

**Town of Westwood Planning Board
Meeting Minutes
50 Carby Street
September 4, 2007
7:30 PM**

Board Members Present: Chairman Rob Malster, Steven Olanoff, Bob Moore, Bruce Montgomery, Henry Gale

Staff Members Present: Diane Beecham, Town Planner; John Bertorelli, Town Engineer

Deliberations and Vote: Application for a Senior Residential Development at High Rock Village

Applicant: Tremont Redevelopment Corporation/Michael Lombardi

Address: 30+-acre parcel in vicinity of High Street and Mill Street

Project: 88-Unit Senior Residential Development project

Issues to be Addressed: Continuation of Discussion of draft findings and conditions.

[A verbatim transcript of this public hearing entitled "TOWN OF WESTWOOD Application for Special Permit for the Residences at High Rock Village, 1255 High Street, Route 109 Westwood, Massachusetts 02090, HEARING, Tuesday, September 4, 2007 7:30 p.m. at Westwood Town Hall, 50 Carby Street, Westwood, Massachusetts 02090, Robert C. Malster, Chairman; Steven H. Olanoff, Vice Chairman; Robert E. Moore, Jr., Secretary; Bruce H. Montgomery, Member; Diane Beecham, Town Planner; John Bertorelli, Town Engineer, Pages 1 – 120, transcribed by Janey Associates, P.O. Box 365355 Boston, MA 02136 will serve as the official minutes. A copy of this transcript is in the High Rock Village file.]

Public Hearing: Application for Site Plan Review for Replacement of the Dedham-Westwood Water District Pump Station on Yale Street

Address: Yale Street

Project: Replacement of pump station

Chairman Malster read the legal notice opened the hearing.

Michael Duff, Executive Director of the Dedham Westwood Water District was present, along with the engineer for the design and construction of the project, Peter Calderazzo from Dewberry-Goodkind, Inc. Mr. Duff explained that replacing the pump station will improve the capacity and operation of the Town's existing White Lodge Well No. 4, which was originally constructed in the 1960s, and has lost about half of its original production capacity. He further stated that the replacement well and station will almost double the current supply capacity for the Town.

Chairman Malster asked about the building and its appearance and location relative to any residential abutters. It was explained that the pump station will be installed over a recently installed 24"x18" gravel pack production well. The pump station will be a pre-cast concrete modular building with a concrete foundation. The dimensions will be 22'6"x 21'. The exterior will be a fin finish with a tan roof. There are no immediate residential abutters near this property.

Mr. Olanoff asked if the existing pump station building will be removed. Mr. Calderazzo stated that the existing pump station will remain during the construction and until the existing well has been decommissioned per DEP guidelines and the new station is up and running and working as designed. At that point the old pump station will be demolished.

Mr. Olanoff asked if the existing fencing will be extended and Mr. Calderazzo stated there will be an additional 50 feet of the same type of chain link fence installed. Mr. Olanoff asked if there will be any changes to the site regarding drainage. Mr. Calderazzo stated that the paving would be minimized and that crushed stone would replace some of the pavement, thereby decreasing the impervious areas and runoff.

Mr. Gale asked the Applicant if they have any concerns about the risk of the pump station being vandalized in the future, specifically with regard to its proximity to all the activity as a result of the Westwood Station project. Mr. Duff stated that the area will be secure.

Upon a motion by Mr. Gale, and seconded by Mr. Moore, the Board voted unanimously to close the hearing and on the same motion, voted unanimously to approve the application subject to the following:

APPLICANT: Dedham-Westwood Water District

PROPERTY LOCUS: Yale Street
Assessors' Map 38, Parcel 009

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, September 4, 2007 in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts to consider the application of the Dedham-Westwood Water District pursuant to the provisions of Section 7.3 of the Westwood Zoning Bylaw [Environmental Impact and Design Review].

STATEMENT OF FACTS

The Dedham-Westwood Water District proposes to construct a replacement water booster pump station over the newly replaced Lodge Well No. 4, which was originally constructed in the early 1960s. The replacement well and station is expected to almost double the current supply capacity at this site and provide additional flexibility to the Dedham-Westwood Water District for operating and maintaining the Town's water supply.

The pump station will consist of a 22' 6" x 21' pre-cast concrete modular building, which is almost identical to the existing pump station on the site. The exterior finish will consist of a ½-inch architectural fluted fin finish with a cantilever strip type extension at the base and roof line. The exterior color will be tan.

During construction of the replacement pump station, the existing station will be maintained for use by the Water District. Upon completion of and testing of the replacement pump station, the existing station will be demolished and the existing well will be decommissioned per Department of Environmental Protection guidelines.

DECISION OF THE WESTWOOD PLANNING BOARD

The Planning Board, by a vote of five in favor and none opposed, hereby submits its Impact Decision **approval** pursuant to Section 7.3 of the Westwood Zoning Bylaw for the Project as described in the application therefor dated August 2007 and the following related

submissions (together hereinafter referred to as the "Project Plans") filed with the Planning Board by or on behalf of the Dedham-Westwood Water District:

1. Plan entitled "White Lodge Well No. 4 Pump Station for the Dedham-Westwood Water District Site Plan, Legend & General Notes", dated May 2007, prepared by Dewberry-Goodkind, Inc., 31 St. James Avenue Boston, MA 02116, consisting of one (1) sheet (page C1);
2. Plan entitled "White Lodge Well No. 4 Pump Station for the Dedham-Westwood Water District Site Details 1", dated May 2007, prepared by Dewberry-Goodkind, Inc., 31 St. James Avenue Boston, MA 02116, consisting of one (1) sheet (page C2);
3. Application packet dated August 2007 containing the following attachments: (A) Project Description; (B) Locus Plan, Drawings C1 and C2 [plan drawings]; (C) Relevant Specifications; (D) Photographs; (E) Certified Abutters List;
4. 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 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.

Public Hearing: Application for Site Plan Review for Antenna on the Fox Hill Street Water Tanks

Applicant: Cingular Wireless

Address: 213 Fox Hill Street

Project: 12 antennae on the side of the Fox Hill Street water tanks

Chairman Malster read the legal notice and opened the public hearing.

Scott Lacy of Anderson & Kreiger LLP; counsel representing New Cingular Wireless PCS, LLC; was present at hearing, along with Rich Detch of New Cingular Wireless PCS, LLC.

It was explained that the proposal is to install 3 antenna arrays (with 4 antennae each) on the existing water tanks on Fox Hill Street which is located within the Wireless Communications Overlay District. There are currently two other carriers on these tanks. The antennae, which are approximately two feet in height, are to be attached to the water tank at 82 feet. The height of the tank is 84 feet. The antennae are mounted approximately 6 inches away from the water tank. There is also a 5' x 20' equipment shelter to be located within the currently fenced-in area that now also has the other equipment shelters for the other two carriers.

Three coverage maps were provided showing current wireless coverage with and without the proposed antenna. The green colored areas showed the best coverage and the red colored areas showed the poorest covered areas. Also shown were photos of the existing water towers showing current antennas and the proposed antennas.

Ms. Beecham explained that the antennae are not single-unit cross-polar antennae that are required by the Bylaw. She stated that this included in the Bylaw primarily for aesthetic reasons; the Board generally does not like arrays.

Chairman Malster asked if this application is considered to a "minor facility" as defined in the Bylaw. Mr. Lacy of Anderson-Krieger responded that it is his belief that this location is considered a minor facility and thus the cross-polar requirement, as well as the other requirements in Section 9.4.7 Development Standards do not apply, due to the specific wording of the Bylaw. Mr. Lacy indicated that based on the wording, minor facilities have to go through only site plan review; the remaining sections of Section 9.7 apply only to major facilities, or monopoles. Diane Beecham responded that was not the intent when the Bylaw was drafted; with Mr. Lacy's interpretation, it would mean that the application requirements in Section 9.4 would also not apply.

[The general discussion from the Planning Board members is that the Development Standards section should only apply monopoles, but the Application Requirements section should apply to all wireless applications. There needs to be some editing done to the zoning bylaw language to make this more clear.]

Donald Dahl of 211 Fox Hill Street was present at the hearing and asked about the impact these antennas may have on home wireless interference and about the effects of cumulative radiation from these antennas. Mr. Lacy responded that first there will be no interference with any home wireless operations and the cumulative radiation levels are so low that the Department of Public Health stopped monitoring these levels. Mr. Dahl asked what kind of electronic waves are used. Mr. Lacy responded that these are 1900 and 850 megahertz bands, which are low electromagnetic waves. Mr. Dahl stated he is not opposed to this application.

On a motion by Mr. Moore and seconded by Mr. Montgomery, the Board unanimously voted to close the hearing and on the same motion, voted unanimously to approve the application subject to the following:

APPLICANT: New Cingular Wireless PCS, LLC

PROPERTY LOCUS: Dedham-Westwood Water Tanks
213 Fox Hill Street
Assessor's 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, September 4, 2007 in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts to consider the application of New Cingular Wireless pursuant to the provisions of Section 7.3 of the Westwood Zoning Bylaw [Environmental Impact and Design Review].

STATEMENT OF FACTS

New Cingular Wireless proposes to install three arrays of antennae, each array to consist of four antennae, on the exterior of the existing Dedham-Westwood Water District water tank located at 213 Fox Hill Street. The antennae, which are approximately two feet in height,

will be attached to the water tank at a height of 82 feet above ground level (AGL). As shown on the plans, the antennae will not extend above the existing height of the water tank, which is 84 feet AGL. Cables will connect the antennae to the ancillary equipment cabinets to be located on a 5' x 20' concrete pad to be constructed within the existing fenced compound area. The equipment cabinets will not extend over the height of the existing security fence.

WESTWOOD PLANNING BOARD DECISION

The Planning Board, by a vote of five in favor and none opposed, hereby submits its Impact Decision **approval** pursuant to Section 7.3 of the Westwood Zoning Bylaw for the Project as described in the application therefor dated July 31, 2007 and the following related submissions (together hereinafter referred to as the "Project Plans") filed with the Planning Board by or on behalf of New Cingular Wireless PCS, LLC:

5. Plan entitled "Cingular Wireless Westwood", dated September 26, 2006 and revised through June 14, 2007, prepared by Turning Mill Consultants, Inc., 68 Tupper Road, Unit 3, P.O. Box 1159, Sandwich, MA 02563, consisting of the following four (4) sheets:

Sheet entitled "Cingular Wireless Westwood Title Page", dated September 26, 2006 and revised through June 14, 2007, prepared by Turning Mill Consultants, Inc., 68 Tupper Road, Unit 3, P.O. Box 1159, Sandwich, MA 02563, consisting of Page T-1;

Sheet entitled "Site Plan Elevation", dated September 26, 2006 and revised through June 14, 2007, prepared by Turning Mill Consultants, Inc., 68 Tupper Road, Unit 3, P.O. Box 1159, Sandwich, MA 02563, consisting of Page A-1;

Sheet entitled "Construction Details", dated September 26, 2006 and revised through June 14, 2007, prepared by Turning Mill Consultants, Inc., 68 Tupper Road, Unit 3, P.O. Box 1159, Sandwich, MA 02563, consisting of Page A-2;

Sheet entitled "Construction Details", dated September 26, 2006 and revised through June 14, 2007, prepared by Turning Mill Consultants, Inc., 68 Tupper Road, Unit 3, P.O. Box 1159, Sandwich, MA 02563, consisting of Page A-3;

6. Application packet dated July 31, 2007 containing the following materials: (A) Application Form; (B) Lease Agreement; (C) Certified Abutters List; (D) Photographs of Existing Conditions and Proposed Conditions;
7. Radio frequency propagation maps entitled "Current AT&T Wireless Coverage in Westwood, MA"; "AT&T Wireless Coverage Without Site 1138 in Westwood, MA"; and "AT&T Wireless Coverage with Westwood WT Coverage";
8. 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 antennae, mounting brackets and any other attachments shall be minimized to the fullest practical extent. The cabling shall be painted to match the color of the water tanks.
3. The equipment cabinets shall not extend above the height of the existing security fence.
4. The antennae shall not extend above the existing height of the water tank.
5. The antennae and all accessory equipment shall be removed within six (6) months of abandonment or discontinuance of use.

The meeting was adjourned at 8:35 pm.