
Crew L-5A (part)	Remove tower & ground equipment	DAY	2	2,485.20	4,970.40
024113.17-5500	Demolish retaining wall, exposed concrete	CY	40	150.00	6,000.00
015433.20-5300	Dispose of concrete	DAY	1	506.00	506.00
Crew B-34 (part)	Truck driver for disposal	DAY	1	418.00	418.00
024119.23-0700	Dumpster rental	EA	1	525.00	525.00
024113.62-0675	Demolish fence	LF	180	4.29	772.20
024113.62-0200	Demolish 12' fence gate	EA	1	108.00	108.00
024113.62-0100	Demolish 4' fence gate	EA	1	57.50	57.50
265613.10-6450*	Remove utility pole	EA	1	680.00	680.00
124113.56-1100	Remove underground utilities	LF	50	5.95	297.50
015433.20-0400	Backhoe-Loader rental (grading)	DAY	1	233.60	233.60
Crew B-10	Backhoe-Loader operator (grading)	HR	8	62.73	501.84
Key materials sheet	Purchase loam	CY	75	29.03	2,177.25
329219.13-0800	Seed areas	MSF	1	27.00	27.00
	<i>Subtotal</i>				22,099.29
	Contingencies	3%			662.98
	Regional Adj. (Springfield MA)	102.6%			572.37
	January 2011 CCI Adjustment**	105.6%			1,237.56
	Total Estimated Cost				\$ 24,572.20

South Hadley (MA-5249)

ProTerra Design Group, LLC
1 Short Street, Suite 3
Northampton, MA 01060

Ph:(413)320-4918
Fax:(413)320-4917
E: info@proterra-design.com



SITE NAME: SOUTH HADLEY
SITE NUMBER: MA-5249
ADDRESS: 300 NEWTON STREET
SOUTH HADLEY, MA 01075

CO-APPLICANT INFORMATION



SITE NUMBER: SPW0004
 METRO PCS MASSACHUSETTS, LLC
 285 BILLERICA ROAD
 CHELSEA, MA 01824
 PH: (978) 244-7200
 FAX: (978) 244-7240

PROJECT INFORMATION

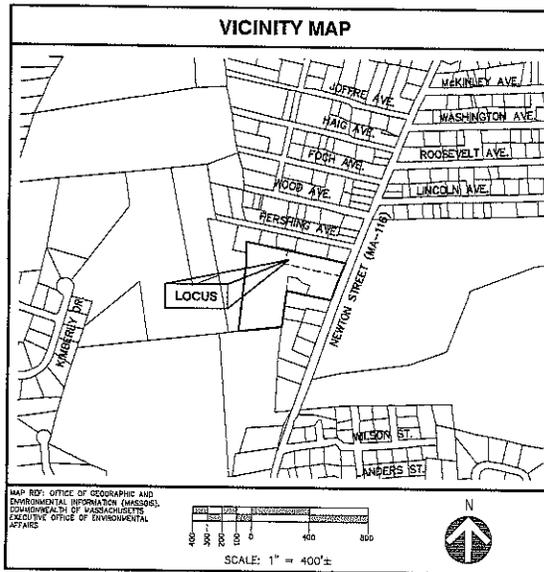
SITE TYPE: RAW LAND
 SCOPE OF WORK: PROPOSED 130' MONOPOLE WITHW 2500SF FENCED COMPOUND.
 SITE NAME: SOUTH HADLEY
 SITE NUMBER: MA-5249
 SITE ADDRESS: 300 NEWTON STREET SOUTH HADLEY, MA 01075
 ASSESSOR'S TAX ID#: MAP 17 BLOCKS 1B & 20
 ZONING DISTRICT: "RESIDENCE A-2"
 LATITUDE: 42° 13' 44.51" N
 LONGITUDE: 72° 35' 18.49" W
 DATUM: NAD83
 PROPERTY OWNER: CAREY'S FLOWERS 300 NEWTON STREET SOUTH HADLEY, MA 01075
 APPLICANT: GLOBAL TOWER ASSETS, LLC A DELAWARE LIMITED LIABILITY CO. 238 LITTLETON ROAD SUITE 205B WESTFORD, MA 01886 PH: (978) 692-1955 FAX: (561) 982-7018

DRAWING INDEX		
SHT. NO.	DESCRIPTION	REV. NO.
T-1	TITLE SHEET	0
C-1	EXISTING CONDITIONS PLAN	0
Z-1	SITE PLAN	0
Z-2	COMPOUND PLAN & ELEVATION	0
Z-3	DETAILS	0
Z-4	CO-APPLICANT DETAILS	0
Z-5	EASEMENT PLAN	0

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER & GTP REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH GTP CONSTRUCTION GUIDELINES.
- ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND/OR EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL THE FOLLOWING FOR ALL PRE-CONSTRUCTION NOTIFICATION: 72-HOURS PRIOR TO ANY EXCAVATION ACTIVITY: DIG SAFE SYSTEM (MA, ME, NH, RI, VT): 1-888-344-7233 CALL BEFORE YOU DIG (CB): 1-800-922-4456
- THIS SHEET SET WAS ORIGINALLY PRINTED TO ANSI B (22"x34") WITH 1" MARGINS. PRINTING TO ANSI B (11"x17") WILL RESULT IN A HALF-SCALE (1:2) SHEET SET WITH 1/2" MARGINS. CONFIRM ALL SCALED DISTANCES WITH GRAPHICAL SCALES SHOWN HEREIN.

VICINITY MAP



ProTerra
 DESIGN GROUP, LLC

1 Short Street
 Suite 3
 Northampton, MA 01060
 PH: (413) 320-4918
 Fax: (413) 320-4917

CONSULTANTS:

NO. DATE REVISIONS
 1. 1/24/12 ISSUED FOR REVIEW
 2. 1/27/12 ISSUED FOR ZONING

SITE NAME: SOUTH HADLEY
 GTP MA-5249
 ADDRESS: 300 NEWTON STREET
 SOUTH HADLEY, MA 01075

238 LITTLETON ROAD
 SUITE 205B
 WESTFORD, MA 01886



STAMP:



DATE: 1/24/12

DRAWN: MJV

CHECK: JAM/TEU

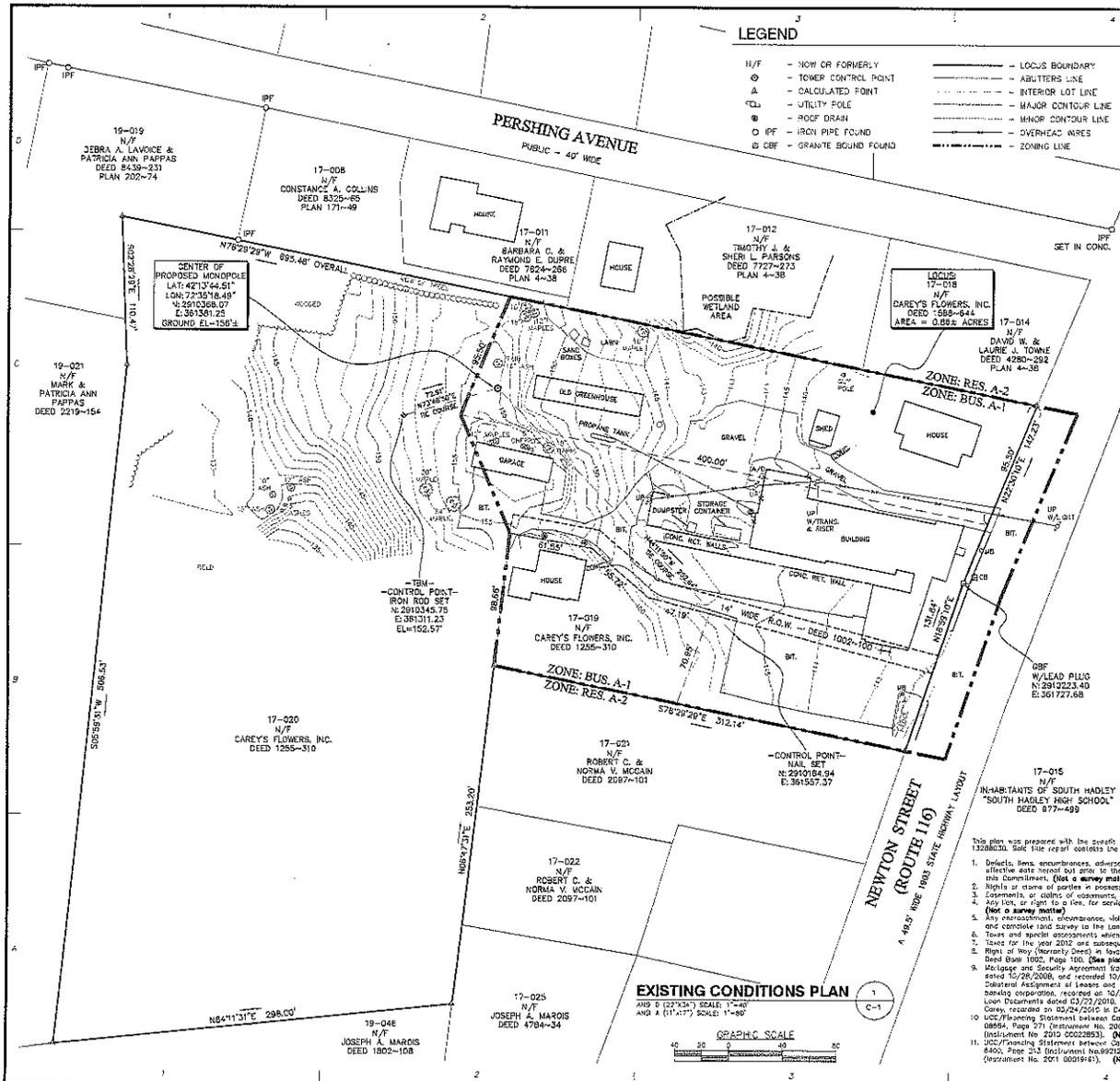
SCALE: SEE PLAN

JOB NO.: 11-079

SHEET TITLE:

TITLE PAGE

T-1



FAA 1-A CERTIFICATION

I, HEREBY CERTIFY THAT THE LATITUDE, LONGITUDE, AND ELEVATION PRESENTED HEREIN MEET THE REQUIREMENTS OF THE FAA WITH THE FOLLOWING ACCURACIES:

THREE (3) FEET VERTICALLY
 TWENTY (20) FEET HORIZONTALLY

[Signature]
 DANIEL F. STASZ, PLS # 7160

01-24-2012
 DATE

SURVEY NOTES

1. SITE DETAIL SHOWN ON THIS SURVEY IS BASED ON FIELD DATA COLLECTED ON DECEMBER 13, 2011. THIS SURVEY IS PREPARED IN CONFORMANCE WITH THE PROCEDURES AND REQUIREMENTS FOR DATA ACCUMULATION SURVEYS, AS SET FORTH IN 250 CMR SECTION 6.00. BOUNDARY INFORMATION IS COMPILED FROM RECORD DOCUMENTS AND IS NOT TO BE CONSIDERED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD BOUNDARY SURVEY, AND IS SUBJECT TO CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
2. THE PURPOSE OF THIS SURVEY IS TO SUPPORT THE DESIGN AND CONSTRUCTION OF A TELECOMMUNICATION FACILITY. USE OF THIS SURVEY BY ANYONE OTHER THAN GLOBAL TOWER PARTNERS, AND USE OF THIS SURVEY FOR ANY PURPOSE NOT RELATED TO THE DESIGN OF THE INTENDED FACILITY IS STRICTLY PROHIBITED.
3. PROPERTY LINES AND BOUNDARY DIMENSIONS SHOWN ON THIS SURVEY ARE BASED ON A COMPLETION OF RECORD PLANS AND DEEDS AND ARE NOT INTENDED TO REPRESENT DEFINITIVE BOUNDARY LINES OR BE USED FOR THE PURPOSES OF CONVEYANCE. PROPERTY RELATED INFORMATION HAS NOT BEEN OBTAINED BY FIELD SURVEY OBSERVATIONS AND NO ASSESSMENT OF LAND OCCUPATION HAS BEEN CONDUCTED IN THE PREPARATION OF THIS SURVEY. A PROPERTY LINE RETRACEMENT SURVEY HAS NOT BEEN CONDUCTED.
4. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING DANGERS/HAZARDS AND THE LINES OF STREETS AND THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
5. PRIMARY GEODETIC SURVEY CONTROL WAS ESTABLISHED FROM AN ON THE GROUND SURVEY USING THE GLOBAL POSITIONING SYSTEM (GPS) ON DECEMBER 13, 2011. THE HORIZONTAL REFERENCED DATUM IS THE NAD 83 BASED ON THE GRS 80 REFERENCE ELLIPSOID. THE 3RD COORDINATES ARE BASED ON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83 AND 2011). ELEVATIONS SHOWN ARE ASSUMED AND ARE APPROXIMATED TO THE NAVD 83 VERTICAL DATUM. VERTICAL AND HORIZONTAL INFORMATION SHOWN MEETS THE STANDARD CRITERIA FOR AN FAA 1-A CERTIFICATION (2" = HORIZONTAL AND 3" = VERTICAL).
6. IN THE EVENT THAT BENCHMARKS (BENCH), ESTABLISHED FOR THIS PROJECT AND PUBLISHED ON THIS SURVEY, ARE DESTROYED, NOT RECOVERABLE OR A DISCREPANCY IS FOUND, THE USER SHOULD NOTIFY THIS FIRM IN WRITING PRIOR TO COMMENCING OR CONTINUING ANY WORK.
7. THE LOCUS PARCEL IS SHOWN AS PARCEL 17-018 IN THE TOWN OF SOUTH HADLEY TAX ASSESSORS DATABASE.
8. THE PROJECT AREA IS LOCATED IN FLOOD ZONE "C" UNSHADED (AREAS OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP FOR THE TOWN OF SOUTH HADLEY, COMMUNITY PANEL NUMBER 250170-0010A, DATED AUGUST 15, 1979.
9. THE LOCUS PARCEL AS SHOWN IS LOCATED PARTIALLY IN THE TOWN OF SOUTH HADLEY'S RESIDENTIAL ZONE A-2 DISTRICT AND BUSINESS ZONE A-1 DISTRICT.
10. ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL THE FOLLOWING FOR ALL PRE-CONSTRUCTION NOTIFICATION 72-HOURS PRIOR TO ANY EXCAVATION ACTIVITY: DIG SAFE SYSTEM (MA, ME, NH, RI, VT) 1-888-344-7233

PROPERTY OWNER: CAREY'S FLOWERS, INC.
 350 NEWTON STREET
 SOUTH HADLEY, MA 01075

LOCUS DEED REFERENCE: DEED BOOK 1588 PAGE 644
 N/F
 DEED BOOK 1256 PAGE 310

PLAN REFERENCES: SEE REFERENCES ON ABUTTING LOTS

- This plan was prepared with the benefit of a title report prepared by Fidelity National Title Insurance Company dated Oct. 28, 2011, Commitment No. 13208033. Said title report contains the following encumbrances to issues set forth in Schedule A, Section 1.0:
1. Defects, liens, encumbrances, adverse claims of other parties, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the aforesaid insured occurs for value of record the entire or interest or mortgage thereon covered by this commitment. (Not a survey matter)
 2. Rights of estate of parties in possession not shown by the public records. (Unable to render an opinion as to its impact on proposed facility/access)
 3. Comments, or copies of comments, not shown by the public records. (Unable to render an opinion as to its impact on proposed facility/access)
 4. Any lien or right to a lien, for services, labor, or materials furnished, imposed by any one or more of the public records. (Not a survey matter)
 5. Any encumbrance, whether in possession, in relation, or otherwise, affecting the title that would be obscured by an accurate and complete land survey to the land. (Unable to render an opinion as to its impact on proposed facility/access)
 6. Liens and special assessments which are not shown on existing liens by the public records. (Not a survey matter)
 7. Taxes for the year 2012 and subsequent years, if not paid yet due and unpaid. (Not a survey matter)
 8. Rights of any (naturally dead) in favor of Reginald S. Carey and Florence L. Carey, husband and wife, set forth in Instrument recorded on 05/07/1945 in Deed Book 1102, Page 100. (See plan for location)
 9. Mortgage and Security Agreement from Carey's Flowers, Inc., a Massachusetts corporation, (Owner(s)), in favor of Proterra, a similarly incorporated, dated 10/28/2009, and recorded in Deed Book 09630, Page 39 (Instrument No. 2009 0022548), in the original amount of \$200,000.00; Colonial Assignment of Leases and Rentals dated 10/22/2008, by and between Carey's Flowers, Inc., a Massachusetts corporation and Proterra, Inc., a Massachusetts corporation, recorded on 10/22/2008 in Deed Book 09630, Page 56 (Instrument No. 2008 0022549); Agreement for Modification of Mortgage and Loan Documents dated 03/27/2010, by and between Proterra, Inc., a similarly incorporated, Carey's Flowers, Inc., a Massachusetts corporation and James J. Carey, recorded on 03/24/2010 in Deed Book 10326, Page 171 (Instrument No. 2010 0022587) (Not a survey matter)
 10. UCC Financing Statement between Carey's Flowers, Inc., (Debtor(s)), and Proterra, Inc., (Creditor), filed on 12/14/2009, in the official records on Deed Book 08954, Page 271 (Instrument No. 2009 0022533); Amendment (Continuation), filed on 10/10/2010, in the official records on Deed Book 10337, Page 157 (Instrument No. 2010 0022883). (Not a survey matter)
 11. UCC Financing Statement between Carey's Flowers, Inc., (Debtor(s)), and Proterra, Inc., (Creditor), filed on 10/24/2011, in the official records on Deed Book 10400, Page 312 (Instrument No. 20110022736); Amendment (Continuation), filed on 09/20/2011, in the official records on Deed Book 10461, Page 335 (Instrument No. 2011 0001841). (Not a survey matter)

ProTerra DESIGN GROUP, LLC

1 Grant Street, Suite 3
 Northampton, MA 01062
 Tel: (413)220-4919
 Fax: (413)220-4877

CONSULTANTS:
 NORTHEAST SURVEY CONSULTANTS

116 Pleasant St., Ste. 202
 P.O. Box 108
 Eastington, MA 01027
 (413) 220-8144
 northeastsurvey.com

DATE: 01/24/2012
DRAWN BY: BCF
CHECKED BY: DFS
SCALE: 1" = 40'
JOB NO.: ---
SHEET NO.: ---

EXISTING CONDITIONS PLAN

C-1

CONSULTANTS:

NO. DATE REVISIONS
A 1/24/12 ISSUED FOR PERM
B 2/7/12 ISSUED FOR ZONING

SITE NAME: SOUTH HADLEY
SITE NUMBER: MA-024
ADDRESS: 300 NEWTON STREET
SOUTH HADLEY, MA 01075

238 LITTLETON ROAD
SUITE 205B
WESTFORD, MA 01886



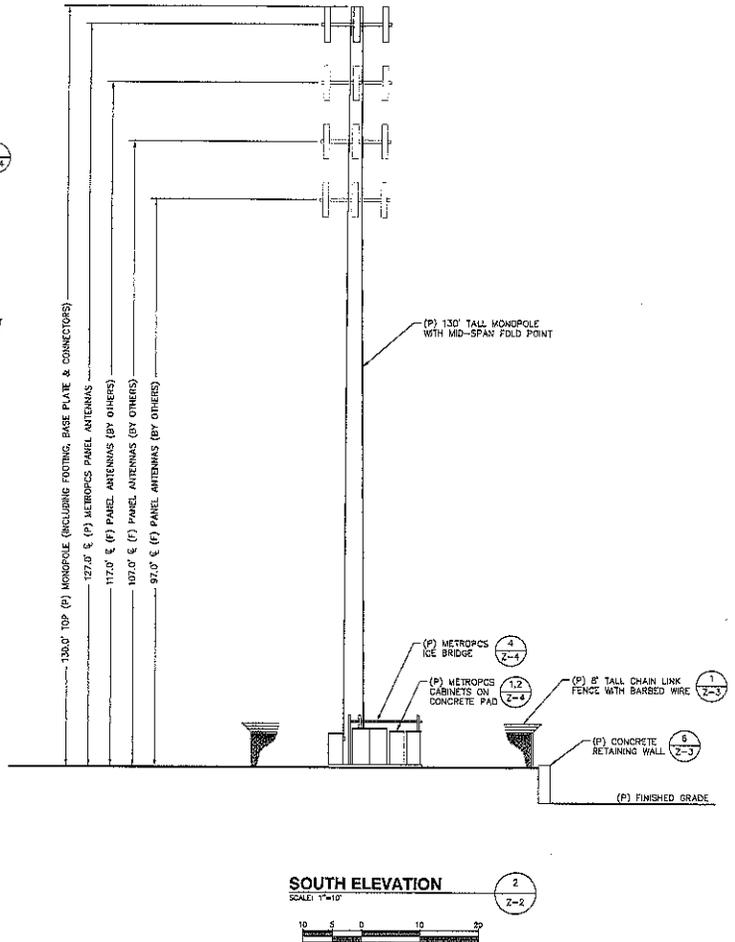
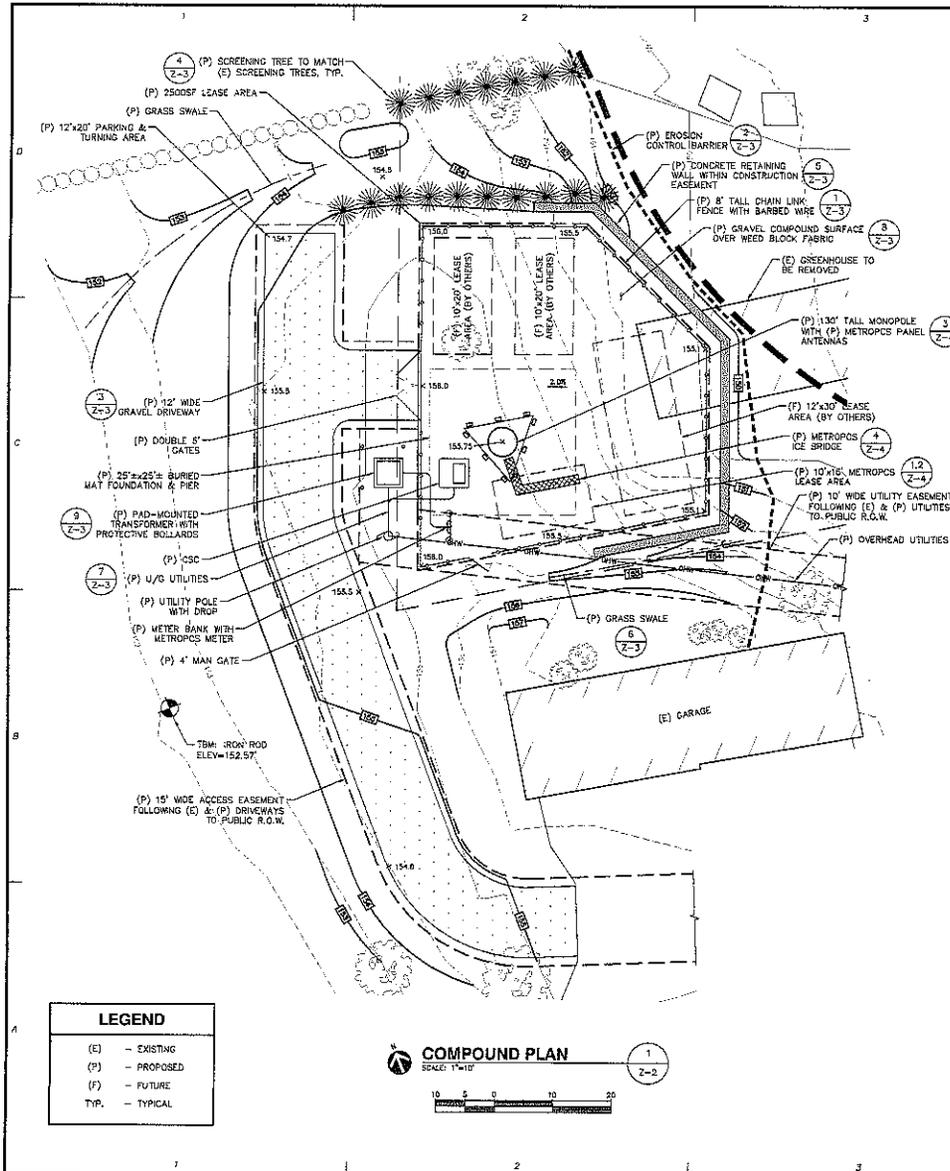
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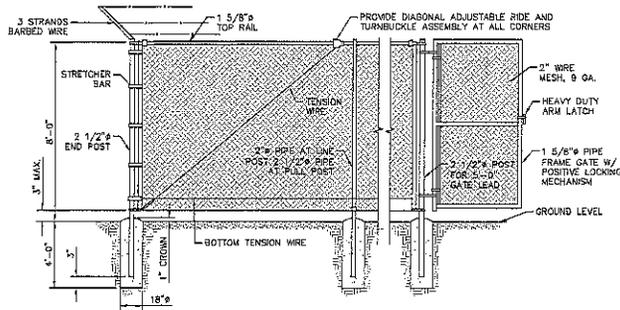
DATE: 1/24/12
DRAWN: M/V
CHECK: JHM/TEJ
SCALE: SEE PLAN

JOB NO.: 11-078
SHEET TITLE:
**COMPOUND PLAN
& ELEVATION**

Z-2



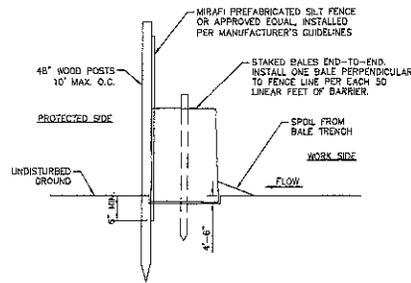
D
C
B
A



CHAIN LINK FENCE
SCALE: NONE

1
Z-3

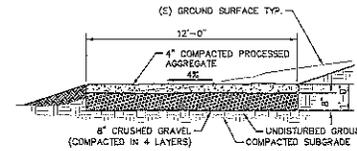
- NOTES:
1. BALES TO BE BED W/BIODEGRADABLE TWINE.
2. HAY BALES TO BE SECURED W/ MIN. TWO (2) 1"x1/2" WOOD STAKES PER BALE, DRIVEN 12" MIN. INTO GRADE.



SILT FENCE WITH HAYBALE

SCALE: NONE

2
Z-3

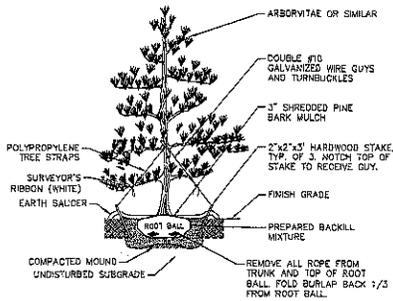


CRUSHED GRAVEL		PROCESSED AGGREGATE	
SIZE	% PASSING BY WEIGHT	SIZE	% PASSING BY WEIGHT
3/4"	100	2 1/4"	100
1 1/2"	90-100	2"	95-100
1/4"	55-95	3/4"	90-95
#10	25-60	1/4"	29-45
#40	15-45	#40	5-20
#60	5-35	#100	2-12
#100	0-10		
#200	0-5		

GRAVEL DRIVEWAY

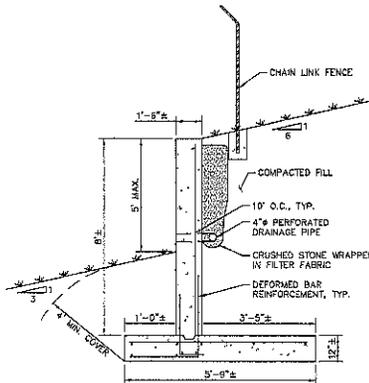
SCALE: NONE

3
Z-3



EVERGREEN TREE PLANTING
SCALE: NONE

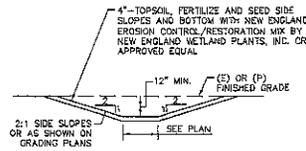
4
Z-3



RETAINING WALL SECTION

SCALE: NONE

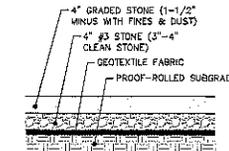
5
Z-3



GRASS LINED SWALE

SCALE: NONE

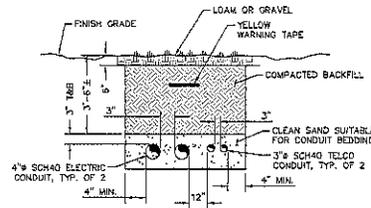
6
Z-3



COMPOUND SURFACE

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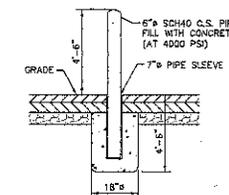
7
Z-3



BURIED CONDUIT

SCALE: NONE

7
Z-3



BOLLARD

SCALE: NONE

8
Z-3

ProTerra
DESIGN GROUP, LLC
1 Short Street, Suite 3
Northampton, MA 01060
Ph: (413) 226-4918
Fax: (413) 226-4917

CONSULTANTS:

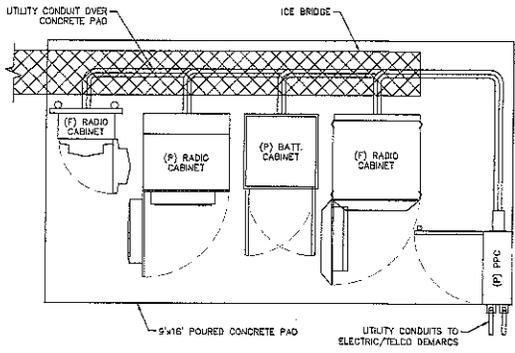
NO.	DATE	REVISIONS
1	1/24/12	ISSUED FOR REVIEW
2	1/27/12	ISSUED FOR PERMITS
3	2/23/12	ISSUED FOR BIDDING

STATE NAME: SOUTH HADLEY
SITE NUMBER: MA-6249
ADDRESS: 500 NEWTON STREET
SOUTH HADLEY, MA 01075
288 LITTLETON ROAD
SUITE 205B
WESTFOUR, MA 01086



DATE: 1/24/12
DRAWN: MJV
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 11-079
SHEET TITLE:

DETAILS
Z-3



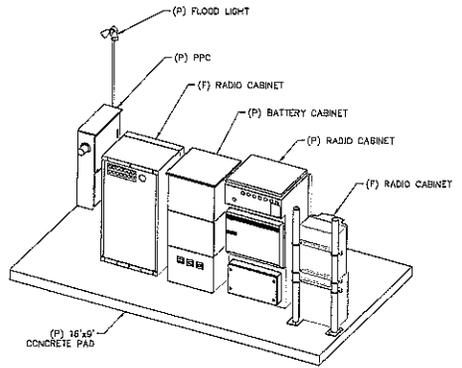
ENLARGED EQUIPMENT PLAN
SCALE: NONE

1
Z-4

CO-APPLICANT INFORMATION

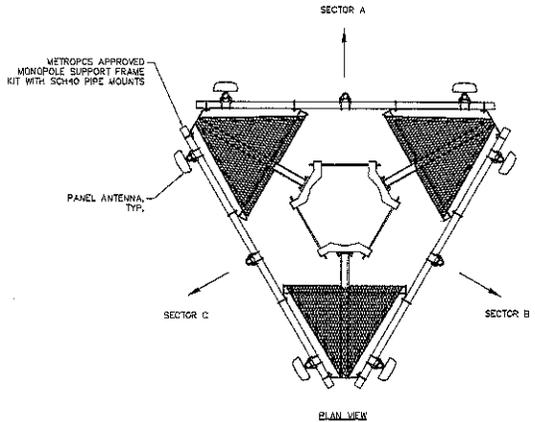
metroPCS
Unlimit Yourself.

SITE NUMBER: SPW0004
METRO PCS MASSACHUSETTS, LLC
285 BILMERICA ROAD
DORCHESTER, MA 01924
PH: (978) 244-7200
FAX: (978) 244-7240



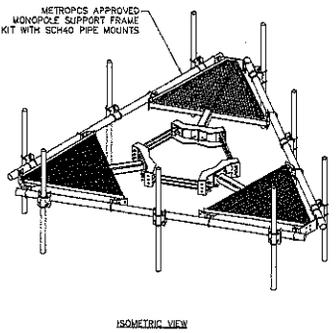
EQUIPMENT PAD ISOMETRIC
SCALE: NONE

2
Z-4

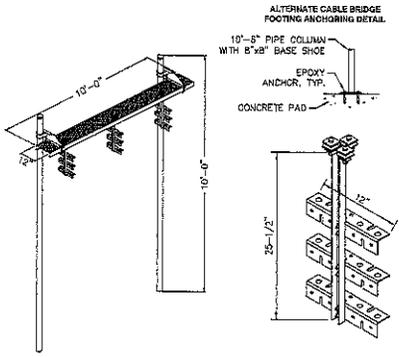


ANTENNA MOUNT
SCALE: NONE

3
Z-4

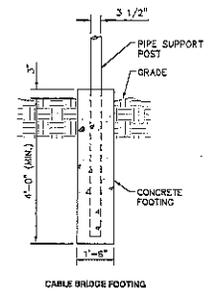


ISOMETRIC VIEW



ICE BRIDGE
SCALE: NONE

4
Z-4



CABLE BRIDGE FOOTING

ProTerra
DESIGN GROUP, LLC

1 Short Street
Suite 3
Northampton, MA 01060
Ph: (413) 250-4918
Fax: (413) 250-4917

CONSULTANTS:

NO.	DATE	REVISIONS
A	1/23/12	ISSUED FOR REVIEW
D	2/25/12	ISSUED FOR ZONING

SITE NAME: SOUTH HADLEY
 SITE NUMBER: MA-0248
 ADDRESS: 300 NEWTON STREET
 SOUTH HADLEY, MA 01075

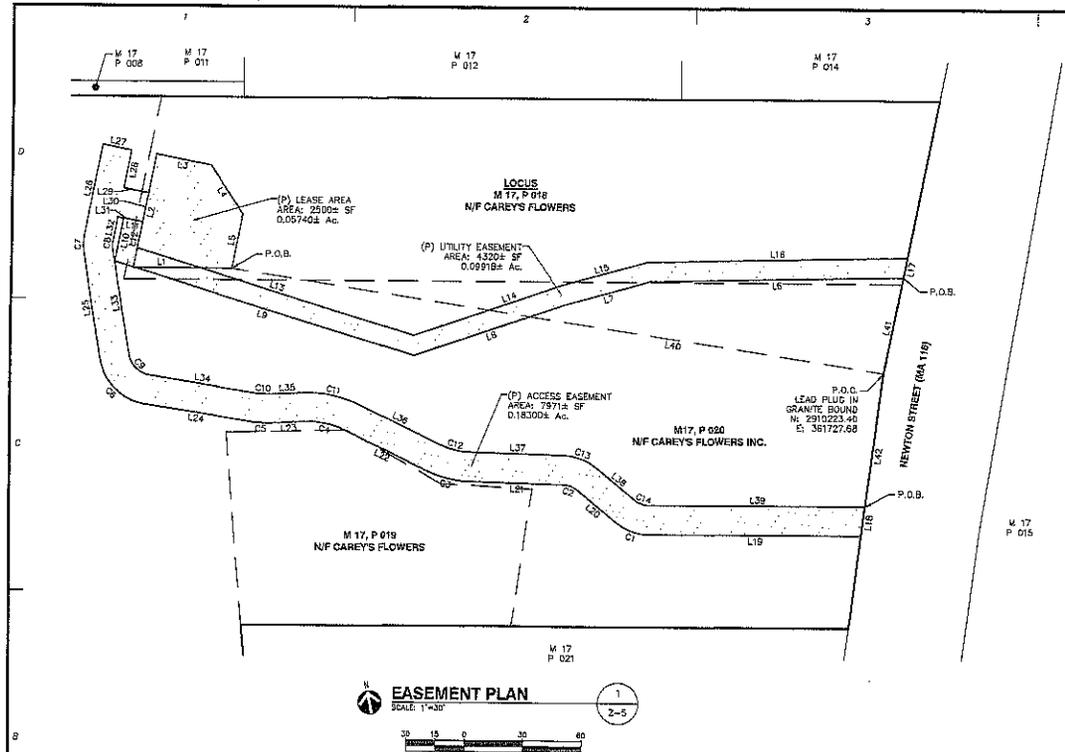
288 LITTLETON ROAD
 SUITE 203B
 WESTFORD, MA 01886

TITLE:

STAMP:

DATE: 1/24/12
 DRAWN: M/V
 CHECK: JMM/TEJ
 SCALE: SEE PLAN
 JOB NO.: 11-078

SHEET TITLE:
CO-APPLICANT DETAILS
Z-4



LINE #	LENGTH	BEARING
L1	50.78'	N78° 29' 29" W
L2	58.49'	N22° 30' 10" E
L3	28.69'	S67° 29' 50" E
L4	29.92'	S22° 30' 50" E
L5	28.85'	S22° 30' 10" W
L6	128.90'	N79° 47' 14" W
L7	45.40'	S86° 00' 37" W
L8	81.73'	S82° 19' 58" W
L9	181.88'	N81° 22' 40" W
L10	22.73'	N22° 30' 10" E
L11	10.00'	S87° 29' 50" E
L12	12.74'	S22° 30' 10" W
L13	148.80'	S81° 22' 40" E
L14	78.78'	N82° 19' 58" E
L15	48.97'	N88° 00' 07" E
L16	133.33'	S79° 47' 14" E
L17	10.23'	S22° 30' 10" W
L18	15.13'	S18° 59' 10" W
L19	108.34'	N78° 29' 29" W
L20	25.73'	N39° 05' 48" W
L21	47.39'	N77° 03' 32" W

LINE #	LENGTH	BEARING
L22	45.27'	N52° 17' 53" W
L23	16.83'	N81° 05' 24" W
L24	55.22'	N69° 32' 12" W
L25	55.05'	N01° 58' 14" E
L26	47.85'	N22° 30' 10" E
L27	15.00'	S67° 29' 50" E
L28	20.00'	S22° 30' 10" W
L29	13.00'	S67° 29' 50" E
L30	18.00'	S22° 30' 10" W
L31	13.00'	N67° 29' 50" W
L32	12.65'	S22° 30' 10" W
L33	56.05'	S91° 58' 14" W
L34	55.22'	S69° 32' 12" E
L35	18.85'	S81° 05' 24" E
L36	45.27'	S52° 17' 53" E
L37	47.39'	S77° 03' 32" E
L38	25.73'	S39° 05' 48" E
L39	110.31'	S78° 29' 29" E
L40	339.58'	N68° 42' 17" W
L41	50.34'	N22° 30' 10" E
L42	69.09'	S18° 59' 10" W

CURVE #	LENGTH	RADIUS	CHORD
C1	18.91	27.50	N58° 47' 38" W
C2	8.28	12.50	N58° 04' 25" W
C3	24.84	57.50	N8° 40' 28" W
C4	21.37	42.50	N68° 42' 06" W
C5	11.61	57.50	N75° 18' 15" W
C6	34.32	27.50	N33° 46' 59" W
C7	9.85	27.50	N12° 14' 12" E
C8	4.48	12.50	S12° 14' 12" W
C9	15.80	12.50	S33° 46' 59" E
C10	0.58	42.50	S75° 19' 18" E
C11	28.81	57.50	S68° 42' 08" E
C12	18.38	42.50	S64° 40' 28" E
C13	18.22	27.50	S58° 04' 25" E
C14	8.59	12.50	S58° 47' 39" E

ProTerra
DESIGN GROUP, LLC
1 Sheri Street
Northampton, MA 01060
Tel: (413) 325-4915
Fax: (413) 325-4917

NO.	DATE	REVISIONS
1	1/24/12	ISSUED FOR REVIEW
2	2/7/12	ISSUED FOR ZONING

CONSULTANTS

PROTERRA
SITE NAME: SOUTH HADLEY
CITY OF HADLEY, MA
ADDRESS: 310 NEWTON STREET
SOUTH HADLEY, MA 01075

238 LITTLETON ROAD
SUITE 205B
WESTFORD, MA 01886



DATE: 1/24/12
DRAWN: MJV
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 11-079
SHEET TITLE:

EASEMENT PLAN
Z-5

ACCESS EASEMENT DESCRIPTION

BEING two tracts of land designated Assessor's Map 17, Parcels 18 & 20 located in the Town of South Hadley, Hampshire County, Massachusetts now or formerly possessed by Carey's Flowers, Inc. also being out of and a portion of these tracts, and being more particularly described by notes and bounds as follows:

COMMENCING at a granite bound with lead plug located on the eastern boundary of said Parcel 20 and the western boundary of Newton Street (Mass. Route 118);

THENCE along the eastern boundary of said Parcel 20 and the western boundary of Newton Street (Mass. Route 118), S18°59'10"W a distance of 50.34' to the northeastern corner of the access easement described herein and the POINT OF BEGINNING hereof;

THENCE continuing through the interior of said Parcels 18 & 20 the following thirty-six (36) courses:

- S18°59'10"W a distance of 15.13' to a point;
- N78°29'29"W a distance of 108.34' to a point;
- Along a curve with a chord of N58°47'38"W, radius of 27.50', and a length of 18.91' to a point;
- N39°05'48"W a distance of 25.73' to a point;
- Along a curve with a chord of N68°42'06"W, radius of 12.50', and a length of 8.28' to a point;
- S77°03'02"E a distance of 47.39' to a point;
- Along a curve with a chord of N64°40'28"W, radius of 57.50', and a length of 24.84' to a point;
- N51°17'53"W a distance of 45.27' to a point;
- Along a curve with a chord of N68°42'08"W, radius of 42.50', and a length of 21.37' to a point;
- S61°16'24"E a distance of 16.83' to a point;
- Along a curve with a chord of N75°19'18"W, radius of 57.50', and a length of 11.61' to a point;
- S69°32'12"E a distance of 55.22' to a point;
- Along a curve with a chord of N33°46'59"W, radius of 27.50', and a length of 9.85' to a point;
- N01°58'14"E a distance of 55.05' to a point;
- Along a curve with a chord of N62°14'12"E, radius of 27.50', and a length of 21.37' to a point;
- S22°30'10"E a distance of 47.63' to a point;
- S77°29'50"E a distance of 15.00' to a point;
- S22°30'10"W a distance of 20.00' to a point;
- S67°29'50"E a distance of 13.00' to a point along the western boundary of said lease area;
- S22°30'10"W a distance of 18.00' to a point at a northeastern corner of said utility easement and along the western boundary of said lease area;

- N67°19'59"W a distance of 15.00' to a point;
- S22°30'10"W a distance of 12.65' to a point;
- Along a curve with a chord of S12°14'12"W, radius of 12.50', and a length of 4.48' to a point;
- S01°58'14"W a distance of 55.05' to a point;
- Along a curve with a chord of S33°46'59"E, radius of 12.50', and a length of 15.80' to a point;
- S69°32'12"E a distance of 55.22' to a point;
- Along a curve with a chord of S75°19'18"E, radius of 42.50', and a length of 8.58' to a point;
- S81°16'24"E a distance of 16.83' to a point;
- Along a curve with a chord of S64°40'28"E, radius of 57.50', and a length of 28.91' to a point;
- S22°30'10"W a distance of 45.27' to a point;
- Along a curve with a chord of S84°40'28"E, radius of 42.50', and a length of 18.38' to a point;
- S77°03'02"E a distance of 47.39' to a point;
- Along a curve with a chord of S58°04'25"E, radius of 27.50', and a length of 18.22' to a point;
- S39°05'48"E a distance of 25.73' to a point;
- Along a curve with a chord of S58°47'39"E, radius of 12.50', and a length of 8.59' to a point;
- S78°29'29"E a distance of 110.31' to the POINT OF BEGINNING hereof and containing 79712 square feet of land.

UTILITY EASEMENT DESCRIPTION

BEING two tracts of land designated Assessor's Map 17, Parcels 18 & 20 located in the Town of South Hadley, Hampshire County, Massachusetts now or formerly possessed by Carey's Flowers, Inc. also being out of and a portion of these tracts, and being more particularly described by notes and bounds as follows:

COMMENCING at a granite bound with lead plug located on the eastern boundary of said Parcel 20 and the western boundary of Newton Street (Mass. Route 118);

THENCE along the eastern boundary of said Parcels 18 & 20 and the western boundary of Newton Street (Mass. Route 118), N22°30'10"E a distance of 50.34' to the northeastern corner of the utility easement described herein and the POINT OF BEGINNING hereof;

THENCE continuing through the interior of said Parcels 18 & 20 the following eleven (11) courses:

- N79°47'14"W a distance of 128.90' to a point;
- S80°00'07"W a distance of 45.40' to a point;
- S82°19'59"W a distance of 81.73' to a point;

- N61°22'40"W a distance of 181.88' to a point;
- N22°30'10"E a distance of 22.73' to a point along the southern boundary of said access easement;
- S67°29'50"E a distance of 10.00' to a point at a southeastern corner of said access easement and along the western boundary of said lease area;
- S22°30'10"W a distance of 13.74' to a point along the western boundary of said lease area;
- S61°12'49"E a distance of 149.50' to a point;
- N82°19'58"E a distance of 78.78' to a point;
- N68°00'07"E a distance of 48.97' to a point;
- S79°47'14"E a distance of 133.33' to a point along the eastern boundary of said Parcel 20 and the western boundary of Newton Street;
- S22°30'10"W a distance of 10.23' to the POINT OF BEGINNING hereof and containing 4320 square feet of land;

LEASE AREA DESCRIPTION

BEING two tracts of land designated Assessor's Map 17, Parcels 18 & 20 located in the Town of South Hadley, Hampshire County, Massachusetts now or formerly possessed by Carey's Flowers, Inc. also being out of and a portion of these tracts, and being more particularly described by notes and bounds as follows:

COMMENCING at a granite bound with lead plug located on the eastern boundary of said Parcel 20 and the western boundary of Newton Street (Mass. Route 118);

THENCE through said Parcels 18 & 20, N69°42'17"W a distance of 339.58' to the southeastern corner of the lease area described herein and the POINT OF BEGINNING hereof;

THENCE continuing through the interior of said Parcel 18 the following five (5) courses:

- N78°29'29"W a distance of 50.78' to a point;
- N22°30'10"E a distance of 58.49' to a point;
- S67°29'50"E a distance of 28.69' to a point;
- S22°29'50"E a distance of 29.92' to a point;
- S22°30'10"W a distance of 28.85' to the POINT OF BEGINNING hereof and containing 28002 square feet of land.