

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

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Ellen Larkin Rollings, Vice Chair  
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**PLANNING BOARD**

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

**APPLICANT:** Cellco Partnership d/b/a Verizon Wireless  
c/o Ellen Freyman  
20 Alexander Drive  
Wallingford, CT 06492

**PROPERTY OWNER:** OS 690 Canton Associates LLC  
c/o Lightstone Group LLC  
1985 Cedar Bridge Ave.  
Lakewood, New Jersey 07801

**PROPERTY LOCUS:** 690 Canton Street  
Assessors Map 37, Parcel 9

**BACKGROUND AND PROJECT SUMMARY**

The Applicant proposes to modify the pre-existing nonconforming Verizon wireless communication facility on the roof of 690 Canton Street by removing nine (9) antennas of the existing twelve (12) antennas and replacing them with nine (9) upgraded antennas that will be attached to the existing mount pipes and replacing all nine (9) existing RRHs with updated models. The project will also entail replacing existing cables. The updated antennas and equipment will modernize the existing installation and will improve existing coverage for the area surrounding the Property, also known as Assessor's Map 37, Lot 009. The Property is located in the Industrial (I) Zoning District and within the Wireless Communications Overlay District (WCOD) and within the Flexible Multiple Use Overlay District 1 (FMUOD1).

**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 July 15, 2022, an application was filed by T Mobile Northeast d/b/a Verizon 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, August 18, 2022 and again on Thursday, August 25, 2022. Notice of the public hearing was posted in the Westwood Town Hall commencing on August 18, 2022, and continuing through the opening of the public hearing on September 6, 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 August 19, 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, and Town Engineer on July 15, 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 September 6, 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 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 September 6, 2022 and immediately continued to September 20, 2022. The public hearing was again opened and held on September 20, 2022.
5. 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. On September 20, 2022, 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 public hearing sessions on September 6, 2022 and September 20, 2022, and deliberated on the Application at a duly authorized meeting on September 20, 2022.

**PROJECT FINDINGS:**

1. The subject property consists of approximately 9.46 acres located at 690 Canton Street and is shown as Map 37, Lot 9 on the Westwood Board of Assessors’ Map (hereinafter “Project Site”).
2. The Project Site is located within the Industrial (I) zoning district and within the Wireless Communications Overlay District (WCOD) and within the Flexible Multiple Use Overlay District 1 (FMUOD1). 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 by the Westwood Planning Board on November 9, 1999 (AT&T), November 10, 2009 (Clear Wireless), March 27, 2012 (Sprint), October 30, 2012 (T-Mobile), January 28, 2014 (Verizon), March 25, 2014 (AT&T), September 2, 2014 (Sprint), February 28, 2017 (Sprint), March 20, 2018 (AT&T), and June 29, 2019 (AT&T), for the installation of various wireless communication facilities on the roof of 690 Canton Street.
4. One of the above-noted WCOD-EIDR Approvals pertains to the Verizon wireless communication facility at 690 Canton Street. An application therefor was filed in December 2013, proposing the replacement of 9

out of 12 antennas. At that time of that filing, it was noted that the existing and proposed replacement antennas exceeded the maximum ten foot (10') height limitation for all components of a Minor Wireless Communication Facility. Verizon was provided an opportunity to demonstrate that the then-existing antennas had been previously approved pursuant to a duly issued Special Permit for a Major Wireless Communications Facility. Verizon was unable to demonstrate that it had ever applied for a Special Permit prior to the initial installation. Verizon theorized that the original facility might have been installed on the roof of 690 Canton Street prior to the enactment of Zoning Bylaw regulations pertaining to Wireless Communication Facilities. Although Verizon was unable to produce any actual evidence of the date of installation to confirm this theory, Westwood's Building Commissioner accepted this supposition and declared the 12 then-existing antennas and associated equipment to constitute a pre-existing nonconforming use. He allowed Verizon to apply for a WCOD-EIDR Approval to alter that pre-existing non-conforming use by swapping out 9 of the 12 existing antennas with new antennas which would be lower in height than the existing antennas. Project plans, developed by ProTerra, dated December 27, 2013, and submitted with Verizon's 2013 application, noted that the height of the remaining antennas would be reduced. A conditional WCOD-EIDR Approval was then granted by the Westwood Planning Board for the proposed replacement of antennas and associated equipment at the existing Verizon facility on January 28, 2014, in accordance with the submitted ProTerra plans.

5. An application for Administrative WCOD-EIDR Approval was started in April 2022 for the replacement of antennas at the Verizon facility. Although this application remained incomplete, submitted materials were reviewed in June 2022, at which time it was determined that the height reduction required under the Planning Board's 2014 WCOD-EIDR Approval was not implemented to a degree that would render the Verizon facility compliant with the maximum ten-foot (10') height requirement for a Minor Wireless Communications Facility. As a result, the Applicant was advised that Verizon's wireless communication facility at 690 Canton Street remains a pre-existing nonconforming wireless communication facility. The Applicant was advised that the existing facility was, therefore, not eligible for review pursuant to an Administrative WCOD-EIDR Approval. The Applicant was directed to file an application with the Planning Board for WCOD-EIDR Approval of the proposed antenna replacements, as well as an application with the Westwood Zoning Board of Appeals for further alterations to the pre-existing nonconforming wireless communication facility.
6. The Applicant was further advised that the Verizon installation could be eligible for future Administrative WCOD-EIDR Approvals for replacement of antennas and equipment if the facility was rendered a compliant Wireless Communication Facility through either of the following procedures:
  - a) Reduce the height of all components to no more than ten feet (10') in height so that the Verizon facility will qualify as a Minor Wireless Communication Facility; or
  - b) Request a Special Permit for a Major Wireless Communication Facility at 690 Canton Street.

The Applicant was advised that the Town would fully support and assist with either approach in order to allow for more efficient and streamlined Administrative EIDR review and approval for all future antenna and equipment replacements.

7. The Applicant chose to proceed with an application for WCOD-EIDR Approval for modifications to the pre-existing nonconforming wireless communication facility without any reduction in the height of antennas and mounting structures. That Application requests approval for the removal nine (9) antennas of the existing twelve (12) antennas and replacing them with nine (9) upgraded antennas that will be attached to the existing mount pipes and replacing all nine (9) existing RRHs with updated models, and the replacement of existing cables (hereinafter "Project"). Due to the Applicant's decision to continue the pre-existing nonconforming nature of the Verizon facility, this wireless communication facility will remain ineligible for Administrative WCOD-EIDR Approval for future antenna and equipment replacements.

8. The Project, as modified by the conditions of this decision, including a condition requiring the Applicant to obtain all required local approvals, including approval of a Special Permit for alteration of a pre-existing nonconforming use from the Westwood Zoning Board of Appeals, is consistent with all applicable standards under Section 9.4 and 7.3 of the Westwood Zoning Bylaw, with the exception of the maximum height standard.
9. 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.
10. 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 July 15, 2022, and all material submitted through the close of the public hearing on September 20, 2022. All of the following plans and materials are hereby incorporated by reference and made part of this Decision:

1. Plan titled “Verizon Wireless, Westwood, MA HD, 690 Canton Street, Westwood, MA 02090, Fuze Project ID: 15243251, PSLC: 137367”, prepared by Dewberry Engineers Inc., 99 Summer St., Suite 700, Boston, MA 02110, stamped by Professional Engineer Benjamin B. Revette, dated October 22, 2021 and revised thru January 5, 2022, consisting of the following seven (7) sheets:

Sheet T-1	Title Sheet;
Sheet GN-1	General Notes;
Sheet C-1	Proposed Roof Plan;
Sheet C-2	East Elevation;
Sheet C-3	Existing & Proposed Antenna Mounting Plans;
Sheet C-4	Construction Details; and
Sheet C-5	Final Equipment Configuration.
2. Photo Analysis Report titled “Prepared for Verizon Wireless, Site Name: Westwood, MA, 690 Canton Street, Westwood, MA 02062 (sic)”, prepared by Dewberry Engineers Inc., 99 Summer St., Suite 700, Boston, MA 02110, undated, consisting of twelve (12) pages.
3. Antenna Summary Report titled “Verizon Fuze/RFDS”, prepared by Thejasree Vemulapalli, thejasree.vemulapalli@verizonwireless.com, dated May 26, 2021, consisting of ten (10) pages.
4. Document titled “Verizon Wireless Communications Facility, Engineering Necessity Case – Westwood\_MA & Westwood\_3\_MA”, prepared by Theja Vemulapalli, dated April 18, 2022, consisting of fifteen (15) pages.
5. Document titled “Verizon Wireless Radio Frequency Exposure, Post-Installation FCC Compliance Assessment”, prepared by LCC International, 7900 Westpark Drive, Suite T700, Mclean, VA, 22102, dated June 29, 2015, consisting of twenty-two (22) pages.
6. Document titled “Narrative, re: Applicant: Cellco Partnership d/b/a Verizon Wireless, Property: 690 Canton Street, Westwood, MA 02090, Owner: OS 690 Canton Associates LLC, Relief Sought: Wireless Communications Overlay District Environmental Impact Design Review (WCOD-EIDR) pursuant to

Sections 9.4.5.2 and 7.3 of the Westwood Zoning Bylaw”, prepared by Applicant, undated, consisting of six (6) pages with four (4) page Exhibit A.

7. Document titled “Request for Waiver of Certain Items Required for EIDR Review”, prepared by Applicant, undated, consisting of two (2) pages.
8. Document titled “Reference Copy of Federal Communications Commission Wireless Telecommunications Bureau Radio Station Authorization”, dated October 2017 and March 2018, consisting of twenty-eight (28) sheets.
9. Document titled “First Amendment to Lease Agreement”, dated February 22, 2006, consisting of four (4) pages.
10. Letter from Sahnoune Abed, P.E. of Dewberry Engineering Inc., to Andrew Leone of Verizon Wireless, re: Westwood MA HD, Site ID: 137367, Fuze#: 15243251, 690 Canton St, Westwood, MA 02062 (sic), dated May 24, 2022, consisting of one (1) page with seven (7) sheet attachment.
11. Electronic communication from Ellen Freyman to Nora Loughnane, with cc to Mollie Padden, re: 690 Canton Street, dated June 29, 2022 4:45 PM, consisting of one (1) page with two (2) attached documents.
12. Electronic communication from Nora Loughnane to Ellen Freyman, with cc to John Charbonneau, Joseph Doyle, Tiana Malone, and Molly Padden, re: 690 Canton Street, dated July 1, 2022 11:05 AM, consisting of one (1) page with three (3) attached documents.
13. Electronic communication from Joseph Doyle to Nora Loughnane and Ellen Freyman, with cc to John Charbonneau, Tiana Malone, and Molly Padden, re: 690 Canton Street, dated and July 5 2022 1:15 pm, consisting of one (1) page.
14. Property Owner Application Authorization dated April 29, 2022.
15. 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 landscape plan required pursuant to Section 7.3.7.1.1 of the Zoning Bylaw;
2. Waiver of stormwater plans and report required pursuant to Section 7.3.7.1.6 of the Zoning Bylaw;
3. Waiver of exterior lighting plan required pursuant to Section 7.3.7.2 of the Zoning Bylaw;
4. Waiver of traffic study required pursuant to Section 7.3.7.3 of the Zoning Bylaw; and

5. Waiver of presentation model required pursuant to Section 7.3.7.7 of the Zoning Bylaw.

### **DECISION:**

On September 20, 2022, 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**

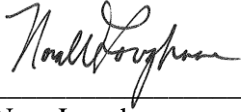
The foregoing approval is issued to the Applicants for the aforementioned Project in accordance with the terms and conditions set forth below, all of which are an integral part hereof:

1. Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans, and with the conditions of all prior approvals, in all respects, and the Applicant shall pursue completion of the project with reasonable diligence and continuity.
2. If the Project, or any Condition imposed in this Decision, requires permit, license, or other approval from any board or commission, including the Westwood Conservation Commission, Westwood Zoning Board of Appeals, Westwood Select Board, or any 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 an 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.
3. The visual and aesthetic impact of the antennas, mounting brackets and any other attachments shall be minimized to the fullest practical extent, and all components of the wireless communication facility shall be painted and maintained in a neutral gray color acceptable to the Town Planner.
4. The Applicant shall submit an updated Radio Frequency Emissions report.
5. The Applicant shall verify, through a report of an independent radio engineering consultant, that the new and/or replaced antennas will not interfere with nor have any negative effect on the Town's emergency radio communications.
6. All antennas, cabling 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.
7. 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.



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Nora Loughnane  
Director of Community & Economic Development  
DATED: October 6, 2022