

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

David L. Atkins, Jr., Chairman
Brian D. Gorman, Vice Chairman
Christopher A. Pfaff, Secretary
Deborah J. Conant
Michael L. McCusker



Abigail McCabe, Town Planner
amccabe@townhall.westwood.ma.us
(781) 251-2581

Karyn Flynn, Land Use &
Licensing Specialist
kflynn@townhall.westwood.ma.us
(781) 767-6344

PLANNING BOARD

**ADMINISTRATIVE APPROVAL
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
213 Fox Hill Drive–New Cingular Wireless PCS d/b/a AT & T Mobility
March 25, 2019**

APPLICANT: New Cingular Wireless PCS, d/b/a (AT&T Mobility)
c/o Smartlink, LLC
Ryan Lynch
85 Rangeway Road
Building 3, Suite 102
North Billerica, MA 01862

PROPERTY OWNER: Dedham Westwood Water District
50 Elm Street
Dedham, MA 02026

PROPERTY LOCUS: 213 Fox Hill Street, Westwood, MA
Assessor's Map 09, Lot 065

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to undertake alterations to an existing wireless facility at 213 Fox Hill Drive in Westwood, MA 02090. Proposed alterations include replacing (3) three panel antennae with (3) three new panel antennae and installing (9) nine remote radio units along with associated radio and cabling equipment at its existing wireless facility located on a water tank owned by the Dedham-Westwood Water District. These improvements will not increase the height of the structure.

The property is located in the Single Residential E (SRE) Zoning District, and the Wireless Communications overlay district (WCOD). Said facility use is permitted in the WCOD, subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw.

The proposed alterations have been reviewed by the Building Commissioner and found to be minor in nature. As such, the proposed alterations are subject to Administrative EIDR review and approval by the Town Planner pursuant to Sections 7.3.6 of the Zoning Bylaw.

STATEMENT OF FINDINGS

After having reviewed all the plans and reports filed by the Applicants and their representatives, and having considered the technical analysis, and all supplemental information, the Town Planner makes the following findings:

1. On February 26, 2019, an application was filed by AT&T Mobility, pursuant to Sections 9.4 [Wireless Communications Overlay District] and 7.3 [Environmental Impact and Design Review] of the Westwood Zoning Bylaw with the Westwood Planning Board (hereinafter

"Application"). The Town Planner reviewed the application and considered it complete on February 28, 2019.

2. On March 6, 2019, the Building Commissioner was forwarded the plans submitted for a Building Permit for review and consideration of Administrative Environmental Impact & Design Review (EIDR) Approval, pursuant to Section 7.3.6 of the Zoning Bylaw and determined that the proposed alterations were minor in nature, and that the Application would be subject to review and approval by the Town Planner pursuant to Sections 7.3.6 and 9.4.5.5 of the Zoning Bylaw.
3. On March 6, 2019, the Town Planner reviewed the Application and found the same to be complete for the purpose of Administrative EIDR review.
4. The subject property consists of approximately 33,541 Sq. Ft. located at 213 Fox Hill Drive and is shown as Map 9, Lot 65 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
5. Previous Wireless Communications Overlay District Environmental Impact and Design Review (WCOD-EIDR) Approvals were granted by the Westwood Planning Board on October 29, 2002 to Cellco Partnership d/b/a Verizon Wireless; and on September 4, 2007 to New Cingular Wireless; and on April 8, 2008 to Sprint Wireless Broadband Company, LLC and Nextel Communications of the Mid-Atlantic, LLC; and on May 13, 2008 to Bell Atlantic Mobile of Massachusetts Corporation Ltd. d/b/a Verizon Wireless; and on October 7, 2008 to the Westwood Board of Health; and on November 10, 2009 to Clear Wireless; and on July 24, 2012 to Sprint Spectrum; and on January 15, 2013 to New Cingular Wireless PCS, LLC/AT&T Mobility Corp; on April 8, 2014 to Bell Atlantic Mobile of MA Corp. Ltd. d/b/a Verizon Wireless; and on September 2, 2014, for Sprint's installation of three (3) new antennas, three (3) remote radio heads, and equipment at 213 Fox Hill Street. An Administrative WCOD-EIDR was approved by the Town Planner on October 24, 2016 to AT&T, and a WCOD-EIDR was approved by the Planning Board on September 19, 2017 to Sprint.
6. The Applicant proposes to undertake alterations to an existing wireless facility. AT&T's proposed alterations include replacement of (3) three panel antennae with (3) three new panel antennae and install (9) nine remote radio units at its existing wireless facility replacement
7. The property is located in the Residential E Zoning District, and within the Wireless Communications Overlay District (WCOD). The proposed modifications to the existing wireless communications facility are permitted, subject to WCOD-EIDR (Environmental Impact Design Review) Approval, pursuant to Sections 9.4 and 7.3 of the Westwood Zoning Bylaw.
8. 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 residential properties, and will be consistent with all applicable standards set forth in Section 7.3.8 of the Westwood Zoning Bylaw.

DECISION

The Town Planner hereby submits an Administrative Environmental Impact and Design Review (EIDR) **Approval** pursuant to Sections 7.3 and 9.4 of the Westwood Zoning Bylaw for the Project as described above and in the application therefor and the following related submissions filed by or on behalf of the Applicants in the Office of the Planning Board on February 26, 2019:

1. Plan set entitled AT&T, Westwood Fox Hill, Cell Site ID: MAL01233, prepared by Infinigy of 1033 Watervliet Shaker Road, Albany, NY 12205 dated November 7, 2018.
2. EIDR Application, Impact Statement Narrative, and Photographs prepared by Ryan Lynch of Smartlink, LLC on behalf of New Cingular Wireless PCS, LLC (AT&T), dated February 26, 2019, and received by the Planning Board on February 26, 2018.
3. Coverage Maps entitled MAL01233 LTE Plots prepared for AT&T.

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, and with all conditions of prior approvals, in all respects, and the Applicant shall pursue completion of the project with reasonable diligence and continuity.
2. The Applicant is responsible for obtaining any and all other required permits including fire department, electrical, building department or other permits required by the state or other entities.
3. The radio units and antennas panels along with associated radio and cabling equipment must be tucked in to minimize the visual impact as shown on the approved plans.
4. The antennas, mounting brackets, remote radio units, and associated cabling shall be painted to match the existing monopole and equipment and repainted as necessary to minimize any fading or discoloration.
5. All antennas, cabling, radio units, or any other associated equipment shall be removed within six months if abandoned or discontinued. The Planning Board shall be notified in writing of any termination of the facility.
6. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.



Abigail McCabe
Town Planner
DATED: March 25, 2019