

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

John J. Wiggin, Chairman
Steven H. Olanoff, Vice Chairman
Christopher A. Pfaff, Secretary
Steven M. Rafsky
Bruce H. Montgomery



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2013 FEB 20 P 25
TOWN CLERK
TOWN OF WESTWOOD

PLANNING BOARD

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

APPLICANT: T-Mobile Northeast, LLC
15 Commerce Way, Suite B
Norton, MA 02766

PROPERTY OWNER: Public Storage, Inc.
701 Western Avenue
Glendale, CA 91221

PROPERTY LOCUS: 20 East Street, Westwood, MA 02090
Assessors' Map 18, Parcel 54

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to replace three (3) existing antennas with three (3) new modernization project antennas to be mounted on the roof of the Public Storage Building at an elevation of 48.5'; replace three (3) existing equipment cabinets with three (3) new equipment cabinets within the building; install co-axial cables running from the antennas under the roof deck to the equipment cabinets; and install one (1) hybrid cable within the existing co-axial cable routing.

APPLICATION AND PLANS

The Planning Board evaluated the Application filed by or on behalf of the Applicant in the Planning Office and the Office of the Town Clerk on December 20, 2012, and the following related submissions:

1. Plan entitled "Site Name: BS568/TRM Storage Westwood, 20 East Street, Westwood, MA 02090, Norfolk County, Site Number: 40BS0558B", prepared by Hudson Design Group, LLC, 1600 Osgood Street, Building 20 North, Suite 2-101, North Andover, MA 01845, and Network Building & Consulting, LLC, 7380 Coca Cola Drive, Hanover, MD 21076, dated November 19, 2012, consisting of the following five (5) sheets:

Sheet T-1	Title Sheet;
Sheet C-1	Plot Plan;
Sheet A-1	Roof & Equipment Plan;
Sheet A-2	Antenna Layout and Elevation
Sheet A-3	Details.

2. Report entitled "Westwood Planning Board, 20 East Street", prepared by Kristen LeDuc, Network Building & Consulting, LLC, Agent for T-Mobile, dated December 21, 2012, consisting of twenty-six (26) pages.
3. Electronic Communication to Nora Loughnane, Town Planner, from Linda R. Shea, REHS/RS, Health Director, re: EIDR and SP for T-Mobile antenna on Public Storage, dated January 29, 2013, consisting of one (1) page.
4. Memorandum to Nora Loughnane, Town Planner, from Sgt. Paul R. Sicard, re: Extra Space Storage Antenna Requests dated February 5, 2013, consisting of one (1) page.
5. All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.

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 20, 2012, an application was filed by or on behalf of T-Mobile Northeast, LLC (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 Westwood Press*, a newspaper of general circulation in Westwood, on January 17, 2013 and again on January 24, 2013. Notice of the public hearing was posted in the Westwood Town Hall commencing on January 23, 2013, and continuing through the opening of the public hearing on February 5, 2013. 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 24, 2013.
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, Economic Development Officer, Fire Chief, Police Chief and Town Engineer on January 24, 2013.
4. After notice and publication was provided pursuant to M.G.L. Chapter 40A, Sections 9 and 11, the public hearing on the Application was held on February 5, 2013, in the Downey School Cafeteria, 250 Downey Street.
5. Westwood Planning Board members John J. Wiggin, Steven M. Rafsky, Steven H. Olanoff, Bruce H. Montgomery, and Christopher A. Pfaff were present for the public hearing and deliberated on the Application at a duly authorized meeting on February 5, 2013.

PROJECT FINDINGS:

1. The subject property consists of approximately 2.70 acres located at 20 East Street and is shown as Map 18, Lot 54 on the Westwood Board of Assessors' Map (hereinafter "Project Site").
2. The Project Site is located within the Highway Business (HB) zoning district. 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. A Wireless Communications Overlay District Environmental Impact Design Review (WCOD EIDR) Approval was issued by the Westwood Planning Board on September 30, 2003 for the original installation of the wireless communication facility at 20 East Street.
4. The Applicant proposes to replace three (3) existing antennas with three (3) new modernization project antennas to be mounted on the roof of the Public Storage Building at an elevation of 48.5'; replace three (3) existing equipment cabinets with three (3) new equipment cabinets within the building; install co-axial cables running from the antennas, under the roof deck, to the equipment cabinets routing; and install one (1) hybrid cable within the existing co-axial cable routing.
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.
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 detrimental to the Town or to the general character or visual appearance of the surrounding residential properties, and will be consistent with all applicable standards set forth in Section 7.3.7 of the Westwood Zoning Bylaw.

WAIVERS, MODIFICATIONS AND REDUCTIONS

The following waivers are hereby granted by the Planning Board in accordance with Sections 7.3 and 9.4 of the Westwood Zoning Bylaw:

1. Section 9.4.6.6 requiring the submission of visual representation of the area of solid Radiofrequency Radiation (RFR) coverage and the area of marginal RFR coverage shall be waived. The Planning Board finds that such submission is not necessary for consideration of the proposed modification to an existing wireless communication facility. The Planning Board finds that this waiver is consistent with the intent of the Zoning Bylaw.
2. Section 7.3.6.1 requiring the inclusion of information on the site plan to address existing and proposed landscaping, topography, parking spaces, storm drainage, utilities and sewerage provisions, shall be waived. The Planning Board finds that such submission is not necessary for consideration of the proposed modification to an existing wireless communication facility. The Planning Board finds that this waiver is consistent with the intent of the Zoning Bylaw.
3. Section 7.3.6.2 requiring the submission an exterior lighting plan shall be waived. The Planning Board finds that such submission is not necessary for consideration of the proposed modification to an existing wireless communication facility. The Planning Board finds that this waiver is consistent with the intent of the Zoning Bylaw.

4. Section 7.3.6.3 requiring the submission of a traffic study shall be waived. The Planning Board finds that such submission is not necessary for consideration of the proposed modification to an existing wireless communication facility. The Planning Board finds that this waiver is consistent with the intent of the Zoning Bylaw.
5. Section 7.3.6.7 requiring the submission of a model shall be waived. The Planning Board finds that such submission is not necessary for consideration of the proposed modification to an existing wireless communication facility. The Planning Board finds that this waiver is consistent with the intent of the Zoning Bylaw.

DECISION

The Planning Board evaluated the Application in relation to the above Findings, and by a vote of five (5) in favor and none (0) opposed, hereby **grants** 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 December 20, 2012, subject to the Conditions stated herein, all of which are an integral part hereof:

CONDITIONS OF APPROVAL

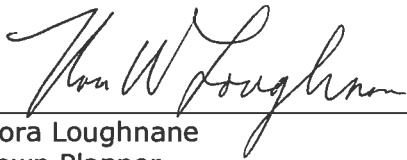
The foregoing approval is issued to the Applicants for the aforementioned Project in accordance with the terms and conditions set forth below:

1. Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans in all respects, and with all prior approvals, and the Applicant shall pursue completion of the Project with reasonable diligence and continuity.
2. The antenna array, mounting brackets and associated cabling shall be the identical color of the exterior of the public storage warehouse facility.
3. The visual and aesthetic impact of the antennas, mounting brackets and any other attachments shall be minimized to the fullest practical extent. All cables shall be bundled in the most unobtrusive manner possible.
4. All antennae and accessory equipment shall be removed within six (6) months of abandonment or discontinuance of use as required in Section 9B(d)(2). The Applicant shall notify the Planning Board of such abandonment or discontinuance of use within thirty (30) days.
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.

RECORD OF VOTE

The following members of the Planning Board voted to grant a WCOD EIDR Approval pursuant to Sections 9.4 and 7.3 of the Zoning Bylaw for the abovementioned Project John J. Wiggin, Steven M. Rafsky, Steven H. Olanoff, Bruce H. Montgomery, and Christopher A. Pfaff.

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



Nora Loughnane
Town Planner

DATED: February 19, 2013