



**FINAL PROJECT PROPOSAL**

**to the**

**ASSET MANAGEMENT BOARD**

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**Telecommunications Leasing Project  
Commonwealth of Massachusetts**

**Camp Curtis Guild**

**Located in the towns of Reading, Lynnfield, North Reading and  
Wakefield, Massachusetts**

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**September 16, 2015**

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Proposed by:

**Military Division – Massachusetts National Guard**

Major General L. Scott Rice, Adjutant General

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## **ATTACHMENTS**

- I.** Site Description
- II.** Location Map and Site Plan
- III.** Letter of Agency Support
- IV.** Recommendation and Approval of the Final Project Proposal by Secretary of the Executive Office of Public Safety and Security
- V.** Recommendation and Approval of the Final Project Proposal and the Trust Fund by the Secretary of the Executive Office for Administration and Finance
- VI.** Notice of Intent
- VII.** Minutes of Public Hearing and Letter(s) of Public Comment

## PROJECT SUMMARY

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### ***Proposing Agency:***

Military Division – Massachusetts National Guard (MIL/MNG)

### ***Description of Assets:***

Camp Curtis Guild (CCG) is a more than 700 acre Massachusetts Army National Guard camp located in the towns of Reading, Lynnfield, North Reading and Wakefield, Massachusetts. CCG, a large site that falls across the jurisdictions of four separate municipalities, includes an extensive network of wetlands and other protected natural resource areas.

During World War I, the site was leased from the Bay State Rifle Association by the United States Navy. The area then became known as Camp Plunkett and wooden barracks and mess halls were erected on the site. After the war, the land was returned to the Association.

In 1926, and at a cost of \$64,000 dollars, the land was bought by the Commonwealth of Massachusetts. On March 1 of that year, Governor Alvin T. Fuller named the camp in honor of the former Governor Curtis Guild, Jr. “in consideration of [his] public service and intimate connection with the military forces of the state and nation.”

During the time period between 1933 and 1936, a Works Progress Administration camp was operated by the state on the site. Several wood frame buildings were also erected on the site during this time.

During World War II, the camp was operated by the First Service Command as a staging area for the Port of Boston. The camp was also utilized by the United States Coast Guard as well for training. Today, Camp Curtis Guild serves a varied fleet of military vehicles, which support National Guard operations in northeastern Massachusetts.

MIL/MNG has identified Camp Curtis Guild as an appropriate location for the installation of wireless tower(s) and equipment by the telecommunications industry. The Executive Officer of MIL/MNG has endorsed this proposal.

**The address of the asset identified in this proposal is as follows:**

**Camp Curtis Guild  
25 Haverhill Street  
Reading, MA 01867**

### ***Description of Transaction:***

MIL/MNG seeks Asset Management Board (AMB) authorization to enter into long-term, non-exclusive lease(s) for the installation of wireless tower(s) within CCG to support telecommunications uses and equipment. The potential lease areas available will be identified by the MIL/MNG and are generically referred to in this Final Project Proposal as a lease site or sites (See Attachment I.) The authorization would permit selection of telecommunications companies to lease areas at CCG for the purposes of installing wireless tower(s) or monopoles via a competitive procurement process. The areas within the site are underutilized, in that they can be used by the telecommunications industry without interfering with the current uses and operations at CCG.

The proposed lease term is 30 years, consisting of a five-year initial term and five equal extension options.

Prior to the installation of any tower(s) and equipment on the site, the successful proposer will be required to complete, at its sole expense, an engineering assessment to ensure that the proposed site area can support the proposed tower and the provider's equipment will not cause any damage to the site. If the telecommunications use interferes with any future redevelopment, disposition or change in use of the site, the telecommunications tower and equipment will have to be relocated or removed and the lessee will have the option of terminating the lease or relocating to another site on the property, the cost of which will be negotiated and covered by a rent abatement for a specified period of time.

Telecommunications equipment has become less intrusive due to improvements in design and stealth installations will be encouraged.

### ***Sound Asset Management and Public Benefit:***

In support of this transaction, MIL/MNG believes that long-term, non-exclusive lease(s) to telecommunications companies at CCG could offer the following benefits:

- Provide significant rental income to the Commonwealth to be added to the General Fund and, through the creation of an AMB Trust Fund, to finance on-going facility minor maintenance operating expenses of MIL/MNG at this site, and for costs and expenses of DCAMM, including without limitation, personnel costs, related to developing, implementing and monitoring this and other AMB telecommunications leasing projects, all as approved by the Secretary of the Executive Office for Administration and Finance.
- Enhance the provision and reliability of telecommunications services to private citizens, commercial users, public law enforcement, safety officials and military users.
- Improve the provision of emergency communications for state and local safety and military personnel.
- Maximize the use of underutilized areas on, CCG without interfering with its mission or any future sale, lease, transfer or disposition.

### ***Feasibility and Financial Benefit:***

CCG is located in suburban areas near well-traveled highways, US95, Routes 1, 128 and 129 and vendor networks, and as such should be of interest to telecommunications companies for equipment and facilities' locations. In addition, CCG contains more than 700 acres located outside of Boston, and should provide increased wireless signal coverage and reliability for the constituents of the four communities impacted. The site has the potential to realize 30 years of lease revenue for the Commonwealth and the proponent agency.

Projected annual lease rates for the site will vary depending on the number of lessees, method of installations, and market demand. The lessees will be obligated to accept the leased areas in "As-Is" condition, and the Commonwealth will have no responsibility for any costs associated with the telecommunications leases. The companies will bear all costs of permitting, installing, establishing, constructing, preparing, repairing, maintaining, and securing, as the case may be, any structures within the leased area and the telecommunications equipment on the site.

### ***Proposed Procedures:***

DCAMM, on behalf of MIL/MNG, will initiate an open and competitive process to select telecommunications lessee(s). The process will include issuing and advertising a Request for Proposals (RFP), consistent with the M.G.L. Chapter 7C, Section 36 disposition process. Lessees will be selected based on RFP criteria. A beneficial interest disclosure statement under Chapter 7C, Section 38 will be required for all lessees and any sub-lessees, if applicable.

### ***Laws & Regulations to be Waived by the AMB:***

M.G.L. Chapter 7C, Section 33  
M.G.L. Chapter 7C, Section 34  
M.G.L. Chapter 7C, Section 41  
810 CMR 2.06(2) (c)  
810 CMR 2.06(2) (f)

## **PROJECT DESCRIPTION**

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### ***Background and Leasing***

Telecommunications leasing projects were first approved by the AMB in June of 1997, when the AMB approved a DCAMM Final Project Proposal (FPP) to allow telecommunications companies to install equipment, antennae and facilities through long-term, non-exclusive leases of up to 20 years, including extension options at ten surplus state properties. Since that time DCAMM has conducted numerous telecommunication leasing procurements on behalf of the Department of Correction, the Department of Higher Education, the Department of Transportation, the Department of Public Health and the Executive Office of Health and Human Services. A summary of the currently active AMB projects and telecommunications leases by agency is as follows:

#### **A. DHE (FORMERLY BHE) PROJECTS**

On September 30, 2002, the AMB approved FPPs for telecommunications leasing projects submitted by the Board of Higher Education (BHE) now the Department of Higher Education (DHE) for 30 college sites. On February 10, 2003, the AMB approved an amendment to the BHE FPP, authorizing BHE to include the Chelsea campus of Bunker Hill Community College in the list of assets included in the FPP, bringing the total number of campuses to 31. Within the last eight years, RFPs were issued for seven sites with leases having been executed for six sites of which five are currently active and performing. They are as follows: Omnipoint Communications, Inc. (d/b/a T-Mobile)

- **Massachusetts Bay Community College, Wellesley Hills**
- **Quinsigamond Community College, Worcester**

New Cingular Wireless PCS, LLC (d/b/a AT&T)

- **Massachusetts Bay Community College, Wellesley Hills**

Sprint Spectrum, LLC (d/b/a Sprint)

- **Bunker Hill Community College, Boston (Charlestown)**

- **Massachusetts Bay Community College, Wellesley Hills**

DCAMM is currently in the process of leasing additional sites at Berkshire Community College, Bridgewater State University, Cape Cod Community College, Holyoke Community College and Worcester State University. All active procurements can be found on the DCAMM Telecommunications web page located at:

<http://www.mass.gov/anf/property-mgmt-and-construction/design-and-construction-of-public-bldgs/procurement-opps-at-dcam/telecommunications-program.html>

## **B. DEPARTMENT OF CORRECTION (DOC)**

On October 26, 2005, the AMB voted to approve FPPs for the Department of Correction (DOC) and the Executive Office of Health and Human Services (EOHHS). RFPs on the behalf of the DOC are currently posted for the North Central Correctional Institution in Gardner; Shirley Complex in Shirley; Walpole/Norfolk Complex in Norfolk; and for the Bridgewater Complex in Bridgewater. To date, only one lease for the Shirley Complex has been executed and is currently performing.

Wireless Edge Towers, LLC

- **Shirley – Shirley Correctional Complex**

## **C. DEPARTMENT OF PUBLIC HEALTH (DPH)**

On behalf of DPH, DCAMM has executed leases with AT&T and T-Mobile at the Massachusetts Hospital School in Canton and with AT&T and T-Mobile at the Lemuel Shattuck Hospital in Boston (Jamaica Plain). A third lease for the Shattuck site is pending with Verizon Wireless. Within the last eight years, RFPs were issued for three sites with four leases having been executed and one pending of which four are currently active and performing. They are as follows:

Omnipoint Communications, Inc. (d/b/a T-Mobile)

- **Boston (Jamaica Plain) – Lemuel Shattuck Hospital**
- **Canton – Massachusetts Hospital School**

New Cingular Wireless PCS, LLC (d/b/a AT&T)

- **Boston (Jamaica Plain) – Lemuel Shattuck Hospital**
- **Canton – Massachusetts Hospital School**

## **D. DOT (FORMERLY MHD) PROJECTS**

On October 26, 2005 (six sites), April 10, 2006 (eight sites) and June 26, 2006 (two sites), the AMB voted to approve six FPP packages for the Massachusetts Highway Department (MHD) now the Department of Transportation (DOT) that included sixteen sites with structures/areas that were appropriate for telecommunications leases. All three were transferred to DOT's administrative control on January 31, 2014. They are as follows.

Omnipoint Communications, Inc. (d/b/a T-Mobile)

- **Chelmsford – I-495 North Bound Rest Area (2-3-08)**
- **Haverhill - at 530 Broadway / Route 97 (6-29-07)**

Green Mountain Realty Corporation

- **Milton - I-93 at Houghton's Pond Road (10-17-08)**

**E. EXECUTIVE OFFICE OF HEALTH & HUMAN SERVICES (EOHHS)**

On February 21, 2007, DCAMM released a RFP for telecommunications proposals at the Soldier's Home in Chelsea. DCAMM conditionally selected Bell Atlantic Mobile of Massachusetts Company, Ltd. (d/b/a Verizon Wireless). The lease is currently active and performing.

Bell Atlantic Mobile of Massachusetts Corporation, Ltd (d/b/a Verizon Wireless)

- **Chelsea Soldiers' Home – 91 Crest Avenue**

All current RFP documents are posted and available for downloading from the DCAMM Telecommunications website with all of the available solicitations having multiple closing dates. More than one vendor may be accepted at any location in accordance with the terms of the FPP. DCAMM will continue to inform agencies of vendor interest, post RFPs as requested and negotiate leases on behalf of the Commonwealth.

***Description of Assets***

MIL/MNG will identify specific areas within the CCG as a potential lease site(s) for telecommunications use. (Please refer to Attachment I for a description of the site and to Attachment II for a location map and site plan.) Proposers will be responsible for their own due diligence, at their own expense, to determine the suitability of the site for telecommunications equipment. The successful proposer(s) will be required to complete, at their sole expense, an engineering assessment of the tower installation as appropriate in order to ensure that the structure is able to support the new equipment proposed with no damage resulting from the installation.

CCG represents an attractive location for telecommunications companies because of its location, topography, proximity to intensely traveled highways and vendor networks. The location of the site will also allow the wireless providers or tower management companies in the area to provide service to a currently underserved suburban population.

The site will provide adequate space to accommodate the associated monopole(s) or tower(s) and any auxiliary equipment necessary for a telecommunications installation. The provider will be responsible for maintenance, repair and security of all installations on the lease site, and will be required to comply with all MIL/MNG security protocols in performing these obligations. The location and terms of access to the lease site(s) will be set forth in the lease.

Telecommunications companies will be required to comply with local zoning, permitting and all other relevant federal, state and local ordinances applicable to their installation(s) on and use of the site.

***Description of Transaction***

MIL/MNG seeks AMB authorization to competitively procure telecommunications companies for long-term, non-exclusive lease(s) at CCG.

Each telecommunications company has its own unique technology and specific installation requirements may vary. However, it is possible to select one or more wireless companies to



install a tower or towers and associated equipment on the site and also allow for multiple installations on the structure(s).

The secondary use of under-utilized areas of CCG for telecommunications purposes will generate funds for the Commonwealth. If authorized by the AMB, these leases will generate revenue for the General Fund as well as MIL/MNG and DCAMM. In accordance with M.G.L. Chapter 7B, Section 8 and 810 CMR 2.09, MIL/MNG proposes that the revenue generated from this project be divided among the General Fund, an individual Trust Fund created for MIL/MNG, and a DCAMM-Telecommunications Leasing AMB Trust Fund. The Trust Fund revenues will be used to finance on-going facility minor maintenance operating expenses of MIL/MNG at this site, and for costs and expenses of DCAMM, including without limitation, personnel costs, related to developing, implementing and monitoring this and other AMB telecommunications leasing projects, all as approved by the Secretary of the Executive Office for Administration and Finance as described in the Proposal.

For all leases executed at CCG, for the first year of the lease, 50% of all revenues received will be deposited in the General Fund, 25% will be deposited in the MIL/MNG Trust Fund, and 25% will be deposited in the DCAMM Trust Fund to compensate DCAMM for its assistance with the development and implementation of this project. Each year thereafter for the remainder of the lease term, 50% of annual lease revenues will be deposited in the General Fund, 40% will be deposited in the MIL/MNG Trust Fund, and 10% will be deposited in the DCAMM Trust Fund. DCAMM will be responsible for receiving and collecting lease payments from lessees and distributing the revenues among the General Fund, MIL/MNG and DCAMM Trust Funds in accordance with this structure. If the telecommunications use or equipment interferes with any current or future use, redevelopment or disposition of CCG, the lessee will have the option of terminating the lease or relocating to another site on the property if appropriate, the cost of which will be negotiated and covered by rental payment abatement for a specified period of time.

The long-term stability of telecommunications facility locations, once a network is established, is extremely important due to the disruption caused to the entire system when a particular location is discontinued. In addition, due to the expense of preparing a site for telecommunications towers and equipment, which includes costs of establishing appropriate spatial orientation to other vendors' transmission sites, lessees require long-term leases to finance and amortize their costs. For these reasons, MIL/MNG requests that the AMB grant approval to enter into leases of up to 30 years including extension options.

The twenty-year lease term currently in use at other telecommunications facilities consists of an initial ten-year term with two five-year extension options. MIL/MNG is proposing a thirty-year lease term with five years initially and five extension options of five years each. This would be more in line with wireless industry preferences given the constantly changing needs of the industry. Moreover, the option of adding ten years to the lease term would significantly increase the Commonwealth's revenue potential for the sites.

### ***Sound Asset Management and Public Benefit***

According to an article by Clayton Funk, Jason Nicolay and Ryan Carter entitled "Trends and Forecasts for the Wireless and Tower Industries" published in AGL in September 2013, the shared wireless infrastructure industry continues to be well positioned for future growth as data and mobile video use increase and continue to strain network capacity especially in populous urban areas. Projected data usage on wireless networks according to Cisco (as quoted in the AGL), is forecast to grow 66 percent between 2012 and 2017. An important component of this infrastructure expansion are towers and rooftops, on existing commercial, retail and multi-unit

properties for antenna placement in strategic locations allowing property owners, such as the Commonwealth, to financially and operationally leverage their underutilized assets.

In support of this transaction, MIL/MNG believes that certain areas at CCG can be used by telecommunications companies without interfering with the current or future use of the site. Long-term, non-exclusive lease(s) of under-utilized areas would result in the following benefits:

- Provide significant rental income to the Commonwealth to be divided between the General Fund, the MIL/MNG Trust Fund, and the DCAMM-Telecommunications Leasing AMB Trust Fund, to cover the costs and expenses, including without limitation, personnel costs, related to developing, implementing and monitoring this AMB telecommunications leasing project and to pay on-going facility minor maintenance operating expenses of MIL/MNG;
- Enhance the provision of mobile and modular telecommunications services within the Commonwealth to private citizens, commercial users, and public law enforcement, safety officials and military personnel;
- Improve the provision of emergency communications for state and local safety and military personnel; and
- Maximize the use of underutilized areas at CCG without interfering with its mission and use or any future sale, lease or disposition.

### ***Feasibility and Financial Benefit***

#### **Market Feasibility**

The 2013 AGL article, predicted that strong consumer confidence should translate into wireless subscribers continuing to demand a faster and more consistent consumer experience, motivating wireless providers to continue their process of upgrading and enhancing their networks. The shared wireless infrastructure industry continues to be well positioned for future growth as data and mobile video use increase and continue to strain network capacity especially in populous urban areas. Projected data usage on wireless networks according to Cisco, is forecast to grow 66 percent between 2012 and 2017.

Telecommunications providers will be obligated to accept the proposed lease area in “As-Is” condition, and the Commonwealth will have no responsibility for any costs associated with the telecommunications leases. All costs of utilities and of permitting, establishing, preparing, constructing, installing, repairing, maintaining, and securing any structures within the leased areas and the telecommunications equipment on the site, will be borne by the telecommunications companies.

The telecommunications companies will be required to comply with FCC and FAA regulations as applicable, and details regarding interference or RF emissions will be addressed in the leases. The companies will be required to comply with applicable local zoning and permitting requirements and procedures and to obtain and maintain all required permits for their use and operation. The Commonwealth, as lessor, will have the right to audit their operations at any time. The companies will be required to comply with all access and security procedures for the specific site as established by MIL/MNG.

### **Financial Benefit**

Rental rates anticipated for the lease sites will vary depending on the geographic location and the market demand in the area. The appropriate method to coordinate multiple lessees on the same site will be determined during the RFP process and will primarily be decided by the amount of space available to accommodate multiple wireless providers.

The profitability of continuing to enter into lease agreements is best illustrated by the current revenue stream being generated by the many leased sites located in Boston and throughout the Commonwealth which are forecast to generate approximately \$300,000 in Fiscal Year 2016 revenue or approximately \$3 million over the life of the respective lease terms. Each lease has a ten-year term with two five-year options. With these leases as a precedent, MIL/MNG believes that long-term lease(s) of the site at CCG will continue to provide an excellent annuity to both MIL/MNG and the Commonwealth.

The twenty-year lease term currently in use at other telecommunications facilities consists of an initial ten-year term with two five-year extension options. MIL/MNG is proposing a thirty-year lease term with five years initially and five extension options of five years each. This would be more in line with wireless industry preferences given the constantly changing needs of the industry. Moreover, the option of adding ten years to the lease term would significantly increase the Commonwealth's revenue potential for the site.

In accordance with M.G.L. Chapter 7B, Section 8 and 810 CMR 2.09, MIL/MNG proposes that the revenue generated from this project be divided among the General Fund, an individual Trust Fund created for MIL/MNG, and the existing DCAMM-Telecommunications Leasing AMB Trust Fund. The MIL/MNG Trust Fund will be used to finance on-going facility minor maintenance operating expenses of MIL/MNG at this site, and the DCAMM Trust Fund will be for costs and expenses of DCAMM, including without limitation, personnel costs, related to developing, implementing and monitoring this and other AMB telecommunications leasing projects, all as approved by the Secretary of the Executive Office for Administration and Finance as described in the Proposal.

For all leases executed at CCG, for the first year of the lease, 50% of all revenues received will be deposited in the General Fund, 25% will be deposited in the MIL/MNG Trust Fund, and 25% will be deposited in the DCAMM Trust Fund to compensate DCAMM for its assistance with the development and implementation of this project. Each year thereafter for the remainder of the lease term, 50% of annual lease revenues will be deposited in the General Fund, 40% will be deposited in the MIL/MNG Trust Fund, and 10% will be deposited in the DCAMM Trust Fund. DCAMM will be responsible for receiving and collecting lease payments from lessees and distributing the revenues among the General Fund, MIL/MNG, and DCAMM in accordance with this structure.

### ***Proposed Procedures:***

DCAMM will initiate an open and competitive process to select telecommunications lessees. The process will include issuing and advertising a Request for Proposals (RFPs) for each building or one blanket RFP for all three, consistent with the M.G.L. Chapter 7C, Section 36 disposition process. Lessees will be selected based on RFP criteria. A beneficial interest disclosure statement under Chapter 7C, Section 38 will be required for all lessees and any sub-lessees, if applicable.

### ***Laws and Regulations to be Waived by the AMB:***

M.G.L. Chapter 7C, Section 33  
M.G.L. Chapter 7C, Section 34  
M.G.L. Chapter 7C, Section 41  
810 CMR 2.06(2)(c)  
810 CMR 2.06(2)(f)

### ***Anticipated Publically Paid Capital and Operating Costs***

The Commonwealth will have no responsibility for any costs associated with this Telecommunications Leasing Project, except for those related to implementation of the Project and AMB monitoring and reporting. It is anticipated that there will be no capital or operating costs incurred by the Commonwealth for this project because the telecommunications companies will bear all costs of permitting, installing, establishing, constructing, preparing, repairing, maintaining and securing the cell tower, the leased area and the telecommunications equipment on the site. Likewise, the telecommunications companies will pay for all utility costs associated with the installation.

### ***Estimated Revenues: Sources and Applications***

Revenues received will be generated by long-term leases executed as a result of this project with the potential to execute several non-exclusive leases for each site. It is estimated that initial lease rates for this location could approach \$3,000 - \$4,000 a month.

DCAMM's expenses anticipated for this project may include, but are not limited to, the following: personnel, travel, postage, advertising, and consulting. Ongoing expenses incurred in implementing and monitoring the project will initially be paid for by DCAMM, and DCAMM will be compensated from the Trust Fund revenue generated by leases associated with the project.

### ***Private Market Potential and Participation:***

The 2013 AGL article predicted that strong consumer confidence should translate into wireless subscribers continuing to demand a faster and more consistent consumer experience, motivating wireless providers to continue their process of upgrading and enhancing their networks. The shared wireless infrastructure industry continues to be well positioned for future growth as data and mobile video use increase and continue to strain network capacity especially in populous urban areas. Projected data usage on wireless networks according to Cisco, is forecast to grow 66 percent between 2012 and 2017. Therefore, this is an opportune time for the AMB's endorsement of this proposal.

DCAMM anticipates that soliciting lease proposals for up to 30-year terms, including renewal options, will result in the maximum competitive responses to the Commonwealth. Lease terms for up to 30 years will also give potential lessees the option to amortize their technical equipment cost over a longer period and will make these leasing transactions more financially attractive on a net present value basis. This can be expected to translate into more favorable lease rates for the Commonwealth. To ensure maximum revenue for the Commonwealth, the leases will also contain an annual escalator clause of 3.5% or the current Consumer Price Index (CPI) whichever is higher during the term and provisions for negotiated market rates for option terms.

### ***Schedule for Implementation:***

As soon as possible after receiving approval to proceed from the AMB, DCAMM will solicit proposals through an open and competitive process. Described more fully in Section IV, the Competitive Lease Disposition Process of this FPP, DCAMM will issue and advertise a RFP. The RFP will be advertised in the Central Register and in local newspapers as required under M.G.L. Chapter 7C, Section 36, and be available for one year from time of public release. DCAMM will evaluate complete proposals submitted in response to the RFP based on criteria stated in the RFP. DCAMM will select successful proposers and will execute leases that will contain the terms and conditions of the transaction.

### ***Performance and Monitoring:***

The successful performance of the RFP can be measured objectively by the following criteria:

- the competitive RFP will yield leases for the proposed site at appropriate rents that meet DCAMM requirements;
- the private use proposed is appropriate for the site and the installation will be subject to applicable local zoning and permitting requirements;
- the leases will enhance the telecommunications network within the Commonwealth and will maximize the utilization of the Commonwealth's real estate assets at this location;
- the leases will generate revenue for the General Fund and for the Trust Fund created in accordance with M.G.L. Chapter 7B and the AMB regulations; and
- the selected proposers will include financial information adequate to demonstrate that the financial benefit to the Commonwealth reasonably exceeds transaction costs making these leases a worthwhile financial transaction for the Commonwealth.

DCAMM will assist the AMB in monitoring the performance of the proposed transactions by reporting annually to the AMB pursuant to its regulations (810 CMR 2.08).

## **PUBLIC REVIEW AND COMMENT**

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DCAMM is committed to ensuring local support prior to proceeding with the leasing of the proposed site. As a result a Public Hearing was held at 6:30 pm on August 26, 2015 at Camp Curtis Guild, 25 Haverhill Street, Reading, MA. Minutes from the public hearing and copies of the public comment letters received, if any, from the hearing are included as Attachment VII to this FPP.

A Notice of Intent to Submit a Proposal ("Notice") with the date of the August 26, 2015 public hearing was advertised once a week for two consecutive weeks in the Daily Times Chronicle (Reading), Lynnfield Villager, North Reading Transcript and the Wakefield Daily Item on August 12, 2015 and August 19, 2015.

In accordance with the notice procedures required by the AMB regulations, the Notice was also sent by way of USPS Certified Mail to the following individuals on August 12, 2015:

- All members of the General Court representing the towns of Lynnfield, North Reading, Reading and Wakefield;
- Chairperson of the Board of Selectmen representing the towns of Lynnfield, North Reading, Reading and Wakefield;
- The Executive Director of the Metropolitan Area Planning Council; and
- All Members of the AMB (notified both electronically and via USPS certified mail on August 24, 2015).

The Notice with the date of the public hearing and invitation for public comment was published for two consecutive weeks in the Central Register on August 12, 2015 and August 19, 2015, and is included as Attachment VI to this FPP. The deadline for public comment was August 31, 2015. Notice was also provided to the Massachusetts Secretary of State and to the Executive Office of Administration and Finance.

The public hearing was conducted by Nicholas J. Tsaparris, Real Estate Transactions Manager, DCAMM. Please refer to Attachment VII for a list of attendees as noted on the Public Hearing Sign-In Sheet.

The following public comments were received during the public hearing or the written comment period deadline:

1. Where on the base will the project site be located?
2. Wouldn't the location of the project site be defined before the approval process began?
3. Will there be excessive noise from the running of emergency generators and how long do the generators run for?
4. Does the selected proposer need special town approval to proceed?
5. Will the military use space for their own equipment on the project site?
6. Has DCAMM had communication with any telecommunications companies as of now?
7. What if any are the environmental impacts?
8. What other access roads exist besides the main entrance?
9. How much useable land within CCG have we determined is possible for the project?
10. Is the Site map red boundary line the entire CCG area?
11. Will the RFP include the camouflaging of the potential equipment?
12. Is there a need for cellular service in the prospective area?
13. Comment "Lynnfield was against a cell sites in the past, they even stopped the church cell site".

14. What locations will be selected during siting phase, when will that process occur? Will this occur before, during or after the issuance of a RFP?
15. What is the expected schedule and time line for this project?
16. Location of towers is of concern based on the proximity of residential areas and wetlands within the camp. I understood from the meeting that the eventual lessees would have to comply with local zoning, and, that the FCC has certain guidelines that everyone has to follow. There are still unknowns about potential health hazards from electromagnetic fields. Will DCAMM and MIL/MNG take into consideration that a safety zone or safe distance from residences be a priority when choosing the site?
17. How many cell towers and bases will be permitted at the site: again, this is a concern because of the unknown potential health hazards.
18. Noise levels: at the meeting, it was noted that there would be minimal noise from backup generator testing. Will testing be limited to certain hours during the day? How long will the generators run? And how many would be running at one time?
19. It was a surprise that the areas to be leased had not been identified as of the meeting date, yet, we the public were told this was our only opportunity for comment. The project summary identifies that the MIL/MNG has identified CCG as an appropriate location. Interesting that they feel it is appropriate but they don't know where.
20. It was also a surprise that there was so little advance communication - the local awareness was negligible. Communication was made in a subscription only newspaper during peak summer vacation season. I felt fortunate that I checked my mail and read the newspaper the day before the meeting.
21. The border of CCG along the Lynnfield boundary is heavily populated by residential areas. It appears that the Wakefield end of CCG is heavily utilized by current camp uses. Will this be taken into consideration when choosing the site?
22. How tall would the towers / monopoles be? I hope that camouflage in a natural way will be a requirement in the RFP.

DCAMM has considered the above comments and/or recommendations generated as a result of the August 26th public hearing and public comment period and offers the following response:

1. DCAMM understands the community concerns relative to the exact location of the site(s) and will recommend to the AMB that a second public hearing be held prior to the issuance of a RFP in order to inform all interested parties of the location(s) selected. If the AMB approves the Final Project Proposal, DCAMM will meet with the MIL/MNG to evaluate possible site(s) that have little or no impact on the MIL/MNG mission and have safe vehicular access as well as access to both electricity and natural gas utilities.
2. Any proposal accepted in response to an eventual request for proposals (RFP) issued by DCAMM on behalf of the MIL/MNG would need to comply with all applicable Federal State and Local ordinances including zoning. DCAMM's main concern is for any eventual installation to have little or no impact on the CCG's military mission. As previously stated, If AMB approval is received, DCAMM will meet with the MIL/MNG to eliminate those areas that are sensitive to the military's mission, the environment or infringe on existing municipal zoning requirements.

3. The emergency generators only cycle on for brief “test” periods during the day, typically only a couple minutes.
4. As previously stated, the selected proposer must comply with all Federal, State and Local ordinances.
5. A provision of the Lease mandates that the selected Lessee make both space available and provide up to a \$5,000 credit to the MIL/MNG for the installation of equipment related to the military’s mission.
6. DCAMM has had inquiries from various telecommunications providers over the years relative to locating equipment at CCG. No specifics were ever discussed.
7. The selected Lessee will be responsible for complying with all Federal, State or Local ordinances including those related to environmental impact.
8. There is a secondary access from the gate located at the northern end of the base.
9. This has yet to be determined.
10. Yes.
11. Yes.
12. DCAMM is not aware of gaps in coverage in the four communities comprising CCG, but the inquiries received over the past years from wireless providers would seem to indicate that this is the case.
13. Again, the issuance of the proper permits for the construction of a monopole(s) or cell tower(s) is within the domain of the municipality in which the proposed site(s) is located. Securing said permits is the responsibility of the Lessee(s).
14. As previously stated, If AMB approval is received, DCAMM will meet with the MIL/MNG to eliminate those areas that are sensitive to the military’s mission, the environment or infringe on existing municipal zoning requirements prior to the issuance of a RFP. Some or all of the remaining area of CCG may be designated as appropriate sites. Again, DCAMM will recommend to the AMB that a second public hearing be held to inform interested parties of the location(s) selected.
15. If AMB approval is received, DCAMM will endeavor to release a RFP sometime during the spring of 2016.
16. DCAMM is unaware of any health studies that have conclusively tied electromagnetic fields to potential health hazards. That being said, if there is an opportunity to site a telecommunications tower or monopole further away from a residential neighborhood than prescribed by the applicable municipal zoning ordinance, DCAMM and the MIL/MNG would certainly encourage the lessee(s) to do so.
17. The number of potential sites is unknown at this time. Assuming AMB Final Project approval, DCAMM and the MIL/MNG will meet to eliminate those areas that are sensitive to the military’s mission, the environment or infringe on existing municipal zoning requirements. We will then determine the most “advantageous” site(s), primarily taking into account vehicular access and utilities availability. Lastly, the number of sites eventually leased is determined by industry



demand for additional telecommunications capacity in the subject area. That demand will not be known until responses to an eventual RFP are received.

18. An emergency generator only cycles on for a brief “test” period during the day, typically only a couple minutes. DCAMM and the MIL/MNG cannot speak to the number of generators to be installed until after responses to an eventual RFP are received or the time of day in which “testing” will take place.
19. The CCG site is unique given its military mission and size. Historically, DCAMM has allowed wireless providers or tower management companies to propose a potential site in their response to a request for proposals. The proposed site is then evaluated with the client agency for appropriateness. Even though a specific site location(s) have yet to be determined, the site is in fact appropriate given industry demand and the non-tax based revenue generation possibilities inherent in the leasing of the vast underutilized space within CCG.
20. DCAMM on behalf of the MIL/MNG complied with all public notice and hearing procedures as required by the AMB statute and regulations.
21. Yes.
22. Typically towers and monopoles are between 120’ and 150’ feet tall. Specific technical information concerning the construction of an eventual site(s) would be included in the lessee’s response to an RFP.

## **COMPETITIVE LEASE DISPOSITION PROCEDURES**

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DCAMM seeks AMB authorization to lease areas within CCG for the construction of monopoles and/or telecommunications towers through the issuance of non-exclusive leases to competitively selected companies in the telecommunications industry for terms of up to 30 years including extension options. Lessees will be selected through a competitive RFP process. DCAMM will administer the lease disposition process as described below. The RFP will solicit proposals beneficial to the Commonwealth and appropriate to the buildings.

### **Competitive Selection Process**

Upon AMB approval of this Final Project Proposal, DCAMM will undertake the following process to select lessees for the sites:

1. Prepare RFP: DCAMM will prepare and issue one or more RFPs as appropriate to lease underutilized areas that have been identified in conjunction with the MIL/MNG. The RFP will contain site specifications, locations, and general terms of the proposed transaction, an outline of submission requirements and a description of the selection process and criteria. The RFP will specify the date, time, and place for submission of proposals.
2. Advertise RFP: The RFP will be advertised in accordance with Chapter 7C, Section 36 in applicable publications as determined by DCAMM.
3. Receive, Evaluate, Select Proposals: Proposals will be submitted to DCAMM by a certain date and time, and at a specific location, all as specified in the RFP. Proposals will be evaluated on criteria specified in the RFP. DCAMM’s Commissioner, upon the recommendation of a designated selection committee, will select the successful proposers.

4. Documentation: DCAMM will prepare the necessary legal documents for the lease transactions.
5. Execute leases: Depending on the number of companies selected and the structure of the transaction, one or more leases may be executed.

## **LAWS AND REGULATIONS TO BE WAIVED**

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DCAMM requests that the AMB waive the following laws and regulations for this proposed transaction:

Laws:

M.G.L. Chapter 7C, Section 33 – Section establishes process for the disposition of surplus state property. Section does not directly apply to the proposed transaction because the proposed site is not “surplus” property; however, it should be waived to make clear that state and local polling is not required for this transaction.

M.G.L. Chapter 7C, Section 34 – Section establishes process for the disposition of surplus state property when legislative authorization exists. Section similarly does not directly apply, but should be waived to make clear that AMB approval is in lieu of express legislative authorization for the proposed project.

M.G.L. Chapter 7C, Section 41 – Section prohibits private use of public land without legislative authorization. AMB approval is requested in lieu of legislative approval.

Regulations:

810 CMR 2.06(2)(c) – The first sentence of this section requires the Commissioner of to certify receipt of an inventory of the agency’s assets and that such inventory is accurate and correct. Such inventory is not applicable to this telecommunications project because the potential lease areas are relatively small, underutilized areas on existing buildings which will continue their current use and operation. The second sentence of Section 2(c) requires the Commissioner to also certify that the project does not conflict with the current and foreseeable needs of any agency of the Commonwealth. Since this transaction does not require state polling, the requirement in this second sentence should be waived to make clear that the Commissioner’s certification is not required.

810 CMR 2.06 (2)(f) – Section requires a traditional real estate appraisal, which in this case, will not adequately determine the value of the lease sites for the proposed specialized telecommunications use. An assessment of lease value is included in this Final Project Proposal.

## **TRUST FUND BENEFICIARIES**

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In accordance with M.G.L. Chapter 7B, Section 8 and 810 CMR 2.09, the Secretary of the Executive Office for Administration and Finance will need to approve the creation of a Trust Fund on behalf of the MIL/MNG. All expenditures from the Trust Fund shall require the prior written authorization of the Secretary of the Executive Office for Administration and Finance. The source of this trust money will be up to 40% of the revenues generated from the long-term leases to telecommunications companies

DCAMM proposes that the revenue generated from this project in year one of the lease be split with 50% being deposited into the General Fund, 25% being deposited into the MIL/MNG Trust Fund, and 25% being deposited into the DCAMM Trust Fund. In all subsequent years, 50% will revert to the General Fund, 40% to the MIL/MNG and 10% to DCAMM. The Trust Fund revenue is proposed to finance on-going facility minor maintenance operating expenses of MIL/MNG at this site, and for costs and expenses of DCAMM, including without limitation, personnel costs, related to developing, implementing and monitoring this and other AMB telecommunications leasing projects, all as approved by the Secretary of the Executive Office for Administration and Finance as described in the Proposal.

In accordance with 810 CMR 2.06(2)(k)(4), the beneficiary of the AMB Trust Fund is the MIL/MNG.

## **AGENCY'S PLAN TO PROVIDE ONGOING INFORMATION**

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### **Implementation**

DCAMM has designated Real Estate Transactions Manager Nicholas Tsaparis as the agency official charged with oversight of this DCAMM Telecommunications Leasing Project.

- At a minimum, DCAMM will provide AMB members with an annual report containing the following information:
- updated project reviews of progress to date;
- explanations on any deviations from the project plan and actual performance;
- identification of any required modification to the project plan and justifications for why such change was necessary;
- identification of selected proposers and status of leases executed and in negotiation; and
- identification of the value and terms of leases executed.

The Real Estate Transactions Manager will also be responsible for satisfying any requests for information emanating from the AMB. DCAMM will be responsible for notifying the AMB in a timely manner should any change occur in the designation of the person responsible for project implementation. DCAMM will appoint a committee of representatives from their finance, facilities, and legal departments. The Real Estate Transactions Manager will coordinate any site visits that may be required.

DCAMM Project Management will collaborate with DCAMM Legal Counsel to prepare RFPs, negotiate leases with potential telecommunications companies and comply with public notice requirements. In addition, DCAMM has assembled a management team to coordinate with and assist in implementing and monitoring the project. DCAMM Project Management will develop and monitor the advertising and marketing strategy for the project which may include advertising the potential leases on the DCAMM web site. DCAMM Project Management will coordinate with DCAMM Finance for collection of lease payments and assist in complying with AMB annual reporting requirements.

## PERSONNEL AND PROPOSAL PREPARATION

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The agency proponent of the project is DCAMM. The competitive process of selecting lease proposals for telecommunications facilities and equipment will be conducted by DCAMM. DCAMM will administer the competitive disposition process to implement the project and will be responsible for monitoring of and reporting on the project. The following staff will be involved in the project:

### Office of Real Estate Management

#### *Nicholas J. Tsaparlis, Real Estate Transactions Manager/Telecommunications Program Manager*

Mr. Tsaparlis has 27 years of experience in public sector policy making, program creation, planning and administration spanning the construction, energy and real estate sectors. He is the manager directly responsible for the administration of the Wireless Telecommunications Leasing Program operated by DCAMM. Mr. Tsaparlis list of real estate accomplishment include; the planned \$250-million dollar development project at Jackson Square, the sale of the former Boston Municipal Incinerator site to the Greater Boston Food Bank, as well as the recently concluded sale of the former Walter E. Fernald Redevelopment Center to the City of Waltham.

#### *Warren A. Madden, Project Manager*

Mr. Madden has 29 years of experience in public sector policy making, program creation, planning and project management in the legislative, tax administration, construction, and real estate sectors. He is a project manager directly responsible for assisting with the administration of the Wireless Telecommunications Leasing Program operated by DCAMM. Mr. Madden's list of real estate accomplishment include; the completed Jackson Commons project that is part of the \$250-million dollar development project at Jackson Square and the successful administration of the Commonwealth's Real Estate Auction Program, which has generated approximately \$44 million in proceeds to the Commonwealth from 2003 to the present.

#### *Jason Hodgkins, Assistant Project Manager/GIS Specialist*

Mr. Hodgkins has over 10 years with the Commonwealth of Massachusetts (DCAMM). He is currently an assistant project manager within the Office of Real Estate Management with a focus on Wireless Telecommunications while also providing Geographic Information System (GIS) services agency wide. Prior to working at DCAMM, Mr. Hodgkins was employed by Gunther Engineering, a land surveying and engineering firm located in South Boston.

### General Counsel's Office

#### *Nancy Loeb, Deputy General Counsel*

Ms. Loeb is an attorney with over thirty years of experience in real estate law. She handles all AMB projects and is involved in real estate acquisition and disposition transactions for DCAMM. Prior to joining DCAMM, she was a real estate associate with the law firm of Parker, Coulter, Daley and White. Prior to that, she was a land use planner for the Town of Brookline.

#### *Steven Zeller, Esq., Deputy General Counsel*

Mr. Zeller has worked in public and private practice for over 25 years focusing on real estate, contracts and public procurement issues. His clients have included the Economic Development and Industrial

Corporation of Boston, the Boston Local Development Corporation, the Massachusetts Bay Transportation Authority and, currently, the DCAMM. Mr. Zeller is working on the team for the Anaerobic Digestion Facility project in Shirley, MA currently under consideration by the AMB.

Outside consultants may be called on as necessary to assist in implementing this Project.

*Proposal Preparation*

No private individual or entity was involved in the preparation of the Project Proposal.

## **ATTACHMENT I: SITE DESCRIPTION**

**Camp Curtis Guild**  
**25 Haverhill Street**  
**Reading, MA 01867**

### ***Proposed Installation:***

Appropriate telecommunications equipment may be installed on the site shown on the plan attached as Attachment II.

### ***Site Description:***

CCG is a more than 700 acre Massachusetts Army National Guard camp located in the towns of Reading, Lynnfield, North Reading and Wakefield, Massachusetts. It is named after former Massachusetts Governor Curtis Guild Jr.

CCG serves a varied fleet of MIL/MNG military vehicles, which support National Guard operations in northeastern Massachusetts. CCG is a large site that falls across the jurisdictions of four separate towns and includes an extensive network of wetlands and other protected natural resource areas.

MIL/MNG has identified CCG as an appropriate location for the installation of wireless tower(s) and equipment by the telecommunications industry. Specific areas within CCG for potential lease will be approved by MIL/MNG prior to issuance of an RFP.

### ***Utilities:***

The providers will be responsible for all utility installations either by separate line or separate meter and for continued operation and maintenance of all utilities. Electric power connectivity is available at the base of the buildings and or structures if available.

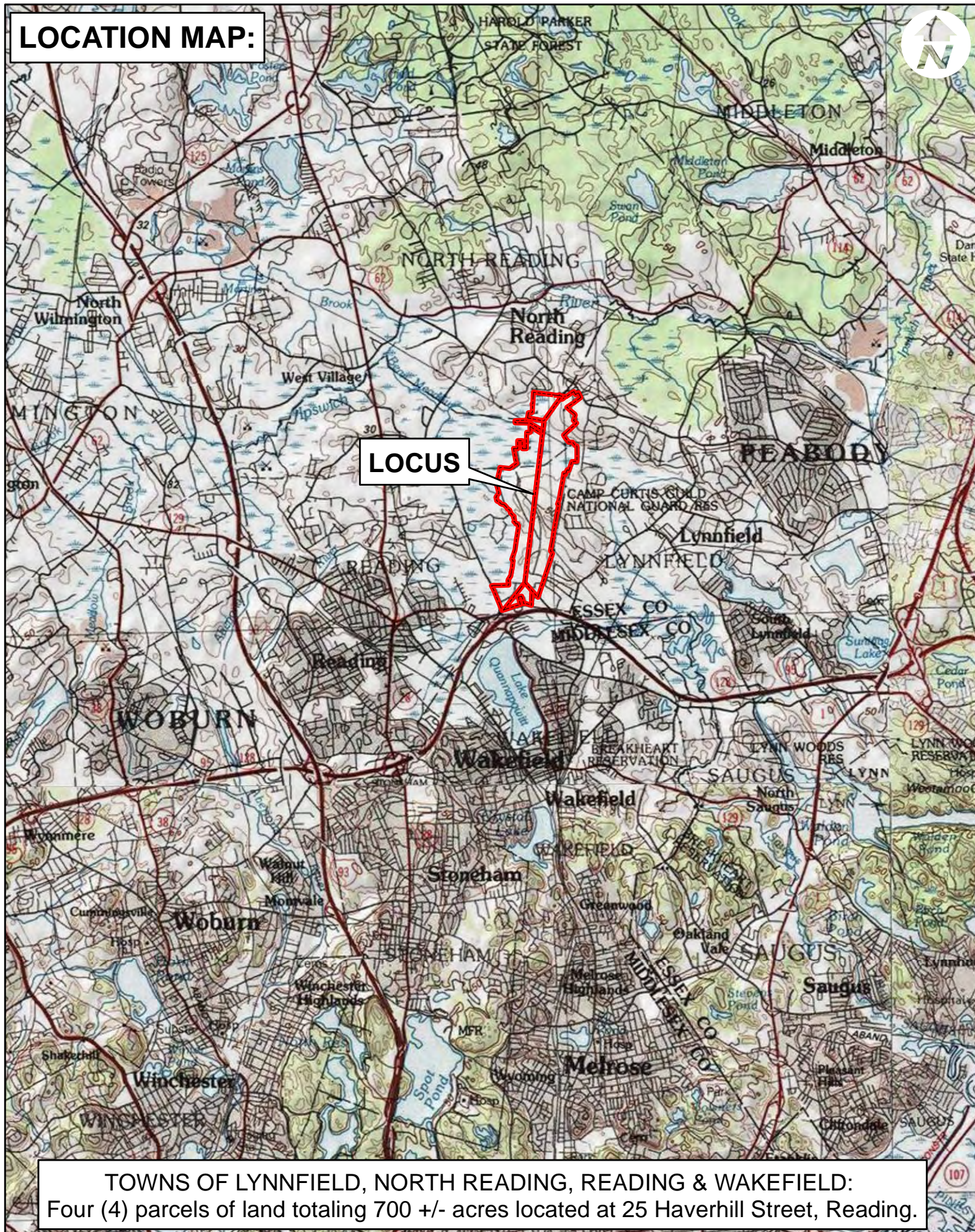
### ***Access and Security:***

Any selected lessee(s) will be required to comply with all access and security provisions established by MIL/MNG.

**ATTACHMENT II: LOCATION MAP and SITE PLAN**




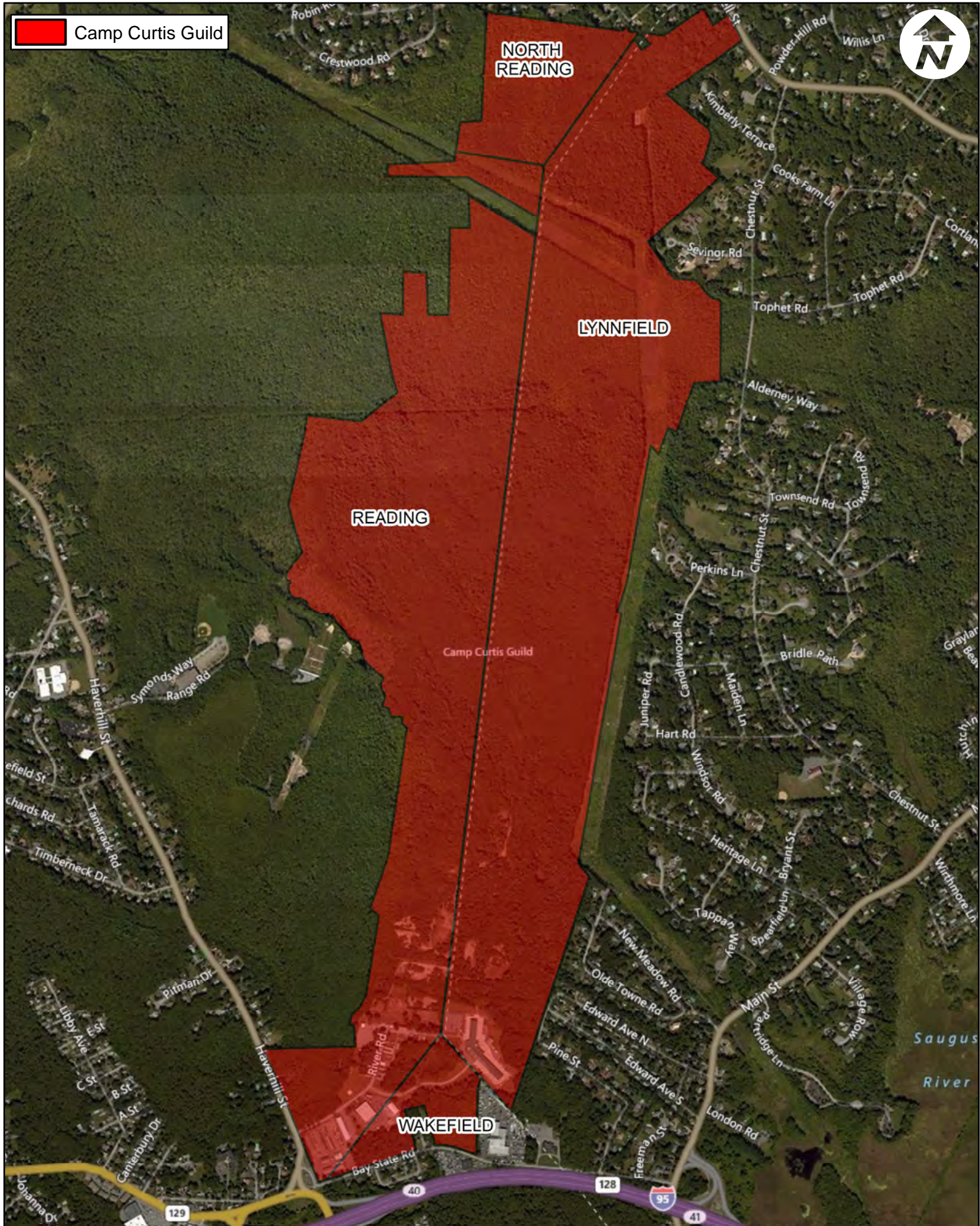
## LOCATION MAP:



TOWNS OF LYNNFIELD, NORTH READING, READING & WAKEFIELD:  
Four (4) parcels of land totaling 700 +/- acres located at 25 Haverhill Street, Reading.



 Camp Curtis Guild





### **ATTACHMENT III: LETTER OF AGENCY SUPPORT**



**The Commonwealth of Massachusetts**  
**Executive Office of Public Safety & Security**  
**Military Division**

2 Randolph Road  
Hanscom AFB, Massachusetts 01731-3001  
Tel: (339) 202-3900  
[www.mass.gov/guard](http://www.mass.gov/guard)

**Charles D. Baker**  
Governor

**Karyn E. Polito**  
Lieutenant Governor

**Daniel Bennett**  
Secretary of Public Safety & Security

**Major General L. Scott Rice**  
The Adjutant General

June 25, 2015

Asset Management Board  
c/o Carol W. Gladstone, Commissioner  
Division of Capital Asset Management and Maintenance  
One Ashburton Place, 15<sup>th</sup> Floor  
Boston, MA 02108

RE: Massachusetts Army National Guard - Preliminary Project Proposal for  
Telecommunications Leasing Project – Camp Curtis Guild located in Lynnfield,  
Wakefield, N. Reading and Reading, MA

Dear Board Members:

The Massachusetts National Guard seeks the Asset Management Board's (AMB) authorization to enter into long term leases with telecommunications providers for the provision of facilities and equipment at the location specified within this Preliminary Project Proposal (PPP).

Prior to submitting this proposal to the AMB, all relevant internal and external market data has been reviewed by the Division of Capital Asset Management and Maintenance (DCAMM) which concluded that, if properly marketed through an open and competitive process, this site will generate a significant revenue stream for both the Massachusetts National Guard and the Commonwealth of Massachusetts. This market analysis was based on a review of national rental averages as well as comparable performing and/or negotiated leases administered by DCAMM that are generating average annual rental payments between \$24,000 and \$60,000.

It is my hope that the AMB will act favorably on our PPP and allow DCAMM to continue to expand telecommunications revenue generation through the long-term lease of a portion of this under-utilized site.

Thank you in advance for your consideration of this proposal. My point of contact for any questions you may have concerning this proposal is Colonel Timothy A. Mullen, State Quartermaster, Military Division, Massachusetts National Guard. Colonel Mullen may be reached at the address above or at (339)-202-3942 and [timothy.a.mullen@state.ma.us](mailto:timothy.a.mullen@state.ma.us).

Sincerely,

L. Scott Rice  
Major General, MA NG  
The Adjutant General

**ATTACHMENT IV: RECOMMENDATION AND APPROVAL OF THE  
FINAL PROJECT PROPOSAL BY SECRETARY OF THE EXECUTIVE  
OFFICE OF PUBLIC SAFETY AND SECURITY**



The Commonwealth of Massachusetts  
Executive Office of Public Safety and  
Security

One Ashburton Place, Room 2133  
Boston, Massachusetts 02108

Tel: (617) 727-7775  
TTY Tel: (617) 727-6618  
Fax: (617) 727-4764  
[www.mass.gov/eops](http://www.mass.gov/eops)

**CHARLES D. BAKER**  
Governor

**KARYN E. POLITO**  
Lt. Governor

**DANIEL BENNETT**  
Secretary

August 31, 2015

Asset Management Board  
C/o Carol W. Gladstone, Chair  
Division of Capital Asset Management and Maintenance  
One Ashburton Place, 15th Floor  
Boston, Massachusetts 02108

Dear Board Members:

I am writing to request that the Asset Management Board (AMB) approve a Telecommunications Leasing Project for the Military Division/Massachusetts National Guard property located at Camp Curtis Guild in Reading, Lynnfield, North Reading and Wakefield as articulated in the Final Project Proposal (FPP) dated September 16, 2015, which is to be submitted by the Division of Capital Asset Management and Maintenance (DCAMM) on the agency's behalf. I have reviewed the FPP and believe it to be in the best interest of the agency and the Commonwealth.

Also, please be advised that the FPP requests that a Trust Fund be established on behalf of the Military Division/Massachusetts National Guard for the receipt of the lease revenue accruing to the agency as a result of the revenue sharing formula articulated in the FPP.

- 1) This Trust Fund will be used to finance on-going facility minor maintenance operating expenses of the Military Division/Massachusetts National Guard.
- 2) All expenditures from such Trust Fund shall require the specific, prior written authorization of the Executive Office of Public Safety and Security and the Secretary of Administration and Finance.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in cursive script that reads "Daniel Bennett".

Daniel Bennett, Secretary  
Executive Office of Public Safety and Security

V. **RECOMMENDATION AND APPROVAL OF THE FINAL PROJECT  
PROPOSAL AND THE TRUST FUND BY THE SECRETARY OF  
THE EXECUTIVE OFFICE FOR ADMINISTRATION AND  
FINANCE**

## **VI. NOTICE OF INTENT**

Commonwealth of Massachusetts  
Executive Office of Public Safety/Military Division

**Notice of Intent to Submit Final Project Proposal to the Asset Management Board and Public Hearing for the Siting of Telecommunications Infrastructure at Camp Curtis Guild**

The Commonwealth of Massachusetts, Executive Office of Public Safety/Military Division, hereby gives notice under 810 CMR 2.05 that it intends to submit a Final Project Proposal to the Asset Management Board and that it will hold a public hearing on the proposed project which has been granted Preliminary Project Approval by the Board. The proposed project is for the Siting of Telecommunications Infrastructure at Camp Curtis Guild (CCG), located at 25 Haverhill Street in the town of Reading. The property consists of approximately 700 acres of land with the buildings and improvements thereon. The estimated lease value of the under-utilized portions of the proposed Asset is between \$574,000 and \$785,000 assuming a 30 year term. Underutilized areas within the CCG Site are proposed to be disposed of via a non-exclusive 30 year lease consisting of a five-year initial term and five equal extension options. The lessee(s) would procure the right(s) to construct wireless telecommunications towers or monopoles on a portion(s) of the site through a competitive process.

The public can obtain copies of the draft Final Project Proposal at two locations: at the Commonwealth of Massachusetts Military Division (Colonel Timothy A. Mullen, State Quartermaster) Massachusetts National Guard Joint Force Headquarters, 2 Randolph Road, Hanscom Air Force Base, MA, 01731, telephone: 339-202-3942 ) or at the Division of Capital Asset Management and Maintenance (Attn: Jason Hodgkins, Project Manager, DCAMM, One Ashburton Place, 14th Floor, Boston, MA 02108, telephone: 857-204-1407). Copies of the draft Final Project Proposal may also be obtained by submitting a written request to Jason Hodgkins at the above referenced DCAMM address.

The public hearing will be held on August 26, 2015 from 6:30 p.m. to 7:30 p.m. at Camp Curtis Guild, 25 Haverhill Street, Reading, MA, Massachusetts Army National Guard Field Maintenance Shop (FMS), Building L0009, First Floor Classroom (Room # 103). The public is invited to comment on the proposed project at the public hearing. All comments must be received in writing to the Division of Capital Asset Management and Maintenance, attn.: Jason Hodgkins, One Ashburton Place, Boston, MA, 02108 or via e-mail to [jason.hodgkins@state.ma.us](mailto:jason.hodgkins@state.ma.us) by August 26, 2015.

Due to current security measures in place in light of recent national events, all meeting attendees will need proper identification to enter the CCG Reading Installation from the public street. It is expected that there will be a military member checking identification at the main gate to the facility. Those driving will need a valid driver's license. Passengers and pedestrians seeking access will also need proper identification (e.g., driver's license).



**VII. MINUTES of PUBLIC HEARING and LETTER(S) OF PUBLIC COMMENT**



CHARLES D. BAKER  
GOVERNOR

KARYN E. POLITO  
LIEUTENANT GOVERNOR

*The Commonwealth of Massachusetts*  
*Executive Office for Administration and Finance*  
*Division of Capital Asset Management and Maintenance*  
*One Ashburton Place*

*Boston, Massachusetts 02108*

*Tel: (617) 727-4050*

*Fax: (617) 727-5363*

KRISTEN LEPORE  
SECRETARY  
ADMINISTRATION & FINANCE

CAROL W. GLADSTONE  
COMMISSIONER

**PUBLIC HEARING MINUTES RELATIVE TO DCAMM'S INTENTION TO SUBMIT A  
FINAL PROJECT PROPOSAL TO THE ASSET MANAGEMENT BOARD  
ON BEHALF OF THE MILITARY DIVISION/MASSACHUSETTS NATIONAL GUARD**

**CAMP CURTIS GUILD, 25 HAVERHILL STREET, READING, MA**

**AUGUST 26, 2015**

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The following public comments were received during the PUBLIC HEARING held on August 26, 2015 at Camp Curtis Guild, Massachusetts Army National Guard Field Maintenance Shop (FMS), building 10009, first floor classroom (Room # 103), 25 Haverhill Street, Reading, MA, concerning the submission of a Final Project Proposal (FPP) to the Asset Management Board (AMB) for the proposed installation of telecommunications facilities and/or equipment at Camp Curtis Guild in Lynnfield, North Reading, Reading and Wakefield, MA. The public hearing was conducted by Nicholas Tsaparis, Real Estate Transactions Manager and Jason Hodgkins, Assistant Project Manager representing the Division of Capital Asset Management and Maintenance (DCAMM). Nine people were in attendance as listed on the attached sign-in sheet.

1. The public hearing commenced at 6:30 P.M.
2. Mr. Tsaparis read aloud the attached Notice of Intent for the FPP as required.
3. Mr. Tsaparis gave an introduction of the proposed telecommunications project as well as the history and procedures of the AMB.
4. Attendees were then asked to offer questions and comments. Please refer to the Public Review and Comment section of the FPP for an itemized listing of said questions and the DCAMM MIL/MNG response.
5. The public hearing concluded when the public had no further questions or comments.
6. Mr. Tsaparis indicated to all that the deadline for written comments to the FPP was August 31<sup>st</sup>, 2015.
7. The hearing was concluded at 7:30 P.M.

Nickolas Tsaparis  
Real Estate Transactions Manager  
Office of Real Estate Management

Date 8-1-15  
Attachments: Notice of Intent  
Sign-in Sheet

Commonwealth of Massachusetts  
Executive Office of Public Safety/Military Division

**Notice of Intent to Submit Final Project Proposal to the Asset Management Board and Public Hearing for the Siting of Telecommunications Infrastructure at Camp Curtis Guild**

The Commonwealth of Massachusetts, Executive Office of Public Safety/Military Division, hereby gives notice under 810 CMR 2.05 that it intends to submit a Final Project Proposal to the Asset Management Board and that it will hold a public hearing on the proposed project which has been granted Preliminary Project Approval by the Board. The proposed project is for the Siting of Telecommunications Infrastructure at Camp Curtis Guild (CCG), located at 25 Haverhill Street in the town of Reading. The property consists of approximately 700 acres of land with the buildings and improvements thereon. The estimated lease value of the under-utilized portions of the proposed Asset is between \$574,000 and \$785,000 assuming a 30 year term. Underutilized areas within the CCG Site are proposed to be disposed of via a non-exclusive 30 year lease consisting of a five-year initial term and five equal extension options. The lessee(s) would procure the right(s) to construct wireless telecommunications towers or monopoles on a portion(s) of the site through a competitive process.

The public can obtain copies of the draft Final Project Proposal at two locations: at the Commonwealth of Massachusetts Military Division (Colonel Timothy A. Mullen, State Quartermaster) Massachusetts National Guard Joint Force Headquarters, 2 Randolph Road, Hanscom Air Force Base, MA, 01731, telephone: 339-202-3942 ) or at the Division of Capital Asset Management and Maintenance (Attn: Jason Hodgkins, Project Manager, DCAMM, One Ashburton Place, 14th Floor, Boston, MA 02108, telephone: 857-204-1407). Copies of the draft Final Project Proposal may also be obtained by submitting a written request to Jason Hodgkins at the above referenced DCAMM address.

The public hearing will be held on August 26, 2015 from 6:30 p.m. to 7:30 p.m. at Camp Curtis Guild, 25 Haverhill Street, Reading, MA, Massachusetts Army National Guard Field Maintenance Shop (FMS), Building L0009, First Floor Classroom (Room # 103). The public is invited to comment on the proposed project at the public hearing. All comments must be received in writing to the Division of Capital Asset Management and Maintenance, attn.: Jason Hodgkins, One Ashburton Place, Boston, MA, 02108 or via e-mail to [jason.hodgkins@state.ma.us](mailto:jason.hodgkins@state.ma.us) by August 26, 2015.

Due to current security measures in place in light of recent national events, all meeting attendees will need proper identification to enter the CCG Reading Installation from the public street. It is expected that there will be a military member checking identification at the main gate to the facility. Those driving will need a valid driver's license. Passengers and pedestrians seeking access will also need proper identification (e.g., driver's license).



CHARLES D. BAKER  
GOVERNOR

KARYN E. POLITO  
LIEUTENANT GOVERNOR

*The Commonwealth of Massachusetts*  
*Executive Office for Administration and Finance*  
*Division of Capital Asset Management and Maintenance*  
*One Ashburton Place*

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KRISTEN LEPORE  
SECRETARY  
ADMINISTRATION & FINANCE

CAROL W. GLADSTONE  
COMMISSIONER

**COMMONWEALTH OF MASSACHUSETTS**  
**DIVISION OF CAPITAL ASSET MANAGEMENT AND MAINTENANCE**  
**NOTICE OF PUBLIC HEARING**  
**TOWN OF READING**

**SITING OF TELECOMMUNICATIONS INFRASTRUCTURE**  
**AT CAMP CURTIS GUILD**  
**25 HAVERHILL STREET, READING, MA**  
**SIGN IN SHEET**

**PUBLIC HEARING HELD ON WEDNESDAY, AUGUST 26, 2015 AT 6:30PM**  
**CAMP CURTIS GUILD, MASSACHUSETTS ARMY NATIONAL GUARD FIELD**  
**MAINTENANCE SHOP (FMS), BUILDING L0009, FIRST FLOOR CLASSROOM**  
**(ROOM # 103)**  
**25 HAVERHILL STREET, READING, MA**

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE / EMAIL</u>
1. MICHAEL SARGENT	Town Hall N. Reading	978-357-5226
2. Tom Terranova	Town of Lynnfield, Selectman	tomtselectman@gmail.com
3. Susan Mattia	25 Pine St Lynnfield	smattia19@gmail.com
4. Jim Reck	3 Lady'slipper Ln N. Reading	781-389-6909
5. STEPHEN SMITH	25 HAVERHILL ST READING	stephen.f.smith.nil@mail
6. Bill Jacques	25 HAVERHILL ST READING	william.h.jacques.nfg@mail
7. KEITH JORISQU	2 RANDOLPH RD, HANSCOM	KEITH.J.JORISQU.NFG@mail
8. Tim Mullen	2 Randolph Rd Haverhill	3392023945
9. Josephine Markey	22 Pine St. Lynnfield	jomarkey@verizon.net
10.		



**From:** [Phil Crawford](#)  
**To:** [Hodgkins, Jason \(DCP\)](#)  
**Subject:** Re: Camp Curtis Guild - Cell Tower  
**Date:** Thursday, August 27, 2015 3:57:46 PM  
**Attachments:** [image001.png](#)

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ThankYou!

On Thu, Aug 27, 2015 at 3:37 PM, Hodgkins, Jason (DCP)  
<[jhodgkins@massmail.state.ma.us](mailto:jhodgkins@massmail.state.ma.us)> wrote:

Hi Phil,

We have not yet begun the process of identifying any locations. Our first order of business is to receive AMB approval. If received, we will then work with the Military to locate areas that are good potential site(s). That process will obviously exclude much of the property within CCG. After that we will most likely have another public hearing.

That's pretty much where we stand with regards to the location and yes, we were informed yesterday of the pipeline work at the northerly park of the property.

Thanks - Jason

**From:** Phil Crawford [mailto:[philcrawfordbos@gmail.com](mailto:philcrawfordbos@gmail.com)]  
**Sent:** Thursday, August 27, 2015 2:52 PM  
**To:** Hodgkins, Jason (DCP)  
**Subject:** Re: Camp Curtis Guild - Cell Tower

Hi Jason,

I have reviewed the proposal and was wondering if any specific sites were discussed and, if so, could you point them out.

A new Natural Gas pipeline is being proposed for the northern section of the CCG property on the Lynnfield side.

Any other relevant information that came out in your discussions would be appreciated.

Thank You!

Phil

**Phil Crawford**

**Chairman, Lynnfield Board of Selectmen**

On Thu, Aug 27, 2015 at 2:01 PM, Hodgkins, Jason (DCP)  
<[jhodgkins@massmail.state.ma.us](mailto:jhodgkins@massmail.state.ma.us)> wrote:

Hi Phil,

Sorry to hear you were unable to attend the public hearing last night, we did notify/send to the Town of Lynnfield: Clerks Office the public hearing notice and we also sent you by certified mail the public hearing notice on August 12th. We also published the notice in the Lynnfield Villager twice on August 12<sup>th</sup> and the 19th.

I have attached the PPP and the notice for your records.

Thank you and as always if you have any questions or comments please do not hesitate to contact us.

**Jason Hodgkins**

**Assistant Project Manager/GIS Coordinator**

Commonwealth of Massachusetts

Division of Capital Asset Management & Maintenance (DCAMM)

Office of Real Estate Management

One Ashburton Place, 14th Floor

Boston, Massachusetts 02108

P. [\(857\) 204-1407](tel:(857)204-1407)

F. [\(617\) 727-6074](tel:617-727-6074)

[jason.hodgkins@state.ma.us](mailto:jason.hodgkins@state.ma.us)

[www.mass.gov/dcamm](http://www.mass.gov/dcamm)



**From:** Phil Crawford [mailto:[philcrawfordbos@gmail.com](mailto:philcrawfordbos@gmail.com)]  
**Sent:** Thursday, August 27, 2015 1:27 PM  
**To:** Hodgkins, Jason (DCP)  
**Subject:** Camp Curtis Guild - Cell Tower

Hello Jason,

My name is Phil Crawford and I am the Chairman of the Board of Selectmen in the Town of Lynnfield. I received the notice for last nights meeting about 2 hours prior to the meeting. I was unable to attend and/or receive any information on the proposed Cell Tower.

I would appreciate it if you could forward me a copy of the proposal and the possible sites.

I hope this is something you can e-mail to me but if not, I can pick it up at your office as I work downtown near your building.

Thank You!

Phil

**Phil Crawford**

**Chairman, Lynnfield Board of Selectmen**



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**Phil Crawford**  
**Chairman, Lynnfield Board of Selectmen**

**From:** Hodgkins, Jason (DCP)  
**To:** ["Susan Mattia"](#)  
**Subject:** RE: Telecommunications infrastructure at Camp Curtis Guild  
**Date:** Tuesday, September 01, 2015 8:29:00 AM  
**Attachments:** [image001.png](#)

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Susan,

Thank you for responding and providing your comments/questions below in regards to the public hearing. We will respond to your questions and include both your questions and our answers and present them along with the Final Project Proposal (FPP) to the Asset Management Board (AMB).

Regards –

**Jason Hodgkins**

**Assistant Project Manager/GIS Coordinator**

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[jason.hodgkins@state.ma.us](mailto:jason.hodgkins@state.ma.us)

[www.mass.gov/dcamm](http://www.mass.gov/dcamm)



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**From:** Susan Mattia [mailto:[smattia19@gmail.com](mailto:smattia19@gmail.com)]  
**Sent:** Monday, August 31, 2015 4:57 PM  
**To:** Hodgkins, Jason (DCP)  
**Cc:** [tomtselectman@gmail.com](mailto:tomtselectman@gmail.com)  
**Subject:** Fwd: Telecommunications infrastructure at Camp Curtis Guild

**From:** Susan Mattia <[smattia19@gmail.com](mailto:smattia19@gmail.com)>  
**Date:** August 31, 2015 at 4:54:44 PM EDT  
**To:** "[jason.hodgkins@stat.ma.us](mailto:jason.hodgkins@stat.ma.us)" <[jason.hodgkins@stat.ma.us](mailto:jason.hodgkins@stat.ma.us)>  
**Subject:** Telecommunications infrastructure at Camp Curtis Guild

Hello Jason,

Here are my comments after the meeting held August 26 at CGG:

1. Location of towers is of concern based on the proximity of residential areas and wetlands within the camp. I understood from the meeting that the eventual

lessees would have to comply with local zoning, and, that the FCC has certain guidelines that everyone has to follow. There are still unknowns about potential health hazards from electromagnetic fields. Will DCAMM and MIL/MNG take into consideration that a safety zone or safe distance from residences be a priority when choosing the site?

2. How many cell towers and bases will be permitted at the site: again, this is a concern because of the unknown potential health hazards.

3. Noise levels: at the meeting, it was noted that there would be minimal noise from back up generator testing. Will testing be limited to certain hours during the day? How long will the generators run? And how many would be running at one time?

4. It was a surprise that the areas to be leased had not been identified as of the meeting date, yet, we the public were told this was our only opportunity for comment. The project summary identifies that the MIL/MNG has identified CGG as an appropriate location. Interesting that they feel it is appropriate but they don't know where.

5. It was also a surprise that there was so little advance communication - the local awareness was negligible. Communication was made in a subscription only newspaper during peak summer vacation season. I felt fortunate that I checked my mail and read the newspaper the day before the meeting.

6. The border of CGG along the Lynnfield boundary is heavily populated by residential areas. It appears that the Wakefield end of CGG is heavily utilized by current camp uses. Will this be taken into consideration when choosing the site?

7. How tall would the towers / monopoles be? I hope that camouflage in a natural way will be a requirement in the RFP.

Thank you for the opportunity to comment.

Sincerely,  
Susan Mattia  
25 Pine St  
Lynnfield, MA

Sent from my iPad

**From:** [Tsaparlis, Nicholas \(DCP\)](#)  
**To:** [Hodgkins, Jason \(DCP\)](#)  
**Subject:** FW: Telecommunications infrastructure at Camp Curtis Guild  
**Date:** Tuesday, September 01, 2015 2:40:14 PM

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**From:** Tom Terranova [mailto:tomtselectman@gmail.com]  
**Sent:** Tuesday, September 01, 2015 12:07 PM  
**To:** Tsaparlis, Nicholas (DCP)  
**Cc:** Susan Mattia  
**Subject:** Telecommunications infrastructure at Camp Curtis Guild

Dear Jason,  
Dear Nicholas,

Thank you for holding the August 26, 2015 meeting at Camp Curtis Guild regarding the Proposed Cell Towers.

I must say that I am amazed that DCAMM is asking for Public input regarding potential cell tower(s) installation with such little information provided to the Public. Questions that I am requesting answers to are:

1. How many cell towers will be installed?
2. How many antenna's or reflectors will be installed on each tower?
3. What is the height of each tower?
4. What is the location(s) of the cell towers?
5. Will they be seen from an abutters property?
6. Proximity to residences?
7. What are the potential health hazards from the electromagnetic fields?
8. How often will the back up generators run?
9. When the back up generators run, how long and loud is it when it runs?
10. Where will the dedicated electric line be derived?
11. Who will compensate the home owners for the reduced home values?

These are just a few questions that come to mind before I can offer an educated opinion regarding the situation..

During the meeting I mentioned that Lynnfield residents successfully opposed a cell tower located on the corner of Lowell and Chestnut Street. If a Cell Tower is proposed in that geographical area it would be fair to assume they will oppose a Cell Tower site that will be seen and heard.

Please provide answers to the above questions? If answers to the questions are not available my opinion is please refrain from authorizing the installation of Cell Tower(s) until the questions are answered.

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Kind Regards,

Tom

Tom Terranova  
Selectman  
Cell: 781-799-0734

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