

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

ADMINISTRATIVE APPROVAL
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
20 East Street
May 10, 2021

APPLICANT: Joseph Sullivan on behalf of
T-Mobile Northeast LLC
15 Commerce Way Suite B
Norton, MA 02766

PROPERTY OWNER: Westwood-East Prop Aquis, LLC c/o
Public Storage Inc.
Dept. PT-MA-29184
Glendale, CA 91201-5025

PROPERTY LOCUS: 20 East Street
Westwood, MA 02090
Assessor's Map 18, Lot 054

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to upgrade existing T-Mobile facility on the roof of 20 East Street by removing the old antenna to replace with an upgraded antenna, remove the old cabinet and replace with a new anchor cabinet system, install stealth containers around the antenna and mount and paint canisters to match. The existing T-Mobile wireless facility was last upgraded at 20 East Street in Westwood, MA 02090 was approved by the Planning Board on April 25, 2016.

The property is located in the Highway Business (HB) 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 April 15, 2021, an application was filed by Joseph Sullivan on behalf T-Mobile Northeast LLC, 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 April 26, 2021.

2. On April 26, 2021, 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 April 26, 2021, the Town Planner reviewed the Application and found the same to be complete for the purpose of Administrative EIDR review.
4. The current proposal is to remove and replace existing antenna with an upgraded antenna, remove old cabinet and replace with Anchor Cabinet System, install Stealth containers around the antenna and mount and paint canisters to match all equipment.
5. The subject property consists of approximately 2.7 acres located at 20 East Street and is shown as Map 18, Lot 054 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
6. The property is located in the Highway Business (HB) 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.
7. Previous wireless communications approvals granted by the Planning Board for facilities at 20 East Street include the following: a Wireless Communications Overlay District Environmental Impact and Design Review (WCOD-EIDR) Approval for Omnipoint Holdings, Inc. on September 20, 2003, a WCOD-EIDR to T-Mobile Northeast, LLC on February 5, 2013, a WCOD-Special Permit to T-Mobile Northeast, LLC on April 25, 2016, and a WCOD-Special Permit to Verizon Wireless on February 28, 2017.

DECISION

On May 10, 2021, 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 April 15, 2021.

1. Plan set entitled "BS568/TRM Storage Westwood" prepared by Hudson Design Group LLC of N. Andover, MA, dated November 3, 2020 and last revised January 5, 2021, consisting of thirteen sheets.
2. Structural Analysis Report prepared by Hudson Design Group LLC of N. Andover, MA, dated November 24, 2020 and last revised December 11, 2020
3. EIDR Application prepared by Joseph Sullivan on behalf of T-Mobile Northeast LLC, received by the Planning Board on April 15, 2021.

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: May 10, 2021