

SPECIAL CITY COUNCIL AGENDA – AMENDED JUNE 24, 2026

Wednesday, June 24, 2026 at 6:00 p.m.

50 Payson Ave., Second Floor Meeting Area & remote* by Google Meet

****As allowed by the state through June 30, 2027***

Google Meet joining info
 Video call link: <https://meet.google.com/dhz-itdk-vnt>
 Or dial: (US) +1 413-359-0793 PIN: 992 572 579#
 More phone numbers: <https://tel.meet/dhz-itdk-vnt?pin=3250364960483>

1. Roll Call
2. Public Hearing

PUBLIC HEARING STARTING AT 6:00 P.M.

Fiscal Year 2027 Municipal Budget

(continued from June 17, 2026)

3. **Public Speak**

	<u>Action Required</u>	<u>Information</u>
4. City Council Resolution opposing a proposed cell phone tower at 1 Cook Rd., Southampton (Updated Resolution added 6/24/26)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Request from Eversource to set a public hearing for permission to install one (1) jointly owned 35’ utility pole which will extend facilities to the new home at 32 Knipfer Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Request from Eversource to set a public hearing for permission to install (1) Solely owned pole along Greenwood Court to provide electrical service to 20 Greenwood Court. (Request received in mail 6/24/2026)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. Adjourn.



**CITY OF EASTHAMPTON
OFFICE OF THE CITY COUNCIL**

Easthampton Municipal Building
50 Payson Ave., Ste. 100
Easthampton, Massachusetts 01027-2260
Telephone #: (413) 529-1400, ext. 460

**Easthampton City Council Resolution Opposing The Proposed Cell Tower At
1 Cook Road, Southampton, Massachusetts**

WHEREAS, Easthampton and Southampton have a relationship built on reciprocity and respect, sharing emergency services, mutual aid, water and sewer resources;

WHEREAS, Easthampton advocated on behalf of Southampton when the City of Westfield proposed erecting a lithium battery energy system on Southampton's border, citing that the facility would lower the value of Southampton homes and put Southampton residents at risk;

WHEREAS, a telecommunications company has proposed the construction of a cellular communications tower at 1 Cook Road in Southampton, Massachusetts directly on Easthampton's border; and

WHEREAS, the proposed tower would be located immediately adjacent to established residential neighborhoods in Easthampton, placing a large industrial telecommunications structure within direct view of numerous homes and families; and

WHEREAS, the residents most significantly affected by this proposal are not solely Southampton residents, but also many Easthampton residents whose homes lie within close proximity to the proposed site and who would bear the visual, economic, and quality-of-life impacts of the project despite having no vote in Southampton's municipal decisions; and

WHEREAS, homeowners in the surrounding neighborhoods have invested their life savings, time, and labor into purchasing and maintaining their homes with the reasonable expectation that the character of their residential community would be protected from incompatible industrial development; and

WHEREAS, the proposed tower would permanently alter the landscape of the area, introducing a highly visible commercial structure that would dominate views from homes, yards, streets, and public spaces throughout the surrounding neighborhoods; and

WHEREAS, studies and market analyses have documented concerns regarding diminished property desirability and potential reductions in residential property values associated with the proximity of large telecommunications towers; and

WHEREAS, some residents have raised earnest concerns regarding the long-term effects of radiofrequency emissions and believe that public officials should exercise caution when approving infrastructure projects located in close proximity to family homes and children; and

WHEREAS, residents support reliable cellular service and recognize the importance of telecommunications infrastructure, but strongly reject the false choice between improved service and protecting residential neighborhoods; and

WHEREAS, no compelling evidence has been presented demonstrating that this specific location is the only feasible location available within Southampton or that less intrusive alternatives have been fully exhausted; and

WHEREAS, the burden of this project falls overwhelmingly on nearby residents while the financial benefits accrue primarily to private corporations and property owners involved in the lease arrangement; and

WHEREAS, approval of this proposal would create a precedent that places private corporate interests above the preservation of our Easthampton residential charm, property rights, and community well-being;

NOW, THEREFORE, BE IT RESOLVED that the Easthampton City Council opposes the construction of the proposed cellular communications tower at 1 Cook Road until additional consideration is made for alternate sites and more information is made available to the impacted residents in the surrounding neighborhoods.

BE IT FURTHER RESOLVED that the Easthampton City Council respectfully requests that the Southampton Planning Board require the applicant to demonstrate through independent and objective analysis that no alternative locations exist that would result in less harm to surrounding residential neighborhoods.

BE IT FURTHER RESOLVED that the Planning Board give substantial weight to the testimony of affected residents whose homes, property values, daily views, and quality of life would be directly impacted by this proposal.

BE IT FURTHER RESOLVED that Easthampton City Councilors publicly advocate for the interests of affected residents and ensure that municipal decisions do not unfairly impose economic and aesthetic burdens on neighboring communities.

BE IT FURTHER RESOLVED that no approval be granted until a comprehensive review of alternative sites, co-location opportunities, visual impacts, property value impacts, and neighborhood effects has been completed and made available for public review.

BE IT FURTHER RESOLVED that the Easthampton City Council respectfully urges the Southampton Planning Board to preserve the residential aesthetic of our neighborhoods, protect the value of our homes, respect the voices of affected families, and reject the proposed cell tower at 1 Cook Road until all alternatives are considered in good faith.

BE IT FINALLY RESOLVED that the Easthampton City Council implores Mayor Derby to contact the Town Administrator, Town Clerk and the Selectboard members of Southampton, requesting that a different cell tower location be considered.

The residents of Easthampton and Southampton deserve reliable cellular service. They also deserve solutions that do not place a massive industrial structure directly across from homes, disrupt the predominant land use of established neighborhoods, or force residents to bear the costs of a project from which they receive little benefit. We respectfully ask the Southampton Planning Board to deny this proposal and require the exploration of more appropriate alternatives.

Approved on the ____ day of _____, 2026.

EASTHAMPTON CITY COUNCIL

In accordance with Section 3-7 of the Easthampton Home Rule Charter, the following order, resolution or vote adopted by the City Council is presented to the Mayor for approval:

Mayor Salem Derby

Date



RECEIVED

2026 JUN 17 AM 11:15

EASTHAMPTON, MASS.
OFFICE OF THE CITY CLERK

333 West Street
Pittsfield, MA 01201
(800) 286-2000

May 18, 2026

Koni Denham, President
City Council of Easthampton
50 Payson Avenue
Easthampton, MA 01027

Ms. Denham
Dear ~~Mr. McCoy~~,

Under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof, a public hearing IS NECESSARY on the attached petitions. Please schedule a public hearing at your earliest convenience for the attached Orders. **Due to time restraints, EVERSOURCE requests the scheduling of the Public Safety Council Meeting on the same day as the Public Hearing.**

A signed original of each document should be returned to EVERSOURCE & VERIZON respectively with your approval, disapproval or comment noted thereon, and the final original may be retained for your files. Recording of the petitions is not necessary. When adopted, please forward the Order to the Town Clerk for recording.

Town Clerk, please return signed and recorded orders to:

R. Nicole Davies
District Representative
Eversource
55 Russell Street
Hadley, MA 01035

Mr. Albert Bessette, Jr.
Manager – Right of Way
Verizon New England, Inc.
365 State Street
Springfield, MA 01105

NOTE: On questions pertaining to the orders call Jesse Martin at (413) 585-1735.

Sincerely,

R. Nicole Davies
District Representative
WR# 25774535 - 80547208

Enclosures



PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council of the City of Easthampton, Massachusetts.

NSTAR ELECTRIC COMPANY DBA EVERSOURCE ENERGY and VERIZON NEW ENGLAND, INC. request permission to remove, relocate, construct and maintain a line of poles, wires, cables and fixtures, including the necessary sustaining and protecting fixtures to be owned and used in common by your petitioners, along and across the following public way:

Location – Eversource requests permission to install one (1) jointly owned 35’ utility pole approximately 18 feet from the road centerline, 48 feet easterly of pole 91/B14 and 30 feet westerly of pole 91/B15 on Knipfer Avenue.

Reason – New pole will extend facilities across Knipfer Avenue to the new home at #32 Knipfer Avenue.

Wherefore they pray that after due notice and hearing as provided by law, they be granted joint or identical locations for and permission to construct and maintain a line of poles, wires and cables, together with such sustaining and protecting fixtures as they may find necessary, said poles to be erected substantially in accordance with the field plan herewith and made a part hereof marked **25774535 - 80547208**.

Also, for permission to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioners agree to reserve space for one crossarm at a suitable point on each of said poles for the fire and police telephone signal wires belonging to the municipality and used by it exclusively for municipal purposes.

NSTAR ELECTRIC COMPANY DBA EVERSOURCE ENERGY

By 
District Representative

VERIZON NEW ENGLAND, INC.

By 
Manager Right-of-Way

Dated this 18th day of May 2026





ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

By the City Council of the City of Easthampton, Massachusetts.

Notice having been given and a public hearing held, as provided by law,
IT IS HEREBY ORDERED

that NSTAR ELECTRIC COMPANY DBA EVERSOURCE ENERGY and VERIZON NEW ENGLAND, INC. be and they are hereby granted joint or identical locations for and permission to remove, relocate, construct and maintain a line of poles and their respective wires and cables to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way hereinafter referred to, as requested in petition of said Companies dated the 18th day of May, 2026.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonably straight, and shall be set substantially at the points indicated upon the plan marked **25774535 - 80547208** filed with and made a part of said petition. There may be attached to said poles by said NSTAR ELECTRIC COMPANY DBA EVERSOURCE ENERGY not to exceed 18 wires and 2 cables, and by VERIZON NEW ENGLAND INC. not to exceed 40 wires and 4 cables, and all of said wires and cables shall be placed at a height of not less than 18 feet from the ground at highway crossings, and not less than 12 feet from the ground elsewhere.

The following is the public way along which the poles above referred to may be erected, and the number of poles which may be erected thereon under this order:

Location – Eversource requests permission to install one (1) jointly owned 35' utility pole approximately 18 feet from the road centerline, 48 feet easterly of pole 91/B14 and 30 feet westerly of pole 91/B15 on Knipfer Avenue.

Reason – New pole will extend facilities across Knipfer Avenue to the new home at #32 Knipfer Avenue.

Also, that permission be and thereby is granted to each of said Companies to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each may desire for distributing purposes.

Iron Copy

I hereby certify that the foregoing order was adopted at a meeting of the City Council of Easthampton, Massachusetts, held on the _____ day of _____, 2026.

Clerk of Selectmen

We hereby certify that on _____ 2026, at _____ o'clock ___ M, at _____ a public hearing was held on the petition of the NSTAR ELECTRIC COMPANY DBA EVERSOURCE ENERGY and VERIZON NEW ENGLAND INC. for permission to remove, relocate, construct and maintain a line of poles, wires, cables, fixtures and connections described in the order herewith recorded, and that we mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the way upon which the Companies are permitted to construct the line of poles, wires, cables, fixtures and connections under said order. And that thereupon said order was duly adopted.

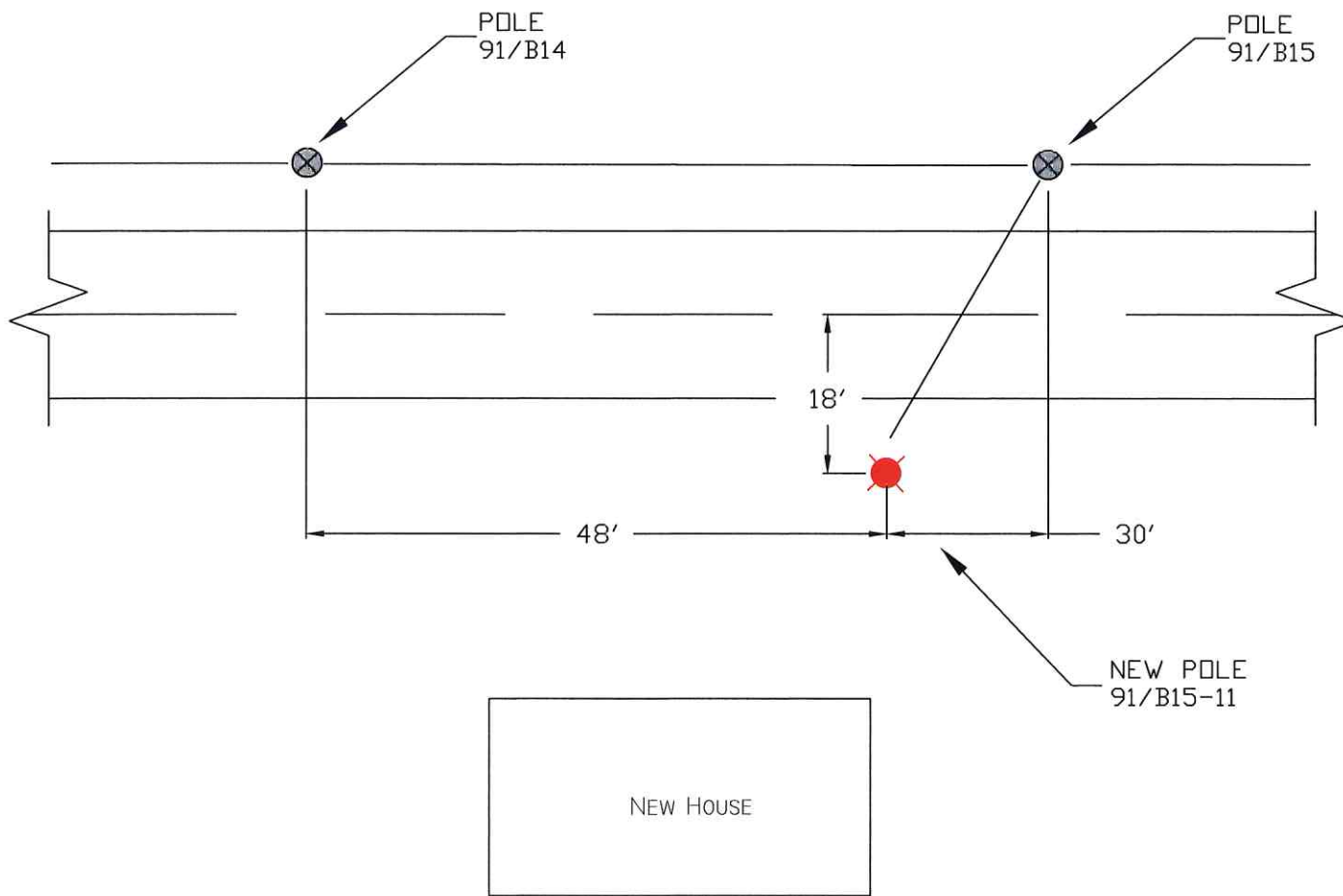
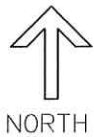
City Council of Easthampton, Massachusetts.

CERTIFICATE

I hereby certify that the foregoing is a true copy of a joint location order and certificate of hearing with notice adopted by the City Council of Easthampton, Massachusetts, on the _____ day of _____ 2026 and recorded with the records of location orders of said town, Book _____, Page _____. This certified copy is made under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:

City Clerk



LEGEND

- PROPOSED JOINT POLE
- PROPOSED EVERSOURCE POLE
- EXISTING JOINT POLE
- EXISTING EVERSOURCE POLE
- EXISTING EVERSOURCE POLE TO BE JOINT
- EXISTING FOREIGN POLE TO BE JOINT
- PROPOSED PAD MOUNT TRANSFORMER
- EXISTING PAD MOUNT TRANSFORMER
- EXISTING MANHOLE
- UG EXISTING CONDUIT
- UG PROPOSED CONDUIT
- PROPOSED HANDHOLE
- EXISTING HANDHOLE
- ANCHOR
- PROPOSED SILO
- EXISTING SILO
- HEXHOLE

PROPRIETARY INFORMATION:
 THE INFORMATION ON THIS MAP SHALL BE CONSIDERED PROPRIETARY TO EVERSOURCE AND THE USER (WHICH SHALL BE DEFINED AS ANY PERSON OR ENTITY WHO HAS RECEIVED THE MAP THROUGH SALE, PURCHASE, EXCHANGE, GIFT OR OTHERWISE) SHALL KEEP IT IN CONFIDENCE AND SHALL NOT FURNISH OR DISCLOSE IT TO ANY THIRD PARTY WITHOUT PRIOR WRITTEN PERMISSION OF EVERSOURCE UTILITIES.

EVERSOURCE
ENERGY

PETITION PROPOSAL
 32 KNIPFER AVE
 EASTHAMPTON

PURPOSE AND DESCRIPTION:

EVERSOURCE IS REQUESTING PERMISSION TO INSTALL (1) 35' UTILITY POLE, TO BE NUMBERED 91/B15-II ALONG KNIPFER AVE EXTENDING FACILITIES ACROSS KNIPFER AVE TO THE NEW HOME AT #32. THE POLE WILL BE ON THE SOUTHERLY SIDE OF THE ROAD APPROXIMATELY 18' FROM THE ROAD CENTERLINE, AND BE APPROXIMATELY 48' EAST OF POLE 91/B14 AND APPROXIMATELY 30' WEST OF POLE 91/B15.

DATE	CIRCUIT	VOLTAGE	WORK ORDER	FIELD WORK ORDER
5/11/23	15A5	23KV	25776555	80547208
SCALE: NTS	DRAWN BY: JESSE MARTIN		413-585-1735	



333 West Street
Pittsfield, MA 01201
(800) 286-2000

June 17, 2026

Koni Denham, President
City Council of Easthampton
50 Payson Avenue
Easthampton, MA 01027

RECEIVED
2026 JUN 24 AM 11:18
EASTHAMPTON, MASS
OFFICE OF THE CITY CLERK

Dear Ms. Denham:

Under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof, a public hearing IS NECESSARY on the attached petitions. Please schedule a public hearing at your earliest convenience. **Due to time restraints, EVERSOURCE requests the scheduling of the Public Safety Council Meeting on the same day as the Public Hearing.**

A signed copy of each document should be returned to EVERSOURCE with your approval, disapproval or comment noted thereon, and the final copy should be retained for your files. Recording the petitions is not necessary. When adopted, please forward the Orders to the Town Clerk for recording.

Town Clerk, please return signed and recorded orders to:

R. Nicole Davies
District Rep.
EVERSOURCE
55 Russell Street
Hadley, MA 01035

NOTE: On questions pertaining to these orders, please call Jesse Martin at (413) 585-1735.

Sincerely,

R. Nicole Davies
District Representative
WR# 26762289 - 80561079

Enclosures

PETITION FOR POLE AND WIRE LOCATIONS

By the City Council of Easthampton, Massachusetts.

NSTAR ELECTRIC COMPANY DBA EVERSOURCE ENERGY requests permission to relocate and/or install poles, wires, cables and fixtures, including the necessary sustaining and protecting fixtures along and across the following public way:

Location – Eversource requests permission to install one (1) solely owned pole along Greenwood Court on the southerly side of the road approximately 18 feet from the road centerline and 50 feet from existing pole 71/7.


Reason – To provide electrical service to the building at 20 Greenwood Court.

Wherefore it prays that after due notice and hearing as provided by law, let it be granted a location for and permission to construct and maintain a pole, wires and cables, together with such sustaining and protecting fixtures as they may find necessary, said pole to be erected substantially in accordance with the plan filed herewith and made a part hereof marked **26762289 - 80561079**.

Also for permission to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as it may desire for distributing purposes.

Your petitioners agree to reserve space for one crossarm at a suitable point on each of said poles for the fire and police telephone signal wires belonging to the municipality and used by it exclusively for municipal purposes.

NSTAR ELECTRIC COMPANY DBA EVERSOURCE ENERGY

By 

R. Nicole Davies
District Representative

Dated this 17th day of June 2026

ORDER FOR POLE LOCATIONS

By the City Council of Easthampton, Massachusetts.

Notice having been given and a public hearing held, as provided by law,
IT IS HEREBY ORDERED:

that the NSTAR ELECTRIC COMPANY DBA EVERSOURCE ENERGY be and it is hereby granted a location for and permission to construct and maintain a line of poles wires and cables together with such sustaining and protecting fixtures as said Company may deem necessary, in the public way hereinafter referred to as requested in petition of said Company dated the 17th day of June 2026.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonably straight, and shall be set substantially at the points indicated upon the plan marked **26762289 - 80561079** filed with and made a part of said petition. There may be attached to said poles not to exceed 18 wires and 2 cables and all of said wires and cables shall be placed at a height of not less than 18 feet from the ground.

The following is the public way along which the poles above referred to may be erected, and the number of poles which may be erected thereon under this order:

Location – Eversource requests permission to install one (1) solely owned pole along Greenwood Court on the southerly side of the road approximately 18 feet from the road centerline and 50 feet from existing pole 71/7.

Reason – To provide electrical service to the building at 20 Greenwood Court.

Also that permission be and thereby is granted to said NSTAR ELECTRIC COMPANY DBA EVERSOURCE ENERGY to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as it may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the City Council of Easthampton, Massachusetts held on the _____ day of _____, 2026.

City Clerk

We hereby certify that on _____ 2026, at _____ o'clock __M, at _____ a public hearing was held on the petition of the NSTAR ELECTRIC COMPANY DBA EVERSOURCE ENERGY for permission to construct the line of poles, wires, cables, fixtures and connections described in the order herewith recorded, and that we mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the way upon which the Companies are permitted to construct the line of poles, wires, cables, fixtures and connections under said order. And that thereupon said order was duly adopted.

City Council of Easthampton, Massachusetts

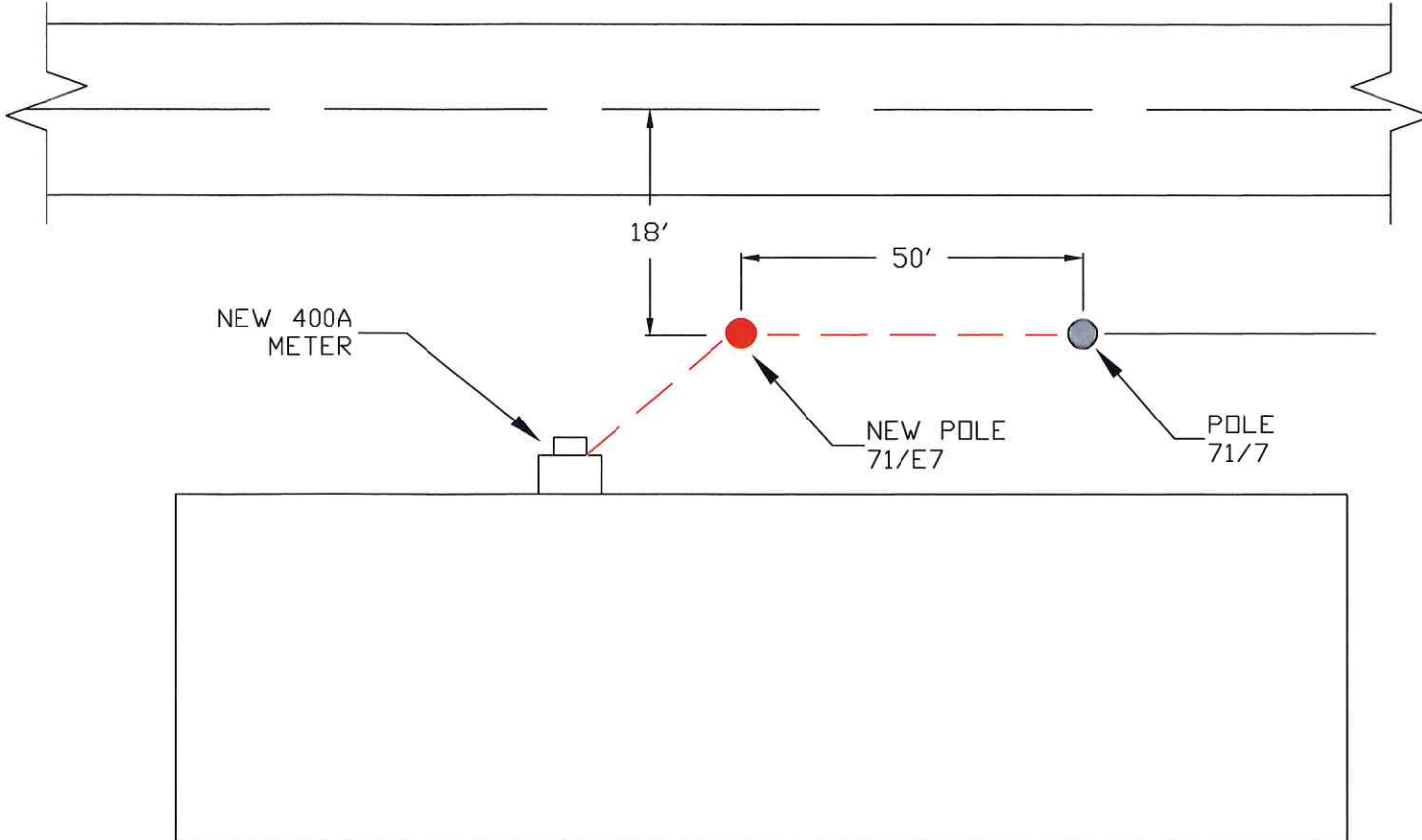
CERTIFICATE

I hereby certify that the foregoing is a true copy of a sole location order and certificate of hearing with notice adopted by the City Council of Easthampton Massachusetts, on the _____ day of _____ 2026, and recorded with the records of location orders of said City, Book _____, Page _____. This certified copy is made under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:

City Clerk

J. Turn



LEGEND

- PROPOSED JOINT POLE
- PROPOSED EVERSOURCE POLE
- EXISTING JOINT POLE
- EXISTING EVERSOURCE POLE
- EXISTING EVERSOURCE POLE TO BE JOINT
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PROPRIETARY INFORMATION:
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PETITION PROPOSAL
 EASTHAMPTON
 GREENWOOD CT 20

PURPOSE AND DESCRIPTION:

EVSOURCE IS REQUESTING PERMISSION TO INSTALL (1) 45' FULLY OWNED UTILITY POLE, TO BE NUMBERED 71/E7 ALONG GREENWOOD CT EXTENDING FACILITIES FROM OUR LAST EXISTING POLE (71/7). THE POLE WILL BE ON THE SOUTHERLY SIDE OF THE ROAD APPROXIMATELY 18' FROM THE ROAD CENTERLINE AND 50' FROM THE LAST POLE.

DATE	CHK/INT	VOLTAGE	WORK ORDER	FIELD WORK ORDER
06/17/23	15A2	25KV	26762769	80561079

SCALE: NTS DRAWN BY: JESSE MARTIN 413-585-1735