

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

Received February 21, 2023@5:00PM
Westwood Town Clerk

Christopher A. Pfaff, Chair
Ellen Larkin Rollings, Vice Chair
Kathleen Wynne, Secretary
Joshua C. Ames
Philip M. Giordano



Nora Loughnane, Director
nloughnane@townhall.westwood.ma.us
(781) 251-2595

Grant McGregor, Planning Administrator
gmcgregor@townhall.westwood.ma.us
(781) 251-2598

Tiana Malone, DCED Administrative Assistant
tmalone@townhall.westwood.ma.us
(781) 320-1366

PLANNING BOARD

**DECISION OF THE PLANNING BOARD
WIRELESS COMMUNICATIONS OVERLAY DISTRICT
ENVIRONMENTAL IMPACT AND DESIGN REVIEW APPROVAL**

APPLICANT: Crown Castle C/O DISH Wireless - Katie Adams, Agent
100 Apollo Drive Suite 303,
Chelmsford, MA 01824

PROPERTY OWNER: Medical Information Tech Inc.
7 Blue Hill River Road
Canton, MA 02021

PROPERTY LOCUS: 100-200 Lowder Brook Drive
Assessors Map 6, Parcel 17

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to collocate antennas and ancillary equipment on an existing 140 ft. monopole, including the installation of three (3) panel antennas, one (1) antenna platform mount, six (6) remote radio head units, one (1) over voltage protection device, one (1) hybrid cable, and one (1) cable entry port, at the existing wireless communications facility located at 100-200 Lowder Brook Drive, Westwood, MA 02090 also known as Assessor's Map 6, Lot 17. The property is located within the Administrative Research Office (ARO) zoning district and the Wireless Communication Overlay District (WCOD).

STATEMENT OF FINDINGS

After having reviewed all the plans and reports filed by the Applicants and their 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:

PROCEDURAL FINDINGS:

1. On December, 21 2022, an application was filed by Katie Adams on behalf of Crown Castle C/O DISH Wireless (hereinafter "Applicant") pursuant to Section 9.4 [Wireless Communication Overlay District (WCOD)] and Section 7.3 [Environmental Impact and Design Review (EIDR)] 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 *Hometown Weekly*, a newspaper of general circulation in Westwood, on Thursday, January 5, 2023 and again on Thursday, January 12, 2023. Notice of the public hearing was posted in the Westwood Town Hall commencing on January 11, 2023, and continuing through the opening of the public hearing on January 24, 2023. 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 January 12, 2023.
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, and Town Engineer on December 21, 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 January 24, 2023, 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, Executive Order suspending certain provisions of the Open Meeting Law (MGL C. 30A, §18), currently extended through March 31, 2023. Said hearing was opened on January 24, 2023 and continued to February 7, 2023.
5. The Planning Board met remotely via Zoom Webinar on January 24, 2023, and again on February 7, 2023, 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. On February 7, 2023, public comments were taken, and the Planning Board deliberated on the application.
6. Westwood Planning Board Members Joshua Ames, Philip Giordano, Ellen Larkin Rollings, Kathleen Wynne, and Christopher Pfaff were present for the two public hearing sessions and deliberated on the Application at a duly authorized meeting on February 7, 2023.

PROJECT FINDINGS:

1. The subject property consists of approximately 36.84 acres located at 100-200 Lowder Brook Drive and is shown as Map 6, Lot 17 on the Westwood Board of Assessors' Map (hereinafter "Project Site").
2. The Project Site is located within the Administrative-Research-Office (ARO) zoning district and within 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.
3. Wireless Communications Overlay District Environmental Impact & Design Review (WCOD-EIDR) Approvals were previously granted for the wireless communications facility by the Westwood Planning Board on February 19, 1998 (AT&T), on November 30, 2000 (Cellular One), on September 20, 2005 (AT&T), on August 12, 2008 (Metro PCS), on February 17, 2011 (AT&T), on October 30, 2012 (T-Mobile), on September 3, 2013 (T-Mobile), and on June 13, 2017 (Verizon), for the installation of various wireless communication facilities at 100-200 Lowder Brook Drive.

4. The Project, as modified by the waivers and conditions of this decision, is consistent with all applicable standards under Section 9.4 and 7.3 of the Westwood Zoning Bylaw.
5. The Project, as modified by the conditions of this decision, will not present a public safety hazard to the Town, or the surrounding residential properties.
6. The Project, as modified by the conditions of this decision, will not be more detrimental to the Town or to the general character or visual appearance of the surrounding residential properties, than the existing wireless communications facility.

APPLICATION AND PLANS

The Planning Board evaluated the Application filed by or on behalf of the Applicant in the in the office of the Town Clerk on December, 21 2022, and all material submitted through the close of the public hearing on February 7, 2023. All of the following plans and materials are hereby incorporated by reference and made part of this Decision:

1. Plan titled "DISH Wireless, L.L.C. Site ID: BOBOS00748A, DISH Wireless, L.L.C. Site 100 Lowder Brook Drive, Westwood, MA 02090", prepared by TEP Northeast, TEP OPCO, LLC., 45 Beechwood Drive North Andover, MA 01845, stamped by Daniel P. Hamm, dated January 4, 2022 and revised thru February 1, 2023, consisting of the following nineteen (19) sheets:

Sheet T-1	Title Sheet;
Sheet A-1	Overall and Enlarged Site Plan;
Sheet A-2	Elevation, Antenna Layout and Schedule;
Sheet A-3	Equipment Platform and H-Frame Details;
Sheet A-4	Equipment Details;
Sheet A-5	Equipment Details;
Sheet A-6	Equipment Details;
Sheet E-1	Electrical/Fiber Route Plan and Notes;
Sheet E-2	Electrical Details;
Sheet E-3	Electrical One-Line, Fault Calcs & Panel Schedule;
Sheet G-1	Grounding Plans and Notes;
Sheet G-2	Grounding Details;
Sheet G-3	Grounding Details;
Sheet RF-1	RF Cable Color Codes;
Sheet GN-1	Legend and Abbreviations;
Sheet GN-2	RF Signage;
Sheet GN-3	General Notes;
Sheet GN-4	General Notes; and
Sheet GN-5	General Notes.

2. Document titled "Nationwide Programmatic Agreement, Co-Location Criteria Verification Form" prepared by Crown Castle, 100 Apollo Drive Suite 303, Chelmsford, MA 01824, dated December 29, 2021, consisting of one (1) page.
3. Coverage Maps, titled "BOBOS00748A (Without)" and "BOBOS00748A (With)", prepared by Crown Castle, 100 Apollo Drive Suite 303, Chelmsford, MA 01824specifying In-Vehicle coverage areas, undated, consisting of two (2) pages.
4. Report titled "Structural Analysis Report" prepared by Crown Castle 2000 Corporate Drive, Canonsburg, PA 15317, dated February 2, 2023, consisting of sixty-eight (68) pages.

5. Report titled "Radio Frequency – Electromagnetic Energy (RF-EMM) Report" prepared by EBI Consulting, 21 B Street, Burlington, MA 01803, dated August 30, 2022, consisting of twenty-one (21) pages.
6. Photographs and Photo Simulations prepared by TEP Northeast, TEP OPCO, LLC., 45 Beechwood Drive, North Andover, MA 01845, dated February 3, 2023, consisting of eight (8) pages.
7. Letter from Katie Adams, Crown Castle, 100 Apollo Drive Suite 303, Chelmsford, MA 01824, to Town of Westwood Planning Division, re: Request for Minor Modification to Existing Wireless Facility – Section 6409, dated November 16, 2022, consisting of three (3) pages.
8. All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.

WAIVERS, MODIFICATIONS AND REDUCTIONS

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. The following waivers from standard EIDR application submittal requirements of Section 7.3.7 are hereby granted by the Planning Board upon a determination that they are not to this particular Application:

1. Waiver of Section 7.3.7.1 pertaining to all required site plan items related to stormwater management, parking, landscaping, sewerage, and trash disposal.
2. Waiver of Section 7.3.7.2 pertaining to the submission of an exterior lighting plan.
3. Waiver of Section 7.3.7.3 pertaining to the submission of a traffic study.
4. Waiver of Section 7.3.7.7 pertaining to the submission of a presentation model.

DECISION

On January 24, 2023, the Planning Board evaluated the Application in relation to the above Findings, and as the approving authority, on a roll call vote by a vote of five (5) in favor and none (0) opposed, hereby **grants** Wireless Communications Overlay District Environmental Impact and Design Review (WCOD-EIDR) **Approval** pursuant to Sections 9.4 and 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 July 15, 2022, subject to the Conditions stated herein, all of which are an integral part hereof:

CONDITIONS

The foregoing approval is issued to the Applicants for the aforementioned Project in accordance with the terms and conditions set forth below, all of which are an integral part hereof:

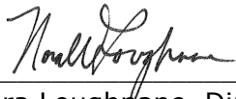
1. Except as modified by the Conditions and Findings hereof, the Project shall comply with the Project Plans in all respects and the Applicant shall pursue completion of the Project with reasonable diligence and continuity.

2. The Applicant shall submit revised plans where the "Overall Site Plan" on Sheet A-1 corresponds accurately to the configuration of existing conditions demonstrated in the aerial photograph on Sheet A-1.
3. The Applicant shall verify through post-installation monitoring and report of an independent radio engineering consultant that the new and replacement antennas and remote radio heads will not interfere with nor have any negative effect on the Town's emergency radio communications.
4. The face of the DISH antennas shall extend no further than thirty-three inches (33") from the surface of the monopole.
5. The antenna array, and all mounting brackets, bands, cables and all associated equipment shall be painted to match the matte color of the existing facility and shall be repainted as necessary to minimize any fading or discoloration.
6. The visual and aesthetic impact of the antennas, mounting brackets and all other attachments shall be minimized to the fullest practical extent. All cables and bands shall be bundled in the most unobtrusive manner possible, shall be secured directly to the pole and located on the portion of the pole which is least visible from any public way.
7. If there are any cabling, bands and equipment associated with a previous carrier at this height/location on the pole, that are no longer needed, they shall be removed by the Applicant prior to the installation of the antennas and equipment covered by this decision.
8. If the Project, or any Condition imposed in this Decision, requires permit, license, or other approval from any other board, committee, or agency of the Town of Westwood or other regulatory agency of the Commonwealth or the federal government, the Applicant shall make an appropriate application for the same. If any condition of such permit, license, or other approval from any other board, committee, or agency is inconsistent with this Decision, the Applicant shall make application to the Planning Board for amendment of this Decision, and the Planning Board shall consider such application in accordance with the requirements of M.G.L. Chapter 40A § 9 and all applicable Planning Board rules and regulations.
9. The Planning Board shall be notified within thirty (30) days of any discontinuance of use of the wireless facility. All antennas, brackets, cabling and any other associated equipment shall be fully removed within six (6) months of abandonment or discontinuance of the use.
10. 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 this WCOD-EIDR Approval, the term "substantial use thereof or construction thereunder" shall mean the commencement and substantial progress of approved installation activity.
11. 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 to grant WCOD-EIDR Approval pursuant to Sections 9.4 and 7.3 of the Westwood Zoning Bylaw for the abovementioned Project: Joshua Ames, Philip Giordano, Ellen Larkin Rollings, Kathleen Wynne, and Christopher Pfaff.

The following members of the Planning Board voted in opposition to WCOD-EIDR Approval pursuant to Sections 9.4 and 7.3 of the Westwood Zoning Bylaw for the abovementioned Project: the abovementioned Project: None.



Nora Loughane, Director of Community & Economic Development
February 21, 2023