

Town of Westwood Planning Board
Meeting Minutes
Location: 50 Carby Street
August 4, 2008
7:00 PM

Board Members Present: Chairman Robert Malster, Robert Moore, Steve Olanoff, Bruce Montgomery and Henry Gale.

Staff Members Present: Nora Loughnane, Town Planner; John Bertorelli, Town Engineer; Peter Alpert, Esq., Ropes & Gray.

Chairman Malster opened the meeting at approximately 7:05 p.m.

Public Hearing to Consider Application of MetroPCS Massachusetts for EIDR to Install Wireless Communication Antennas on Existing Communications Facility at 200 Lowder Brook Drive

Mike Walsh appeared on behalf of the applicant to request EIDR approval to install and operate a wireless communication facility at 200 Lowder Brook Rd. Mr. Walsh explained that the proposal calls for the collocation of six antennas flush mounted to the existing tower at a height of 107' on the existing 160' monopole. (The application erroneously stated 127'. Mr. Walsh requested this as an amendment and submitted revised drawings to the Board.) He stated that four equipment cabinets will be installed within the existing fenced compound at the base of the tower, and the coaxial cabling will run from the cabinets to the antennas on the outside of the tower. Mr. Walsh noted that, after installation, the facility will be unmanned and will be periodically maintained, once or twice a month. He stated that the application is in compliance with the town's bylaws.

Chairman Malster asked why the proposed height of tower was lowered to 107'. Mr. Walsh responded that AT&T asked that MetroPCS install their antennas at this lower location because they would like to add another carrier at the height of 127'. He stated that the lower height will not adversely affect the operation of the antennas. Mr. Olanoff asked where the cables will be installed. Mr. Walsh was not sure what side the cables would be installed on. He assured the board that the antennas and cables will be painted to match the tower.

Chairman Malster asked Mr. Bertorelli if he had any engineering concerns with the proposal. Mr. Bertorelli responded that he did not. Mr. Olanoff asked the Applicant to submit three-dimensional drawings with exact specifications of the existing pole, proposed brackets and antennas. The Applicant stated he would do so. Mrs. Loughnane noted that the Applicant also needed to obtain authorization from the property owner, Meditech. In response, Mr. Walsh stated he obtained a letter of authorization, which he presented to the Board, providing written authorization from AT&T, with whom MetroPCS has a sub-lease, for MetroPCS "to apply for any necessary zoning petitions, permits or any other approvals, for Lessee's placement of a wireless communications facility within a portion of the Lessor's real property, commonly known as 200 Lowder Brook Rd., Westwood." Ms. Loughnane requested that Applicant obtain authorization from the property owner, Meditech, in accordance with the EIDR application. She further elaborated that although the pole is owned by AT&T, the land that it is located on is owned by Meditech. Mr. Moore asked if town counsel had an opinion regarding this and Ms. Loughnane said that town counsel said Meditech has not provided any authorization to MetroPCS. Mr. Moore suggested that a copy of the lease would be helpful.

Ch. Malster asked Mr. Walsh to come back to the Board at its meeting on August 12, 2008 for continuance of the hearing. Mr. Walsh asked if the Board would approve the application

tonight, contingent upon the above-mentioned information being provided at the next meeting. Ch. Malster said that the board would not approve an incomplete application.

The hearing was opened to the public for its comments. Mr. William O'Toole, corporate counsel for property owner, Meditech, Inc., was present. He stated that the terms of the lease allows for changes to be made, but these changes must be presented to Meditech for approval first. Mr. O'Toole stated that Meditech has not been contacted by the Applicant for permission to locate the antenna or cabinets on its property. Chairman Malster asked Mr. O'Toole if 8/12/08 would be sufficient time for MetroPCS to obtain the necessary authorization from Meditech. Mr. O'Toole replied, "Possibly".

Mr. Moore moved that the hearing be continued to Tuesday, August 12, 2008 at 7:00 p.m. Mr. Gale seconded the motion. All voted in favor and the hearing was continued.

Ch. Malster opened the Westwood Station portion of the meeting at approximately 7:30 p.m.

Planning Board Public Hearing: Amendment #1 to the Definitive Subdivision for Westwood Station

This hearing was opened and immediately continued to September 23, 2008, without testimony taken.

Continuation of Planning Board Public Hearing: Amendment #1 to the MPSP for the Westwood Station Area Master Plan

Continuation of Planning Board Public Hearing: EIDR for Phase 1B of the Westwood Station Area Master Plan

Applicant: CFRI/Doherty with Cabot, Cabot & Forbes & Commonfund Realty in collaboration with New England Development.

Address: CFRI/Doherty Westwood Station Holdings, LLC, f/k/a CFRI/Doherty Blue Hill Drive, L.L.C., as successor to: CFRI/Doherty 213 Whitewood Road, LLC, CFRI/Doherty 75 University Avenue, LLC, CFRI/Doherty 50 Rosemont Road, LLC, CFRI/Doherty 22 Marymount Avenue, LLC, CFRI/Doherty 145 University Avenue, LLC, CFRI/Doherty 165 University Avenue, LLC, CFRI/Doherty 201 University Avenue, LLC, CFRI/Doherty 245 University Avenue, LLC, CFRI/Doherty 35 Harvard Street, LLC, CFRI/Doherty 40-46 Harvard Street, LLC, CFRI/Doherty 47 Harvard Street, LLC, CFRI/Doherty 730 Canton Street, LLC, CFRI/Doherty 160 University Avenue, LLC; and NStar Electric Company, and NStar Gas Company, to consider

[A verbatim transcript of these public hearings, Monday, August 4, 2008, 7:30 p.m. at 50 Carby Street, Carby Street Municipal Office Building, Champagne Meeting Room, Westwood, Massachusetts 02090, Robert C. Malster, Chairman; Steven H. Olanoff, Vice Chairman; Robert E. Moore, Jr., Secretary; Bruce H. Montgomery, Member; Henry W. Gale, Member; Nora Loughnane, Town Planner; John Bertorelli, Town Engineer, Peter Alpert, Esq.; Ropes & Gray. Pages 1-97, transcribed by G&M Court Reporters, Ltd., 42 Chauncy Street, Suite 1A, Boston, MA 02111-2211 will serve as the official minutes. A copy of this transcript is in the Westwood Station file.]