

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

APPROVAL
WIRELESS COMMUNICATIONS OVERLAY DISTRICT (WCOD)
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
690 Canton Street
June 25, 2019

APPLICANT: New Cingular Wireless PCS, LLC dba AT&T Mobility
550 Cochituate Road
Framingham, MA 01701

PROPERTY OWNER: Lincoln Property Company
690 Canton Street
Westwood, MA 02090

PROPERTY LOCUS: 690 Canton Street
Westwood, MA 02090
Assessor's Map 37, Lot 009

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to modify its existing facility by installing one (1) additional skid mount; adding three (3) new antennas on the new skid mount (for a total of fifteen (15) panel antennas); and shifting the existing panel antennas to achieve proper antenna separation. AT&T Mobility will also install four (4) additional Remote Radio Units ("RRUs") and one (1) surge arrestor for a total of seven (7) surge arrestors, cable and fiber, as well as replace equipment on racks within the equipment room at 690 Canton Street, Westwood, MA 02090 also known as Assessor's Map 37, Lot 009.

The property is located in the Industrial (I) zoning district and the Wireless Communications Overlay District (WCOD). A wireless communications facility is a permitted use in this district, subject to all necessary approvals pursuant to Sections 9.4 and 7.3 of the Westwood Zoning Bylaw.

STATEMENT OF FINDINGS

PROCEDURAL FINDINGS:

After having reviewed all the plans and reports filed by the Applicant and its representatives and having considered the technical analysis, supplemental information provided during the course of the public hearing, correspondence and testimony from representatives from various boards and commissions and departments within the Town of Westwood and from all other interested parties, the Town of Westwood Planning Board makes the following procedural findings and project findings:

1. On May 30, 2019, an application was filed by or on behalf of AT&T Mobility, pursuant to Section 7.3 [Environmental Impact and Design Review] and Section 9.4 [Wireless Communications Overlay District] of the Westwood Zoning Bylaw with the Westwood Planning Board and the Westwood Town Clerk (hereinafter "Application").
2. Pursuant to M.G.L. Chapter 40A, Section 9 and 11 and the applicable provisions of the Westwood Zoning Bylaw and the Rules and Regulations of the Westwood Planning Board (hereinafter "Rules and Regulations"), the Planning Board caused notice of the public hearing to be published in the *Transcript & Bulletin*, a newspaper of general circulation in Westwood, on June 6, 2019 and June 13, 2019. Notice of the public hearing was posted in the Westwood Town Hall commencing on May 30, 2019, and continuing through the opening of the public hearing on June 25, 2019. Said notice of the public hearing was mailed postage prepaid to all Parties in Interest as defined in M.G.L. Chapter 40A, Section 11 on May 31, 2019.
3. The Planning Board provided copies of the Application to other Town of Westwood boards and commissions, departments and officials including, but not limited to, the Board of Health, Board of Selectmen, Building Commissioner, Conservation Commission, Department of Public Works, Fire Chief, Police Chief, Town Engineer, Historical Commission, and Pedestrian and Bicycle Safety Committee on May 31, 2019.
4. After notice and publication was provided pursuant to M.G.L. Chapter 40A, Section 9 and 11, the public hearing on the Application commenced on June 25, 2019, in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts. The Planning Board closed the public hearing on June 25, 2019.
5. Westwood Planning Board Members David L. Atkins, Brian D. Gorman, Deborah J. Conant, and William F. Delay deliberated on the Application at a duly authorized meeting on June 25, 2019.

PROJECT FINDINGS:

1. The subject property consists of approximately 9.46 acres located at 690 Canton Street and is shown as Map 37 Lot 009 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
2. The project site is located within the Industrial (I) zoning district and the Wireless Communications Overlay District (WCOD). A wireless communications facility is a permitted use in this district, subject to all necessary approvals pursuant to Sections 9.4 and 7.3 of the Westwood Zoning Bylaw.
3. Previous Wireless Communications Overlay District Environmental Impact and Design Review (WCOD-EIDR) Approvals for this location at 690 Canton Street were granted by the Westwood Planning Board on November 9, 1999 to AT&T Wireless Services; on November 10, 2009 to Clear Wireless LLC; on March 27, 2012 to Sprint c/o Davis Associates; October 30, 2012 to T-Mobile Northeast, LLC; on January 28, 2014 to Bell Atlantic of Massachusetts Corporation Ltd. d/b/a Verizon Wireless; on March 25, 2014 to New Cingular Wireless, PCS, LLC; on September 2, 2014 to Sprint Realty Company, L.P.; on February 28, 2017 to Sprint Spectrum, L.P., and most recently on March 20, 2018 to New Cingular Wireless PCS, LLC dba AT&T Mobility all for the installation of various wireless communication facilities at 690 Canton Street.

4. The Applicant proposes to modify its existing facility by: installing one (1) additional skid mount; collocate three (3) new antennas on the new skid mount (for a total of fifteen (15) panel antennas); and shifting the existing panel antennas to achieve proper antenna separation. AT&T Mobility will also install four (4) additional Remote Radio Units ("RRUs") and one (1) surge arrester (for a total of seven (7) surge arrestors), cable and fiber, as well as replace equipment on racks within the equipment room at 690 Canton Street.
5. The Project, as modified by the Conditions of this Decision, will not be detrimental to the Town or to the general character or visual appearance of the surrounding properties, and will be consistent with all applicable standards set forth in Section 7.3.8 of the Westwood Zoning Bylaw.

WAIVERS:

The Planning Board considered requests for the specific waivers listed below, and determined that such waivers will result in a substantially improved project; that such project will otherwise meet the performance and design standards set forth in this Section; and that such waivers will pose no substantial detriment to any adjacent property or proximate neighborhood, and will not nullify or substantially derogate from the intent or purpose of the Westwood Zoning Bylaw. On June 25, 2019, the following waivers are hereby granted by the Planning Board:

1. The Board voted to waive the strict requirement of Section 7.3.7.2 [Exterior Lighting Plan] requiring the submission of an exterior lighting plan finding this not to be necessary for this wireless communication proposal on the roof of an existing building.
2. The Board voted to waive the strict requirement of Section 7.3.7.3 [Traffic Study] requiring a professionally traffic study because no increase is projected with this project.
3. The Board voted to waive the strict requirement to provide a site plan that includes the full property details including all paved areas, parking, existing trees, topography, utilities as required by Section 7.3.3.1 of the Zoning Bylaw. The Board finds that the project plans, locus plan, and architectural drawings are adequate for review of this project.
4. The Board voted to waive the strict requirement for a storm drainage report including drainage calculations for runoff required by Section 7.3.7.1.6 of the Zoning Bylaw finding no stormwater increase to be anticipated with this project.
5. The Board voted to waive the requirement for submission of a presentation model under Section 7.3.7.7 [Model] of the Zoning Bylaw.

DECISION:

On June 25, 2019, the Planning Board evaluated the Application in relation to the above Findings, and as the approving authority, by a vote of four (4) in favor and none (0) opposed, hereby **grants** Environmental Impact and Design Review (EIDR) Approval pursuant to Section 7.3 and 9.4 of the Westwood Zoning Bylaw for the Project as described above and in the application therefor filed in the office of the Planning Board and the Town Clerk on May 31, 2019 and the plan entitled "AT&T Site Number: MA 1268, Site Name: Westwood Canton, Project: LTE Sector Add Delta MRTCB035589" prepared by Vertical Resources Group", dated February 28, 2019, and last revised on April 22, 2019 (6 sheets), subject to the Conditions stated herein, all of which are an integral part hereof:

CONDITIONS OF APPROVAL:

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. Project shall comply with all state and federal requirements including Federal Communications Commission (FCC) guidelines including signage as outlined in Section 5.2 related to restricted access signage.
3. The visual and aesthetic impact of the antennas, remote radio units, and any attachments shall be minimized to the fullest practical extent with a paint color to match the existing facility and shall be and repainted as necessary to minimize any fading or discoloration.
4. All antennas, cabling and accessory equipment shall be removed within ninety (90) days of abandonment or discontinuance of use. The Planning Board shall receive written notification of any abandonment or discontinuance of use.
5. This EIDR Approval shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within two (2) years following the grant thereof. The Planning Board may extend such approval, for good cause, upon the written request of the Applicant. In the case of the EIDR Approval, the term "substantial use thereof or construction thereunder" shall mean the commencement and substantial progress of the approved activity.
6. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.

APPLICATION AND PLANS

The Planning Board evaluated the Application filed by or on behalf of the Applicants in the Planning Office and the Office of the Town Clerk on May 31, 2019. All of the following plans and material are hereby incorporated by reference and made part of this Decision.

1. Application request, narrative, photographs, and summary, submitted by Michael R. Dolan.
2. Compliance Report for AT&T Mobility, LLC and Empire Telecom, by Site Safe RF Compliance Experts, for 690 Canton Street, dated April 26, 2019 (29 pages).
3. Coverage Maps MAL01268 Coverage Plot, prepared by Deepak Rathore AT&T, dated April 29, 2019 (5 sheets).
4. Photographs and perspective renditions, prepared by Vertical Resources GRP.

5. Plan entitled "AT&T Site Number: MA 1268, Site Name: Westwood Canton, Project: LTE Sector Add Delta MRTCB035589" prepared by Vertical Resources Group", dated February 28, 2019, and last revised on April 22, 2019 (6 sheets).
6. Structural Report from David P. Cooper of Vertical Resources Group, Inc. dated March 29, 2019.

RECORD OF VOTE

The following members of the Planning Board voted on June 25, 2019 to grant EIDR Approval for the abovementioned Project: David L. Atkins, Brian D. Gorman, Deborah J. Conant, and William F. Delay.

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



Abigail McCabe
Town Planner
June 27, 2019