

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

APPROVAL
WIRELESS COMMUNICATIONS OVERLAY DISTRICT (WCOD)
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
213 Fox Hill Street – T Mobile
August 17, 2021

APPLICANT: T Mobile Northeast C/O SAI
157 Riverside Drive
Norwell, MA 02061

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

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

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes upgrading equipment at an existing wireless communication facility. The application proposes replacing six antennas, adding three antennas, removing six remote radio heads, and removing three hybrid cables located at 213 Fox Hill Street, Westwood, MA 02090 also known as Assessor's Map 09, Lot 065. 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 [Wireless Communications Overlay District] and 7.3 [Environmental Impact and Design Review] 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 July 19, 2021 an application was filed by or on behalf of T Mobile Northeast, 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 July 29, 2021 and August 5, 2021. Notice of the public hearing was posted in the Westwood Town Hall commencing on July 22, 2021, and continuing through the opening of the public hearing on August 17, 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 July 22, 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 July 22, 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 August 17, 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 Governor Baker's June 16, 2021 signing of Chapter 20 of the Acts of 2021 to extend certain COVID-19 measures adopted during the State of Emergency for remote meeting provisions of his March 12, 2020 Executive Order. 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 August 17, 2021 by a roll call vote.
5. Westwood Planning Board Members David L. Atkins, Christopher A. Pfaff, Kathleen Wynne, Ellen Larkin Rollings, and Thomas P. McCusker deliberated on the Application at a duly authorized meeting on August 17, 2021.

PROJECT FINDINGS:

1. The subject property consists of approximately 33,541 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").
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. This proposal is considered a minor wireless communications facility because the upgrades does not add more than ten feet in height to the existing facility.
3. The Applicant proposes upgrading equipment at an existing wireless communication facility by replacing six antennas, adding three antennas, removing six remote radio heads, and removing three hybrid cables changes at 213 Fox Hill Street.
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; on November 10, 2009 to Clear Wireless; on July 24, 2012 to Sprint Spectrum; 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; on September

2, 2014, for Sprint's installation of three new antennas, three 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, 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 for AT&T, and most recently an Administrative WCOD-EIDR was approved on November 17, 2020 for minor upgrades for Verizon.

5. 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 August 17, 2021, the following waivers are hereby granted by the Planning Board on a roll call vote:

1. The Board voted to waive the strict requirement of Section 7.3.7.1 (EIDR) from providing a full site plan showing details of the full property for drainage, stormwater management, parking, landscaping, sewage and trash disposal.
2. 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 for upgrades to an existing wireless facility on the water tank.
3. 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.
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 requirement for submission of color photographs or computerized photos or rendition of the proposed upgrades of Section 9.4.6.4.

DECISION:

On August 17, 2021, the Planning Board evaluated the Application in relation to the above Findings, and as the approving authority, by a vote of four (5) 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 this minor wireless communications project as described above and in the application therefor filed in the office of the

Planning Board and the Town Clerk on July 22, 2021 and the plan entitled "Site Name 4Bss580A 213 Fox Hill Street- Watertank" dated April 26, 2021 and last revised on May 14, 2021 (9 sheets) subject to the Conditions stated herein, all of which are an integral part hereof:

CONDITIONS OF APPROVAL:

1. The visual and aesthetic impact of the antennas, radio heads, mounting brackets and any other attachments shall be minimized to the fullest extent practical. The antennas and cabling shall be painted to match the color of the water tank and repainted as necessary.
2. The Planning Board shall be notified within thirty (30) days of any discontinuance of the wireless facility. All antennas, brackets, cable trays, and any other associated equipment shall be fully removed within six (6) months of abandonment or discontinuance of the use.
3. This WCOD-EIDR Approval shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within two (2) years following the grant thereof. The Planning Board may extend such approval, for good cause, upon the written request of the Applicant. In the case of the EIDR Approval, the term "substantial use thereof or construction thereunder" shall mean the commencement and substantial progress of approved vertical construction activity.
4. 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 July 22, 2021. All of the following plans and material are hereby incorporated by reference and made part of this Decision.

1. Application, waiver requests, photographs, and summary submitted by Timothy Greene of Terra Search Real Estate Group on behalf of T-Mobile Northeast c/o SAI.
2. Coverage Maps SAI-T-MOBILE Site Number:4BSS580A Site Name:4BSS580A 213 FOX HILL ST WATERTANK prepared by Hudson Design Group dated August 2, 2021 Photographs and perspective renditions.
3. Plan entitled "Site Name: 4Bss580A 213 Fox Hill Street- Water Tank" dated April 26, 2021 and last revised on May 14, 2021 (9 sheets) prepared by Hudson Design Group.
4. Staff comments collected from View Permit for PB-21-29 dated August 12, 2021.

RECORD OF VOTE

The following members of the Planning Board voted by roll call vote on August 17, 2021 to grant WCOD-EIDR Approval for the abovementioned Project: David L. Atkins, Christopher A. Pfaff, Kathleen Wynne, Ellen Larkin Rollings, and Thomas P. McCusker.

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



Abigail McCabe, Town Planner

DATE: August 18, 2021