

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

APPROVAL
ADMINISTRATIVE ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
WIRELESS COMMUNICATIONS OVERLAY DISTRICT (WCOD)
690 Canton Street – Centerline Communications
August 27, 2020

APPLICANT: Jennifer Illiades
Centerline Communications for AT&T
750 W. Center St., Suite 301
W. Bridgewater, MA 02379

PROPERTY OWNER: L&B CIP 690 Canton St LLC
c/o Lincoln Property Company
53 State Street, 8th Floor
Boston, MA 02109

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

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to remove and replace three (3) antennas for new models, remove twelve (12) remote radio units (RRU), install a surge arrester with associated feedlines and mounting reinforcements at the existing wireless facility at 690 Canton Street in Westwood, MA 02090 also known as Assessor's Map 37, Lot 009.

The property is located in the Industrial (I) and Wireless Communications Overlay District (WCOD) zoning districts. The proposed wireless communications facility is a permitted use in this district and the removal and replacement of equipment is subject to Sections 9.4 and 7.3 of the Zoning Bylaw. The proposed alterations to equipment and replacement of antennas at the same height of the existing antennas have been determined to be minor in nature by the Building Commissioner and subject to an administrative EIDR review and approval by the Town Planner pursuant to Section 7.3.6 and 9.4.5.5 of the 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 August 24, 2020, an application was filed by Centerline Communications, pursuant to Section 7.3 [Environmental Impact and Design Review] and 9.4 [Wireless Communications Overlay District] of the Westwood Zoning Bylaw with the Westwood Planning Board and the Westwood Town Clerk (hereinafter "Application").
2. On August 24, 2020, the Building Commissioner was forwarded the Applicant 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 removal and replacement of antennas at the same height and addition of associated equipment were minor in nature and consistent with the previous approval 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. AT&T presently has fifteen (15) approved antennas at this facility mounted at a center of 59 ft. above ground with the highest point at 62 ft. above ground. The Applicant proposes to remove three (3) existing panel antennas and replace with three (3) new antennas in the same locations, remove twelve (12) remote radio units (RRU) and add new nine (9) RRUs, add a new surge arrestor and mount reinforcement at the same height with the height point above ground level at 62 ft.
4. The subject property consists of approximately 9.4.6 acres located at 690 Canton Street and is shown as Map 37, Lot 009 on the Westwood Board of Assessors' Map.
5. Wireless Communications Overlay District Environmental Impact and Design Review (WCOD-EIDR) Approvals were granted by the Westwood Planning Board on November 9, 1999, November 10, 2009, March 27, 2012, October 30, 2012, January 28, 2014, March 25, 2014, September 2, 2014, February 28, 2017, March 20, 2018, and most recently on June 25, 2019 for the installation of various wireless communication facilities on the roof of 690 Canton Street. Administrative WCOD-EIDR Approvals were granted by the Town Planner for this property on May 17, 2016 to AT&T Mobility, October 6, 2016 to AT&T Mobility, on February 21, 2017 to AT&T Mobility, and T-Mobile on December 26, 2018.
6. The property is located in the Industrial (I) 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 approval, pursuant to Sections 9.4 and 7.3.2.5 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 filed with the Planning Office of the Planning Board on August 24, 2020 with the following conditions.

CONDITIONS

1. The visual and esthetic impact of the antennas, remote radio units, and any attachments shall be minimized to the fullest extent practical with paint color to match the existing facility and shall be repainted as necessary to minimize any fading.
2. No additional antennas are approved with this application and the highest point of the equipment shall not exceed 62 ft. above ground level.
3. All antennas, cabling and accessory equipment shall be removed within ninety (90) days of abandonment or discontinuance of use.

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 August 24, 2020. All of the following plans and material are hereby incorporated by reference and made part of this Decision.

1. Application submittal, narrative, plans entitled "AT&T Site Number: MA 1268 Westwood Canton", prepared by Hudson Design Group, LLC, last revised on May 4, 2020 (15 sheets).
2. Structural Analysis Report for MA1268 (LTE 7C/5G) Westwood Canton 690 Canton Street, Westwood, MA, prepared by Hudson Design Group, LLC, dated April 20, 2020 (55 pages).



Abigail McCabe
Town Planner
August 27, 2020