

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

**ADMINISTRATIVE APPROVAL
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
213 Fox Hill Street
November 17, 2020**

APPLICANT: Verizon Wireless
49 Brattle Street
Arlington, MA 02474

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

PROPERTY LOCUS: 213 Fox Hill Drive
Westwood, MA 02090
Assessor's Map 09, Lot 065

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to remove and replace twelve (12) antennae and add three (3) remote radio heads. There will be a total of nine (9) remote radio heads and twelve (12) antennae with corresponding junction boxes and ancillary connecting cables at the site after the completion of the project. The antennas are six feet in size located at a height of 76 feet at the Verizon wireless facility at 213 Fox Hill Street in Westwood, MA 02090.

The property is located in the Single Residence 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 Sections 7.3 and 9.4 [Wireless Communications Overlay District] 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 Administrative EIDR and 9.4.5.5 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 November 6, 2020, an application was filed by Corey Vaccaro of Structure Consulting on behalf for Verizon Wireless, pursuant to Sections 9.4 [Wireless Communications Overlay District] and 7.3.6 [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 November 13, 2020.

2. On November 13, 2020, the Building Commissioner was forwarded the Application 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 November 13, 2020, the Town Planner reviewed the Application and found the same to be complete for the purpose of Administrative EIDR review.
4. 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. An Administrative WCOD-EIDR was approved by the Town Planner on March 25, 2019.
5. The current proposal is to remove and replace Verizon's existing twelve (12) panel antennas and antennas mounts at a height of 76 ft. of same size, remove and replace cables, and adding three (3) remote radio heads so that there is a total of nine (9) remote radio units.
6. The subject property consists of approximately 33541 SF located at 213 Fox Hill Street and is shown as Map 09, Lot 065 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
7. The property is located in the Single Residence E (SRE) 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.

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 November 6, 2020.

1. Plan set entitled "Westwood 3MA Location ID: 137986, 2020 PCS/850/CBRS ADD" prepared by Proterra Design Group of Hadley, MA, dated August 12, 2019 and last revised June 22, 2020, consisting of fourteen sheets.
2. EIDR Application prepared by Corey Vaccaro on behalf of Verizon Wireless, received by the Planning Board on November 6, 2020.

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. 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.
2. 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.
3. 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: November 17, 2020