

March 22, 2022

Ware Conservation Commission 126 Main Street Ware, MA 01082

RE: RDA for Verizon Site, 148 West Street, Ware, MA

Dear Chairman Swett:

A&D Klumb Environmental, LLC has been asked to prepare the included WPA Form 1, Request for Determination, for the proposed telecommunication tower facility to be located behind the Big Y at 148 West Street in Ware, MA. The project proposes the construction of an access road leading from the existing paved parking area behind the building to the proposed tower facility. Utilities will lead from an existing power pole on the property to the proposed tower facility. The tower facility will include a fenced compound containing the monopole tower, equipment cabinets, a propane fuel tank, and back up power generator. The property abuts the Ware River, located to the east. The boundary of the river was marked for the project and the 200-foot setback is shown on the project plans. The FEMA map shows floodzone A10 located to the south of the fenced compound. The project is located greater than 100-feet from all Bordering Vegetated Wetlands.

Original project designs located the tower compound within the A10 flood zone. However, to avoid impacts to the floodzone the tower facility was shifted northwest to avoid all impacts to that important resource. The project construction and disturbance is now located completely outside of the 100-year flood zone.

The RDA is being requested to confirm with the Town that the project, as proposed, will not impact any area of the Wetlands Protection Act, including the Riverfront Area, Bordering Vegetated Wetlands and their setbacks, and Floodzones. Included please find a copy of WPA Form 1, Request for Determination, a USGS locus Map showing the proposed tower location, project plans showing the proposed construction area and the jurisdictional resources and buffers, and wetland delineation report. Please contact me with any questions.

Sincerely,

And fll

Audra L. Klumb, NH CWS, CESSWI President

34 Centennial Drive Webster, NH 03303



Massachusetts Department of Environmental Protection Bureau of Resource Protection - Wetlands

WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. General Information

Important

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.

1. Applicant:		
Cellco Partnership d/ba Verizon Wireless	wireless@g	ehringzone.com
Name	E-Mail Address	;
118 Flanders Road		
Mailing Address		
Westborough	MA	01581
City/Town	State	Zip Code
860-536-0675		
Phone Number	Fax Number (if	applicable)
2. Representative (if any):		
A&D Klumb Environmental, LLC		
Firm		
Audra Klumb	adke@klum	benv.com
Contact Name	E-Mail Address	\$
34 Centennial Drive		
Mailing Address		
Webster	NH	03303
City/Town	State	Zip Code
603-746-5065		
Phone Number	Fax Number (if	applicable)

B. Determinations

- 1. I request the Ware make the following determination(s). Check any that apply:
 - a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
 - b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
 - c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
 - d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:

Ware	
------	--

Name of Municipality

e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



City/Town

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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

148 West Street	Ware	
Street Address	City/Town	
2457	56-0-102	
Assessors Map/Plat Number	Parcel/Lot Number	

b. Area Description (use additional paper, if necessary):

The proposed telecommunication tower facility is to be located behind (southeast of) the Big Y Shopping Plaza. The project is located in a disturbed area which is forested with red oak, black cherry, green ash, white pine, boxelder, sugar maple, rock elm, honeysuckle, bittersweet, and poison ivy. The Ware River is located to the east of the project. The limit of the river was marked in the field and the project is to be located beyond the 200-foot Riverfront Area. The project disturbance is also more than 100-feet from any Bordering Vegetated Wetland. The project is located near, but outside of the FEMA Flood Zone A10. The FEMA flood zones are shown on the project plans.

c. Plan and/or Map Reference(s):

Verizon - Ware 4 MA Title	2-3-22 Date
Title	Date
Title	Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

The project involves the construction of a telecommunication tower facility. Access will lead from the existing paved parking area to the proposed fenced compound. Utilities will lead from an existing utility pole to the proposed site. The fenced compound is to contain the monopole tower and equipment cabinets with a propane fuel tank and backup power generator. Erosion control will be installed prior to construction and maintained until the facility has stabilized. The proposed project is located outside of the Riverfront Area, Bordering Vegetated Wetland Buffer, and the mapped Floodzone.



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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

The project appears to be outside of the areas regulated by the Wetlands Protection Act, but a formal determination is requested.

- 3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.
 - Single family house on a lot recorded on or before 8/1/96
 - Single family house on a lot recorded after 8/1/96
 - Expansion of an existing structure on a lot recorded after 8/1/96
 - Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
 - New agriculture or aquaculture project
 - Public project where funds were appropriated prior to 8/7/96
 - Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
 - Residential subdivision; institutional, industrial, or commercial project
 - Municipal project
 - District, county, state, or federal government project
 - Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)

Citv/Town



Massachusetts Department of Environmental Protection Bureau of Resource Protection - Wetlands

City/Town

WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

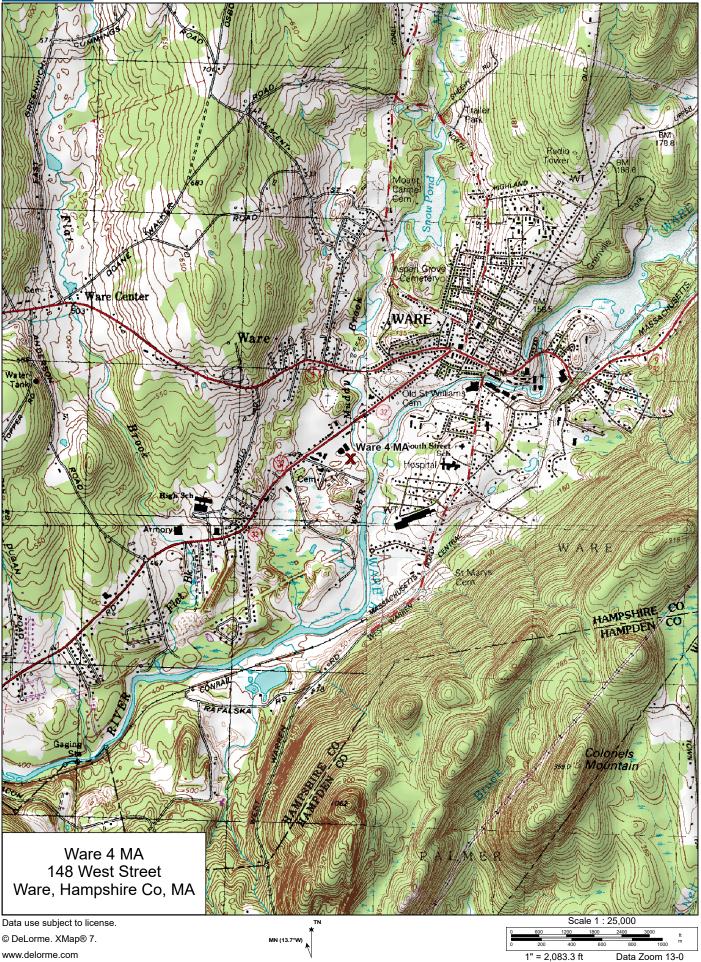
Big Y Foods, Inc		
Name		
Box 7840		
Mailing Address		
Springfield		
City/Town		
MA	01102	-
State	Zip Code	

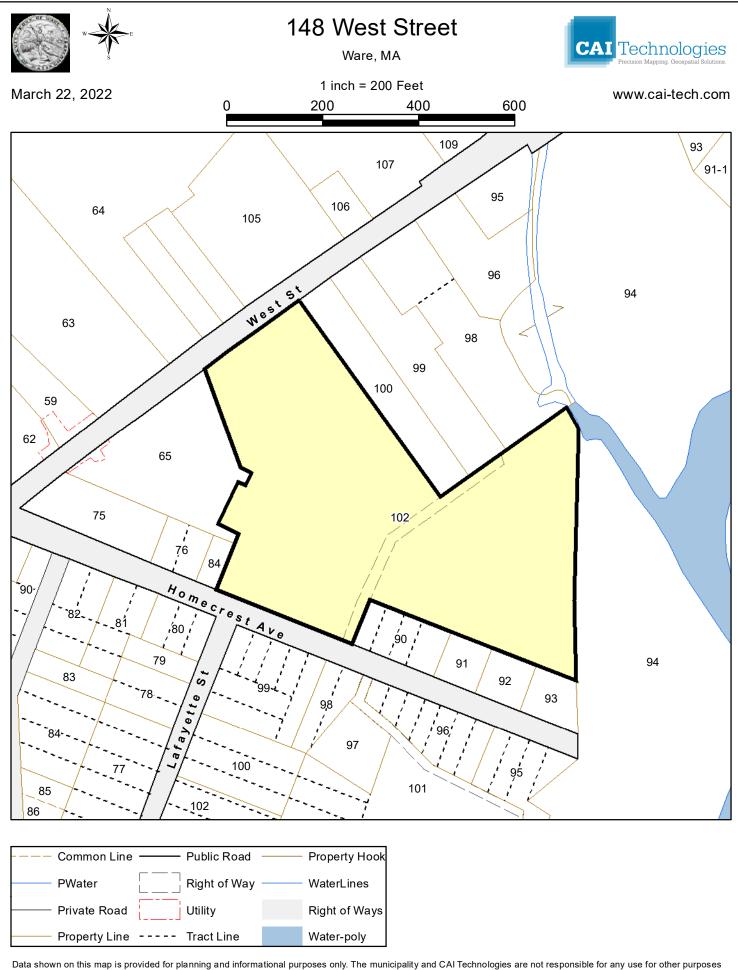
Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Cellco Partnership d/b/a Verizon Wireless By (Signature of Applic Audra Klumb A-3 Klumb Environdel 3-22-2022 Signature of Representative

DELORME





Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purpose or misuse or misrepresentation of this map.

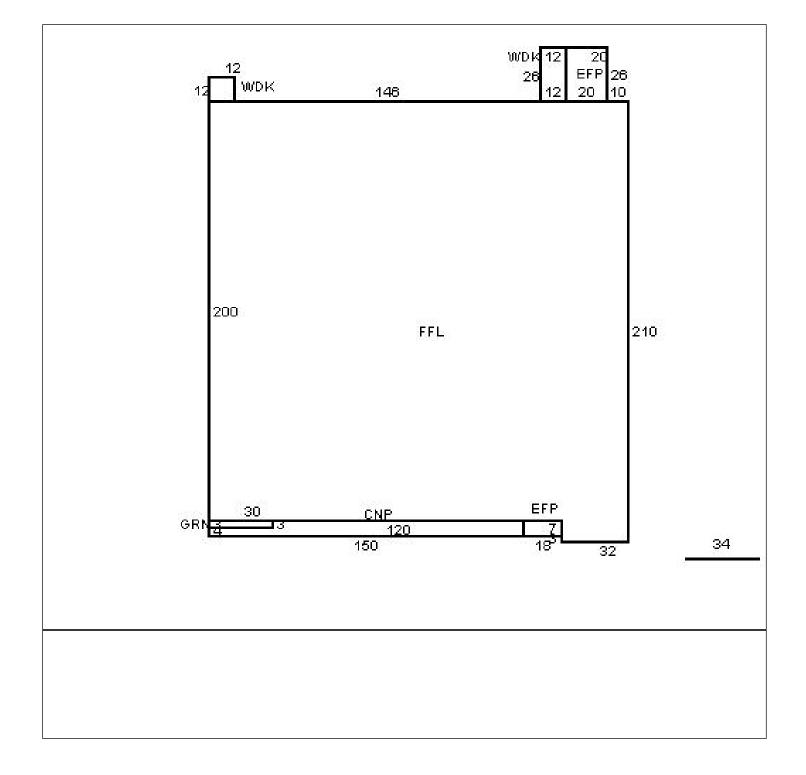
Assessment Field Card

Town of Ware, Massachusetts



Parcel Information			
NO PHOTO AVAILABLE	Address: 148 WEST ST Map-Lot: 56-0-102 Patriot Account #: 2470 Owner: D`AMOUR G E + P H + J E Co-Owner: TRUSTEE OF THE BIG Y TRUST Mailing Address: 2145 ROOSEVELT AVE P O BOX 7840 SPRINGFIELD, MA 01102-7840		
Building Exterior Details	General Information		
Building Type: SUPER MKT Year Built: 1969 Grade: C Frame Type: STEEL Living Units: 3 Building Condition: Good Roof Cover: TAR+GRAVEL Roof Type: FLAT Exterior Wall Type: CONC BLOCK Pool: False	Total Acres: 8.587 Land Use Code: 324 Neighborhood Code: 42 Owner Occupied: N Condo Name: Condo Unit: Zone: HC Utility Code 1: Utility Code 2: Utility Code 3:		
Building Area	Ownership History		
Gross Area: 58049 sqft Finished Area: 55633 sqft Basement Area: 0 sqft Garage Area: 0 sqft Detached Garage: sqft Basement Garage: 0 sqft	Sale Date: 6/30/1999 Sale Price: \$ 1 Nal Description: CONVENIENCE Grantor (Seller): SHRAIR,DAVID A Book/Page: 5724-101		
Building Interior	Assessed Value		
No. Total Rooms: 0 No. Bedrooms: 0 No. Full Baths: 0 No. Half Baths: 2 Bath Rating: No. Kitchens: 1 Kitchen Rating: AVER Building Framing: STEEL Interior Wall Type: DRYWALL Fireplaces: 0 Solar Hot Water: False Central Vac: False Floor Type: ASPHL TILE Heat Type: FORCED H/A Heat Fuel: GAS Percent A/C: 100	Assessed Yard Value: \$ 72000 Assessed Land Value: \$ 399800 Assessed Bldg Value: \$2791300 Total Assessed Value: \$3263100		

CAI Technologies





www.cai-tech.com Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

verizonv



PROJECT SUMMARY

PROJECT ENGINEER

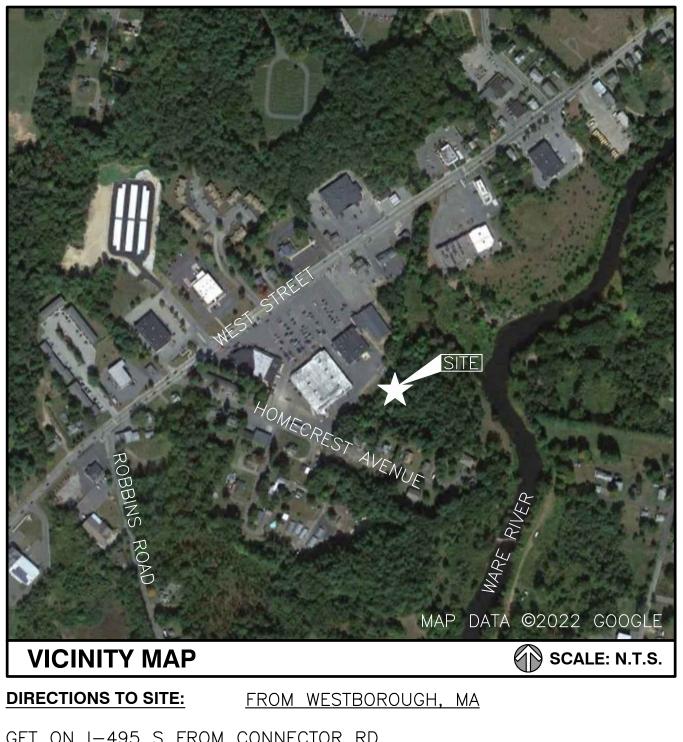
HUDSON DESIGN GROUP, LLC 45 BEECHWOOD DRIVE NORTH ANDOVER, MA 01845 TEL: 1-(978)-557-5553 FAX: 1-(978)-336-5586

MEP ENGINEER

HUDSON DESIGN GROUP, LLC 45 BEECHWOOD DRIVE NORTH ANDOVER, MA 01845 TEL: 1-(978)-557-5553 FAX: 1-(978)-336-5586

SURVEYOR

NORTHEAST SURVEY CONSULTANTS 116 PLEASANT ST., SUITE 302 EASTHAMPTON, MA 01027 TEL: 1-(413)-203-5144



GET ON I-495 S FROM CONNECTOR RD HEAD SOUTHWEST TOWARD FLANDERS RD TURN RIGHT ONTO FLANDERS RD CONTINUE ONTO CONNECTOR RD TURN RIGHT ONTO RESEARCH DR USE THE LEFT 2 LANES TO TURN LEFT TO MERGE ONTO MA-9 E USE THE RIGHT LANE TO MERGE ONTO I-495 S VIA THE RAMP TO CAPE COD FOLLOW I-90 W TO PALMER. TAKE EXIT 63 FROM I-90 W MERGE ONTO 1-495 S TAKE EXIT 58 TO MERGE ONTO 1-90 W TOWARD ALBANY TAKE EXIT 63 TOWARD MA-32/US-20/AMHERST/PALMER FOLLOW MA-32 N TO YOUR DESTINATION IN WARE TURN LEFT ONTO MA-32 N/THORNDIKE ST TURN RIGHT, TURN LEFT DESTINATION WILL BE ON THE RIGHT

WARE 4 MA **148 WEST STREET** WARE, MA 01082

PROJECT SUMMARY

SITE NAME:

SITE ADDRESS:

APPLICANT:

ZONING DISTRICT:

ZONING JURISDICTION:

LATITUDE:

LONGITUDE:

PARCEL ID: PROPERTY OWNER: WARE 4 MA

148 WEST STREET WARE, MA 01082

VERIZON WIRELESS 118 FLANDERS ROAD WESTBOROUGH, MA 01581

HIGHWAY COMMERCIAL (HC) TOWN OF WARE, HAMPSHIRE

COUNTY

N42°15′14.60"

W72° 15' 03.03"

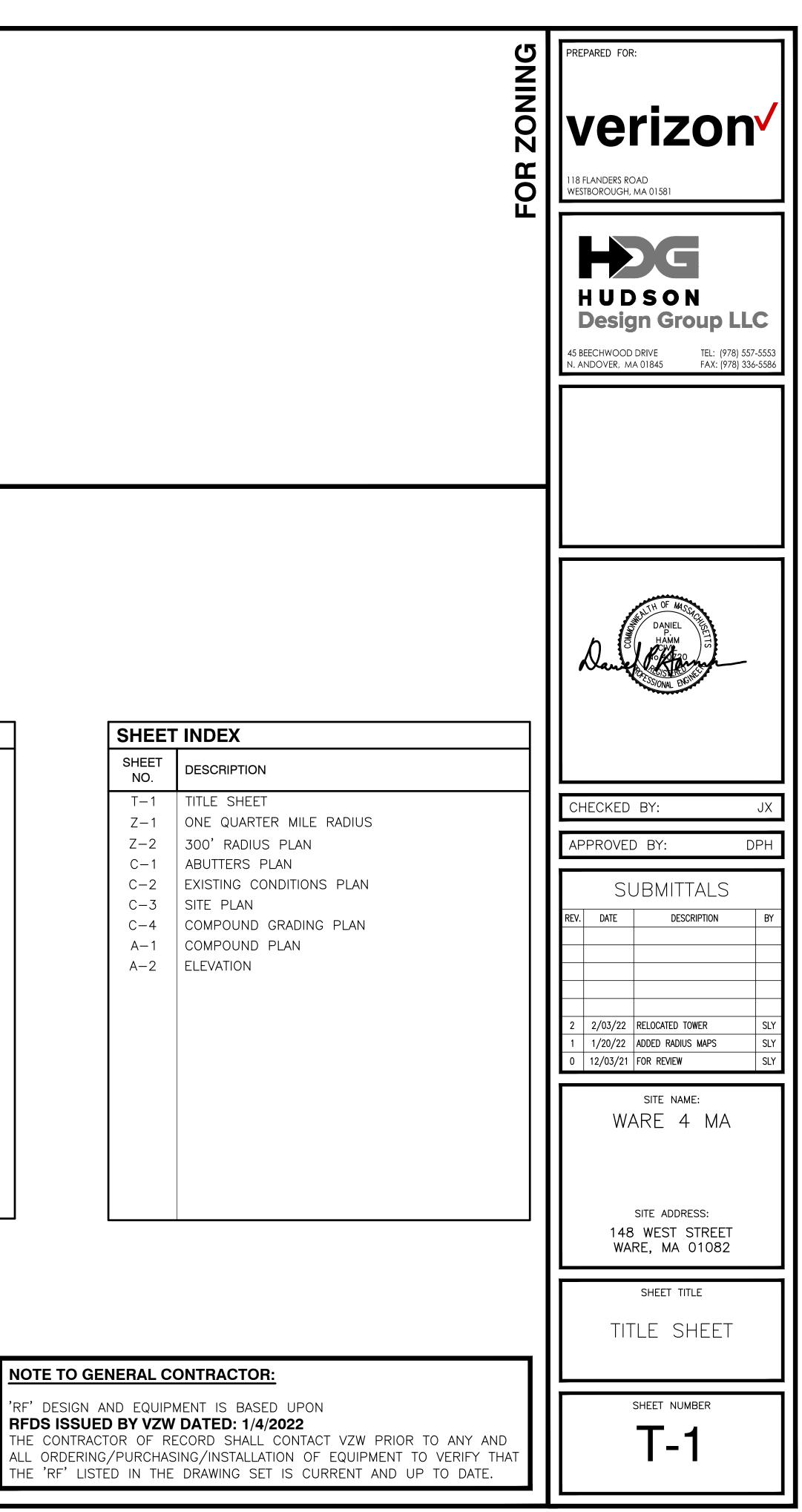
56-0-102

BIG Y FOODS. INC. BOX 7840 SPRINGFIELD, MA 01102

SHEET NO.DESCT-1TITLEZ-1ONEZ-2300'C-1ABUTC-2EXISTC-3SITEC-4COMFA-1COMFA-2ELEVA		
Z-1ONE $Z-2$ $300'$ $C-1$ ABUT $C-2$ EXIST $C-3$ SITE $C-4$ COMF $A-1$ COMF		DESC
	T-1 Z-1 Z-2 C-1 C-2 C-3 C-4 A-1	ONE 300' ABUT EXIST SITE COMF COMF

NOTE TO GENERAL CONTRACTOR:

'RF' DESIGN AND EQUIPMENT IS BASED UPON **RFDS ISSUED BY VZW DATED: 1/4/2022**



SOURCE:
PLAN ENTITLED, "ABUTTERS PLAN & EXISTING CONDITIONS" DRAWING No. C—1 & C—2, DATED 02/22/22" BY NORTHEAST SURVEY CONSULTANTS
ASSESSORS GIS DATA MAPS FROM THE TOWN OF WARE MA, VIEWED ON 01/07/2022

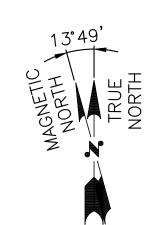
1/4 MILE RADUIS LIST OF ABUTTERS FOR PROPERTY LOCATED AT 148 WEST STREET, WARE, MA 01082

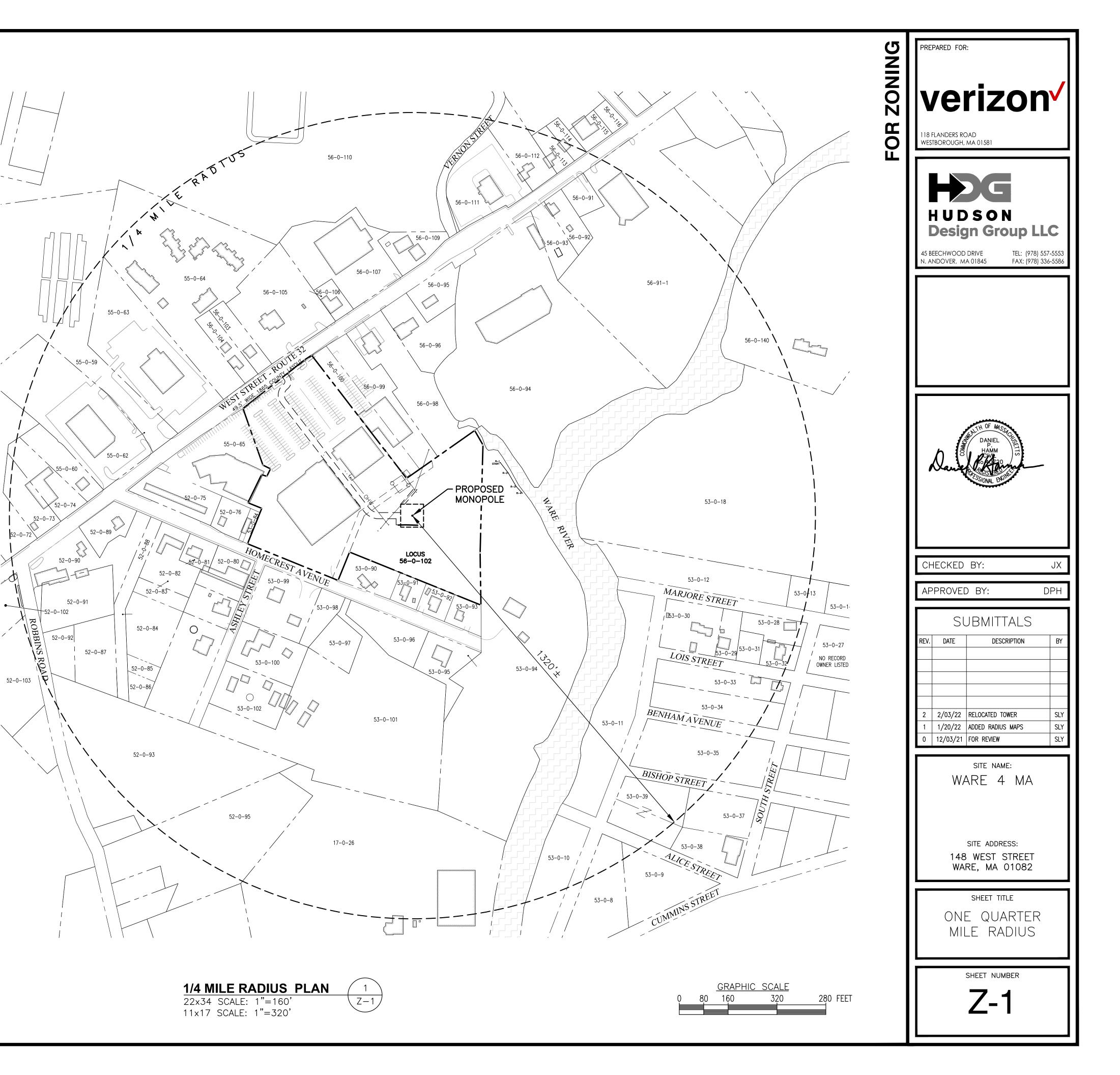
PARCEL NUMBER	PROPERTY ADDRESS	FOR PROPERTY LOCATED AT 148 WE OWNER NAME THE BIG Y TRUST		MAILING ADDRESS P.O. BOX 7840	CITY SPRINGFIELD,	state MA	ZIP 01102
17-0-26		WARE TOWN OF	SEWER DEPT	126 MAIN ST		MA	01082
	WEST ST		MORAN ELAINE J TRUSTEE	131 ASHLEY AVENUE SUITE A-1 15 SOREL RD	WARE	MA MA	01089 01082
		MORAN FRANCIS E ANAMISIS COSTAS D	MORAN ELAINE J	15 SOREL RD PO BOX 129		MA MA	01082 01033
52-0-76	31 HOMECREST AV	LETOURNEAU ERIN E		31 HOMECREST AV	WARE	MA	01082
		SIDUR + SONS INC L SIDUR JOSEPH L JR		22 PULASKI ST 141 GILBERTVILLE RD		MA MA	01082 01082
52-0-82	10 HOMECREST AV	TURNER MICHAEL A	TURNER JANICE E	10 HOMECREST AV	WARE	MA	01082
		MORAN ELAINE J MORAN ELAINE J		15 SOREL RD 15 SOREL RD		MA MA	01082 01082
52-0-85	LAFAYETTE ST	MORAN ELAINE J		15 SOREL RD		MA	01082
52-0-87	LAFAYETTE ST	MORAN ELAINE J MORAN ELAINE J		15 SOREL RD 15 SOREL RD	WARE	MA MA	01082 01082
		MORAN ELAINE J MORAN THOMAS		15 SOREL RD 100 GREENWICH RD		MA MA	01082 01082
52-0-90	176 WEST ST	MORAN ELAINE J		15 SOREL RD	WARE	MA	01082
52-0-91 52-0-92		WARE TOWN OF MORAN ELAINE J	INDIAN CEMETERY	126 MAIN ST 15 SOREL RD		MA MA	01082 01082
52-0-93	14 ROBBINS RD	BACON DONALD E		14 ROBBINS RD	WARE	MA	01082
		PERRIER ALAN F CREVIER LAWRENCE	ALDRICH PAULA A CREVIER GLORIA F	16 ROBBINS RD 22 ROBBINS RD		MA MA	01082-9348 01082
52-0-102	182 WEST ST	COLD SPRINGS MEDICAL LLC		182 WEST ST		MA	01082
52-0-103		INHABITANTS OF THE TOWN OF WARE		126 MAIN ST		MA	01082
53-0-8 53-0-9		KANZAKI SPECIALTY PAPERS INC KANZAKI SPECIALTY PAPER INC		20 CUMMINGS ST 20 CUMMINGS ST	WARE WARE	MA MA	01082 01082
53-0-10	RIVERSIDE ST	KANZAKI SPECIALTY PAPERS INC		20 CUMMINGS ST	WARE	MA	01082
		WYZIK EDWARD V HAWLEY PAUL R		81 GREENWICH RD BOX 923		MA MA	01082 01082
53-0-13	MARJORIE ST	HAWLEY PAUL R		BOX 923	WARE	MA	01082
53-0-18	85 SOUTH ST	HAWLEY PAUL R MARY LANE HOSPITAL ASSOCIATION	C/O BAYSTATE WING	BOX 923 40 WRIGHT ST	PALMER	MA MA	01082 01069
	54 MARJORIE ST	LACKMAN GEORGE JR	LÁCKMAN KAREN L	54 MARJORIE ST 51 LOIS ST		MA MA	01082 01082
53-0-30	53 LOIS ST	WYMAN PAUL E		53 LOIS ST	WARE	MA	01082
		ANNUNZIATA DAVID NICHOLAS ANDREA L	ANNUNZIATA KATIR	49 LOIS ST 45 BOND ST		MA MA	01082 01082
53-0-33	47 BOND ST	CLOUTIER SOPHIE DORIS	CLOUTIER LEO	47 BOND STREET	WARE	MA	01082
		KANZAKI SPECIALTY PAPERS INC KANZAKI SPECIALTY PAPERS INC		20 CUMMINGS ST 20 CUMMINGS ST		MA MA	01082 01082
53-0-37	RIVERSIDE ST	WYZIK EDWARD V		81 GREENWICH RD	WARE	MA	01082
53-0-39	RIVERSIDE ST	WYZIK EDWARD V WYZIK EDWARD V	WYZIK EDWARD V JR	81 GREENWICH RD 81 GREENWICH RD	WARE	MA MA	01082 01082
			NEALON TIMOTHY J TRUSTEE KEANE HEATHER TR	79 FRANKLIN ST 33 HOMECREST AVE		MA MA	01702 01082
53-0-91	35 HOMECREST AV	Mo tianmin	SITU XUE WEN	542 PLEASANT ST	MALDEN	MA	02148
53-0-92 53-0-93		DEFOYD ERIN L BEAUMIER KARL A	BEAUMIER TAMMMY L	37 HOMECREST AVE 39 HOMECREST AVE		MA MA	01082 01082
53-0-94	41 HOMECREST AV	SCHMIDT SALLY A	SCHMIDT ROBERT F	41 HOMECREST AV	WARE	MA	01082
	38 HOMECREST AV HOMECREST AV	JACKSON WILLIAM A LUKASKIEWICZ MARK	JACKSON BARBARA E LUKASKIEWICZ TRACIE A	38 HOMECREST AV 3 ASHLEY ST		MA MA	01082 01082
	ASHLEY ST 24 HOMECREST AV	LUKASKIEWICZ MARK E		3 ASHLEY STREET 24 HOMECREST AVE		MA MA	01082 01082
53-0-100	1 ASHLEY ST	ADAMSKY WILLIAM M	ADAMSKY MARLENE M ADAMSKY BEVERLY A	1 ASHLEY ST	WARE	MA	01082
53-0-101 53-0-102	ASHLEY ST 3 ASHLEY ST	LUKASKIEWICZ MARK E LUKASKIEWICZ MARK E	LUKASKIEWICZ TRACIE A	3 ASHLEY STREET 3 ASHLEY ST		MA MA	01082
				PO BOX 524		MA	01562
55-0-60	173 WEST ST	ANDREWS MARK A DHILLON NIHAL LLC		173 WEST ST	WARE	MA	01082
55-0-62 55-0-63		KCK WARE LLC U S GOVT POST OFFICE	WALGREEN CO REAL ESTATE TAX D	P 0 BOX 1159 6 GRIFFIN RD NORTH	DEERFIELD WINDSOR	IL CT	60015 06006
55-0-64	161 WEST ST	WARE HOUSING AUTHORITY		20 VALLEY VIEW	WARE	MA	01082
55-0-65	164 WEST ST	ROGERS ANDREW J JR TRUSTEE	NEALON J TIMOTHY TRUSTEE	79 FRANKLIN ST	FRAMINGHAM	MA	01702
	110 WEST ST 114 WEST ST	BRAMBILA DAVID F LUKASKIEWICZ MARK	BRAMBILA ALMA ROSA	110 WEST ST 3 ASHLEY STREET		MA MA	01082 01082
56-0-93	118 WEST ST	ALDRICH MANAGEMENT CO LLC	LUKASKIEWICZ TRACIE A	1975 HEMPSTEAD TPKE #309	EAST MEADOW	NY	11554-1703
		ALDRICH MANAGEMENT CO LLC EDGAR DAVID B		1975 HEMPSTEAD TPKE #309 PO BOX 1375		NY MA	11554-1703 01082
56-0-96	134 WEST ST	NORCOR AUTOWASH INC		22 PEQUOT ROAD	SOUTHAMPTON	MA	01073
56-0-98 56-0-99	140 WEST ST	Monson Savings Bank Josefiak Ronald J Trustee	ACCOUNTS PAYABLE	107 MAIN ST 140 WEST ST	WARE	MA MA	01057 01082
56-0-100			MARTINS MARIA M	36 MASS AVE	LUDLOW	MA	01056
		SPASSOV ATANAS		157 WEST ST		MA	01082
56-0-105	155 WEST ST	SPASSOV ATANAS R WARE SAVINGS BANK	C/O COUNTRY BANK FOR SAVINGS	157 WEST ST 75 MAIN ST	WARE	MA MA	01082 01082
56-0-106	143 WEST ST	MARTINS CARLOS F	MARTINS MARIA M	36 MASS AVE	LUDLOW	MA MA	01056
56-0-109	131 WEST ST	ALEXANDRIA TRUST LLC BROOKSIDE MART INC		30 ANDERSON RD P 0 BOX 376	WEST BROOKFIELD	MA	01082 01585
56-0-110	WEST MAIN ST	ROMAN CATHOLIC BISHOP OF SPFLD	ST WILLIAMS CEMETERY (NEW)	P 0 BOX 1730 P 0 BOX 182571	SPRINGFIELD	MA OH	01101 43218
56-0-112	115 WEST ST	MC_DONALD'S_CORP_(20/107) SHURTLEFFROBERT_S	C/O MCDONALDS CORPORATION	16 ELM ST	WARE	MA	01082
56-0-113 56-0-114		FLEET JENNIFER A		111 WEST ST 270 MAIN ST		MA MA	01082 10562
56-0-115	105 WEST ST	CKG PROPERTIES LLC		105 WEST ST	WARE	MA	01082
	103 WEST ST MONROE ST	LEMAITRE CORINNE WARE HOUSING AUTHORITY		P O BOX 66 20 VALLEY VIEW		MA MA	01037 01082
56-91-1		SEARS-RENFER JAYNE E	REV INDENTURE OF RJJ	51 LONGVIEW AVE		CA	94960

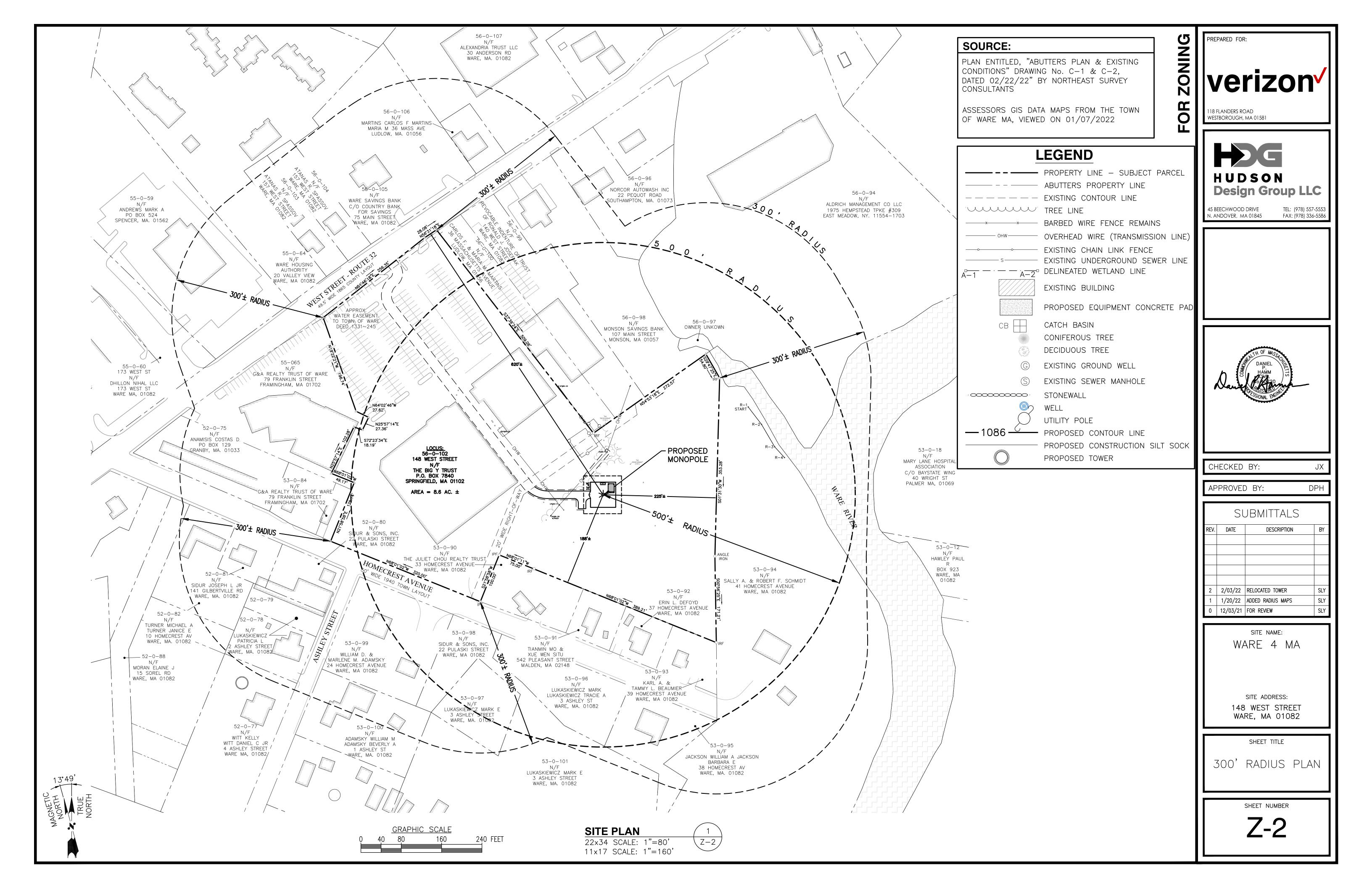
LEGEND

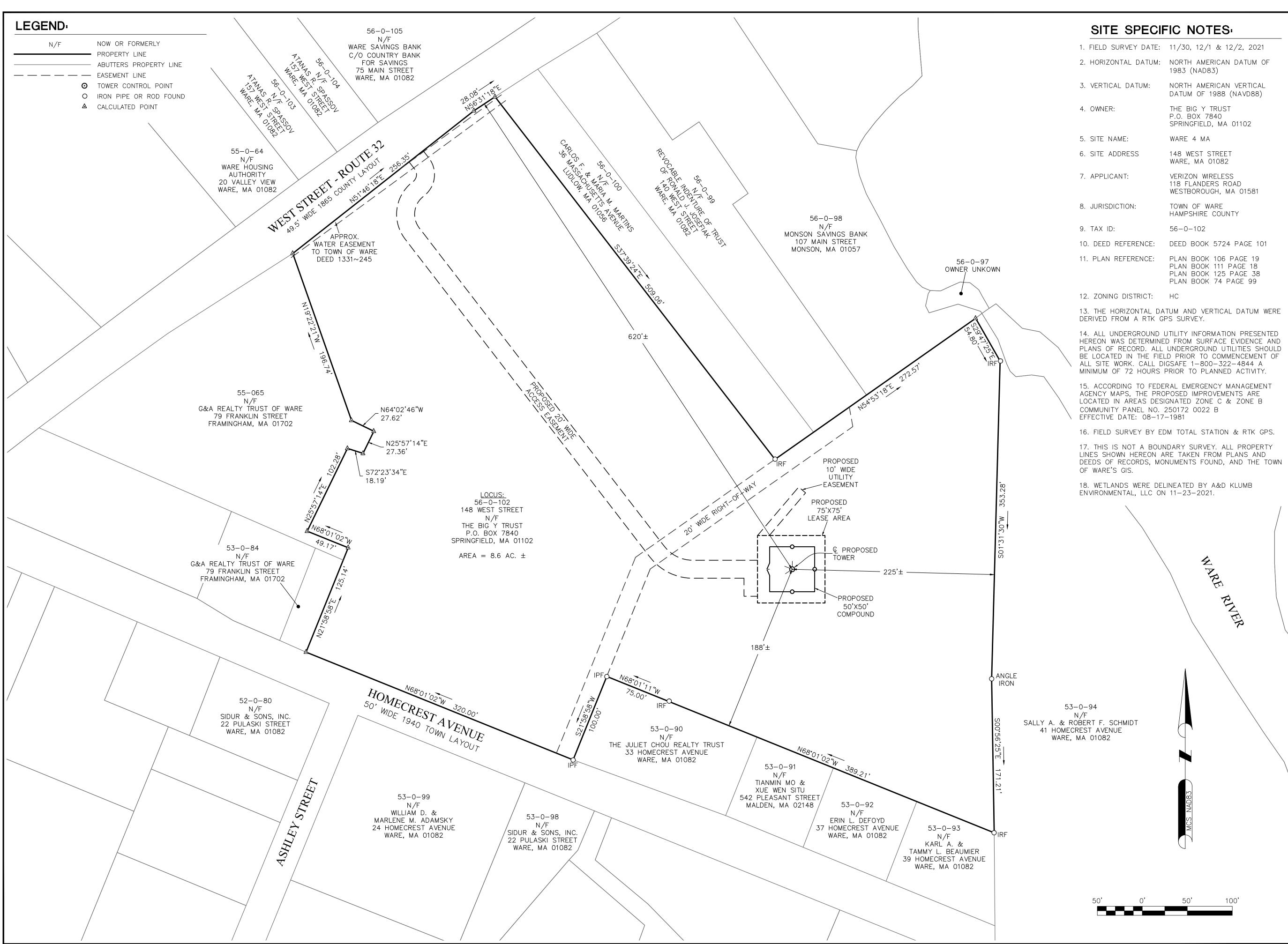
- PROPERTY LINE - SUBJECT PARCEL ABUTTERS PROPERTY LINE TREE LINE

— — EXISTING CONTOUR LINE BARBED WIRE FENCE REMAINS OVERHEAD WIRE (TRANSMISSION LINE) EXISTING CHAIN LINK FENCE PROPOSED CONSTRUCTION SILT SOCK EXISTING BUILDING

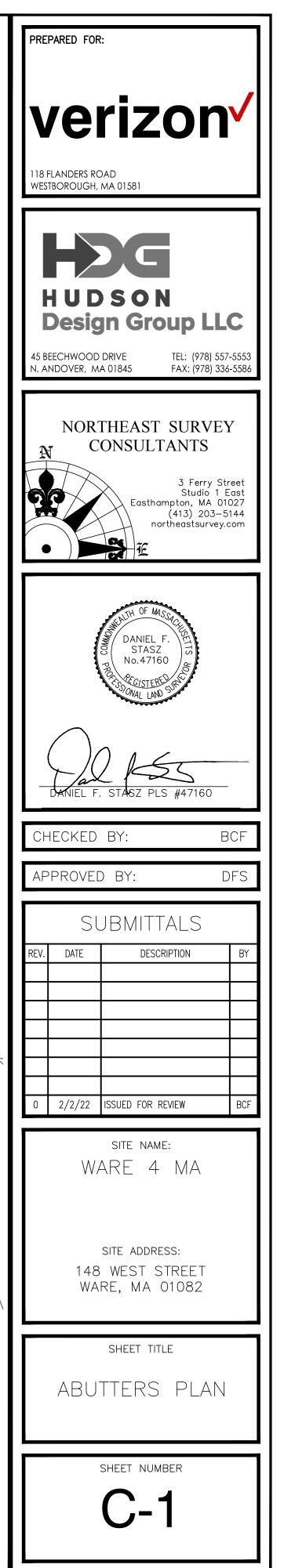


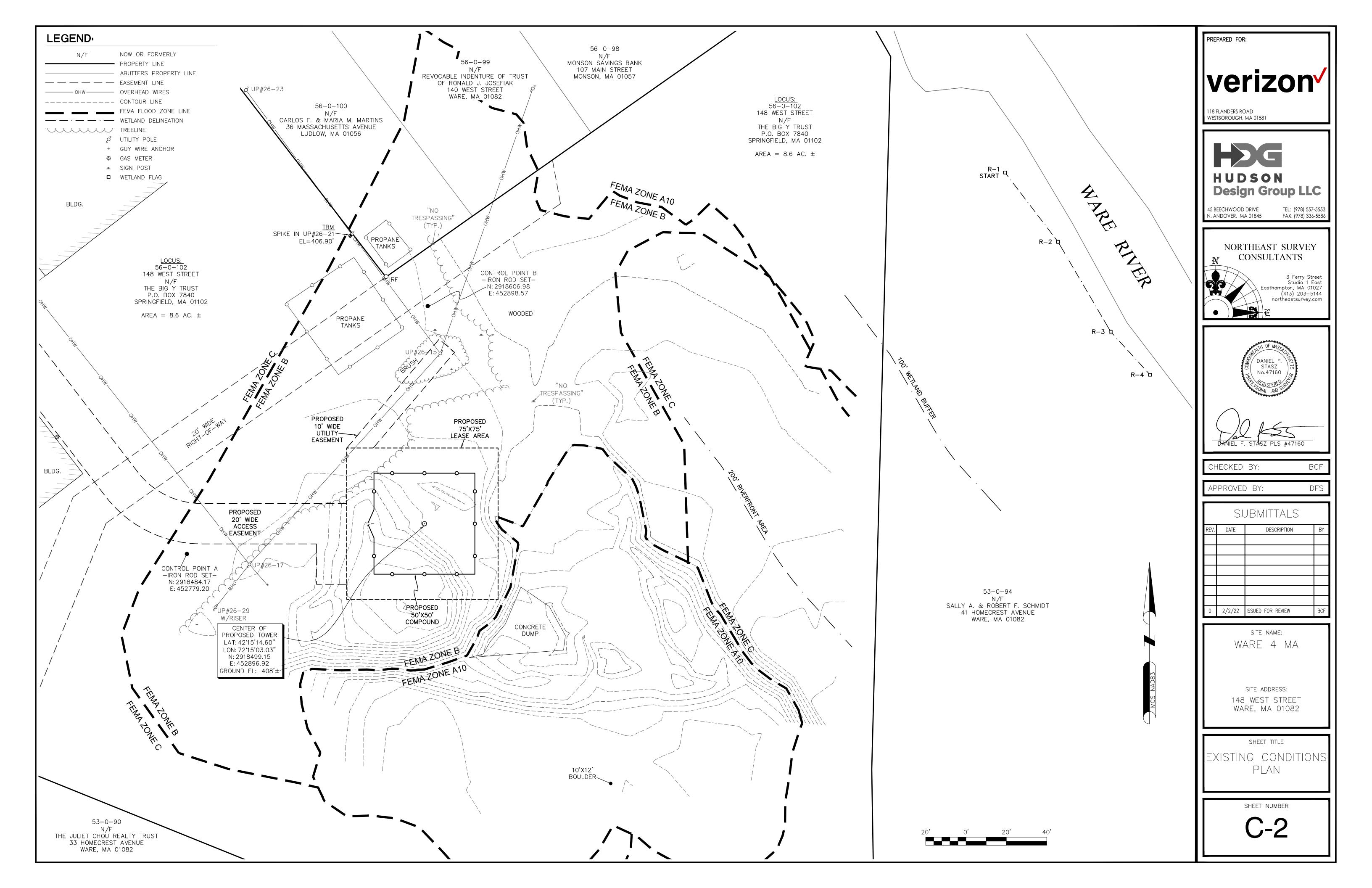


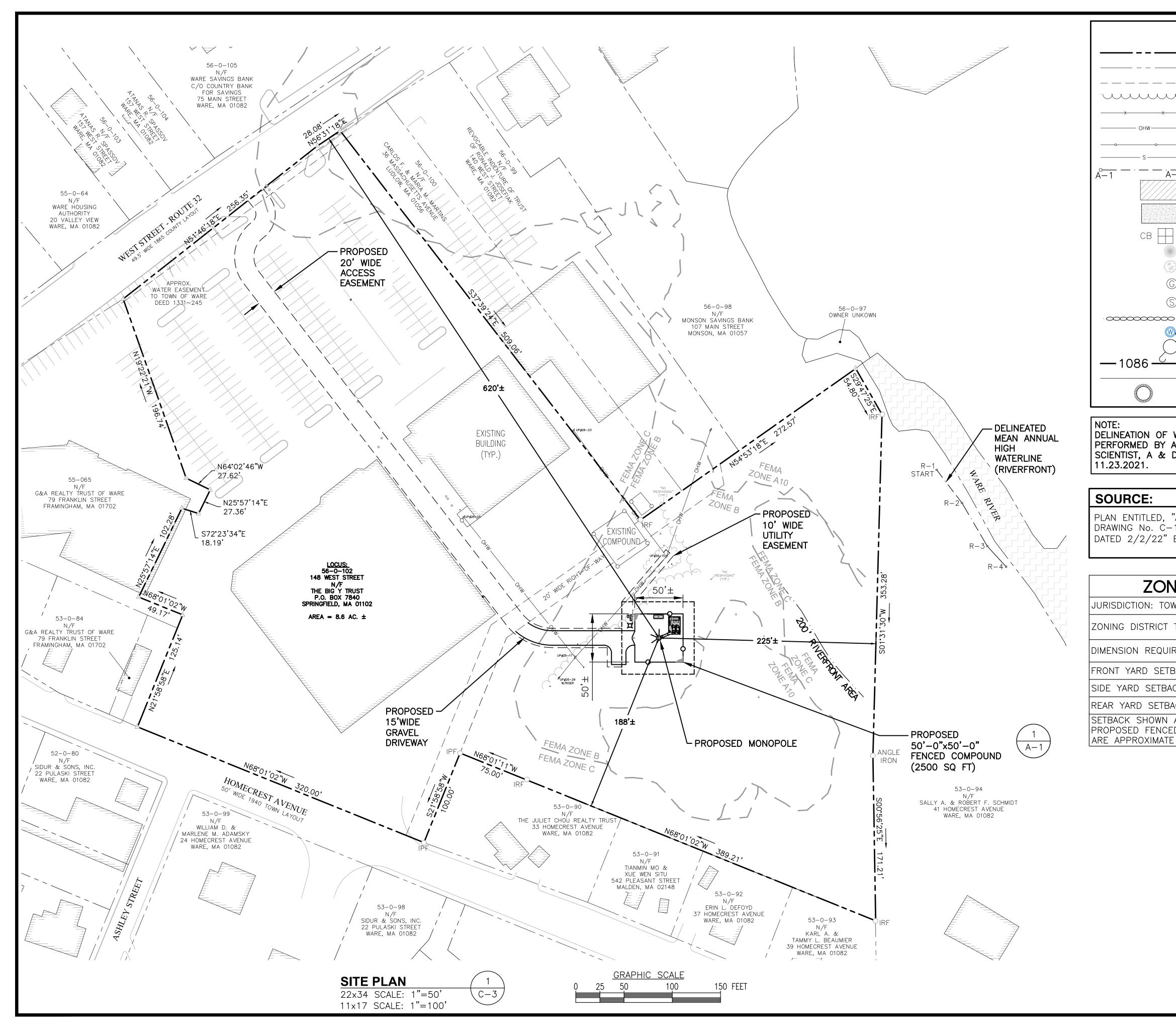




SITE SPECI	FIC NOTES:
FIELD SURVEY DATE:	11/30, 12/1 & 12/2, 2021
HORIZONTAL DATUM:	NORTH AMERICAN DATUM OF 1983 (NAD83)
VERTICAL DATUM:	NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
OWNER:	THE BIG Y TRUST P.O. BOX 7840 SPRINGFIELD, MA 01102
SITE NAME:	WARE 4 MA
SITE ADDRESS	148 WEST STREET WARE, MA 01082
APPLICANT:	VERIZON WIRELESS 118 FLANDERS ROAD WESTBOROUGH, MA 01581
JURISDICTION:	TOWN OF WARE HAMPSHIRE COUNTY
TAX ID:	56-0-102
. DEED REFERENCE:	DEED BOOK 5724 PAGE 101
PLAN REFERENCE:	PLAN BOOK 106 PAGE 19 PLAN BOOK 111 PAGE 18 PLAN BOOK 125 PAGE 38 PLAN BOOK 74 PAGE 99
. ZONING DISTRICT:	НС
. THE HORIZONTAL DA	TUM AND VERTICAL DATUM WERE



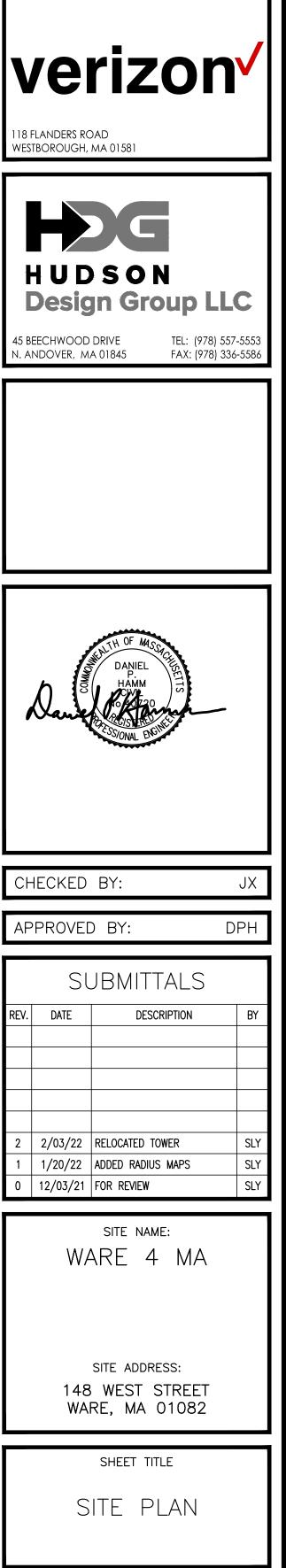




	EGE	ND		5	PRE	PARED FO
			SUBJECT PARCEL	ZONING		
		ERS PROPERT		Z		
	EXISTIN	IG CONTOUR	LINE	0		/e
$\mathcal{N}^{\mathbf{r}}$	TREE L	line				
	BARBE	D WIRE FENC	E REMAINS	L H		FLANDERS R
	OVERHI	ead wire (tf	RANSMISSION LINE)	FOR	WES	TBOROUGH,
	EXISTIN EXISTIN DELINE					
		IG BUILDING			╽╹	
	PROPO	sed equipme	ENT CONCRETE PAD			Desig
	CATCH	BASIN				EECHWOOD NDOVER, M
	CONIFE	ROUS TREE				NDOVER, N
	DECIDU	IOUS TREE				
G	EXISTIN	IG GROUND V	WELL			
S	EXISTIN	IG SEWER MA	ANHOLE			
) ·	STONE	WALL				
	WELL					
	UTILITY					
		SED CONTOU			<u> </u>	
		SED CONSTRU SED TOWER	UCTION SILT SOCK			
-1 &	¢ C−2,		STING CONDITIONS"			
Βĭ	NORTHE	ASI SURVEY	CONSULTANTS		C⊦	IECKED
				1	AP	PROVE
	IG IN of war		TION			SI
		WAY COMMER			REV.	DATE
	ENTS:	REQUIRED	PROPOSED± 620'-0"			
BACK:		20'	188'-0"		2	2/03/22
ACK:		30'	225'-0"		1	1/20/22
ARE	TAKEN	FROM THE	CORNERS OF ERTY LINES AND		0	12/03/21
						W
						148 WA
						**/

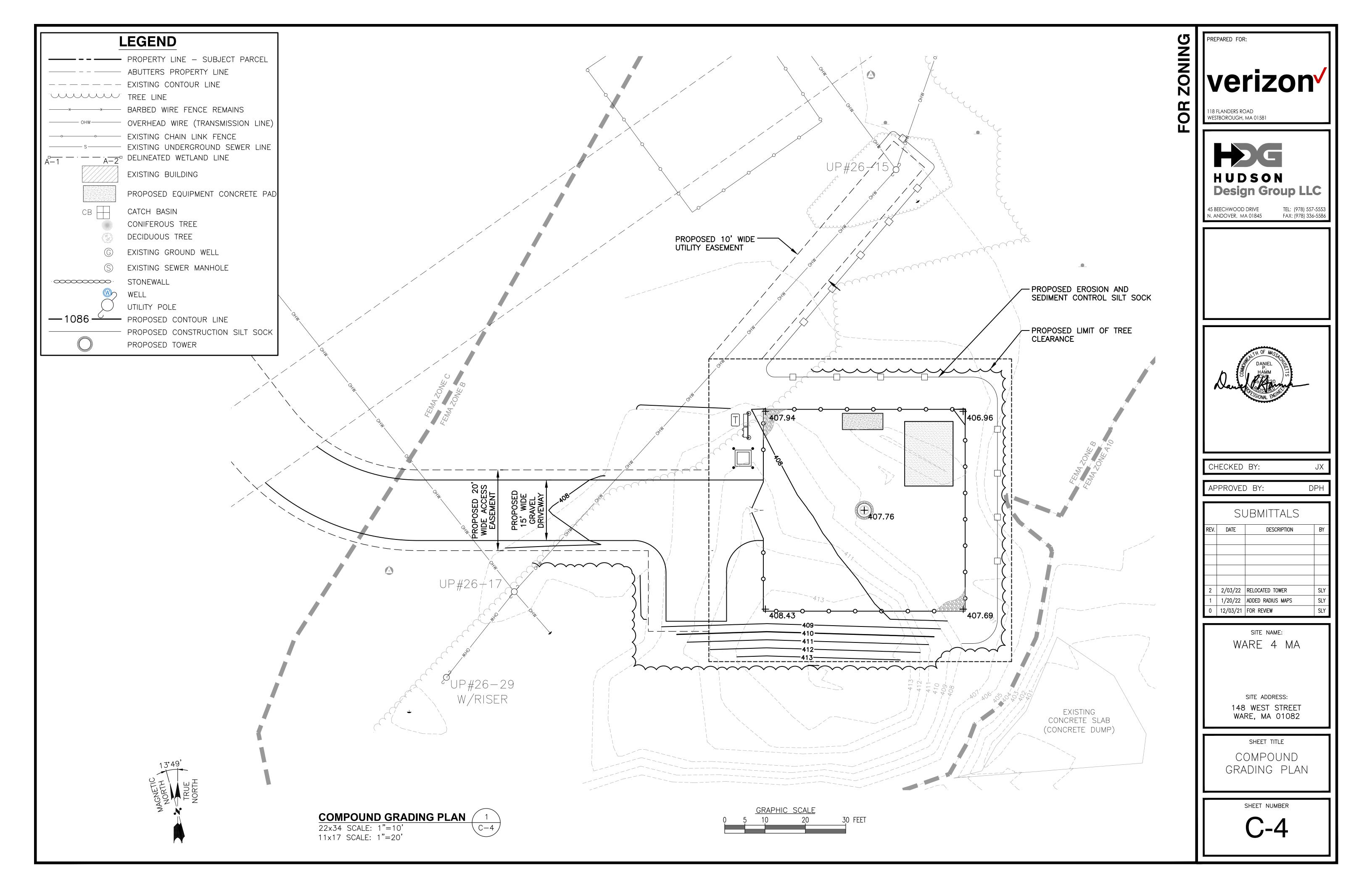
13°49'

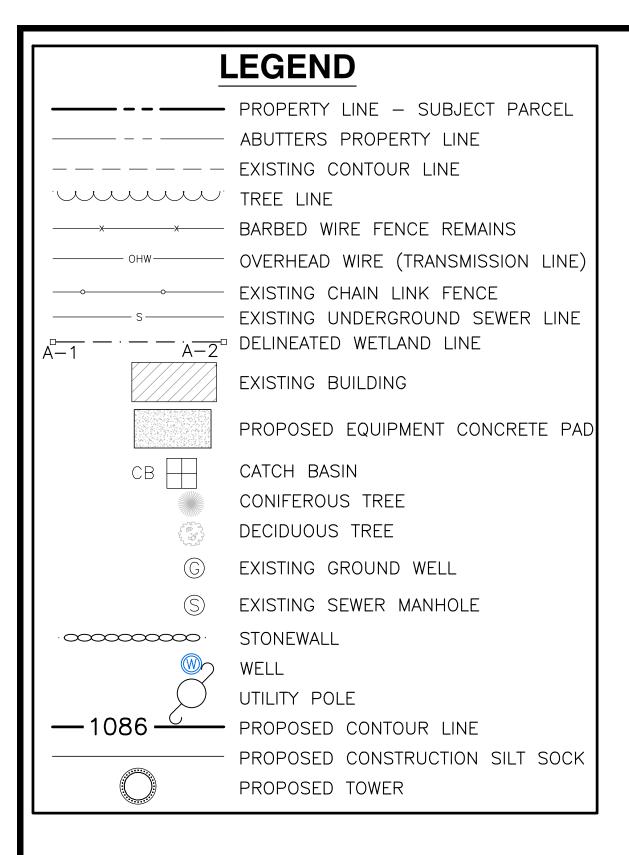
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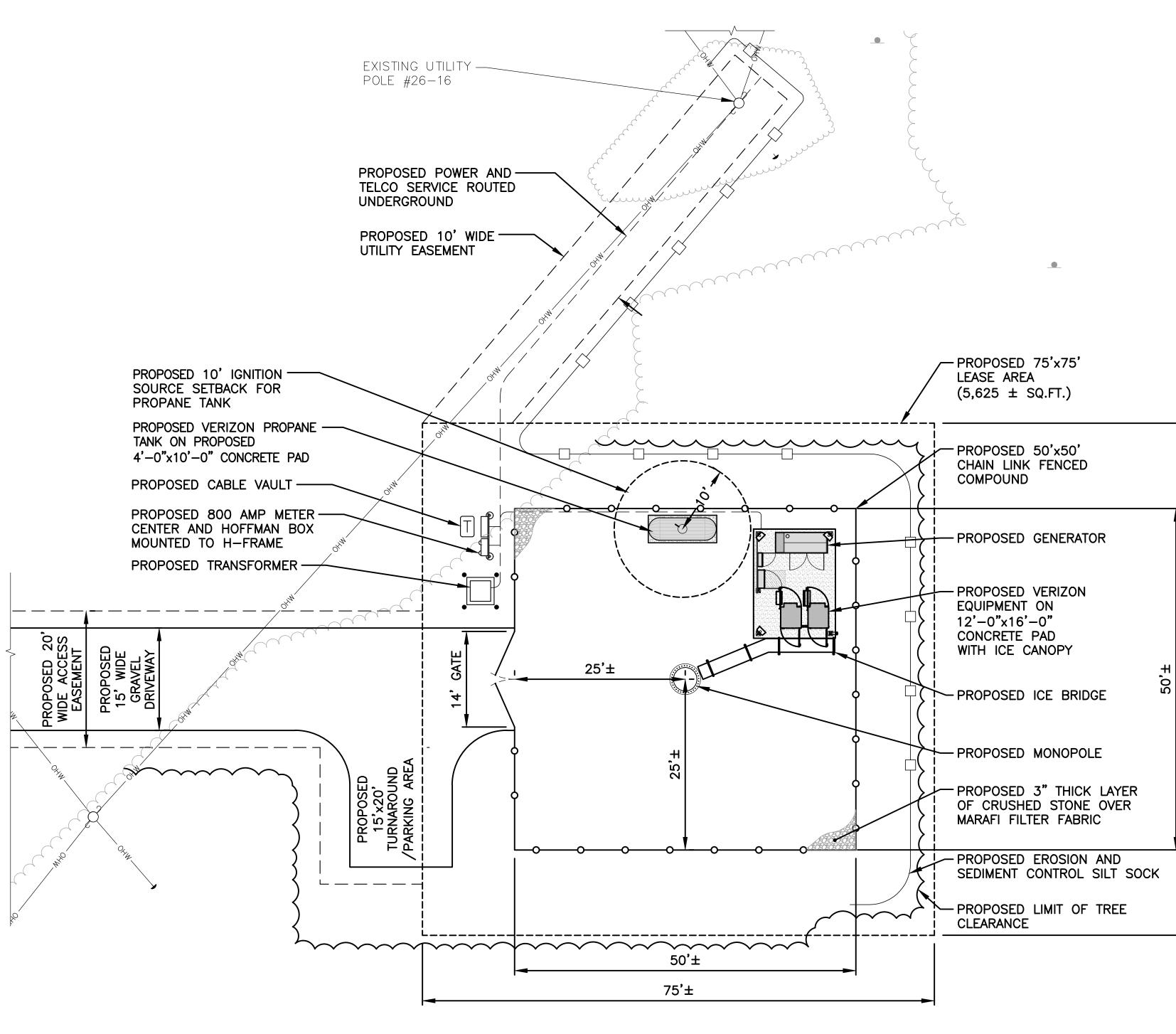


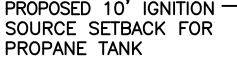
SHEET NUMBER

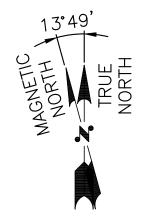
C-3



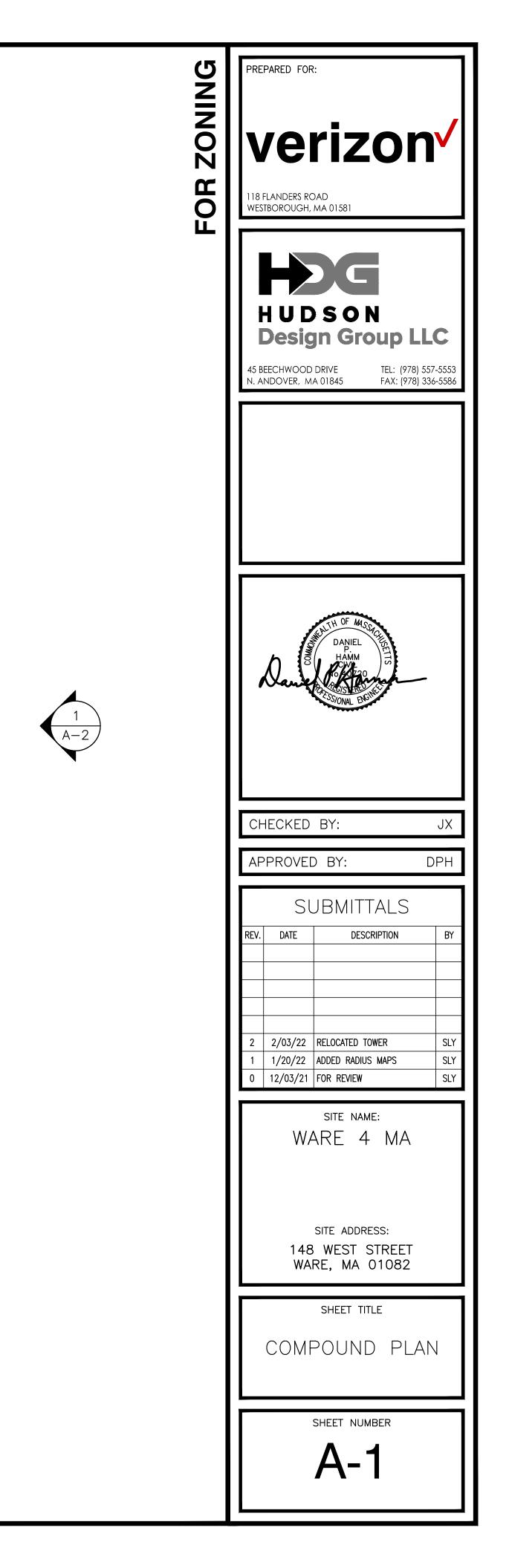


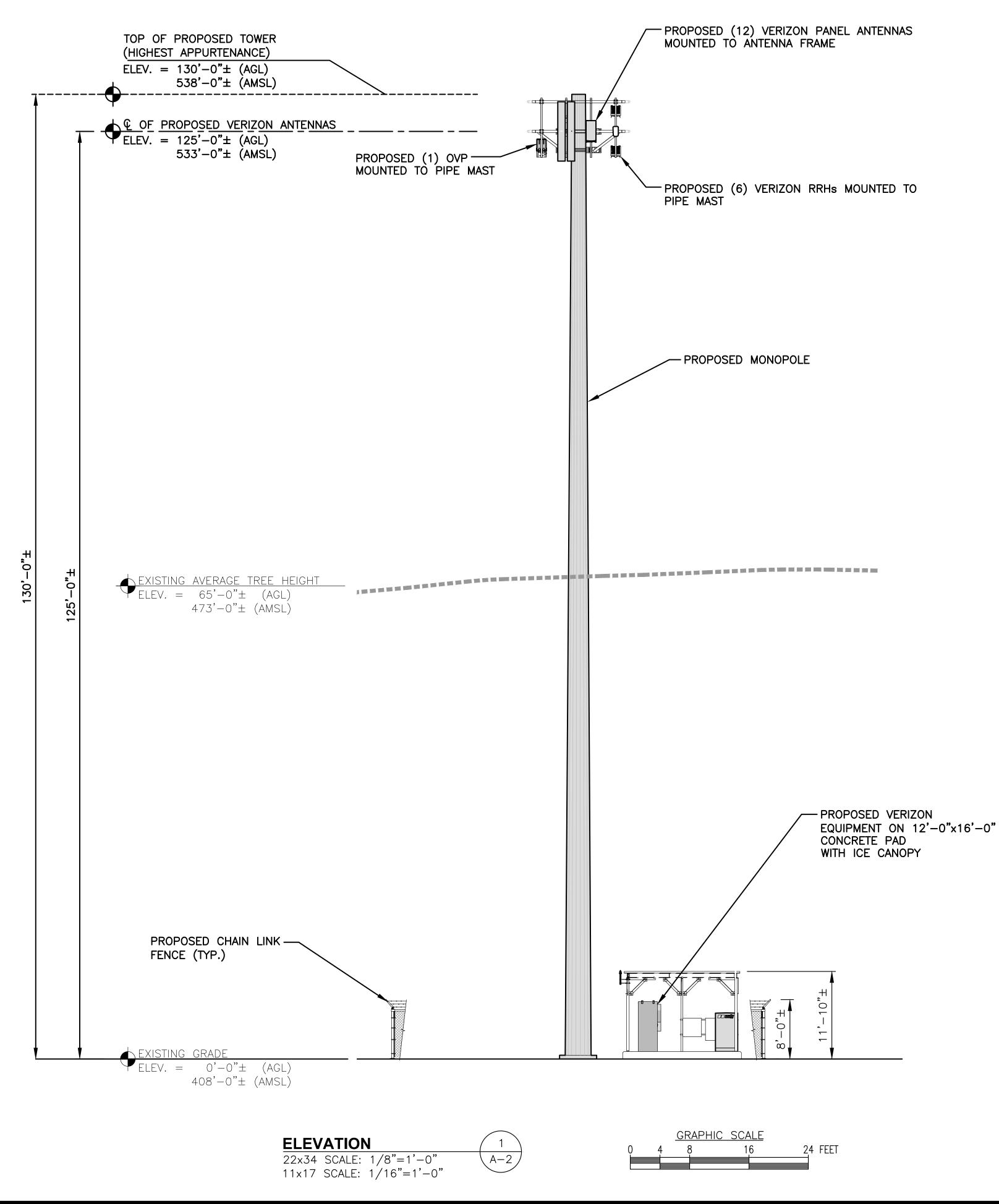












PROPOSED ANTENNA INFORMATION

SECTOR	STATUS	AZIMUTH	CABLE LENGTH
ALPHA	PROPOSED	30°	165'
BETA	PROPOSED	150°	165'
GAMMA	PROPOSED	270°	165'

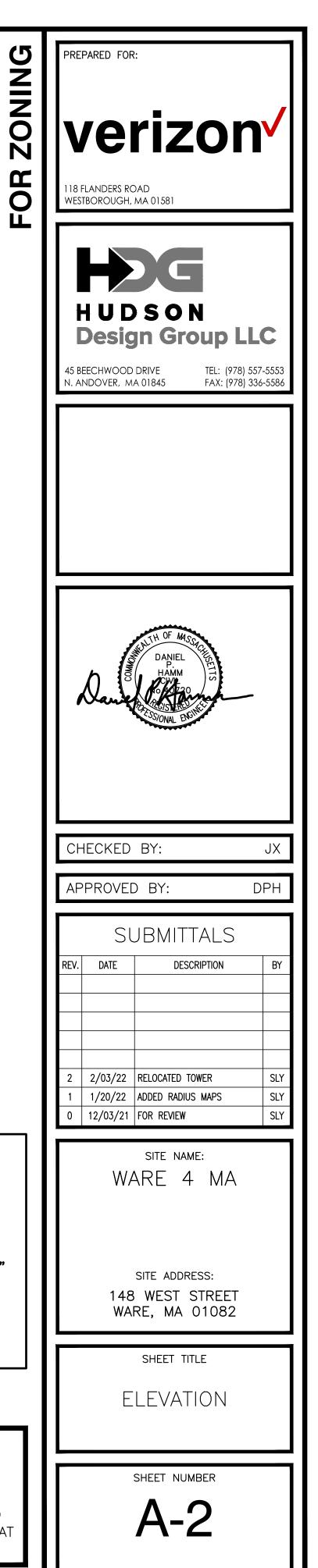
<u>NOTE:</u> CABLE LENGTH = EXACT LENGTH PLUS 25'. CONTRACTOR TO VERIFY CABLE LENGTH PRIOR TO ORDERING.

TOWER NOTES:

1.) TOWER ELEVATION IS SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO TOWER MANUFACTURER DRAWINGS FOR COMPLETE INSTALLATION AND BILL OF MATERIAL INFORMATION. 2.) TOWER MINIMUM DESIGN SPECIFICATIONS SHALL BE IN ACCORDANCE WITH ANSI/TIA/EIA 222-H "STRUCTURAL STANDARDS FOR SUPPORTING STRUCTURES AND ANTENNAS, REVISION H" AND GOVERNING FEDERAL, STATE, AND LOCAL CODE REQUIREMENTS 3.) TOWER MANUFACTURER SHALL BE RESPONSIBLE FOR DESIGN AND STRUCTURAL COMPONENTS OF THE TOWER. 4.) FINAL UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE LOCAL UTILITIES.

NOTE TO GENERAL CONTRACTOR:

'RF' DESIGN AND EQUIPMENT IS BASED UPON RFDS ISSUED BY VZW DATED: 1/4/2022 THE CONTRACTOR OF RECORD SHALL CONTACT VZW PRIOR TO ANY AND ALL ORDERING/PURCHASING/INSTALLATION OF EQUIPMENT TO VERIFY THAT THE 'RF' LISTED IN THE DRAWING SET IS CURRENT AND UP TO DATE.





November 29, 2021

Mr. Sylvester Bhembe Hudson Design Group 45 Beechwood Drive North Andover, MA 01845

RE: Wetland Report Ware 4 MA

Dear Mr. Bhembe,

Audra Klumb, NH Certified Wetland Scientist, visited the Ware 4 MA telecommunications facility to be located at 148 West Street in Ware, MA on November 23, 2021 to delineate any wetlands, including Bordering Vegetated Wetlands meeting the MA 310 CMR 10 jurisdictio, n as well as any surface waters within the vicinity of the project.

The tower is to be located south of an existing commercial plaza within a wooded area. The property boundaries were not found to be marked. The boundaries were estimated based on the proposed tower location coordinates and the Lease Exhibit provided for the site.

The property, in the vicinity of the proposed tower site was found to be highly disturbed with a large berm located approximately 100-feet east of the proposed tower site, debris piles including brick and concrete, and an excavation area located southwest of the tower site. The dominant vegetation near the tower site included red oak (*Quercus rubra*), black cherry (*Prunus serotina*), green ash (*Fraxinus pennsylvanica*), white pine (*Pinus strobus*), box elder (*Acer negundo*), sugar maple (*Acer saccharum*), rock elm (*Ulmus thomasii*), honeysuckle (*Lonicera* sp.), bittersweet (*Celastrus orbiculatus*), and poison ivy (*Toxicodendron radicans*).

The area of the tower site and surrounding 200-feet (within the approximate property boundaries) were reviewed for wetlands. No wetlands or Bordering Vegetated Wetlands were found on the property within 150-feet of the tower construction area.

The Ware River is located to the east of the property and the Muddy Brook tributary feeds into the river at the eastern edge of the property. The edge of Muddy Brook was estimated to be approximately 225-feet east of the proposed tower center (based on the coordinates shown on the Lease Exhibit). The brook has a significant topographic change between the water channel and the top of the bank. The mean annual high water line of the brook was marked with pink flagging labeled R-1 through R-4 so that the 200-foot Riverfront Area (Mass DEP 310 CMR 10.58 (2)(a)3) could be established on the project drawings.

Wetland Report Ware 4 MA

The flags along Muddy Brook should be surveyed and shown on the project drawings along with the 200-foot Riverfront Area. Impacts to the Riverfront Area should be avoided if possible. Any impacts to the 200-foot Riverfront Area would require a Notice of Intent to be filed with the town and state.

Please find the wetland sketch map and site photographs attached. Contact me with any questions.

Sincerely,

Unde fill

Audra L. Klumb, CWS#222 President

Enclosures: Site Photographs Wetland Sketch Map

Resources:

- Cowardin et.al., 1979. *Classification of Wetlands and Deepwater Habitats of the United States*; US Department of the Interior, Fish and Wildlife Service, Washington, DC
- Environmental Laboratory. 2012. "Army Corps of Engineers Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, (Version 2.0)" ERDC/EL TR-12-1, U.S. Army Engineer Research and Development Center, Vicksburg, MS.
- U.S. Army Corps of Engineers, 2020. *National Wetland Plant List,* Version 3.5. US Army Corps of Engineers Engineer Research and development Center, Cold Regions Research and Engineering Laboratory, Hanover, NH http://wetland-plants.usace.army.mil/
- MA Department of Environmental Protection Division of Wetlands and Waterways. 1995. Delineating Bordering Vegetated Wetlands Under the Massachusetts Wetlands Protection Act, A Handbook. MA DEP Division of Wetlands and Waterways.
- Munsell Color (Firm). Munsell Soil Color Charts: with Genuine Munsell Color Chips. 2009. Revised, Printed in 2012. Grand Rapids, MI
- United States Department of Agriculture Natural Resources Conservation Service. 2016. *Field Indicators of Hydric Soils in the United States, A Guide for Identifying and Delineating Hydric Soils, Version 8.0,* L.M. Vasilas, G.W. Hurt, and J.F. Berkowitz (eds.). USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils





Photo 1. View of the proposed tower area looking southeast.



Photo 2. View of the proposed tower site location looking north.

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Photo 4. View west at the proposed tower site.

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Photo 5. View east toward the proposed access road location leading from the existing parking lot.



Photo 6. View north toward the parking lot from the proposed access road start.

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Photo 7. View northeast of the flag R-1 along Muddy Brook.



Photo 8. View south along the edge of Muddy Brook toward the Ware River.

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