

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

ADMINISTRATIVE APPROVAL
ADMINISTRATIVE ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
690 Canton Street – T-Mobile
June 24, 2021

APPLICANT: Sean Mullin
10 Industrial Ave., Suite 3
Mahwah, NJ 07430

PROPERTY OWNER: L&B CIP 690 Canton St., LCC
C/O Lincoln Property
53 State St Boston, MA 02109

PROPERTY LOCUS: 690 Canton Street
Westwood, MA 02090
Assessor's Map 37, Lot 09

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to make alterations for upgrade the existing facility on the roof of 690 Canton Street in Westwood, MA 02090 by removing and replacing six (6) antennas; adding six (6) remote radio units; and removing and replacing an existing equipment cabinet.

The property is located in the Industrial (I) and Wireless Communications Overlay District (WOCD) 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

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 June 16, 2021, an application was filed by Sean Mullin, pursuant to Section 7.3 [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 June 23, 2021.
2. On June 23, 2021, the Application was forwarded to the Building Commissioner for review and consideration of Administrative Environmental Impact & Design Review (EIDR) Approval pursuant to Section 7.3.6 of the Westwood Zoning Bylaw.

3. On June 23, 2021, the Building Commissioner 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.
4. The subject property consists of approximately 9.46 acres located at 690 Canton Street and is shown as Map 37, Lot 009 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
5. T-Mobile presently has nine (9) approved antennas and three (3) remote radio units at this facility mounted on the roof of 690 Canton Street. Applicant is proposing to upgrade the facility by removing and replacing six (6) antennas; adding six (6) remote radio units; and removing and replacing an existing equipment cabinet.
6. 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, T-Mobile on December 26, 2018, and to AT&T on August 27, 2020.
7. The property is located in the Industrial (I) zoning district and the Wireless Communications Overlay District (WCOD) and is subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 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 9.4.5.5 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 June 23, 2021

CONDITIONS OF APPROVAL:

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 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.

APPLICATION AND PLANS

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

1. Application submitted by Sean Mullin for 690 Canton Street in ViewPermit PB-21-21, on June 16, 2021.
2. Property owner authorization form, submitted June 16, 2021.
3. Plan set entitled "T-Mobile Northeast, LLC, Site Number: 4DE3108A", 690 Canton Street, Westwood, MA 02090 Norfolk County", prepared by NB&C Engineering Services, Inc. dated November 14, 2018, six sheets.
4. Platform Structural Analysis Report Site #4DE3108A, 690 Canton St Westwood, MA 02090, prepared by RPM Engineering, LLC, dated April 15, 2021.
5. Ballast Structural Report, Site ID 4DE3108A "Anchor Project", 690 Canton Street, Westwood, MA 02090.



Abigail McCabe, Town Planner

June 24, 2021
DATE