

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

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**PLANNING BOARD**

**WIRELESS COMMUNICATIONS OVERLAY DISTRICT (WCOD)  
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR) APPROVAL  
213 Fox Hill Street – Verizon Wireless  
May 17, 2022**

**APPLICANT:** Cellco Partnership d/b/a  
Verizon Wireless  
118 Flanders Road  
Westborough, MA 01581

**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 installing three (3) new wireless communication antennas on existing mounts, along with related cables at an existing wireless communication facility 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 April 20, 2022 an application was filed by or on behalf of Verizon Wireless, 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 April 28, 2022 and May 5, 2022. Notice of the public hearing was posted in the Westwood Town Hall commencing on May 5, 2022, and continuing through the opening of the public hearing on May 17, 2022. 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 25, 2022.
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, 2022.
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 17, 2022, 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 May 17, 2022 by a roll call vote.
5. Westwood Planning Board Members Christopher A. Pfaff, Ellen Larkin Rollings, Kathleen Wynne, Joshua Ames, and Philip Giordano deliberated on the Application at a duly authorized meeting on May 17, 2022.

#### **PROJECT FINDINGS:**

1. The subject property consists of approximately 0.77 acres 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 proposed new antennas will not add more than ten feet in height to the existing facility.
3. The Applicant proposes installing three (3) new wireless communication antennas on existing mounts, along with related cables at an existing wireless communication facility located 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 Celco 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 October 7, 2008 to Westwood Board of Health; 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 to Sprint Realty Company, L.P.; on September 9, 2017 to Sprint Realty Company, L.P.; and on August 17, 2021 to T-Mobile Northeast. Administrative WCOD-EIDR Approvals were granted by the Town Planner for minor modifications to the wireless facility on October 24, 2016 to Empire Telecomm o/b/o AT&T

Wireless; on March 25, 2019 to New Cingular Wireless PCS, d/b/a AT&T Mobility; on April 11, 2019 to Sprint; and on November 17, 2020 to Verizon Wireless.

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.

### 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, and narrative submitted by Mollie Patten of SAI Group on behalf of Verizon Wireless.
2. Plans titled “Verizon Westwood\_3\_MA 213 Fox Hill Street Westwood MA 02090 Location Code (PSLC): 137986” prepared by Protera Design Group, 4 Bay Road, Bldg. A, Suite 200 Hadley, MA 01035, dated March 18, 2021 and revised through August 6, 2021, stamped by Jessie M. Moreno on August 6, 2021, consisting of 4 sheets labeled: T-1, A-1, A-2, and GN-1.
3. Antenna Specifications dated October 29, 2021 submitted by Mollie Patten of SAI Group on behalf of Verizon Wireless, consisting of 12 pages.
4. Lease Agreement between Dedham Westwood Water District and Cellco Partnership dated February 12, 2008, with First Amendment dated September 10, 2008.
5. Structural Analysis Report titled “Verizon - 137986 - Westwood\_3\_MA 2021 Modification” prepared by Protera Design Group, 4 Bay Road, Bldg. A, suite 200 Hadley, MA 01035, dated August 3, 2021 consisting of 40 pages.
6. Mount Analysis Report titled “Verizon - 137986 - Westwood\_3\_MA 2021 Modification” prepared by Protera Design Group, 4 Bay Road, Bldg. A, suite 200 Hadley, MA 01035, dated August 32, 2021 consisting of 21 pages.
7. Photographic Simulation Package titled “Wireless Telecommunications Facility Upgrade Westwood\_3\_MA” prepared by Protera Design Group, 4 Bay Road, Bldg. A, suite 200 Hadley, MA 01035, dated March 18, 2021 and last revised May 6, 2022.
8. Radio Frequency Site Compliance Report titled” Site #47005 Westwood\_3\_MA” prepared by Centerline Communications (with erroneous reference to 229 Fox Hill Street instead of 213 Fox Hill Street) dated March 11, 2022, consisting of 23 pages.
9. Radio Frequency Site Compliance Site Jurisdictional Compliance Report prepared by Centerline Communications dated May 16, 2022 consisting of 14 pages.
10. Staff comments collected from View Permit for PB-22-14 dated May 10, 2022.

**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 May 17, 2022, the following waivers are hereby granted by the Planning Board on a roll call vote:

1. The Board voted to waive the preservation of landscape assessment required by Section 7.3.8.1 of the Westwood Zoning Bylaw (the "Bylaw").
2. The Board voted to waive the relation of buildings to environment assessment required by Section 7.3.8.2 of the Bylaw.
3. The Board voted to waive the open space assessment required by Section 7.3.8.3 of the Bylaw.
4. The Board voted to waive the circulation, traffic impact and alternative means of transportation assessment required by Section 7.3.8.4 of the Bylaw.
5. The Board voted to waive the stormwater drainage and erosion control assessment required by Section 7.3.8.5 of the Bylaw.
6. The Board voted to waive the advertising features description required by Section 7.3.8.6 of the Bylaw.
7. The Board voted to waive the special features assessment required by Section 7.3.8.7 of the Bylaw.
8. The Board voted to waive the safety assessment required by Section 7.3.8.8 of the Bylaw.
9. The Board voted to waive the Town heritage assessment required by Section 7.3.8.9 of the Bylaw.
10. The Board voted to waive the A microclimate assessment required by Section 7.3.8.10 of the Bylaw.
11. The Board voted to waive the energy efficiency assessment required by Section 7.3.8.11 of the Bylaw.
12. The Board voted to waive the detrimental effect on nearby property assessment required by Section 7.3.8.12 of the Bylaw.
13. The Board voted to waive the nearby property effects assessment required by Section 7.3.8.13 of the Bylaw.
14. The Board voted to waive the analysis for specific standards for High and Washington Street required by Section 7.3.8.14 of the Bylaw.
15. The Board voted to waive the air quality assessment required by Section 7.3.8.15 of the Bylaw.
16. The Board voted to waive the plants and animals assessment required by Section 7.3.8.16 of the Bylaw.
17. The Board voted to waive the vibration assessment required by Section 7.3.8.17 of the Bylaw.
18. The Board voted to waive the electrical disturbance assessment required by Section 7.3.8.18 of the Bylaw.

19. The Board voted to waive the historic and archaeological site assessment required by Section 7.3.8.19 of the Bylaw
20. The Board voted to waive the solid waste assessment required by Section 7.3.8.20 of the Bylaw.
21. The Board voted to waive the water quality assessment required by Section 7.3.8.21 of the Bylaw
22. The Board voted to waive the Exterior Lighting Plan required by Section 6.4.4 of the Bylaw.
23. The Board voted to waive the Balloon Test which might be required by the Board pursuant to Section 9.4.6.10 of the Bylaw.
24. The Board voted to waive the presentation model required by Section 7.3.7.7 of the Bylaw.

**DECISION:**

On May 17, 2022, 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 Environmental Impact and Design Review (WCOD-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 April 20, 2022, subject to the Conditions stated herein, all of which are an integral part hereof:

**CONDITIONS OF APPROVAL:**

1. An updated structural report shall be submitted confirming a recent engineer's inspection of the facility and confirmation of the structural condition of the water tank and its ability to support the proposed new antennas.
2. A certification shall be provided to confirm that the FCC licensing is up to date for this location.
3. 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.
4. 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.
5. 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.
6. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.

## RECORD OF VOTE

The following members of the Planning Board voted by roll call vote on May 17, 2022 to grant WCOD-EIDR Approval for the abovementioned Project: Christopher A. Pfaff, Ellen Larkin Rollings, Kathleen Wynne, Joshua Ames, and Philip Giordano.

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



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Nora Loughnane, Acting Town Planner

DATE: June 6, 2022