

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

David L. Atkins, Chair  
Christopher A. Pfaff, Vice Chair  
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**

**APPROVAL**  
**WIRELESS COMMUNICATIONS OVERLAY DISTRICT (WCOD)**  
**ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)**  
**808 High Street – AT&T**  
**December 15, 2020**

**APPLICANT:** Michael R. Dolan  
Brown Rudnick LLP  
New Cingular Wireless PCS, LLC (AT&T)  
10 Memorial Boulevard  
Providence, RI 02903

**PROPERTY OWNER:** First Baptist Church of Westwood  
808 High Street  
Westwood, MA 02090

**PROPERTY LOCUS:** 808 High Street  
Westwood, MA 02090  
Assessor's Map 14, Lot 140

**BACKGROUND AND PROJECT SUMMARY**

The Applicant proposes changes to an existing wireless communication antenna to temporarily collocate three panel antennas within a concealment wrap on the existing facility at a centerline height of 65' above ground level on the existing 92-foot flagpole style tower. Proposal will also include related amplifiers, cables, fiber and other associated antenna equipment, including remote radio heads and other appurtenances with associated electronic equipment within the existing fenced compound area at the base located at 808 High Street, Westwood, MA 02090 also known as Assessor's Map 14, Lot 140. The property is located in the Single Residence E (SRE) zoning district and 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 November 12, 2020 an application was filed by or on behalf of AT&T, 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 November 26, 2020 and December 3, 2020. Notice of the public hearing was posted in the Westwood Town Hall commencing on November 19, 2020, and continuing through the opening of the public hearing on December 15, 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 November 19, 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 November 18, 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 December 15, 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 opened and closed on December 15, 2020 by a roll call vote.
5. Westwood Planning Board Members David L. Atkins, Christopher A. Pfaff, Deborah J. Conant, and Robert R. Gotti deliberated on the Application at a duly authorized meeting on December 15, 2020.

## PROJECT FINDINGS:

1. The subject property consists of approximately 8.85 acres located at 808 High Street and is shown as Map 14 Lot 140 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
2. The project site is located within the Single Residence E (SRE) 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. The Applicant proposes changes to an existing wireless communication antenna to temporarily collocate three panel antennas within a concealment wrap on the existing facility at a centerline height of 65' above ground level on the existing 92-foot flagpole style tower. Proposal will also include related amplifiers, cables, fiber and other associated antenna equipment, including remote radio heads and other appurtenances with associated electronic equipment within the existing fenced compound area at the base located at 808 High Street.

4. 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 Sections 7.3.8 and 9.4.8 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 December 15, 2020, the following waivers are hereby granted by the Planning Board:

1. The Board voted to grant approval for relief from the three (3) ft. maximum diameter required in Section 9.4.7.6 to allow three ft. nine inches (3.9 ft.) finding that the additional width and the temporary nature will not have a significant adverse impact on the town and surrounding residential properties.
2. The Board voted to waive the strict requirements of Section 9.4.6 of the application requirements for the Locus Map (Section 9.4.6.1) and the site plan showing the full site features (Section 9.4.6.2) finding that this is not relevant since the proposal is on an existing facility and within the existing fenced enclosure at the existing facility's base.
3. 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 an existing wireless pole.
4. 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.
5. 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 and materials submitted are adequate for review of this project.
6. 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.
7. 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 December 15, 2020, 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** 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 November 18, 2020 and the plan entitled "Westwood High Street National Site ID: MA5806S CASPR#: 210AOWXXQQ PACE# MRCTBO49320 FA# 15418946 Temporary New Site Build" dated October 27, 2020 and last revised on November 6, 2020 (11 sheets) subject to the Conditions stated herein, all of which are an integral part hereof:

## CONDITIONS OF APPROVAL:

1. Project shall comply with all state and federal requirements including Federal Communications Commission (FCC) guidelines including signage as outlined in Section 9.4.7.15 related to restricted access signage.
2. 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 as shown on the submitted plans.
3. All antennas, cabling and accessory equipment at the existing location at 850 High Street shall be removed within six months of abandonment or discontinuance or after the new facility is operational, whichever occurs sooner. The Planning Board shall receive written notification when the removal of equipment is complete.
4. This temporary WCOD-EIDR Approval shall be good for one year. Applicant shall return to the Planning Board with an application seeking approval for a permanent location within one year of grant of this approval or request an extension from the Planning Board prior to expiration on December 15, 2021. If no extension or new permanent approval is granted, Applicant shall remove this temporary facility and all associated equipment by December 15, 2021.
5. 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 November 18, 2020. 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 Joseph Giammarco.
2. Compliance Report for AT&T Mobility, LLC, by Crown Castle, dated November 4, 2020 (11 pages).
3. Structural Analysis Report prepared by Crown Castle dated October 14, 2020
4. Coverage Maps MAL01268 Coverage Plot, prepared by dated Photographs and perspective renditions.
5. Plan entitled "Westwood High Street National Site ID: MA5806S CASPR#: 210AOWXXQQ PACE# MRCTBO49320 FA# 15418946 Temporary New Site Build" dated October 27, 2020

and last revised on November 6, 2020 (11 sheets) prepared by Tectonic Engineering and Survey Consultants.

### RECORD OF VOTE

The following members of the Planning Board voted by roll call vote on December 15, 2020 to grant WCOD-EIDR Approval for the abovementioned Project: David L. Atkins, Christopher A. Pfaff, Deborah J. Conant, and Robert R. Gotti.

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



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Abigail McCabe  
Town Planner  
December 16, 2020