

**Town of Westwood Planning Board**  
**Meeting Minutes**  
**Location: 50 Carby Street, Champagne Meeting Room**  
**May 13, 2008**  
**7:00 PM**

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

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

Chairman Malster opened the meeting at approximately 7:10 p.m.

**Continuation of Public Hearing to Consider Application of Bell Atlantic Mobile of Massachusetts d/b/a/ Verizon Wireless for EIDR and Special Permit to Install 12 Wireless Communication Antennas on Dedham-Westwood Water Tanks and to Install an Equipment Cabinet, Generator and Associated Cabling at 213 Fox Hill Street**

Representatives from Verizon, including Attorney Michael Giaimo, were present with new revised plans. Bob Lexander of the Dedham-Westwood Water District was also present and stated he had no objections to the revised plans.

Mr. Giaimo reminded the board stated that he had appeared before the Planning Board on April 8, 2008 to request approval for his client's application to install twelve antennas on the exterior of the existing Dedham-Westwood Water District water tanks located at 213 Fox Hill Street. He stated that the proposed antennas would be attached to the water tank at a height of seventy-six feet above ground level and would not extend above the height of the existing water tank.

Mr. Giaimo reminded the board that his client's original proposal called for the Verizon equipment cabinets to be installed on top of the Fire Department's equipment. He said that the original proposal also called for a generator to be installed adjacent to the smaller water tank. Mr. Giaimo noted that the Planning Board had expressed concerns about the appearance of the proposed elevated equipment cabinets, and that an abutter, Mr. Ed Best, had expressed concerns about possible noise from the proposed generator.

Mr. Giaimo noted that his client's original proposal included an elevated equipment cabinet which would exceed 10' in height, and as such, the applicant had requested both EIDR approval and a Special Permit for a Minor Wireless Communications Facility. He said that he had since spoken to representatives of the Water District and the Fire Department, and was told that the wooden equipment shed currently housing the Fire Department equipment was proposed for removal. Mr. Giaimo said that the removal of the wooden shed allowed for a revision of the plans so that the proposed equipment cabinets could now be set at ground level, and the height of the proposed cabinets would not exceed 10', so a Special Permit was no longer required. Mr. Giaimo asked to formally withdraw his client's request for a Special Permit and continue with the application for EIDR. Mr. Moore requested that Mr. Giaimo provide this request in writing for the file. Mr. Giaimo said that he would do so.

Mr. Giaimo pointed out the location of the proposed antennas and said that cables would connect these antennas to an ancillary equipment cabinet to be located on a new 8' by 22' concrete pad within the fenced area surrounding the smaller water tank. Mr. Giamio said that additional cabling would then connect new and existing equipment to a new generator which would be located on a new 4' by 10' concrete pad within the fenced area surrounding the larger water tank.

Mr. Montgomery stated that the revised location for the proposed generator was significantly further away from Mr. Best's house than the original location. He asked Mr. Best if he was happy

with the revised design. Mr. Best stated that he was still concerned with echoing of the sound from the generator off of the smaller tank and would prefer to see the generator located on the far side of the small tank. Mr. Giaimo stated that the location Mr. Best requested had been investigated and found to not be feasible. He reminded the board that the generator would be insulated with a sound attenuation barrier on the interior side of the chain link fence. Mr. Giaimo also noted that the generator would not run continuously and said that the timing of its operation could be adjusted to lessen the impact on abutters.

Ms. Loughnane told the board that she had discussed the proposal with Fire Chief Bill Scoble. She said that Chief Scoble had confirmed plans to remove the wooden shed building, and had requested that Verizon run cabling for the Fire Department equipment from the proposed generator to the new Fire Department equipment cabinet. Ch. Malster asked Mr. Giaimo if his client would be amenable to this request. Mr. Giaimo replied that Verizon would run a conduit with cabling from the generator to the existing power service inside the fence surrounding the smaller water tank. He said that Verizon would also run a conduit from the power service to the new Fire Department equipment cabinet. However, Mr. Giaimo noted that the Fire Department would have to provide and connect its own cabling from the power service to its equipment cabinet. He said that his client would not be willing to incur liability for any potential damage to the Fire Department equipment that could be associated with the connection to the power service. Ch. Malster requested that the applicant meet with the Fire Chief to discuss coordination and installation of the conduit.

Ch. Malster asked if the Town was satisfied with the proposed turnaround area. Mr. Bertorelli said that the proposed plan was acceptable. He requested that the existing dirt driveway be paved to improve the problems with erosion at the site. Ms. Loughnane noted that the plans indicate that a new turnaround area would be constructed by the Town. She asked that the plans be amended to properly show that the turnaround area would be constructed by the Dedham-Westwood Water District.

Mr. Best reiterated his request that the generator be moved to the back left corner of the site. He asked that additional screening of site be considered. Mr. Best stated that he would prefer not to have access road paved, as he felt that the existing dirt driveway was more in keeping with the nature of the area and would be less likely to invite cars from entering the site. He thanked the Planning Board and the applicant for their assistance thus far, and stated that he hoped they could work together to prevent any further inconvenience to his family.

Mr. Olanoff said that the usual conditions should apply, including a condition that the antennas, mounting brackets and cabling be painted to match the color of the water tanks. He stated that he would prefer to see the color of the fence privacy slats changed from green to brown, to blend in better with the surrounding vegetation.

Ch. Malster stated that conditions similar to those imposed on the recent Sprint approval for this location be included in the decision. Ms. Loughnane replied that she would include the conditions prohibiting entrance on the abutters property without permission, requiring copies of the decision be provided to all contractors and subcontractors, and requiring a report by an independent radio engineering consultant to show that the new equipment would not interfere with the Town's emergency radio communications.

Mr. Gale moved to close the hearing and Mr. Olanoff seconded the motion. The Planning Board, by a vote of five in favor and none opposed, approved the application with the conditions discussed which will be added to the decision by Mrs. Loughnane, Town Planner. A copy of this Decision is enclosed with these minutes.

Chairman Malster opened the Westwood Station public hearing portion of the meeting at approximately 8:15 p.m.

**Continuation of Public Hearing: Phase 1A of the Westwood Station Area Master Plan**

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

***Address:*** 22 Marymount Ave., 213 Rosemont Rd., 9 University Ave., 105 Rosemont Rd., 50 Rosemont Rd., 50 Rosemont Rd., 145 University Ave., 165 University Ave., 47 Harvard St., 201 University Ave., 245 University Ave., 35 Harvard St., 730 Canton St., 40-46 Harvard St., & 160 University Ave.

***Project:*** Environmental Impact & Design Review for construction of Phase 1A of the Westwood Station Area Master Plan.

[A verbatim transcript of this public hearing entitled Westwood Station Subdivision Hearing, Tuesday, May 13, 2008, 7:50 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.]

**DECISION OF THE PLANNING BOARD  
OF THE TOWN OF WESTWOOD**

**APPLICANT:** Bell Atlantic Mobile of Massachusetts d/b/a/ Verizon Wireless  
400 Friberg Parkway, Westborough, MA 01581

**PROPERTY  
LOCUS:** 213 Fox Hill Street  
Assessors' Map 9, Parcel 65

**HEARING:** The Planning Board of the Town of Westwood held a public hearing in accordance with the General Laws of the Commonwealth of Massachusetts on Tuesday, April 8, 2008 at 8:30 PM in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts, to consider the application of Bell Atlantic Mobile of Massachusetts d/b/a/ Verizon Wireless for Special Permit and Environmental Impact and Design Review approval pursuant to Sections 7.3 and 9.4 of the Westwood Zoning Bylaw. The hearing was continued to May 13, 2008 at 7:00 PM in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts.

**PROJECT SUMMARY**

Bell Atlantic Mobile of Massachusetts d/b/a/ Verizon Wireless proposes to install twelve (12) antennas on the exterior of the existing Dedham-Westwood Water District water tanks located at 213 Fox Hill Street, which tanks are the property of the Dedham-Westwood Water District. The proposed antennas will be attached to the water tank at a height of seventy-six (76) feet above ground level (AGL). As shown on the submitted plans, the antennas will not extend above the height of the existing water tank.

The applicant also proposes to install an equipment cabinet, generator and associated cabling on the property. Cables will connect the antennas to an ancillary equipment cabinet which will be located on a new 8' by 22' concrete pad within the fenced area surrounding the smaller water tank. Additional cabling will connect new and existing equipment to a new generator which will be located on a new 4' by 10' concrete pad within the fenced area surrounding the larger water tank.

The Applicant's original proposal included an elevated equipment cabinet which would exceed ten (10) feet in height. Therefore, the Applicant requested both EIDR approval and a Special Permit for a Minor Wireless Communications Facility, as required under Section 9.4 of the Westwood Zoning Bylaw. During the course of the public hearing, the Applicant submitted revised plans which include changes to the location and design of the proposed equipment cabinet, such that the total height of said cabinet will not exceed 10' in height. As such, a Special Permit for the proposed wireless communications equipment is not required.

## DECISION

The Planning Board, by a vote of five in favor and none opposed, hereby submits its **approval** pursuant to Sections 7.3 and 9.4 of the Westwood Zoning Bylaw for the Project as described in the application therefor dated February 15, 2008 and all related submissions (together hereinafter referred to as the "Project Plans") filed with the Planning Board by or on behalf of the applicant:

1. Plan entitled "Westwood 3, 213 Fox Hill Street Westwood, MA 02090", prepared by Turning Mill Consultants, Inc., 68 Tupper Road, Unit 3, PO Box 1159, Sandwich, MA 02563, dated January 30, 2007 and revised through May 9, 2008, consisting of the following three (3) pages:  
  
Sheet 1 entitled "Site Plan" dated January 30, 2007, revised through May 9, 2008;  
  
Sheet 2 entitled "Proposed Compound Plan" dated January 30, 2007, revised through May 9, 2008;  
  
Sheet 3 entitled "Proposed Compound Elevation" dated January 30, 2007, revised through May 9, 2008;
2. Letter from Michael S. Giaimo to the Westwood Town Clerk, re: Special Permit Application to Westwood Planning Board for Verizon Wireless Mobile Communications Facility at 213 Fox Hill Street, dated February 20, 2008, consisting of two (2) pages;
3. Application form dated February 15, 2008, consisting of four (4) pages;
4. Report entitled "Statement of Support of Application of Verizon Wireless for Special Permit and Environmental Impact and Design Review for the Construction and Operation of a Wireless Communications Facility", prepared by Michael S. Giaimo, Esq., Robinson & Cole LLP, One Boston Place, 25<sup>th</sup> Floor, Boston, MA 02108, dated February 19, 2008, consisting of six (6) pages;
5. Report entitled "Photo Simulation, Verizon Wireless, Westwood 3, MA", prepared by Structure Consulting Group, 43 White Street, Suite 4, Belmont, MA 02478, consisting of twelve (12) pages;
6. Radio frequency propagation map entitled "Westwood 3, MA – Existing Cellular Coverage (-85/-95 dBm);
7. Radio frequency propagation map entitled "Westwood 3, MA – Existing PCS Coverage (-85/-95 dBm);
8. Radio frequency propagation map entitled "Westwood 3, MA – Resulting Cellular Coverage w/Fox Hill WT @76ft (-85/-95 dBm);
9. Radio frequency propagation map entitled "Westwood 3, MA – Resulting PCS Coverage w/Fox Hill WT @76ft (-85/-95 dBm);

10. Report entitled "Proposed Verizon Wireless personal wireless services panel antennas to be mounted on the existing water tank located at 213 Fox Hill Street in Westwood, MA", prepared by Donald L. Haes, Jr., Ph.D., CHP, Radiation Safety Specialist, PO Box 368, Hudson, NH 03051, dated February 5, 2008, consisting seventeen (17) pages;
11. Letter from Michael J. Duff, Executive Director, Dedham-Westwood Water District, to the Town of Westwood Planning Board, re: Owner's Consent for Verizon Wireless to file for approvals concerning the installation of Wireless Mobile Communications Facility at 213 Fox Hill Street (Parcel 9-065), dated February 15, 2008, consisting of one (1) page;
12. Letter from Michael J. Duff, Executive Director, Dedham-Westwood Water District, to Nora Loughnane, Town Planner, dated March 11, 2008, consisting of one (1) page;
13. Memorandum from Linda R. Shea, Health Director, to Nora Loughnane, Town Planner, dated March 18, 2008;
14. Report entitled "Environmental Noise Impact Assessment, Telecommunication Site Development, 213 Fox Hill Street, Westwood, Massachusetts", prepared by Modeling Specialties, 30 Maple Road, Westford, MA 01886, dated April 4, 2008, consisting of twelve (12) pages;
15. Electronic communication from Michael S. Giaimo to Nora Loughnane, Town Planner, re: Verizon Wireless Revised Plans, dated May 12, 2008;
16. All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.

### **CONDITIONS**

The foregoing approval is issued to the Applicant for the aforementioned Project in accordance with the terms and conditions set forth below, all of which are an integral part hereof:

1. Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans in all respects, and the Applicant shall pursue completion of the Project with reasonable diligence and continuity.
2. The visual and aesthetic impact of the antennas, mounting brackets and any other attachments shall be minimized to the fullest practical extent. The antennas and cabling shall be painted to match the color of the water tanks.
3. Brown privacy slats, in place of the proposed green privacy slats, shall be installed along the sections of chain link fencing surrounding the proposed generator, in order to obscure the view of the proposed generator to the greatest extent possible.

4. A sound attenuation barrier shall be installed on the interior side of the sections of chain link fencing surrounding the proposed generator, in order to dampen the sound emanating from the proposed generator to the greatest extent possible.
5. The construction of a new turnaround area shall be undertaken by the Dedham-Westwood Water District, and not by the Town as shown on submitted plans.
6. No entrance, however temporary, shall be made onto any adjacent property, and no disturbance to such property shall occur, without the express approval of the owner of such property in the form of a construction easement or similar legal instrument.
7. The applicant shall verify, through a report of an independent radio engineering consultant, that the new and/or replaced antennas will not interfere with nor have any negative effect on the Town's emergency radio communications.
8. A copy of this decision shall be delivered to and reviewed by all contractors and subcontractors, and shall be incorporated into each contract and subcontract associated with the Project.
9. All antennas, cabling and accessory equipment shall be removed within six (6) months of abandonment or discontinuance of use. The Planning Board shall receive notification of any abandonment or discontinuance of use.

#### **RECORD OF VOTE**

The following members of the Planning Board voted to grant EIDR Approval for the abovementioned Project: Steven H. Olanoff, Robert E. Moore, Jr., Robert C. Malster, Bruce H. Montgomery, Henry W. Gale.

The following members of the Planning Board voted in opposition to EIDR Approval for the abovementioned Project: None.

---

Nora Loughnane  
Town Planner  
DATED: May 13, 2008