

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS



David L. Atkins, Jr., Chair
Christopher A. Pfaff, Vice Chair
Robert R. Gotti
Ellen Larkin Rollings
Kathleen Wynne
Steven Olanoff, Associate Member

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

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

PLANNING BOARD

NOTICE OF DECISION

In compliance with Chapter 40A of the General Laws of the Commonwealth of Massachusetts, you are hereby notified that the Westwood Planning Board has, by a vote of 5 in favor and 0 opposed, voted to **grant** the application of Crown Castle on behalf of AT&T and T-Mobile, as voted on May 18, 2021, and filed in the Office of the Town Clerk on April 20, 2021, requesting Planning Board Special Permit pursuant to Wireless Communications Overlay District (WCOD) Special Permit pursuant to Section 9.4.5.4 and Environmental Impact & Design Review (EIDR) Approval pursuant Section 7.3 of the Westwood Zoning Bylaw to construct a new 100' monopole to accommodate ATT and T-Mobile antennas and ancillary equipment inside the new pole. Ground work to include adding a diesel generator on a new concrete pad, equipment shed on a new concrete pad and fiber/electric in an expanded compound area. The existing flagpole wireless facility located at 808 High Street, Westwood, MA 02090 also known as Assessor's Map 14, Lot 140 will be removed after construction of new facility is completed.

LAND AFFECTED: 808 High Street (Assessors' Map 14, Lot 140)

The Planning Board hereby certifies that attached hereto is a true and complete copy of the Board's decision and that said decision and any plans referred to therein have been filed with the Planning Board.

Appeals, if any, shall be made pursuant to Section 17 of said M.G.L. Chapter 40A and shall be filed within twenty (20) days after the filing of a copy of the decision in the office of the Town Clerk.

WESTWOOD PLANNING BOARD ROLL CALL VOTE

Yes:

David L. Atkins, Jr., Chair
Christopher A. Pfaff, Vice Chair
Steven Olanoff
Ellen Larin Rollings
Kathleen Wynne

No:

None

Dated: Issued May 21, 2021

**DECISION OF THE PLANNING BOARD
WIRELESS COMMUNICATIONS OVERLAY DISTRICT (WCOD)
SPECIAL PERMIT**

APPLICANT: Crown Castle on behalf of
AT & T and T-Mobile
1800 W. Park Drive
Westborough, MA 01581

PROPERTY OWNER: The 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 to replace the existing wireless facility by constructing a new 100' monopole that can accommodate ATT and T-Mobile antennas and ancillary equipment inside the new pole. Ground work to include adding a diesel generator on a new concrete pad, equipment shed on a new concrete pad and fiber/electric in an expanded fenced compound area. The existing flagpole wireless facility located at 808 High Street, Westwood, MA 02090 also known as Assessor's Map 14, Lot 140 will be removed after construction of new facility is completed.

The properties are located in the Single Residence E (SRE) zoning district and Wireless Communications Overlay District (WCOD), and the front portion of the lot is in the SRC zone. The proposed Wireless Communications facility is permitted in the Wireless Communications Overlay District (WCOD) and considered a Major Wireless Facility, subject to a special permit in accordance with Section 9.4.5.4. The major wireless communication facility is subject to a Special Permit with a consolidated 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 March 30, 2021, an application requesting to construct a new 100' monopole that can accommodate ATT and T-Mobile antennas and ancillary equipment inside the new pole and ground work to include adding a diesel generator on a new concrete

pad, equipment shed on a new concrete pad and fiber/electric in an expanded compound area at 808 High Street, Westwood, MA 02090 also known as Assessor's Map 14, Lot 140, was filed by Crown Castle on behalf of AT & T and T-Mobile, pursuant to Section 9.4.5.4 Wireless Communications Overlay District (WCOD) Special Permit with a consolidated Environmental Impact and Design Review, 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 April 29, 2021 and May 6, 2021. Notice of the public hearing was posted in the Westwood Town Hall commencing on April 22, 2021, and continuing through the opening of the public hearing on May 18, 2021. 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 23, 2021.
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 April 20, 2021.
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 18, 2021 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 May 18, 2021. All motions were made by a roll call vote. The Planning Board closed the public hearing on May 18, 2021.
5. Westwood Planning Board Member Robert Gotti recused himself from the hearing and the Chair called associate member Steven Olanoff to serve as a voting board member. Planning Board members David L. Atkins Jr., Christopher A. Pfaff, Steven Olanoff, Ellen Larkin Rollings, and Kathleen Wynne deliberated on the Application at a duly authorized meeting on May 18, 2021.

PROJECT FINDINGS:

1. The subject properties consist 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. Presently, the project site contains the existing First Baptist Church of Westwood building with an existing monopole style wireless cell antennas for AT & T and T-Mobile.
3. The Applicant proposes to construct a new 100' monopole to accommodate ATT and T-Mobile antennas and ancillary equipment inside the new pole. Ground work to include adding a diesel generator on a new concrete pad, equipment shed on a new concrete pad and fiber/electric in an expanded fenced compound area. The existing flagpole wireless facility located at 808 High Street, Westwood, MA 02090 also known as Assessor's Map 14, Lot 140 will be removed after construction of new facility is completed.
4. The Board concluded that the flag was not necessary for this proposal and the Board agreed that the flag is not required.
5. The Project Site is located within the Single Residence E (SRE) zoning district and Wireless Communications Overlay District (WCOD), and the front portion of the lot is in the Single Residence C (SRC) zoning district. The proposed wireless cell antenna is permitted, subject to a Wireless Communications Overlay District (WCOD) Special Permit for a major wireless facility per Section 9.4.5.4 and a consolidated Environmental Impact and Design Review (EIDR), pursuant to Section 7.3 of the Westwood Zoning Bylaw.
6. 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 and 9.4.5.4 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. Additionally, the Board found that this application is for the replacement of the existing wireless facility and the following waivers are hereby granted by the Planning Board because they were not found to be necessary for the proposal:

1. 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 pole replacement proposal.

2. 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.
3. 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, locus map scale and site plan scale as required by Section 7.3.3.1 and 9.4.6 of the Zoning Bylaw. The Board finds that the project plans are adequate for review of this project.
4. 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.
5. The Board voted to waive the requirement for submission of a presentation model under Section 7.3.7.7 [Model] of the Zoning Bylaw
6. The Board voted to waive the strict requirement of the three (3) ft. diameter width of the pole allowing the increase to 53 inches at the base and tapering to 48 inches at the top finding that this proposal for a new monopole to replace the existing facility with the co-location of two carries with the ability to accommodate up to four (4) wireless carriers results an improved project. The Board found that the increased width will not have a significant adverse impact on the town and the surrounding residential properties.
7. The Board found that the proposed facility provides adequate screening and buffering as to not be detrimental to the Town or visual appearance of the surrounding neighborhood or abutting uses. The proposal includes an enclosure at the base with a solid 6.5 ft. fence and maintains existing vegetation to the maximum extent possible.

DECISION:

The Planning Board evaluated the Application in relation to the above Findings, and as the approving authority, by a roll call vote of five (5) in favor and none (0) opposed, hereby **grants** Special Permit and Environmental Impact and Design Review **Approval** pursuant to Section 9.4.5.4 and Section 7.3 of the Westwood Zoning Bylaw for the Project as described above and in the application therefor filed in the office of the Town Clerk on April 20, 2021, subject to the Conditions stated herein, all of which are an integral part hereof:

CONDITIONS OF APPROVAL:

1. The 6.5-ft. fence shall be solid as shown on the submitted plans, repaired as necessary, and remain in good condition while this facility is valid and in use.
2. The equipment cabinets, generator and any other equipment shall be screened from and not be visible over the fence as shown on the submitted plans.

3. The monopole shall be painted a flat white color as shown on the submitted plans and repainted as necessary to minimize fading or discoloration.
4. The Applicant shall verify, through post-installation monitoring and report of an independent radio engineering consultant, that there is no negative effect on the Town's emergency radio communications.
5. Prior to the issuance of a building permit, the Applicant shall provide a bond, in a form acceptable to the Town in the amount of \$60,000 to cover the cost of removing the facility from the property.
6. The Applicant shall not post any signs for advertisement or any other reasons on or in the vicinity of the Project, with the exception of a sign not exceeding four (4) square feet to display the name and telephone number of the person and company responsible for the maintenance of the Project and accept as required per FCC and OSHA guidelines, for radiofrequency warning signs as noted on plan sheet C-6.
7. Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans, and with all conditions of prior approvals, in all respects, and the Applicant shall pursue completion of the project with reasonable diligence and continuity.
8. The tower, all antennas, cabling, fencing, concrete pad, and accessory equipment shall be removed within six (6) months of abandonment or discontinuance of use. The Planning Board shall receive notification of any abandonment or discontinuance of use.
9. Applicant shall remove the existing pole and all associated equipment and materials after the new facility is operational and within six (6) months.
10. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.
11. The routine generator testing shall only occur between Noon and 2:00 pm during the week. The routine testing is prohibited during the weekends. If more than one generator is needed, only one generator shall be tested at a time to limit the noise impact and shall be coordinated with all carriers.
12. If additional carriers, beyond the two proposed with this application, are proposed with generators, the routine testing hours shall be coordinated so the testing does not occur at the same time. The noise levels and testing hours shall be submitted with future applications proposed at this facility.

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 April 20, 2021 and through the close of the public hearing on May 18, 2021. All of the following plans and material are hereby incorporated by reference and made part of this Decision.

1. Application, prepared by Jeffery Barbadora of Crown Castle for AT & T Mobile and T-Mobile, dated May 13, 2021, received by the Town Clerk and Planning Department on May 20, 2021.
2. Coverage maps, photos and simulations, FCC license, Mass Dept. of Public Health Letter and owner authorization form submitted by Jeffery Barbadora of Crown Castle.
3. FAA Report prepared by Airspace Safety Analysis and Compliance dated March 4, 2021.
4. Project Narrative prepared by Michael Dolan of Brown Rudnick dated April 16, 2021.
5. Project Plans entitled " B0391/1st Baptist Westwood Scope: Flagpole Replacement", prepared by Crown Castle and stamped by Steven Matthews, dated March 15, 2021 , and last revised on May 13, 2021.
6. Radio Frequency Analysis Report prepared by C Squared Systems, LLC dated March 24, 2021.
7. Radio Frequency Emissions Compliance Report prepared by Crown Castle dated February 4, 2021.
8. Redacted Lease with The Frist Baptist Church of Westwood dated October 31, 2019.
9. Town of Westwood Zoning Board of Appeals Special Permit Decision dated November 20, 2000.
10. Structural Report prepared by Valmont Microflect dated November 3, 2020.
11. Staff Comments from View Permit for application PB-21-11 dated May 14, 2021
12. Public comment electronic mail and supporting material submitted by Gayle Sudit to Abigail McCabe on April 30, 2021, RE: Letter on Cell Towers.

RECORD OF VOTE

The following members of the Planning Board voted on a roll call vote on May 18, 2021 to **grant** WCOD Special Permit Approval for the abovementioned project as amended by the conditions: David L. Atkins Jr., Christopher A. Pfaff, Ellen Larkin Rollings, Kathleen Wynne and Steven H. Olanoff.



Abigail McCabe, Town Planner

May 21, 2021