



Hamilton Historic District
Commission

Status Update

October 3, 2019

Special Permit Update

Varsity's application for a Special Permit was denied on September 17'

- SP required a super majority (5 of 7 votes in favor); Varsity received 4 of 7 votes.
- Varsity appealed the decision in Federal Court under the TCA of 1996

Varsity and the Town agreed to settle the litigation on June 18'.

- Among other conditions, Varsity would contribute \$15,000 to Town for landscaping of Town Hall to provide additional screening of the facility

Additional litigation ensued and was resolved in Federal Court in April 19'

- Dissenting members of Planning Board tried to intervene on Town's behalf

Dissenter's appeal was dismissed in Federal Court August '19

Varsity (Everest) was issued a Special Permit to construct a 109' monopole tower.

- While Everest can commence installation, it is seeking to resolve a final matter with the Massachusetts Historical Commission and Hamilton Historic District Commission.

Mass Historic Timeline

June 17' - Varsity's SHPO consultant, EBI, submitted documentation to MHC with its determination of "no adverse effect"

July 17' – MHC noticed Varsity of concerns by Hamilton Historic District Commission

August 17' – Varsity/EBI provided follow up documentation with MHC

September 17' – MHC found that proposed work would have an 'adverse effect'

- . . . Adverse effect on Hamilton Town Hall and Hamilton Historic District... MHC and looked forward to Varsity's mitigation plan.

January 18' – Varsity met with the Hamilton Historic District Commission to discuss proposed visual mitigation solution including a faux pine tree or natural screening (tree landscaping)

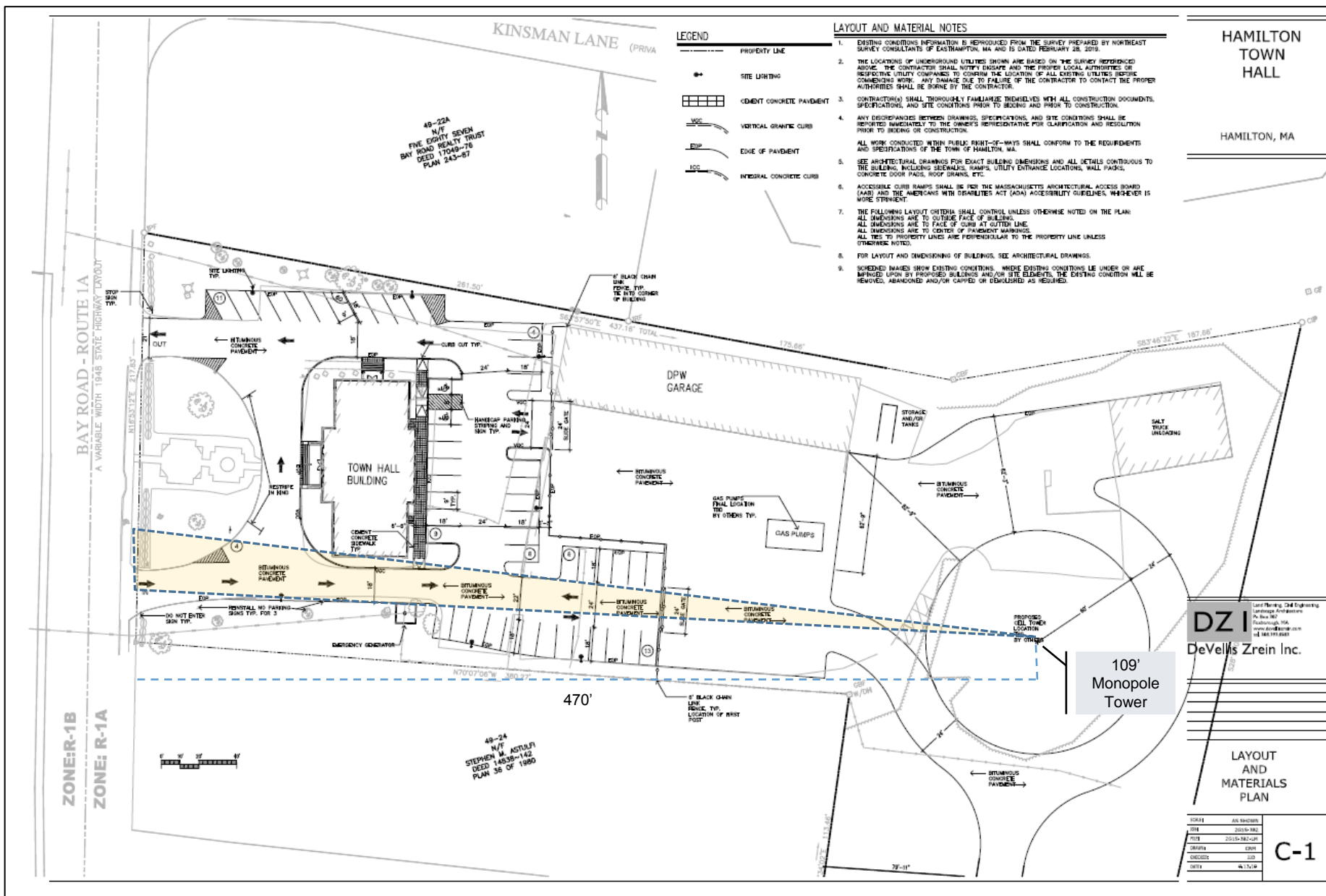
Varsity held on further action until resolution of the SP litigation

September 19' – Varsity submitted an update to the MHC, including settlement of Town litigation and landscaping contribution.

Visual Mitigation

- The approved Tower site is located behind Town Hall in the Town's DPW yard.
- The approved Tower will be visible from less than 4% of the entire Historic District area (62 acres).
- Overall views of Tower are overwhelmingly obscured by Town Hall and existing landscape.
- Views of the Tower are limited to:
 - Pedestrians passing the primary entrance to the Town Hall and DPW.
 - There is a partial view when passing the exit of Town Hall
 - Automobiles entering the Town Hall driveway and parking areas.
- Additional screening can be added to the property to further obscure visibility from Town Hall's entrance
 - Varsity's settlement with the Town included \$15,000 payment to Town to use for additional landscaping to screen the Tower.
 - The Town is finalizing a renovation of the exterior of the property, including parking, ingress and egress that can be leveraged to enhance the affect of additional screening
- Varsity has provided a sketch of proposed changes that illustrate the effect of additional plantings at the property.

Existing Conditions



LEGEND

- PROPERTY LINE
- SITE LIGHTING
- CONCRETE CONCRETE PAVEMENT
- VCC
- ETP
- ICC

LAYOUT AND MATERIAL NOTES

1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY NORTHEAST SURVEY CONSULTANTS OF EASTRAMPTON, MA AND IS DATED FEBRUARY 28, 2016.
2. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL NOTIFY ENGINEER AND THE PROPER LOCAL AUTHORITIES ON RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
3. CONTRACTORS SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
4. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
5. ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF HAMILTON, MA.
6. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SEWERALS, RAMP, UTILITY ENTRANCE LOCATIONS, WALL PADS, CONCRETE DOOR PADS, ROOF DRAINS, ETC.
7. ACCESSIBLE CURB RAMP SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (MAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, WHICHEVER IS MORE STRINGENT.
8. THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN: ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING. ALL DIMENSIONS ARE TO FACE OF CURB AT OUTSIDE LINE. ALL DIMENSIONS ARE TO CENTER OF PAVEMENT MARKINGS. ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
9. FOR LAYOUT AND DIMENSIONING OF BUILDINGS, SEE ARCHITECTURAL DRAWINGS.
10. SCHEDULED IMAGES SHOW EXISTING CONDITIONS. WHILE EXISTING CONDITIONS ARE UNDER OR ARE IMPROVED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEVATIONS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CARRIED OR DEMOLISHED AS REQUIRED.

HAMILTON TOWN HALL
HAMILTON, MA

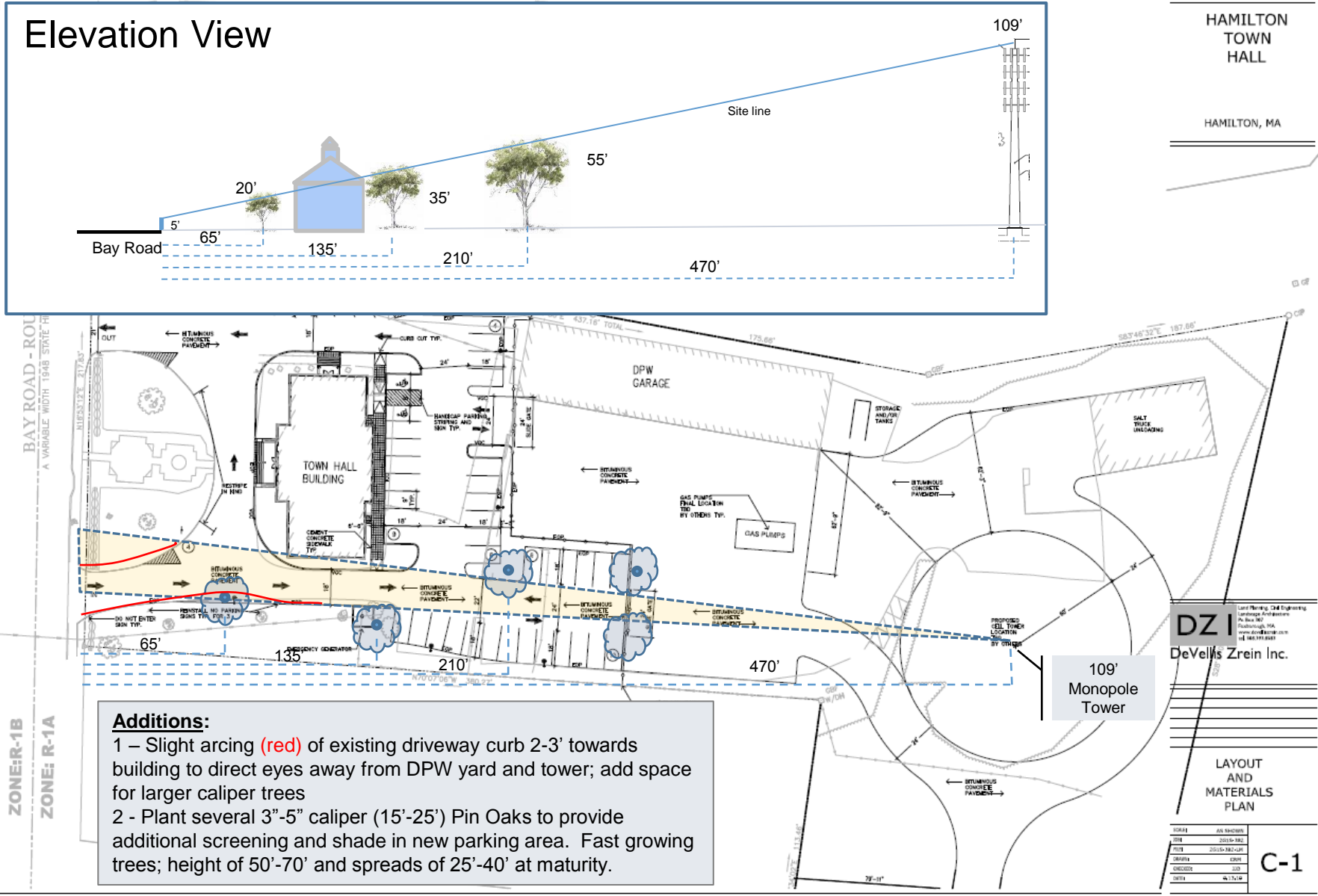
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LAYOUT AND MATERIALS PLAN

DATE	04.14.2016
BY	2015.182
CHKD	2015.182-JH
DESIGN	2015
DRAWN	2015
CHECKED	2015
DATE	04.14.16

C-1

Landscaping Option



Natural Screening – Pin Oak

Your Tree's Personality

Mature Height

60'–70'

Mature Spread

25'–40'

Growth Rate

Fast

Shape

Pyramidal

Sun Preference

Full Sun

Soil Preference

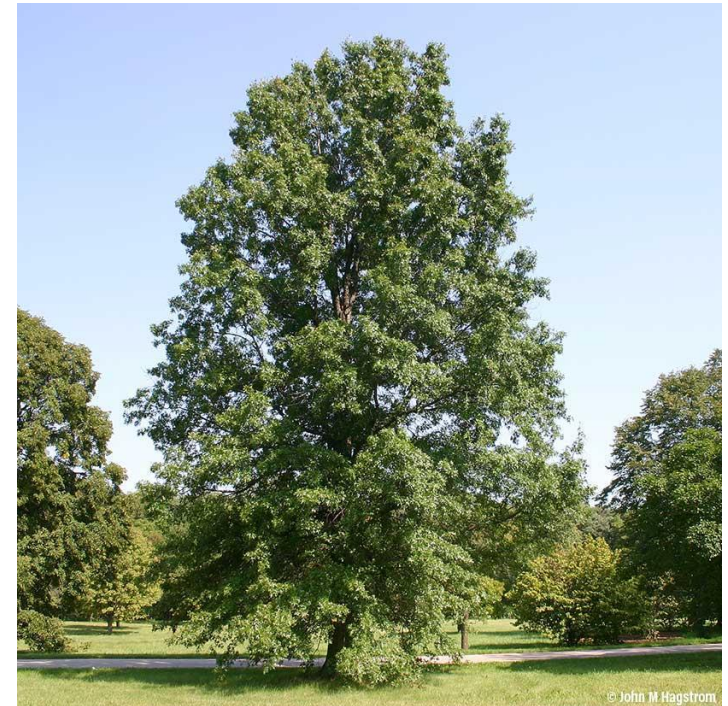
Acidic, Clay, Loamy, Moist, Rich, Sandy, Well-drained, Wet

Wildlife Value

Pin oak acorns are eaten by many songbirds, wild turkeys, white-tailed deer, squirrels and smaller rodents but are a particularly important food for many ducks.

History/Lore

The name pin oak comes from its short, tough branchlets located along the branches and limbs. Because of its tolerance for wet conditions, the tree is also known regionally as swamp oak, water oak and swamp Spanish oak. The tree was first observed scientifically prior to 1770.



Existing Visibility



Existing Visibility





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