

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

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



Elijah Romulus, Town Planner  
[eromulus@townhall.westwood.ma.us](mailto:eromulus@townhall.westwood.ma.us)  
(781) 251-2581  
Amanda Wolfe, Housing & Land Use Planner  
[awolfe@townhall.westwood.ma.us](mailto:awolfe@townhall.westwood.ma.us)  
(781) 251-2598  
Tiana Malone, Administrative Assistant  
[tmalone@townhall.westwood.ma.us](mailto:tmalone@townhall.westwood.ma.us)  
(781) 320-1366

**PLANNING BOARD**

**WITHDRAWAL OF WCOD SPECIAL PERMIT APPLICATION  
690 CANTON STREET  
May 16, 2023**

**APPLICANT:** Cellco Partnership d/b/a Verizon Wireless  
c/o Ellen Freyman  
1441 Main Street, Suite 1100  
Springfield, MA 01103

**PROPERTY OWNER:** OS 690 Canton Associates LLC  
1985 Cedar Bridge Avenue  
Lakewood, New Jersey 08701

**PROPERTY LOCUS:** 690 Canton Street, Westwood, MA 02090  
Assessor's Map 37, Lot 009

**Request:** The Applicant initially filed a Wireless Communication Overlay District (WCOD) Special Permit application pursuant to Sections 9.4 and 10.3 of the Westwood Zoning Bylaw, to modify the existing installation Verizon Wireless 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 Applicant later requested permission to withdraw this application.

**Purpose:** The existing Verizon Wireless facility contains components exceeding the maximum height allowed for Minor Wireless Communication facilities pursuant to Section 9.4.3.2 of the Westwood Zoning Bylaw. The Planning Board determined that the facility required WCOD Special Permit Approval for a Major Wireless Communications Facility pursuant to Section 9.4.3.3 of that bylaw. The WCOD Special Permit Application was required as a condition of the Planning Board's September 20, 2022 Wireless Communication Overlay District Environmental Impact and Design Review (WCOD-EIDR) Approval for this facility.

On May 16, 2023, the Planning Board granted a Minor Modification to the WCOD-EIDR Approval for alterations to the existing Verizon Wireless facility to reduce the height of all facility components to no higher than ten feet (10') to comply with Section 9.4.3.2. As such, a WCOD Special Permit for a Major Wireless Communication Facility pursuant to Section 9.4.3.3 is no longer needed.

## STATEMENT OF FINDINGS

The Town of Westwood Planning Board makes the following procedural findings:

### PROCEDURAL FINDINGS:

1. On February 15, 2023, an application was filed Cellco Partnership d/b/a Verizon Wireless (hereinafter "Applicant") pursuant to Section 9.4 [Wireless Communication Overlay District (WCOD)] and Section 10.3 [Special Permits] of the Westwood Zoning Bylaw with the Westwood Planning Board and the Westwood Town Clerk (hereinafter "WCOD Special Permit Application").
2. Pursuant to M.G.L. Chapter 40A, Sections 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 March 2, 2023 and March 9, 2023. Notice of the public hearing was posted in the Westwood Town Hall commencing on February 22, 2023, and continuing through the opening of the public hearing on March 21, 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 February 23, 2023.
3. The Planning Board provided copies of the WCOD Special Permit 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 February 16, 2023.
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 March 21, 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. All sessions of the public hearing were 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, 2025.
5. On March 21, 2023, at the request of the Applicant, the Planning Board opened and immediately continued the hearing without discussion to April 11, 2023. On April 11, 2023, at the request of the Applicant, the Planning Board opened and immediately continued the hearing without discussion to May 16, 2023. On May 16, 2023, 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.
6. On March 16, 2023, the Planning Board discussed the WCOD Special Permit Application, and a related application (PB-23-30) for Minor Modification of the previously issued WCOD-EIDR Approval, commenced at the remote meeting of the Planning Board on May 16, 2023. The Planning Board voted to grant the requested Minor Modification of the previously issued WCOD-EIDR Approval, thus alleviating the need for the WCOD Special Permit Application. The Applicant then verbally requested permission to withdraw the WCOD Special Permit Application.

7. Westwood Planning Board Members Joshua Ames, Philip Giordano, Kathleen Wynne, Christopher Pfaff, and Ellen Larkin Rollings were present for the all sessions of the public hearing and on May 16, 2023, the Board voted on the Applicant's verbal request for withdrawal of the WCOD Special Permit Application.

### DECISION

On May 16, 2023 the Planning Board, as the approving authority, on a roll call vote by a vote of five (5) in favor and none (0) opposed, hereby grants leave to Cellco Partnership d/b/a Verizon Wireless to withdraw its application for Wireless Communications Overlay District (WCOD) Special Permit pursuant to Sections 9.4 and 10.3 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 February 15, 2023.

### RECORD OF VOTE

The following members of the Planning Board voted to grant permission for withdrawal of the WCOD Special Permit Application for the abovementioned Project: Joshua Ames, Philip Giordano, Kathleen Wynne, Christopher Pfaff, and Ellen Larkin Rollings.

The following members of the Planning Board voted in opposition to the requested withdrawal of the WCOD Special Permit Application for the abovementioned Project: None.



---

Elijah Romulus  
Town Planner  
DATED: May 18, 2023