

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

MINOR MODIFICATION OF WCOD-EIDR APPROVAL

690 CANTON STREET

May 16, 2023

- APPLICANT:** Cellco Partnership d/b/a Verizon Wireless
c/o Ellen Freyman
20 Alexander Drive,
Wallingford, CT 06492
- PROPERTY** OS 690 Canton Associates LLC
c/o Lightstone Group LLC
- OWNER:** 1985 Cedar Bridge Avenue
Lakewood, NJ 07801
- PROPERTY** 690 Canton Street, Westwood, MA 02090
LOCUS: Assessor's Map 37, Lot 009
- Request:** Minor Modification request to replace the plan set dated 1/5/2022 with a new plan set dated 5/8/22. Request to modify elevation and position from 2022 WCOD-EIDR Special Permit granted on September 20, 2022.
- Purpose:** Reduction in the height of all facility components to no more than ten feet. This proposal also shows the repositioning of three antenna structures to locations nearer to the roof edges.

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 meeting, 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 May 10, 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 7.3 [Environmental Impact and Design Review (EIDR)] of the Westwood Zoning Bylaw with the Westwood Planning Board and the Westwood Town Clerk (hereinafter "Modification Application").

2. The Planning Board provided copies of the Modification 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 May 10, 2023.
3. A discussion of the Modification Application commenced at a remote meeting of the Planning Board on May 16, 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 meeting 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, 2025.
4. Westwood Planning Board Members Joshua Ames, Philip Giordano, Kathleen Wynne, Christopher Pfaff, and Ellen Larkin Rollings were present for the public meeting on May 16, 2023, and deliberated on the Modification Application.
5. The Planning Board voted unanimously on May 16, 2023 to find that the Modification Application proposes Minor Modifications to the previously granted WCOD-EIDR Approval which are eligible for consideration by the Board at a duly noticed public meeting.

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), June 29, 2019 (AT&T), and September 20, 2022 (Verizon) for the installation of various wireless communication facilities on the roof of 690 Canton Street.
4. The Modification Application is intended to modify the WCOD-EIDR Approval granted to Celco Partnership d/b/a Verizon Wireless on September 20, 2022, to allow for the reduction of all components of the wireless communication facility to no more than ten feet (10') in height in order to achieve compliance with Section 9.4.3.2 height requirements for a Minor Wireless Communication Facility.

5. The Project, as modified by the conditions of this decision, is consistent with all applicable standards under Section 9.4 and 7.3 of the Westwood Zoning Bylaw, including the maximum height standard.
6. 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.
7. 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 Modification Application filed by or on behalf of the Applicant in the office of the Town Clerk on May 9, 2023, and all material submitted through the close of the public hearing on May 16, 2023. All of the following plans and materials are hereby incorporated by reference and made part of this Decision:

1. Previously Approved Plan entitled "Canton St 690 – Verizon – Drawings," prepared by Dewberry Engineers Inc., stamped by Benjamin B. Revette, Civil Engineer, dated January 5, 2022
2. Corrected 2022 Planning Board Decision entitled "Canton St 690 - Verizon 2022 Corrected WCOD-EDIR Decision," stamped October 11, 2022 by the Westwood Town Clerk
3. Description of Changes entitled "04 - Modification Narrative.16002," dated May 9, 2023
4. Proposed Site Plan entitled "03-CDs_Westwood MA HD_15243251_137367__rec050523_Rev5_05-08-2," prepared by Dewberry Engineers Inc., stamped by Benjamin S. Revette, Civil Engineer, dated May 5, 2023
5. Elevations entitled "Supplemental Elevation_Westwood MA HD_15243251_137367__rec050523_05-15-23," prepared by Dewberry Engineers Inc., dated May 15, 2023

All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.

DECISION

On May 16, 2023 the Planning Board evaluated the Modification 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 Minor Modification 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 May 9, 2023, subject to the Conditions stated herein, all of which are an integral part hereof:

CONDITIONS

The foregoing approval is issued to the Applicant 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. Prior to the issuance of a Building Permit, the Applicant shall conduct an analysis and submit a pre-construction radio frequency compliance assessment for the proposed new and relocated antennas.
4. 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.
5. Following the completion of construction, the Applicant shall conduct an analysis and submit a post-construction radio frequency compliance assessment for the new and relocated antennas.
6. 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.
7. 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.
8. 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 the requested Minor Modification of the previously granted WCOD-EIDR Approval pursuant to Sections 9.4 and 7.3 of the Westwood Zoning Bylaw 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 Minor Modification of the previously granted WCOD-EIDR Approval to Sections 9.4 and 7.3 of the Westwood Zoning Bylaw for the abovementioned Project: the abovementioned Project: None.



Elijah Romulus
Town Planner

DATED: May 16, 2023