

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

David L. Atkins, Chair  
Christopher A. Pfaff, Vice Chair  
William F. Delay, Secretary  
Deborah J. Conant  
Robert R. Gotti



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

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

**PLANNING BOARD**

**LEAVE TO WITHDRAW**

**WIRELESS COMMUNICATIONS OVERLAY DISTRICT (WCOD)  
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)  
247 Station Drive – Cellco Partnership d/b/a Verizon Wireless  
August 18, 2020**

**APPLICANT:** Sean Mahoney of SAI Communications  
Cellco Partnership d/b/a Verizon Wireless  
12 Industrial Way, Salem, NH 03079

**PROPERTY OWNER:** Eversource Energy  
PO Box 270  
Hartford, CT 06141

**PROPERTY LOCUS:** 247 Station Drive  
Westwood, MA 02090  
Assessor's Map 37, Lot 008

**BACKGROUND AND PROJECT SUMMARY**

The Applicant proposed to install a new wireless facility on the roof of the existing three story commercial building at 247 Station Drive in Westwood, MA 02090 also known as Assessor's Map 37, Lot 08. On August 18, 2020, the Planning Board voted to grant the Applicant's request to withdraw without prejudice. The property is located in the Industrial (I) zoning district and the Wireless Communications Overlay District (WCOD). The proposed wireless facility use is permitted by Section 9.4 [Wireless Communications Overlay District] of the Zoning Bylaw and subject to an Environmental Impact and Design Review (EIDR), pursuant to Section 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 4, 2020, a complete application was filed by or on behalf of Cellco Partnership d/b/a Verizon Wireless, 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 (PB-20-27) and the Westwood Town Clerk (hereinafter

"Application"). The Applicant first filed for a WCOD Special Permit but after staff review it was determined that the proposed qualified as a Minor Wireless Facility and required a WCOD-EIDR approval, pursuant to Sections 9.4.3.2 and 9.4.5.2 of the Zoning Bylaw.

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 May 7, 2020 and May 14, 2020. Notice of the public hearing was posted with the Town Clerk in the Westwood Town Hall and on the Town's website commencing on April 29, 2020, and continuing through the opening of the public hearing on May 26, 2020. 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 April 30, 2020.
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 4, 2020.
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 May 26, 2020, via Zoom Webinar and filmed live by Westwood Media Center on Westwood Media's YouTube Channel and Comcast Channel 12 and Verizon Channel 42. The hearing was held in accordance with the Governor's March 12, 2020 Order suspending certain provisions of the Open Meeting Law MGL c. 30A §18 and the Governor's March 23, 2020 Emergency Order imposing limitations on the number of people that may gather in one place. The Planning Board met remotely via Zoom Webinar where public comments were offered by live time audio via Zoom and through the Question and Answer function. The opportunity for written comments to be submitted was also offered. The public hearing was then continued to June 30, 2020 by a roll call vote. On June 30<sup>th</sup>, after a request by the Applicant to continue to August 18, 2020, the Board voted by a roll call vote to continue the hearing until August 18, 2020 at 7:00 pm via Zoom. On August 10, 2020, the Applicant submitted a request to withdraw the application without prejudice.
5. Westwood Planning Board Members David L. Atkins, Brian D. Gorman, Christopher A. Pfaff, Deborah J. Conant, and William F. Delay deliberated on the Application at a duly authorized meeting on May 26, 2020. On August 18, 2020, Board members David L. Atkins, Christopher A. Pfaff, Deborah J. Conant, and William F. Delay on a roll call vote voted to accept the Applicant's request for a leave to withdrawal without prejudice and closed the public hearing.

## **PROJECT FINDINGS:**

1. The subject property consists of approximately 2.71 acres located at 247 Station Drive and is shown as Map 37 Lot 008 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
2. Presently, the project site contains a three story commercial office building.
3. The Applicant proposed to install nine (9) panel antennas, six (6) remote radio heads, two (2) junction boxes, and ballast mounts and associated equipment on the roof of the three story building at 247 Station Drive in Westwood, MA 02090.

4. The Project Site is located within the Industrial (I), Wireless Communications Overlay District (WDOD) zoning districts. The proposal is subject to a Wireless Communications Overlay District Environmental Impact Design Review (EIDR) for a minor wireless facility, pursuant to Sections 7.3 and 9.4 of the Westwood Zoning Bylaw.

### **DECISION:**

On August 18, 2020, the Planning Board, by a roll call vote of four (4) in favor, none (0) opposed, and one (1) abstention, hereby **grants** the Applicant's request to withdraw without prejudice the Wireless Communications Overlay District (WCOD)-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 4, 2020 all material submitted through the close of hearing on August 18, 2020.

### **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 4, 2020. All of the following plans and material are hereby incorporated by reference and made part of this Decision.

1. Application submitted in View Permit PB-20-27 by Sean Mahoney of SAI Communications, LLC on behalf of Cellco Partnership d/b/a Verizon Wireless, application, narrative description, site photographs, impact statement, waiver requests, property owner authorization.
2. Verizon Photo Simulations, dated March 23, 2020, prepared by Chappell Engineering Associates, LLC (22 pages).
3. Calculated Radio Frequency Exposure Report, for Verizon Westwood Relo MA, dated April 7, 2020, prepared by C Squared Systems, LLC, 19 pages.
4. Structural Analysis Westwood MA RELO, for Verizon, dated March 11, 2020, prepared by Chappell Engineering, LLC, 37 pages.
5. Plans entitled "Verizon Westwood MA RELO, 247 Station Drive" prepared by Chappell Engineering Associates, LLC, plans dated November 4, 2010 (7 sheets).
6. Staff Comments via ViewPermit PB-20-27 dated May 21, 2020.
7. Request to continue to June 30, 2020 from Applicant signed by Sean Mahoney, dated May 26, 2020, stamped by Westwood Town Clerk on June 1, 2020.
8. Request to continue to August 18, 2020 from Applicant signed by Sean Mahoney, dated June 5, 2020, stamped by Westwood Town Clerk June 5, 2020.
9. Request to withdraw the application without prejudice signed by Sean Mahoney, dated August 10, 2020, stamped by Westwood Town Clerk August 11, 2020.

### **RECORD OF VOTE**

The following members of the Planning Board voted on accept and approve the Applicant's request to withdraw without prejudice the WCOD-EIDR for the abovementioned Project: David L. Atkins, Christopher A. Pfaff, Deborah J. Conant, and William F. Delay.

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

The following members of the Planning Board voted to abstain from the vote: Robert R. Gotti.



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Abigail McCabe, Town Planner

August 24, 2020