

**FEDERALLY LISTED ENDANGERED AND THREATENED SPECIES IN
MASSACHUSETTS**

COUNTY	SPECIES	FEDERAL STATUS	GENERAL LOCATION/HABITAT	TOWNS
Barnstable	Piping Plover	Threatened	Coastal Beaches	All Towns
	Roseate Tern	Endangered	Coastal beaches and the Atlantic Ocean	All Towns
	Northeastern beach tiger beetle	Threatened	Coastal Beaches	Chatham
	Sandplain gerardia	Endangered	Open areas with sandy soils.	Sandwich and Falmouth.
	Northern Red-bellied Cooter	Endangered	Inland Ponds and Rivers	Bourne (north of the Cape Cod Canal)
	Red Knot ¹	Threatened	Coastal Beaches and Rocky Shores, sand and mud flats	Coastal Towns
	Northern Long-eared Bat	Threatened Final 4(d) Rule	Winter- mines and caves, Summer – wide variety of forested habitats	Statewide
Berkshire	Bog Turtle	Threatened	Wetlands	Egremont and Sheffield
	Northern Long-eared Bat	Threatened Final 4(d) Rule	Winter- mines and caves, Summer – wide variety of forested habitats	Statewide
Bristol	Piping Plover	Threatened	Coastal Beaches	Fairhaven, Dartmouth, Westport
	Roseate Tern	Endangered	Coastal beaches and the Atlantic Ocean	Fairhaven, New Bedford, Dartmouth, Westport
	Northern Red-bellied Cooter	Endangered	Inland Ponds and Rivers	Taunton
	Red Knot ¹	Threatened	Coastal Beaches and Rocky Shores, sand and mud flats	Coastal Towns
	Northern Long-eared Bat	Threatened Final 4(d) Rule	Winter- mines and caves, Summer – wide variety of forested habitats	Statewide
Dukes	Roseate Tern	Endangered	Coastal beaches and the Atlantic Ocean	All Towns
	Piping Plover	Threatened	Coastal Beaches	All Towns
	Northeastern beach tiger beetle	Threatened	Coastal Beaches	Aquinnah and Chilmark
	Sandplain gerardia	Endangered	Open areas with sandy soils.	West Tisbury
	Red Knot ¹	Threatened	Coastal Beaches and Rocky Shores, sand and mud flats	Coastal Towns
	Northern Long-eared Bat	Threatened Final 4(d) Rule	Winter- mines and caves, Summer – wide variety of forested habitats	Statewide

Updated 02/05/2016

**FEDERALLY LISTED ENDANGERED AND THREATENED SPECIES
IN MASSACHUSETTS**

COUNTY	SPECIES	FEDERAL STATUS	GENERAL LOCATION/HABITAT	TOWNS
Essex	Small whorled Pogonia	Threatened	Forests with somewhat poorly drained soils and/or a seasonally high water table	Gloucester, Essex and Manchester
	Piping Plover	Threatened	Coastal Beaches	Gloucester, Essex, Ipswich, Rowley, Revere, Newbury, Newburyport and Salisbury
	Red Knot ¹	Threatened	Coastal Beaches and Rocky Shores, sand and mud flats	Coastal Towns
	Northern Long-eared Bat	Threatened Final 4(d) Rule	Winter- mines and caves, Summer – wide variety of forested habitats	Statewide
Franklin	Northeastern bulrush	Endangered	Wetlands	Montague, Warwick
	Dwarf wedgemussel	Endangered	Mill River	Whately
	Northern Long-eared Bat	Threatened Final 4(d) Rule	Winter- mines and caves, Summer – wide variety of forested habitats	Statewide
Hampshire	Small whorled Pogonia	Threatened	Forests with somewhat poorly drained soils and/or a seasonally high water table	Hadley
	Puritan tiger beetle	Threatened	Sandy beaches along the Connecticut River	Northampton and Hadley
	Dwarf wedgemussel	Endangered	Rivers and Streams.	Hatfield, Amherst and Northampton
	Northern Long-eared Bat	Threatened Final 4(d) Rule	Winter- mines and caves, Summer – wide variety of forested habitats	Statewide
Hampden	Small whorled Pogonia	Threatened	Forests with somewhat poorly drained soils and/or a seasonally high water table	Southwick
	Northern Long-eared Bat	Threatened Final 4(d) Rule	Winter- mines and caves, Summer – wide variety of forested habitats	Statewide
Middlesex	Small whorled Pogonia	Threatened	Forests with somewhat poorly drained soils and/or a seasonally high water table	Groton
	Northern Long-eared Bat	Threatened Final 4(d) Rule	Winter- mines and caves, Summer – wide variety of forested habitats	Statewide
Nantucket	Piping Plover	Threatened	Coastal Beaches	Nantucket
	Roseate Tern	Endangered	Coastal beaches and the Atlantic Ocean	Nantucket
	American burying beetle	Endangered	Upland grassy meadows	Nantucket
	Red Knot ¹	Threatened	Coastal Beaches and Rocky Shores, sand and mud flats	Coastal Towns
	Northern Long-eared Bat	Threatened Final 4(d) Rule	Winter- mines and caves, Summer – wide variety of forested habitats	Statewide

**FEDERALLY LISTED ENDANGERED AND THREATENED SPECIES
IN MASSACHUSETTS**

COUNTY	SPECIES	FEDERAL STATUS	GENERAL LOCATION/HABITAT	TOWNS
Plymouth	Piping Plover	Threatened	Coastal Beaches	Scituate, Marshfield, Duxbury, Plymouth, Wareham and Mattapoissett
	Northern Red-bellied Cooter	Endangered	Inland Ponds and Rivers	Kingston, Middleborough, Carver, Plymouth, Bourne, Wareham, Halifax, and Pembroke
	Roseate Tern	Endangered	Coastal beaches and the Atlantic Ocean	Plymouth, Marion, Wareham, and Mattapoissett.
	Red Knot ¹	Threatened	Coastal Beaches and Rocky Shores, sand and mud flats	Coastal Towns
	Northern Long-eared Bat	Threatened Final 4(d) Rule	Winter- mines and caves, Summer – wide variety of forested habitats	Statewide
Suffolk	Piping Plover	Threatened	Coastal Beaches	Revere, Winthrop
	Red Knot ¹	Threatened	Coastal Beaches and Rocky Shores, sand and mud flats	Coastal Towns
	Northern Long-eared Bat	Threatened Final 4(d) Rule	Winter- mines and caves, Summer – wide variety of forested habitats	Statewide
Worcester	Small whorled Pogonia	Threatened	Forests with somewhat poorly drained soils and/or a seasonally high water table	Leominster
	Northern Long-eared Bat	Threatened Final 4(d) Rule	Winter- mines and caves, Summer – wide variety of forested habitats	Statewide

¹Migratory only, scattered along the coast in small numbers

-Eastern cougar and gray wolf are considered extirpated in Massachusetts.

-Endangered gray wolves are not known to be present in Massachusetts, but dispersing individuals from source populations in Canada may occur statewide.

-Critical habitat for the Northern Red-bellied Cooter is present in Plymouth County.



MASSWILDLIFE

DIVISION OF FISHERIES & WILDLIFE

1 Rabbit Hill Road, Westborough, MA 01581

p: (508) 389-6300 | f: (508) 389-7890

MASS.GOV/MASSWILDLIFE

Jack Buckley, *Director*

August 31, 2017

Thomas Liddy
Lucas Environmental
67 Coddington Street, Suite 204
Quincy MA 02169

RE: Project Location: 101 Red Brook Road
Town: MASHPEE
NHESP Tracking No.: **07-22686**

To Whom It May Concern:

Thank you for contacting the Natural Heritage and Endangered Species Program of the MA Division of Fisheries & Wildlife (the "Division") for information regarding state-listed rare species in the vicinity of the above referenced site.

Based on the information provided, the Natural Heritage has determined that at this time the site is not mapped as Priority or Estimated Habitat. The NHESP database does not contain any state-listed species records in the immediate vicinity of this site.

This evaluation is based on the most recent information available in the Natural Heritage database, which is constantly being expanded and updated through ongoing research and inventory. If you have any questions regarding this letter please contact Emily Holt, Endangered Species Review Assistant, at (508) 389-6385.

Sincerely,

A handwritten signature in black ink that reads "Thomas W. French". The signature is written in a cursive style.

Thomas W. French, Ph.D.
Assistant Director

MASSWILDLIFE



APPENDIX E

USFWS WILDLIFE REFUGE CORRESPONDENCE



Phone Notes:

Christopher M. Lucas of Lucas Environmental, LLC spoke with Steve with USFWS Sudbury office at 1:25PM 01/11/18 regarding the proposed site within the Mashpee National Wildlife Refuge (978.443.4661). He suggested I speak with Tom Eagle at 978.579.4027 and he would be out until Tuesday. Steve transferred me to Tom and I left a message regarding the FCC NEPA obligations for the work within a NWR.

Christopher M. Lucas of Lucas Environmental, LLC discussed the proposed telecommunications facility with Tom Eagle at the USFWS at 11:45AM to 11:50AM on 01/29/18. He informed me that the tower is proposed within an acquisition boundary and is not located on land owned by the USFWS. As such, he has no concerns for this facility and an Environmental Assessment (EA) is not required.



500A Washington Street, Quincy, MA 02169

October 26, 2017

U.S. Fish and Wildlife Service
Mashpee, MA c/o Great Meadows NWR
73 Weir Hill Road
Sudbury, MA 01776

Re: Consultation – Proposed Telecommunications Facility
TCNS Notification ID# 162632
Site Name: Mashpee Fire Station #2; Site #: MA-5112
101 Red Brook Road, Mashpee, MA 02649

To Whom It May Concern:

Blue Sky Towers, LLC proposes to construct a wireless facility at 101 Red Brook Road in Mashpee, Massachusetts. In accordance with the Federal Communication Commission (FCC) National Environmental Policy Act (NEPA) Compliance Checklist, it is necessary to identify whether the proposed facility will affect any officially designated wilderness areas or wildlife preserves. The proposed facility is located within the Mashpee National Wildlife Refuge.

Lucas Environmental, LLC would like to inquire if you would be interested in commenting on this proposed project. Please refer to the attached Project Summary Form for complete details regarding this proposed project. Attached you will find a USGS topographical map and Aerial map with the APE drawn on the maps, pertinent pages from the project plan set, and the Mashpee National Wildlife Refuge Map identifying the approximate project location.

Consistent with the timelines outlined in the Nationwide Programmatic Agreement and FCC-USET Best Practices Agreement, we respectfully request that you please respond within 30 days of receipt of this letter with an opinion of interest or no interest, and/or provide any comments regarding the proposed facility. To submit comments, please contact me at Lucas Environmental, LLC, 500A Washington Street, Quincy, MA 02169 or via telephone at 617.405.4140 and reference the Site # in all correspondence. Please do not hesitate to contact me if you have any questions or concerns about the proposed project.

Sincerely,

LUCAS ENVIRONMENTAL, LLC

A handwritten signature in blue ink that reads 'Christopher M. Lucas'.

Christopher M. Lucas, Principal & Manager, PWS
Environmental Consultant/Soil Scientist

T: 617.405.4140; F: 617.405.4465; E-mail: cml@lucasenvironmental.net

Enclosures: Project Summary Form
Figures
Project Plans – select pages

cc: Blue Sky Towers, LLC – Sean Gormley; ProTerra Design Group, LLC – Tom Johnson (electronic copies)



PROJECT SUMMARY FORM

Site ID: Mashpee Fire Station #2 MA-5112	Site Address: 101 Red Brook Road Mashpee, MA 02649	Site Type (choose one): <input checked="" type="checkbox"/> Raw Land <input type="checkbox"/> Tower Colocation <input type="checkbox"/> Other Colocation <input type="checkbox"/> Tower Replacement
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Site Location

Latitude: 41° 35' 2.89" N
Longitude: 70° 29' 3.08" W

Existing Conditions

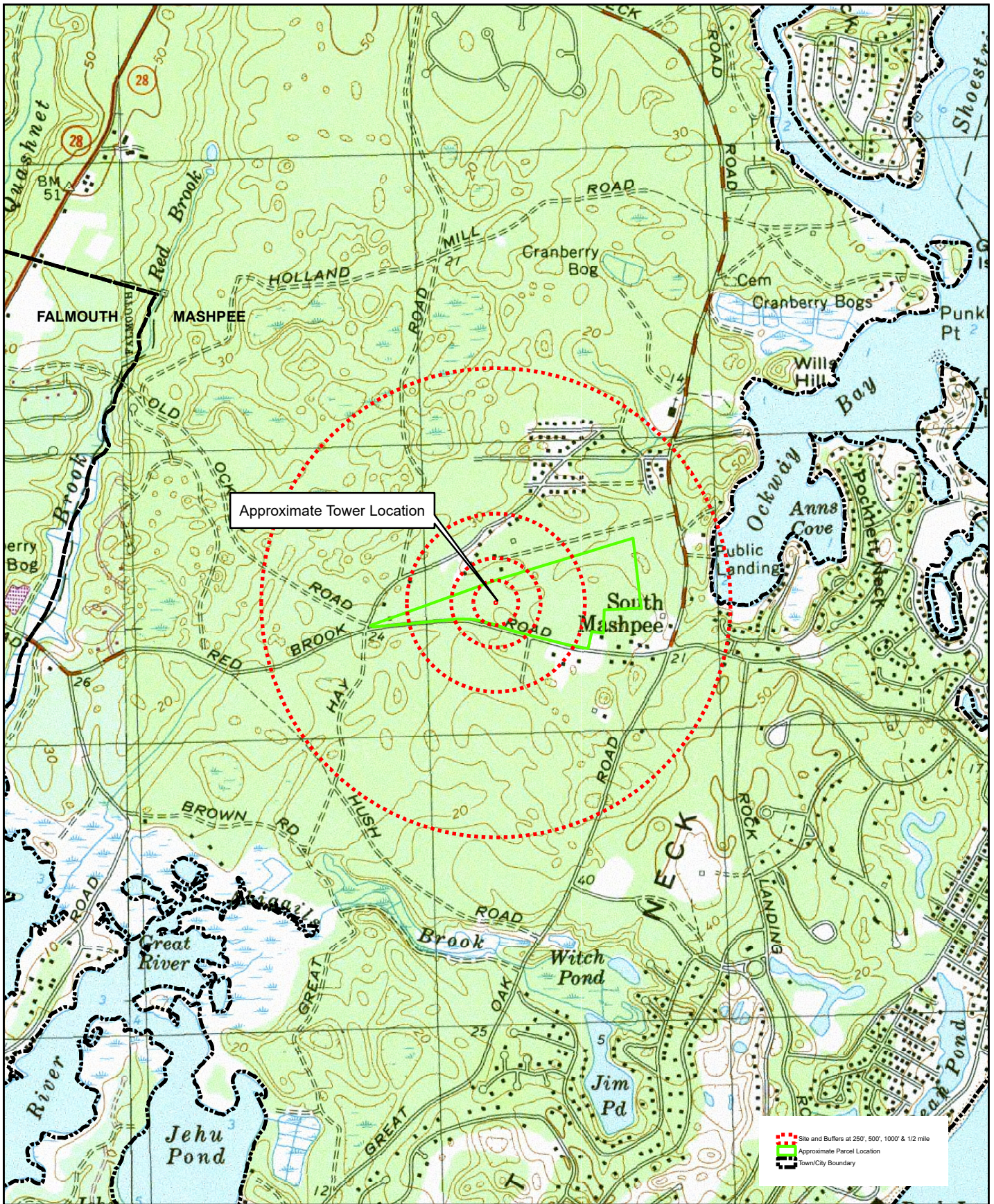
The proposed telecommunications facility is sited on a portion of a parcel located at 101 Red Brook Road in Mashpee, Massachusetts (Map 104, Lot 2). The property is an approximate 37-acre parcel which contains the Mashpee Fire Station (#2), parking lot, stormwater structures, and undeveloped woodlands. The woodlands can be characterized as a mixed oak-white pine forest. The site is bound to the west, north, and east by forested uplands, and to the south by Red Brook Road. No wetland resource areas are located in the vicinity of the project work areas.

Project Description

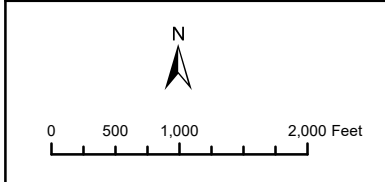
The proposed telecommunications facility will be located within a wooded area east of the existing fire station. The lease area for the facility is approximately 100-foot by 100-foot, and will contain a 150-foot tall monopole with an optional six-foot lightning rod for a total height of 156 feet. Associated telecommunications equipment will be located outside at the base of the structure within the fenced compound surrounded by a six-foot tall chain link fence with barbed wires, while a pad-mounted transformer will be located just outside the compound. The facility will be accessed via a 12-foot wide gravel driveway along a 20-foot wide access and utility easement, which will extend from the existing access road behind the fire station.

Ground Disturbance

Ground disturbance and tree clearing will be required for the planned telecommunications tower, associated equipment, fencing, and utilities.



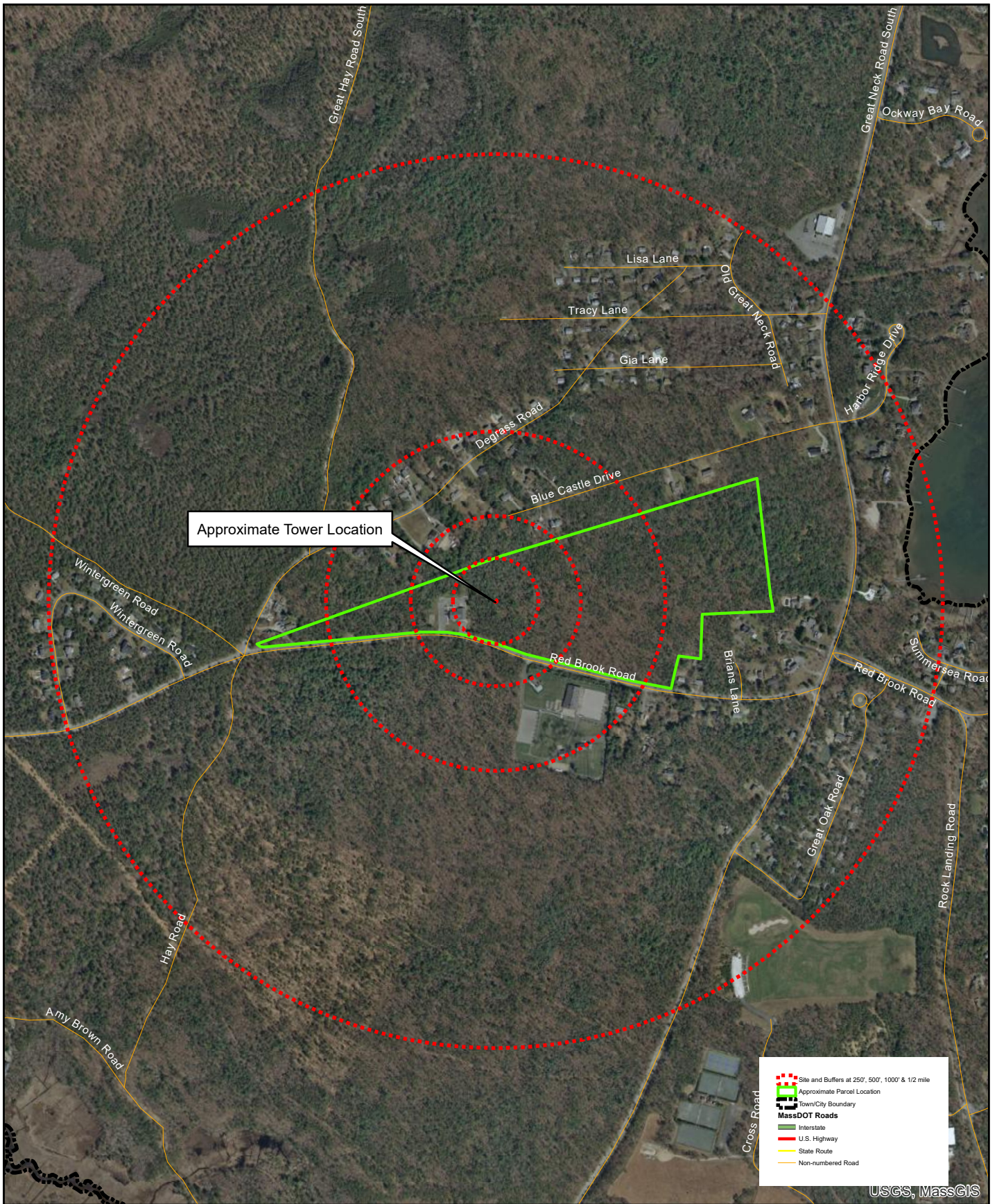
Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs; USGS Color Ortho Imagery - 30cm (2013/2014)



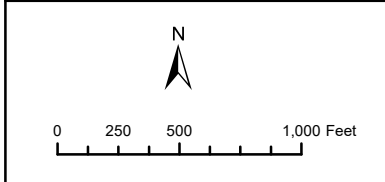
USGS Map
 Telecommunications Facility
 101 Red Brook Road
 Mashpee, MA

FIGURE 1

LUCAS
 ENVIRONMENTAL, LLC



Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs; USGS Color Ortho Imagery - 30cm (2013/2014)

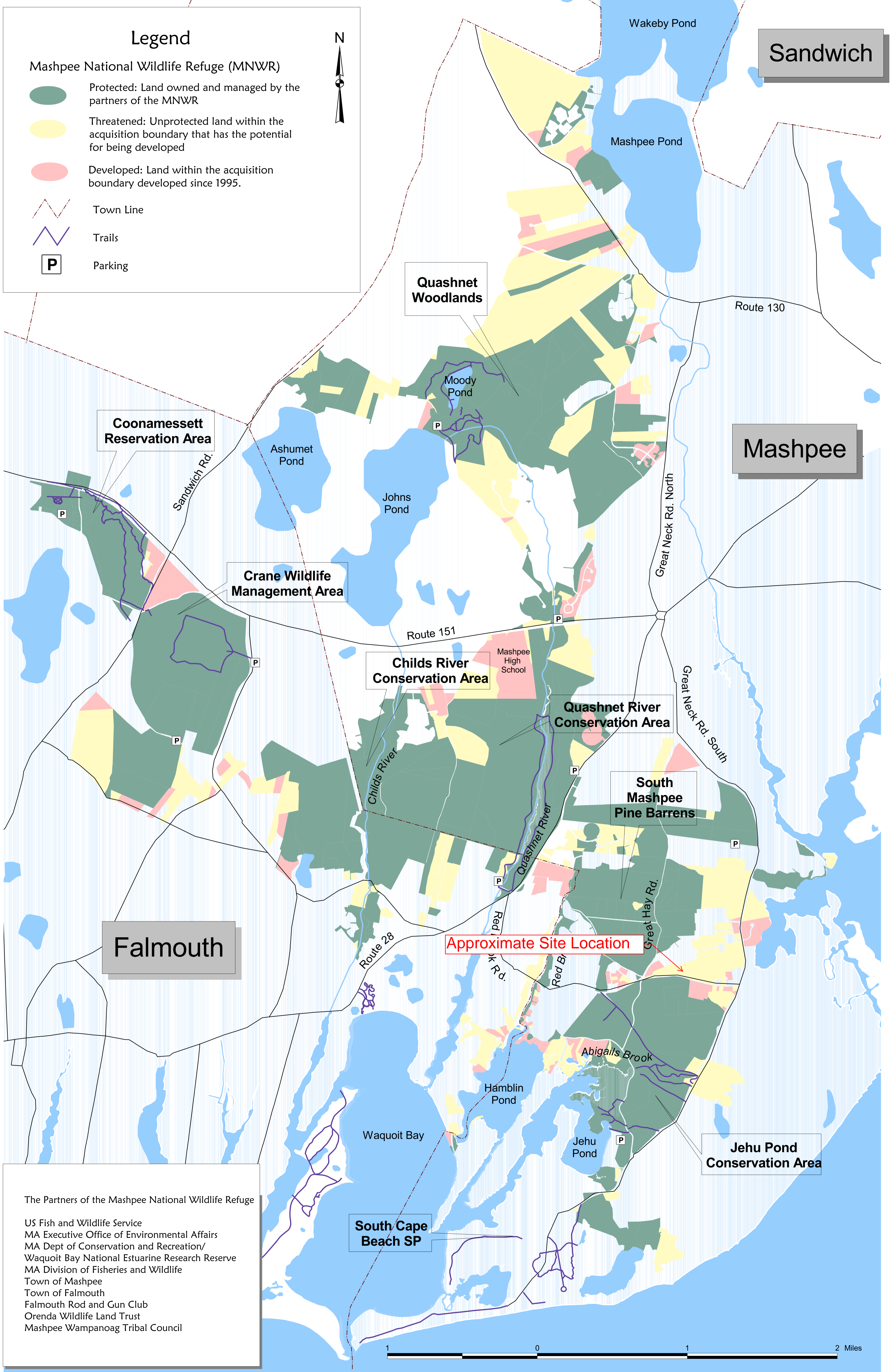


Aerial Map
Telecommunications Facility
101 Red Brook Road
Mashpee, MA

FIGURE 2

LUCAS
 ENVIRONMENTAL, LLC

Mashpee National Wildlife Refuge





SITE NAME: MASHPEE FIRE STATION #2
SITE NUMBER: MA-5112
ADDRESS: 101 RED BROOK ROAD
MASHPEE, MA 02649

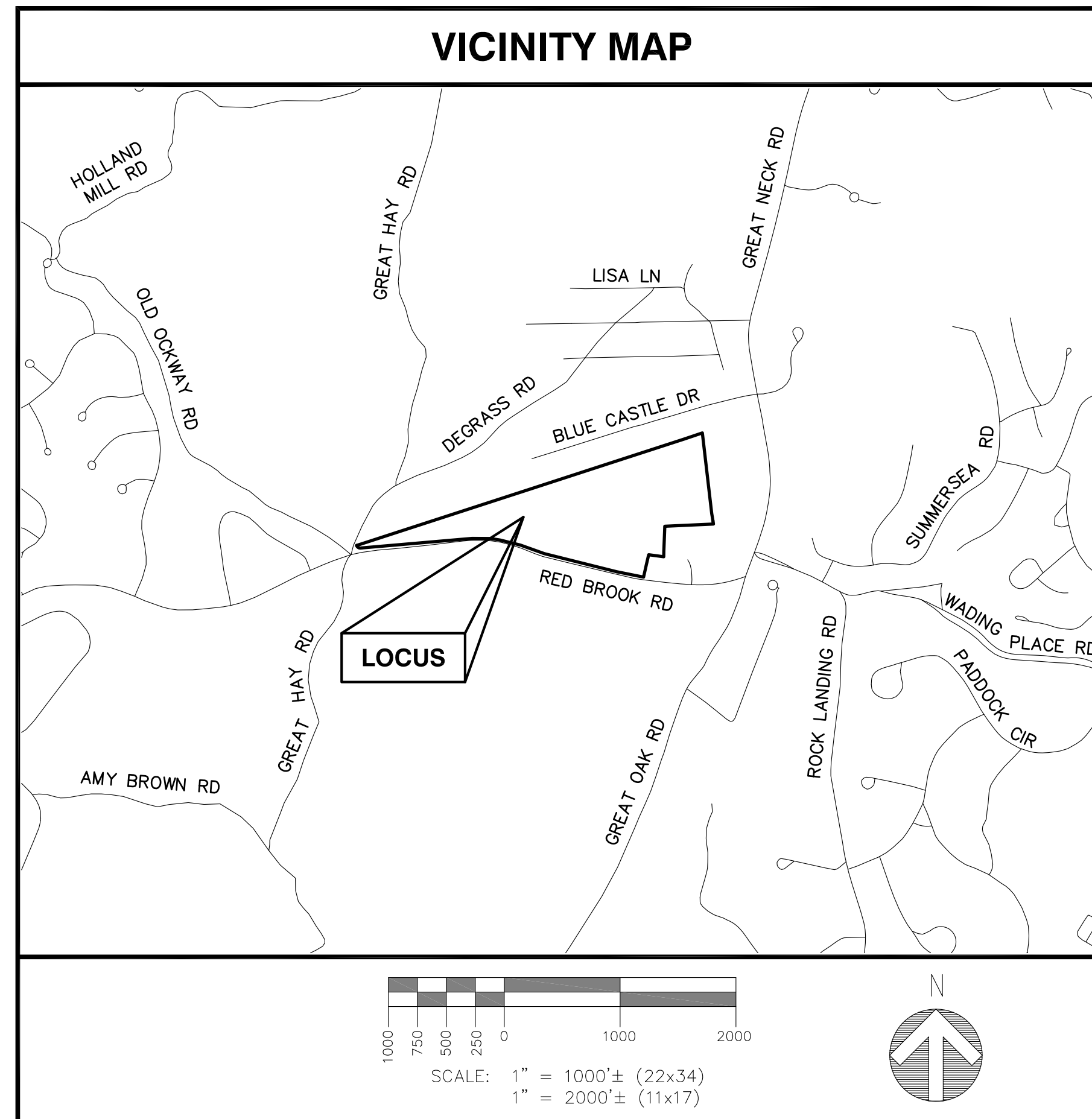
CO-APPLICANT INFORMATION	
	SITE NUMBER: TBD SITE NAME: TBD
	CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS 118 FLANDERS ROAD THIRD FLOOR WESTBOROUGH, MA 01581

PROJECT INFORMATION	
SITE TYPE:	RAW LAND WIRELESS COMMUNICATIONS FACILITY
SCOPE OF WORK:	PROPOSED 150' TALL MONOPOLE WITH 70'x70' FENCED COMPOUND WITHIN 100'x100' LEASE AREA.
SITE NAME:	MASHPEE FIRE STATION #2
SITE NUMBER:	MA-5112
SITE ADDRESS:	101 RED BROOK ROAD MASHPEE, MA 02649
ASSESSOR'S TAX ID#:	MAP 104 LOT 2
ZONING DISTRICT(S):	RESIDENTIAL DISTRICT (R-3) WIRELESS FACILITY OVERLAY DISTRICT GROUNDWATER PROTECTION OVERLAY DISTRICT
LATITUDE:	41° 35' 02.89"± N (SURVEY 1A)
LONGITUDE:	70° 29' 03.08"± W (SURVEY 1A)
(P) ELEVATION:	28.3'±
DATUM:	NAD83/NAVD88
PROPERTY OWNER:	N/F TOWN OF MASHPEE 16 GREAT NECK ROAD NORTH MASHPEE, MA 02649
APPLICANT:	BLUE SKY TOWERS, LLC 352 PARK STREET SUITE 106 NORTH READING, MA 01864
SITE ENGINEER:	PROTERRA DESIGN GROUP, LLC 4 BAY ROAD BUILDING A; SUITE 200 HADLEY, MA 01035 TEL: (413) 320-4918
SURVEYOR:	NORTHEAST SURVEY CONSULTANTS 116 PLEASANT STREET SUITE 302 EASTHAMPTON, MA 01027 TEL: (413) 203-5144

DRAWING INDEX		
SHEET	DESCRIPTION	REVISION
T-1	TITLE SHEET	B
C-1	ABUTTERS PLAN	0
C-2	EXISTING CONDITIONS	0
A-1	AERIAL & USGS MAPS	B
A-2	COMPILED PLOT PLAN	B
A-3	OVERALL SITE PLAN	B
A-4	COMPOUND PLAN & ELEVATION	B
SE-1 TO SE-2	SITING ELEVATIONS	B
D-1	DETAILS	B
CA-1 TO CA-2	CO-APPLICANT DETAILS	B
EC-1	EROSION CONTROL PLAN & DETAILS	B

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER & APPLICANT REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME. PLANS FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.
- 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 DIG-SAFE (888) 344-7233 72-HOURS PRIOR TO ANY EXCAVATION.
- THIS SHEET WAS ORIGINALLY PRINTED TO ANSI D (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.
- NEW CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
BUILDING CODE: MASSACHUSETTS STATE BUILDING CODE (780 CMR) 8TH EDITION (IBC) AND AMENDMENTS
ELECTRICAL CODE: NEC 2014 WITH MASSACHUSETTS AMENDMENTS (527 CMR 12.00)



PERMITTING REVIEW

ProTerra
DESIGN GROUP, LLC

4 Bay Road
Building A; Suite 200
Hadley, MA 01035
Ph: (413)320-4918

CONSULTANTS:

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REVISIONS

NO.	DATE	ISSUED FOR REVIEW
A	09/27/17	CCC (PRELIM. REVIEW)
B	10/18/17	CCC (PRELIM. REVIEW)

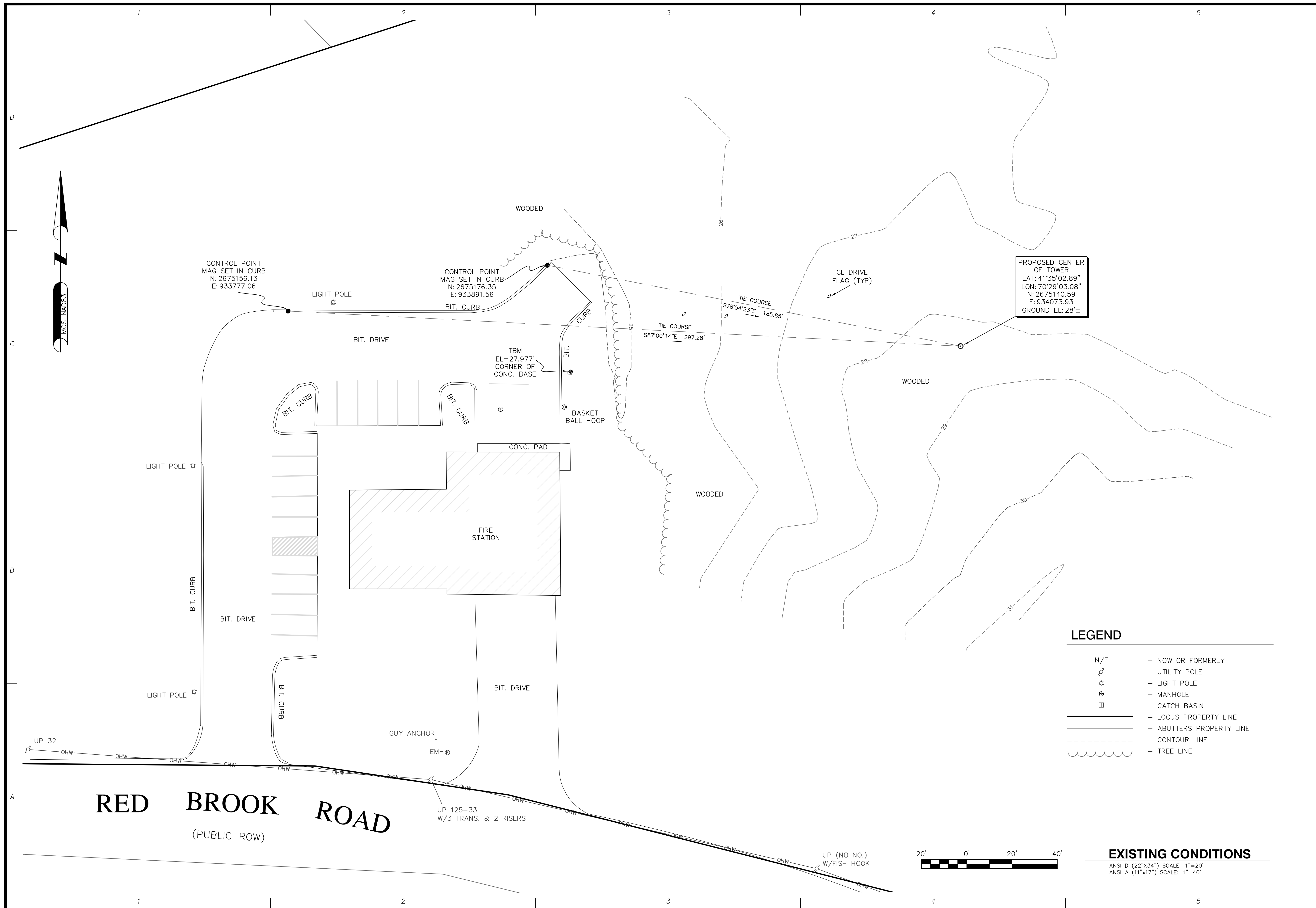
TITLE: SITE NAME: MASHPEE FIRE STATION #2
SITE NUMBER: MA-5112
ADDRESS: 101 RED BROOK ROAD
MASHPEE, MA 02649

APPLICANT:
BLUE SKY TOWERS, LLC
352 PARK STREET
SUITE 106
NORTH READING, MA 01864

STAMP:

DATE: 09/27/17
 DRAWN: BLM/STJ
 CHECK: JMM/TEJ
 SCALE: SEE PLAN
 JOB NO.: 17-063

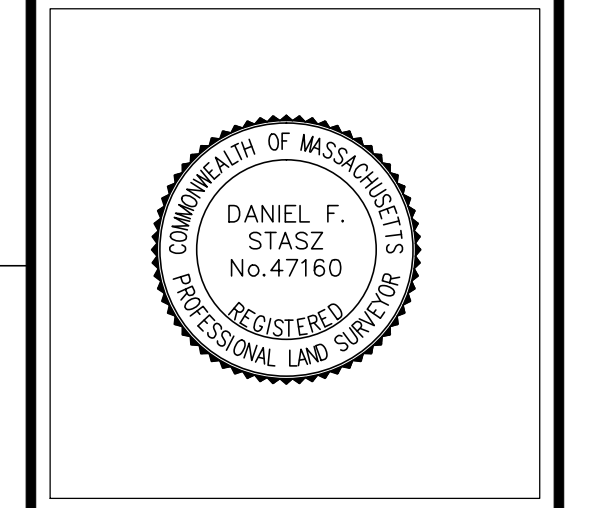
SHEET TITLE:
TITLE SHEET
T-1



NO.	DATE	REVISIONS
0	10/03/17	ISSUED FOR REVIEW

TITLE: SITE NAME: MASHPEE FIRESTATION #2
SITE NUMBER: MA-5112
ADDRESS: 101 RED BROOK ROAD
MASHPEE, MA 02649

APPLICANT: BLUE SKY TOWERS, LLC
352 PARK STREET
SUITE 106
NORTH READING, MA 01864



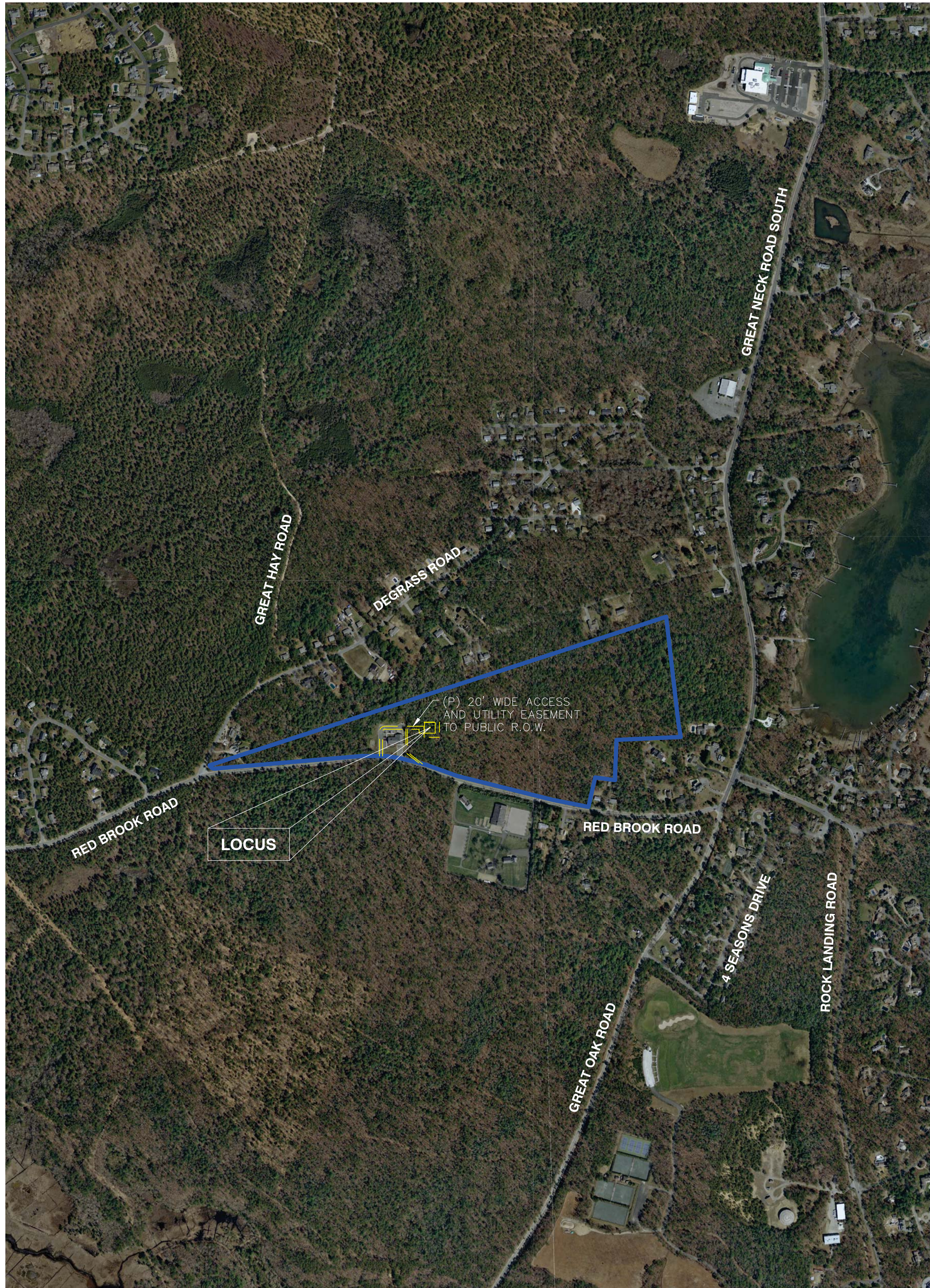
DATE: 10/03/2017
DRAWN: CRC
CHECK: BCF
SCALE: 1"=20"
JOB NO.: 17-206

SHEET TITLE:
EXISTING
CONDITIONS
C-2

- LEGEND**
- N/F - NOW OR FORMERLY
 - ☉ - UTILITY POLE
 - ☆ - LIGHT POLE
 - ⊙ - MANHOLE
 - ⊞ - CATCH BASIN
 - - LOCUS PROPERTY LINE
 - - ABUTTERS PROPERTY LINE
 - - - - - CONTOUR LINE
 - ~~~~~ - TREE LINE



EXISTING CONDITIONS
ANSI D (22"x34") SCALE: 1"=20'
ANSI A (11"x17") SCALE: 1"=40'

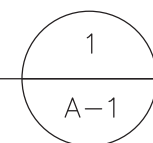


REF: "USGS COLOR ORTHO IMAGERY (2013/2014)" DATALAYER DATED APRIL 2013/2014 PREPARED BY OFFICE OF GEOGRAPHIC INFORMATION (MASSGIS), COMMONWEALTH OF MASSACHUSETTS, INFORMATION TECHNOLOGY DIVISION

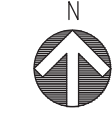


AERIAL PHOTO

SCALE: 1"=500' (22x34)
1"=1000' (11x17)

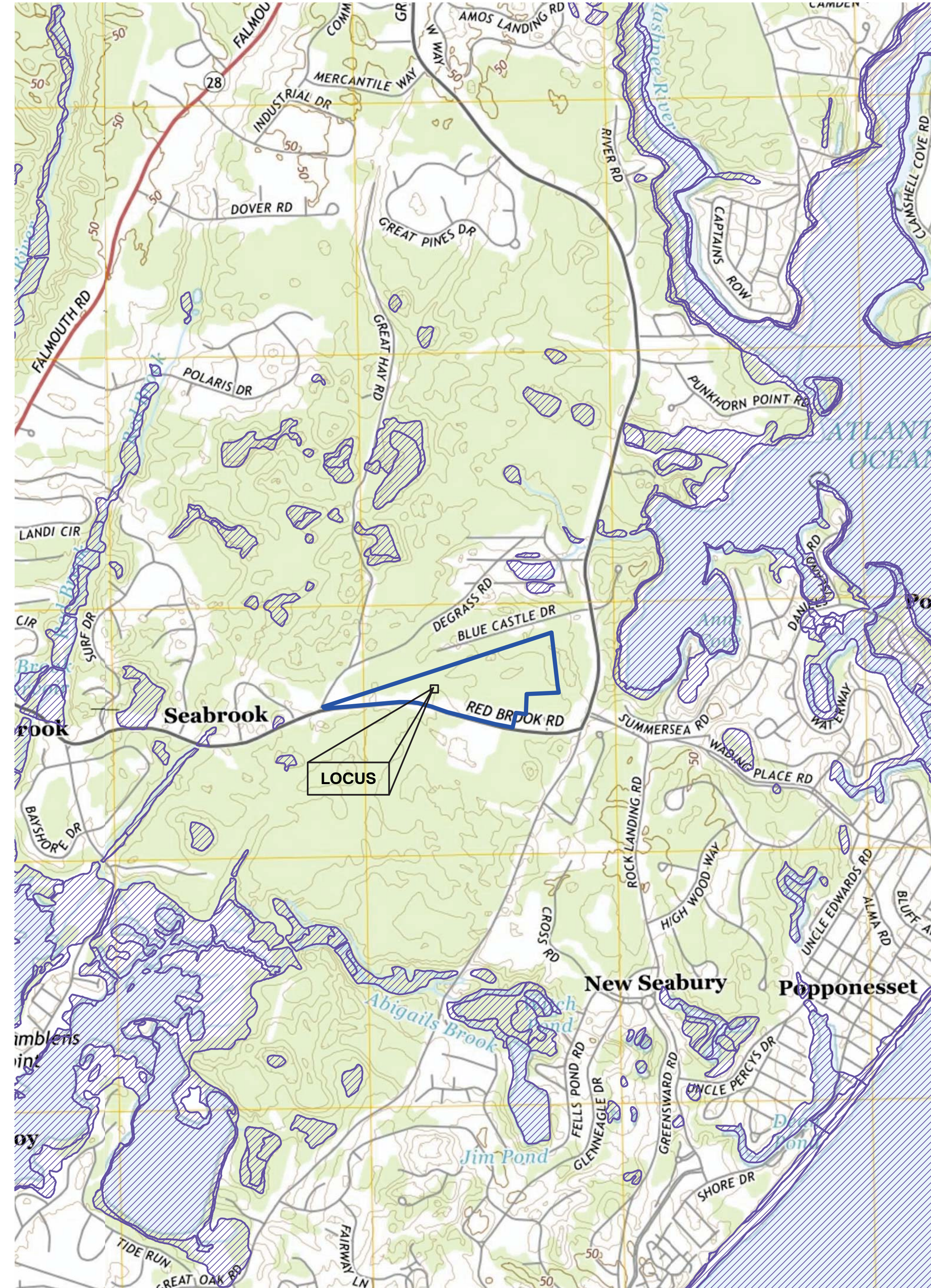
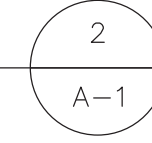


DEP WETLANDS - DATALAYER PREPARED BY OFFICE OF GEOGRAPHIC INFORMATION (MASSGIS), COMMONWEALTH OF MASSACHUSETTS, MASSIT (2009)



USGS MAP

SCALE: 1"=1000' (22x34)
1"=2000' (11x17)



REF: COTUIT, MA & FALMOUTH, MA QUADRANGLES, PREPARED BY UNITED STATES DEPARTMENT OF THE INTERIOR, U.S. GEOLOGICAL SURVEY, DATED 2015

ProTerra
DESIGN GROUP, LLC

4 Bay Road
Building A, Suite 200
Hodley, MA 01035
Ph: (413)320-4918

CONSULTANTS:

NO.	DATE	REVISIONS
A	09/27/17	ISSUED FOR REVIEW
B	10/18/17	CCC PRELIM. REVIEW

TITLE: **SITE NAME: MASHPEE FIRE STATION #2**
SITE NUMBER: MA-5112
ADDRESS: 101 RED BROOK ROAD
MASHPEE, MA 02649

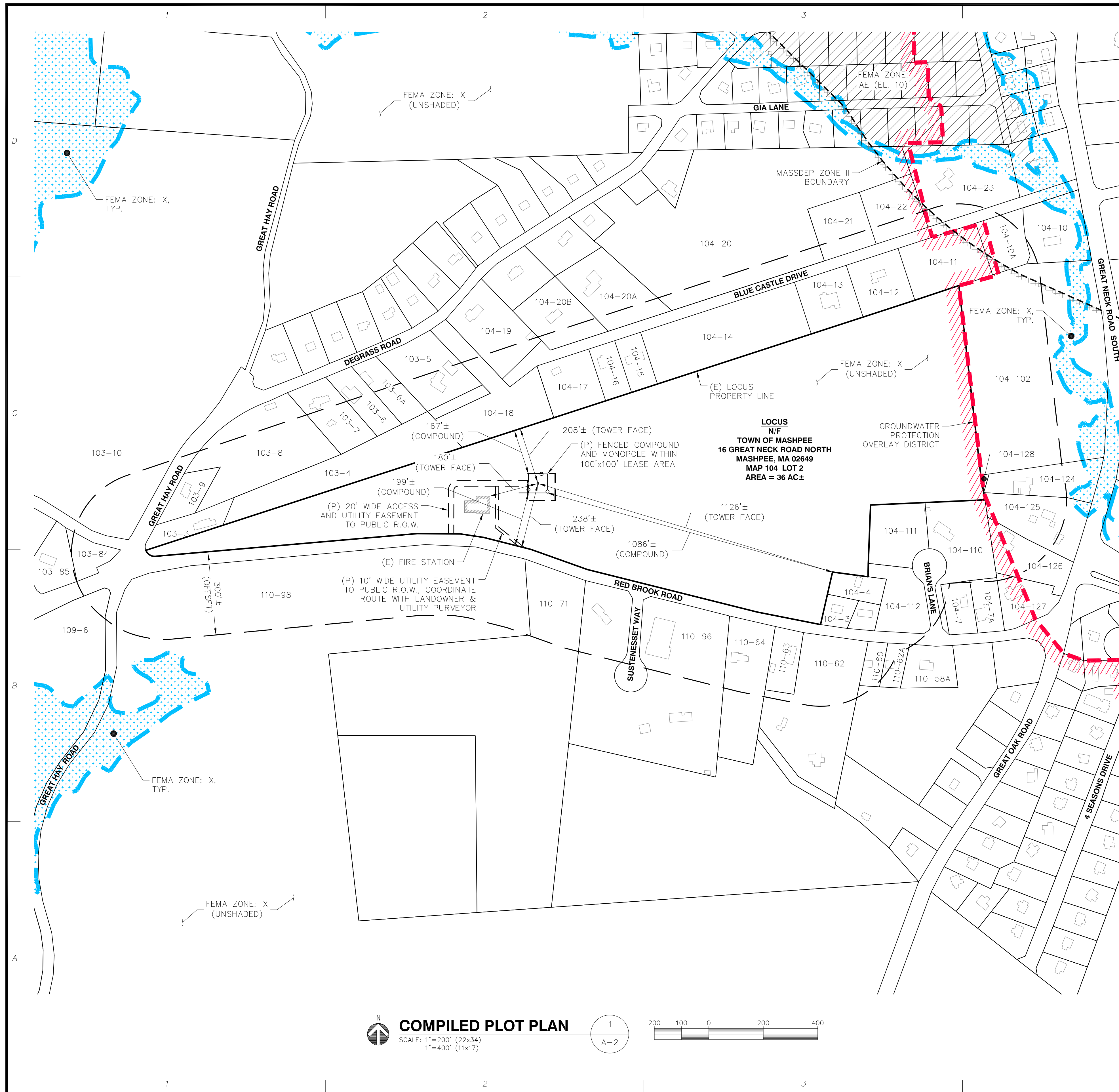
APPLICANT:
BLUE SKY TOWERS, LLC
362 PARK STREET
SUITE 106
TOWERS, LLC NORTH READING, MA 01864

STAMP:

DATE: 09/27/17
DRAWN: BLM/STZ
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 17-063

SHEET TITLE:
AERIAL & USGS MAPS

A-1



COMPILED PLOT PLAN
 SCALE: 1"=200' (22x34)
 1"=400' (11x17)

REFERENCES

PROPERTY LINE, TOPOGRAPHY AND EXISTING FEATURES – SEE SHEETS C-1 & C-2

ZONING DISTRICTS – MAP ENTITLED "ZONING MAP TOWN OF MASHPEE, MA" PREPARED BY THE MASHPEE GIS DEPARTMENT, ZONING AS APPROVED BY TOWN MEETING ON MAY 4, 2015.

THE FOLLOWING DATALAYERS PREPARED BY OFFICE OF GEOGRAPHIC INFORMATION (MASSGIS), COMMONWEALTH OF MASSACHUSETTS, MASSIT
 – BUILDING STRUCTURES (2-D, FROM ORTHO IMAGERY) (JUNE 2017)
 – MASSDEP WELLHEAD PROTECTION AREAS (ZONE II, ZONE I, IWPA) (JUNE 2017)
 – FEMA NATIONAL FLOOD HAZARD LAYER
 CONFIRMED WITH FLOOD INSURANCE RATE MAP 25001C0753J EFFECTIVE JULY 16, 2014 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, US DEPARTMENT OF HOMELAND SECURITY. PROJECT AREA IS WITHIN ZONE X: "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

GENERAL NOTES

1. THE TYPE, DIMENSIONS, MOUNTING HARDWARE, AND POSITIONS OF ALL PROJECT OWNER'S EQUIPMENT ARE SHOWN IN ILLUSTRATIVE FASHION. ACTUAL HARDWARE DETAILS AND FINAL LOCATIONS MAY DIFFER SLIGHTLY FROM WHAT IS SHOWN.
2. THE PROJECT OWNER'S PCS FACILITY IS AN UNMANNED PRIVATE AND SECURED EQUIPMENT INSTALLATION. IT IS ONLY ACCESSED BY TRAINED TECHNICIANS FOR PERIODIC ROUTINE MAINTENANCE AND THEREFORE DOES NOT REQUIRE ANY WATER OR SANITARY SEWER SERVICE. THE FACILITY IS NOT GOVERNED BY REGULATIONS REQUIRING PUBLIC ACCESS PER ADA REQUIREMENTS.
3. THE DESIGN OF THE TOWER, FOUNDATION AND ANTENNA MOUNTING HARDWARE WILL MEET THE ANSI/EIA/TIA-222-G STANDARDS FOR STRUCTURAL STEEL ANTENNA SUPPORTING STRUCTURES AND STATE BUILDING CODE REQUIREMENTS. DETAILED CONSTRUCTION DRAWINGS AND STRUCTURAL CALCULATIONS WILL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER AND SUBMITTED WITH A BUILDING PERMIT APPLICATION FOR REVIEW AND APPROVAL BY THE LOCAL BUILDING CODE ENFORCEMENT OFFICIAL.
4. ONCE THE FACILITY BECOMES FULLY OPERATIONAL, NORMAL AND ROUTINE MAINTENANCE BY TOWER OWNER'S AND CARRIER'S TECHNICIANS WILL BE PERFORMED. THE ESTIMATED VEHICULAR TRAFFIC GENERATED BY THESE VISITS IS PREDICTED TO BE LESS THAN THE TYPICAL TRAFFIC GENERATED BY A SINGLE-FAMILY DWELLING.

ZONING SUMMARY

ZONING DISTRICT(S): RESIDENTIAL DISTRICT (R-3)
 OVERLAY DISTRICT(S): WIRELESS FACILITY OVERLAY DISTRICT
 GROUNDWATER PROTECTION OVERLAY DISTRICT
 MAP 104 LOT 2

ASSESSORS ID: MAP 104 LOT 2
 (P) USE: PERSONAL WIRELESS SERVICE FACILITY¹

DIMENSION	PROVIDED	CONSTRAINT
PARCEL – AREA	36 AC±	40,000 SF MIN
PARCEL – FRONTAGE	2,500'±	150' MIN.
PARCEL – LOT COVERAGE	2%±	20% MAX.
(P) COMPOUND – FRONT YARD	199'±	40' MIN.
(P) COMPOUND – SIDE YARD	1086'±	15' MIN.
(P) COMPOUND – REAR YARD	167'±	15' MIN.
(P) COMPOUND – ACCESSORY STRUCTURE HEIGHT	14'±	35' MAX.
(P) MONOPOLE – HEIGHT (HIGHEST APPURTENANCE)	150' (156') ²	100'
(P) MONOPOLE – DISTANCE TO PROPERTY LINE	208'±	156' MIN. (100% HEIGHT)

- 1 – ALLOWED USE BY "SPECIAL PERMIT" PER ZONING BYLAWS OF THE TOWN OF MASHPEE 2016, §174-25: TABLE OF USE REGULATIONS
- 2 – ZONING BYLAWS OF THE TOWN OF MASHPEE 2016, §174-45.3.E.6: "WITHIN THE WIRELESS FACILITY OVERLAY DISTRICT...PERSON WIRELESS FACILITIES OF UP TO ONE HUNDRED (100') FEET IN HEIGHT MAY BE PERMITTED BY SPECIAL PERMIT, EXCEPT THAT THE PLANNING BOARD MAY GRANT A WAIVER TO ALLOW A HEIGHT OF UP TO TWO HUNDRED (200') FEET WHERE CIRCUMSTANCES WARRANT..."

CONSULTANTS:

NO.	DATE	REVISIONS
A	09/27/17	ISSUED FOR REVIEW
B	10/18/17	CCC PRELIM. REVIEW

TITLE: SITE NAME: MASHPEE FIRE STATION #2
 SITE NUMBER: MA-5112
 ADDRESS: 101 RED BROOK ROAD
 MASHPEE, MA 02649

APPLICANT:
 BLUE SKY TOWERS, LLC
 362 PARK STREET
 SUITE 106
 TOWERS, LLC
 NORTH READING, MA 01864

STAMP:

DATE: 09/27/17
 DRAWN: BLM/STZ
 CHECK: JMM/TEJ
 SCALE: SEE PLAN
 JOB NO.: 17-063

SHEET TITLE:
 COMPILED
 PLOT PLAN
 A-2

CONSULTANTS:

NO.	DATE	REVISIONS
A	09/27/17	ISSUED FOR REVIEW
B	11/01/17	CCC PRELIM. REVIEW

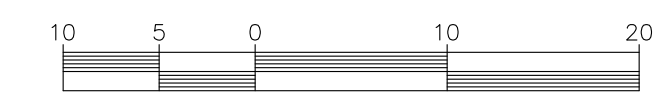
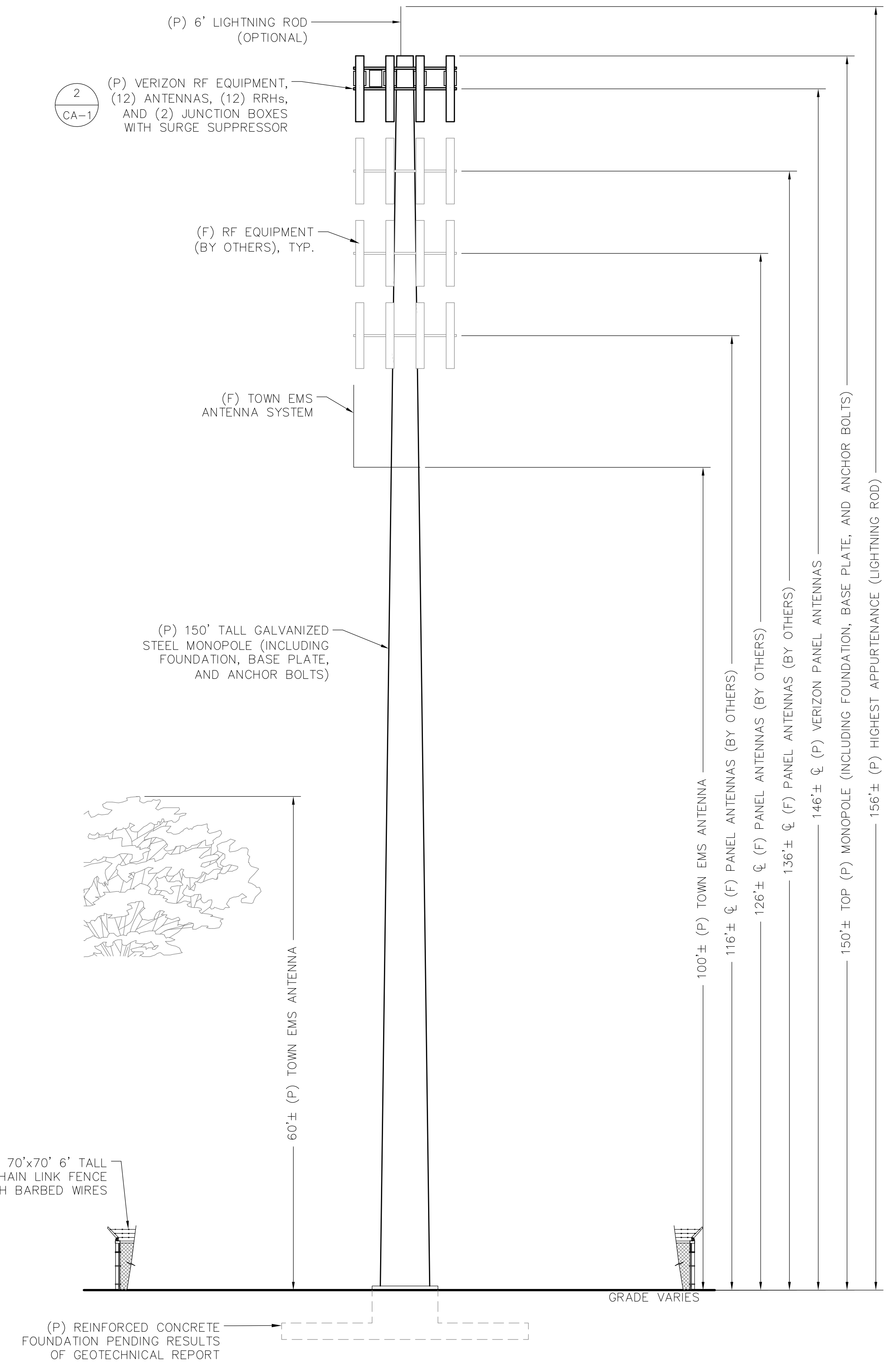
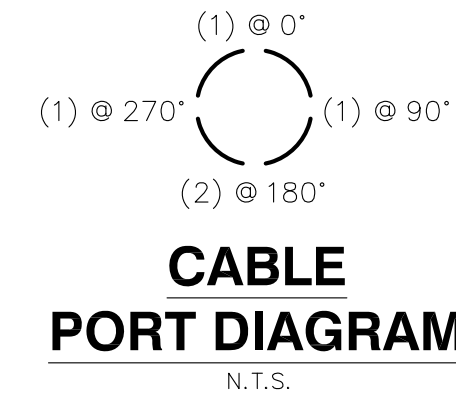
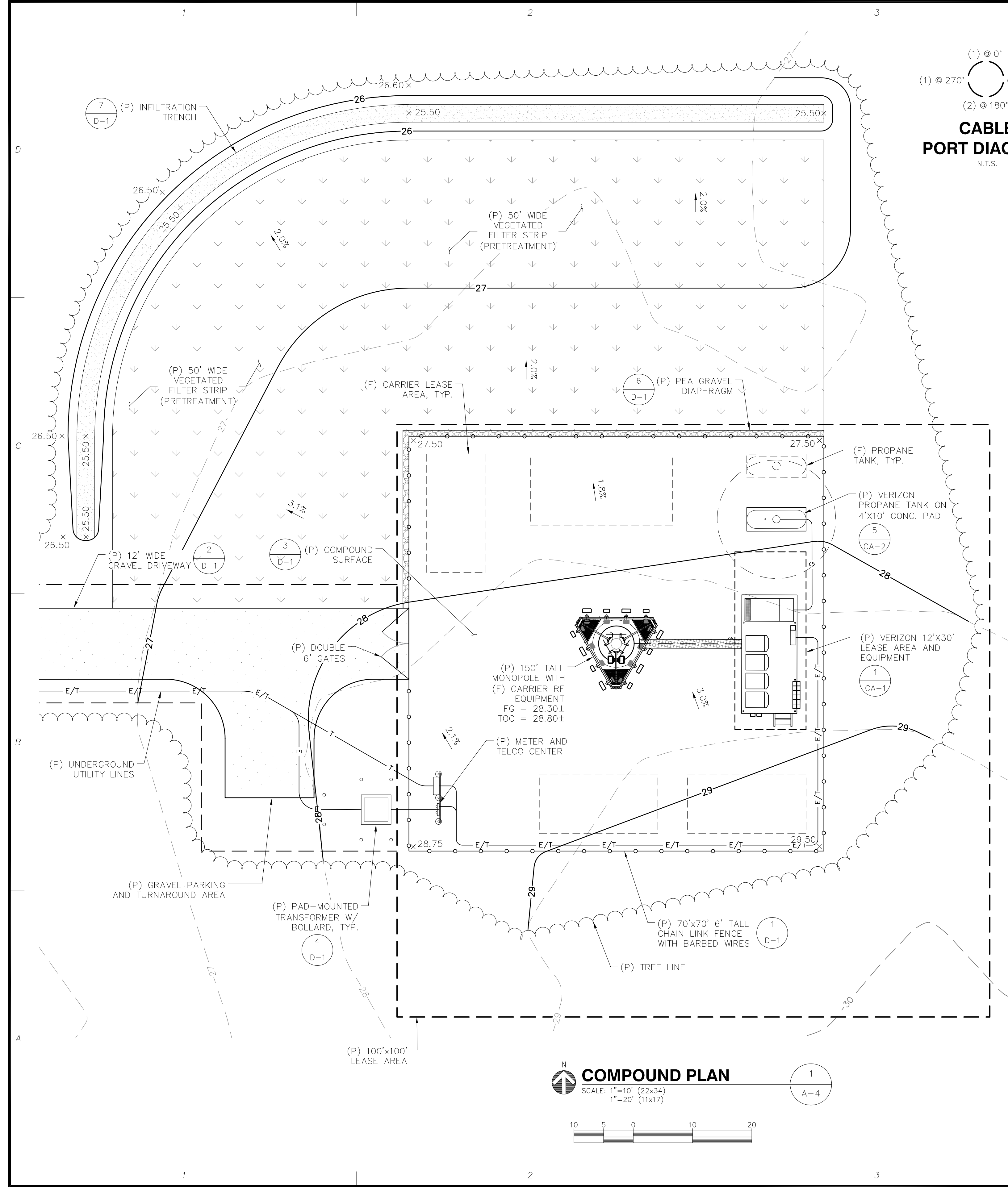
TITLE: **SITE NAME: MASHPEE FIRE STATION #2**
SITE NUMBER: MA-5112
ADDRESS: 101 RED BROOK ROAD
MASHPEE, MA 02649

APPLICANT:
BLUE SKY TOWERS, LLC
362 PARK STREET
SUITE 106
TOWERS, LLC NORTH READING, MA 01864

STAMP:

DATE: 09/27/17
DRAWN: BLM/STZ
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 17-063

SHEET TITLE:
COMPOUND PLAN & ELEVATION



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

SUDBURY, MA 01776

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage
\$1.40

Total Postage and Fees
\$7.50

Sent To

Street an

City, Sta

PS Form

U.S. Fish and Wildlife Service
Mashpee, MA c/o Great Meadows NWR
73 Weir Hill Road
Sudbury, MA 01776



7017 1450 0000 6418 4385

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

U.S. Fish and Wildlife Service
Mashpee, MA c/o Great Meadows NWR
73 Weir Hill Road
Sudbury, MA 01776



9590 9402 2588 6336 8624 23

2. Article Number (Transfer from service label)

7017 1450 0000 6418 4385

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

10/30/17

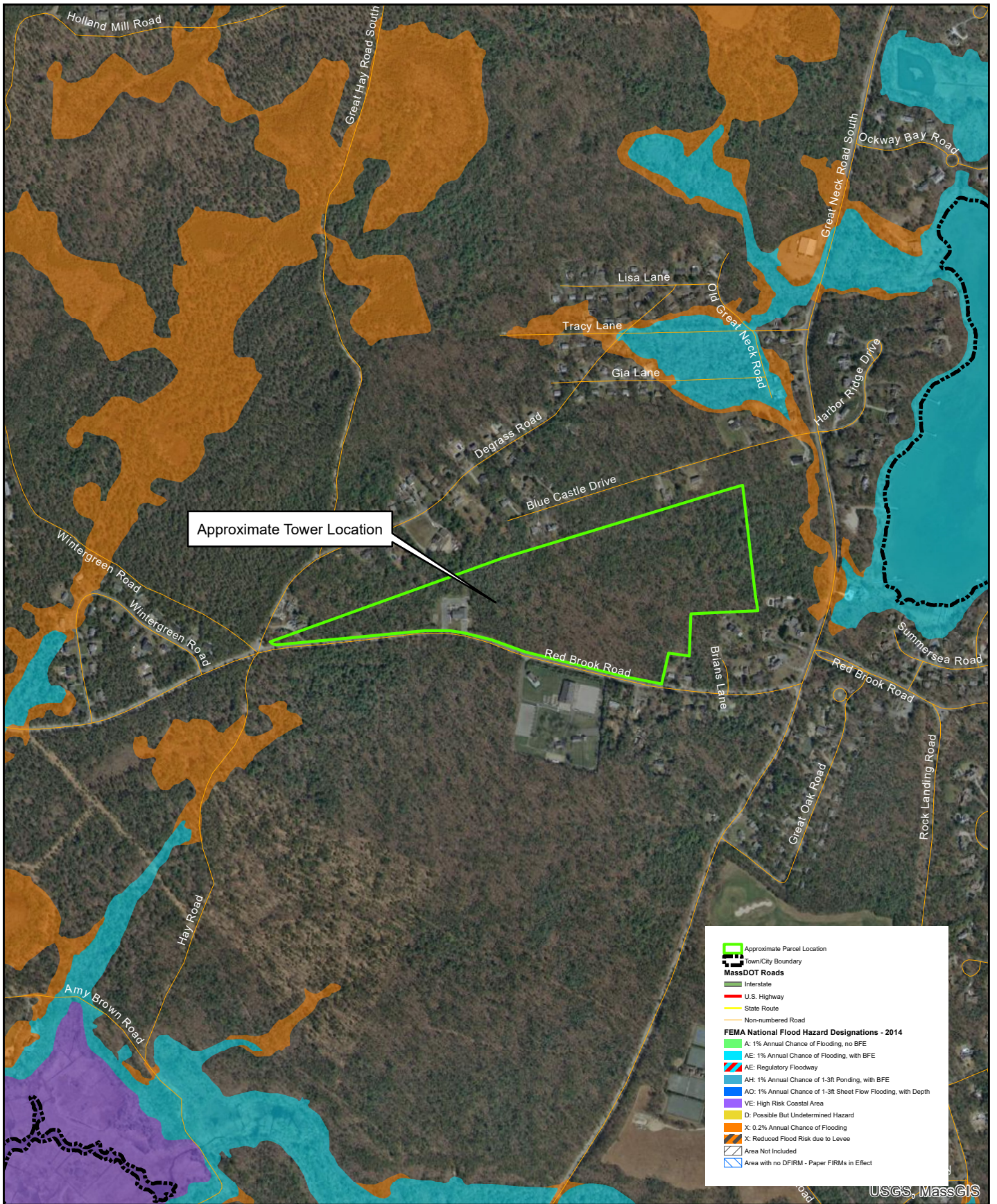
D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™

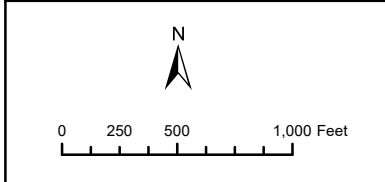


FLOODPLAIN MAP



USGS, MassGIS

Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs; USGS Color Ortho Imagery - 30cm (2013/2014)

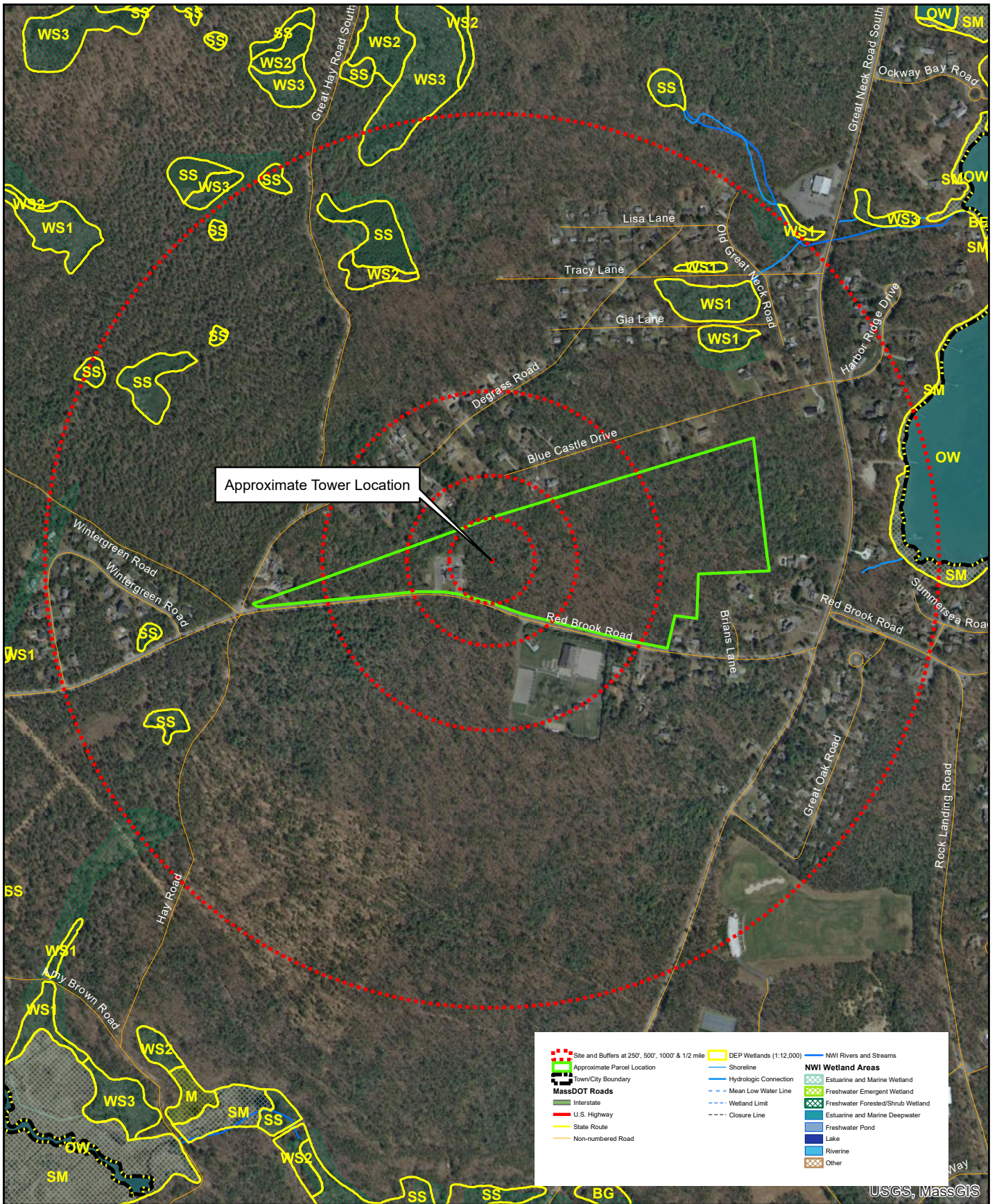


FEMA Map
Telecommunications Facility
101 Red Brook Road
Mashpee, MA

FIGURE 4

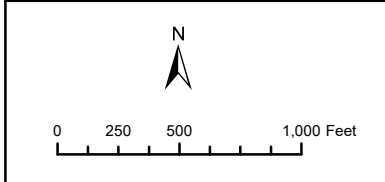
LUCAS
 ENVIRONMENTAL, LLC

WETLANDS MAP & MEMORANDUM



USGS, MassGIS

Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs; USGS Color Ortho Imagery - 30cm (2013/2014)



Wetlands Map
Telecommunications Facility
101 Red Brook Road
Mashpee, MA

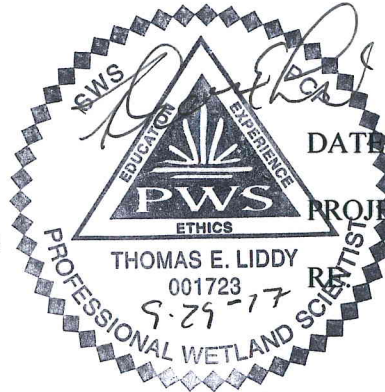
FIGURE 5

LUCAS
ENVIRONMENTAL, LLC

MEMORANDUM

TO: Blue Sky Towers, LLC
Attn: Sean Gormley
352 Park Street, Suite 106
North Reading, MA 01864

FROM: Thomas E. Liddy
Project Manager, PWS



DATE: September 29, 2017
PROJECT NUMBER: 17081

Mashpee Fire House #2
101 Red Brook Road
Mashpee, MA 02649

On July 28, 2017, a Professional Wetland Scientist (PWS) from Lucas Environmental, LLC (LE) completed a site investigation within a portion of the property located at 101 Red Brook Road in Mashpee, Massachusetts. The purpose of the site investigation was to identify and, if necessary, delineate regulated wetland resource areas within and immediately surrounding the subject parcels to inform the design and permitting of a proposed telecommunications facility. The site investigation was limited to wetland areas within 100 feet and perennial streams within 200 feet of the proposed telecommunications tower, ancillary access road, and infrastructure (i.e., Study Area).

This memo discusses jurisdictional wetlands and watercourses as well as other Resource Areas subject to protection at the local, state, and federal level. It also provides a brief analysis of local, state, and federal regulations which may impact the proposed design. The Lease Exhibit provided by ProTerra Design Group, dated June 8, 2017, was reviewed during development of this memorandum.

1.0 Existing Conditions

The proposed telecommunications facility is sited on a portion of a parcel located at 101 Red Brook Road in Mashpee, Massachusetts (Map 104, Lot 2). The property is an approximate 37-acre parcel which contains the Mashpee Fire Station (#2), parking lot, stormwater structures, and undeveloped woodlands. The woodlands can be characterized as a mixed oak-white pine forest. The tree canopy is vegetated with a mix of white pine (*Pinus strobus*), black oak (*Quercus velutina*), white oak (*Quercus alba*), and sassafras (*Sassafras albidum*). The shrub layer is densely vegetated with a mix of black huckleberry (*Gaylussacia baccata*), lowbush blueberry (*Vaccinium corymbosum*), and young growth of the overstory species. The herbaceous layer is vegetated with a mix of teaberry (*Gaultheria procumbens*), poison ivy (*Toxicodendron radicans*), sarsaparilla (*Aralia nudicaulis*), and bracken fern (*Pteridium aquilinum*).

The proposed telecommunications facility will be located within a wooded area east of the existing fire station. The lease area for the facility is approximately 70-foot by 70-foot, and will contain a 150-foot tall monopole with an optional six-foot lightning rod for a total height of 156 feet. Associated telecommunications equipment will be located outside at the base of the structure within the fenced compound surrounded by an eight-foot tall chain link fence with barbed wires, while a pad-mounted transformer will be located just outside the compound. The facility will be accessed via a 12-foot wide gravel driveway along a 20-foot wide access and utility easement, which will either extend from the existing parking lot or Red Brook Road.



2.0 Environmental Resource Areas

The wetland investigation was performed in accordance with the Massachusetts Wetlands Protection Act (WPA; M.G.L 131, Section 40) and implementing regulations (Regulations; 310 CMR 10.00 et seq.); the Massachusetts Department of Environmental Protection (MassDEP) publication “Delineating Bordering Vegetated Wetlands Under the Massachusetts Wetlands Protection Act: A Handbook” (1995), the “Corps of Engineers’ Wetlands Delineation Manual” (1987), the “Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, v 2.0” (2012), and the Town of Mashpee Wetlands Protection Bylaw and Regulations (Chapter 172).

As a result of the wetland investigation, there are no local, state, or federally regulated wetland resource areas within 100 feet, or perennial streams within 200 feet of the Study Area.

3.0 Special Resources

A review of the current MassGIS data layer for the Massachusetts Natural Heritage Atlas (effective August 1, 2017) under the Natural Heritage & Endangered Species Program (NHESP) indicates that the Study Area is not located within Estimated Habitat of Rare Wildlife or Priority Habitat of Rare Species. It is noted that the site was previously identified as Estimated and Priority Habitat for Rare Species according to the October 1, 2008 edition of the Massachusetts Natural Heritage Atlas. Correspondence with NHESP confirms the site is not currently mapped as Priority or Estimated Habitat. No Certified or Potential Vernal Pools under the jurisdiction of the Wetlands Protection Act Regulations (310 CMR 10.00 et seq.) or the Massachusetts Endangered Species Act (321 CMR 10.00 et seq.) were observed within or near the Study Area.

According to the July 16, 2014 Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Barnstable County, Massachusetts, Map Number 25001C0753J, the Study Area is located within Zone X which is classified as an area determined to be outside the 0.2% annual chance floodplain (500-year flood). Therefore, the Study Area is not located within the 100-year floodplain or Bordering Land Subject to Flooding.

The Study Area is not located within an Area of Critical Environmental Concern or within an Outstanding Resource Water. The Study Area is located within a MassDEP Approved Zone II Wellhead Protection Area.

4.0 Regulations

This section contains a brief description of the jurisdictional areas on and surrounding the site. Please note that this is not a comprehensive evaluation of all local, state, and federal permitting requirements; just those pertaining to wetland resource areas. It is important to note that flagged wetland and watercourse delineations are subject to change until verified by local, state, and/or federal regulatory agencies.



Wetland Summary Memorandum

LE has not reviewed the proposed project requirements related to the Cape Cod Conservation Commission and understands that Blue Sky Towers is advancing that aspect of the permitting. LE can provide support as needed or requested.

According to the Massachusetts Wetlands Protection Act and its implementing regulations, if any portion of a proposed project is located within a regulated wetland resource area and/or its associated 100-Foot Buffer Zone, or within 200 feet of the Mean Annual High Water line of a perennial stream (Riverfront Area), a Request for Determination of Applicability (RDA) or Notice of Intent (NOI) must be filed with the Conservation Commission for permit approval prior to the commencement of work. The Town of Mashpee also regulates wetland resource areas under a Wetlands Protection Bylaw and associated Regulations; however, the proposed work is not located within jurisdiction of the Mashpee Conservation Commission, therefore further discussion is not warranted. The Lease Exhibit provided to LE indicates that work is not located within jurisdictional resource areas or buffer zones, and will therefore not require a permit from the Conservation Commission.

A wetland that is connected to a Water of the United States is jurisdictional under Section 404 of the Clean Water Act. Generally if a wetland area is connected to, adjacent to, or in the very near vicinity of a Water of the U.S., then it is likely going to be considered connected and subject to the U.S. Army Corps of Engineers (USACE) jurisdiction. The Lease Exhibit provided to LE indicates that work is not located within federal jurisdictional resource areas and will therefore not require a permit from the USACE.

Enclosures: NHESP Species Information



MASSWILDLIFE

DIVISION OF FISHERIES & WILDLIFE

1 Rabbit Hill Road, Westborough, MA 01581
p: (508) 389-6300 | f: (508) 389-7890
MASS.GOV/MASSWILDLIFE

Jack Buckley, *Director*

August 31, 2017

Thomas Liddy
Lucas Environmental
67 Coddington Street, Suite 204
Quincy MA 02169

RE: Project Location: 101 Red Brook Road
Town: MASHPEE
NHESP Tracking No.: **07-22686**

To Whom It May Concern:

Thank you for contacting the Natural Heritage and Endangered Species Program of the MA Division of Fisheries & Wildlife (the "Division") for information regarding state-listed rare species in the vicinity of the above referenced site.

Based on the information provided, the Natural Heritage has determined that at this time the site is not mapped as Priority or Estimated Habitat. The NHESP database does not contain any state-listed species records in the immediate vicinity of this site.

This evaluation is based on the most recent information available in the Natural Heritage database, which is constantly being expanded and updated through ongoing research and inventory. If you have any questions regarding this letter please contact Emily Holt, Endangered Species Review Assistant, at (508) 389-6385.

Sincerely,

A handwritten signature in black ink that reads "Thomas W. French". The signature is written in a cursive style with a large, sweeping flourish at the end.

Thomas W. French, Ph.D.
Assistant Director

MASSWILDLIFE