

TOWN OF WESTWOOD
Commonwealth of Massachusetts

Steven M. Rafsky, Chairman
Steven H. Olanoff, Vice Chairman
John J. Wiggin, Secretary
Bruce H. Montgomery
Carol E. Chafetz



Nora Loughnane, Town Planner
Janice Barba, Planning & Land Use
Specialist

2011 JUN 23 P 3 10

PLANNING BOARD TOWN OF WESTWOOD
NOTICE OF DECISION

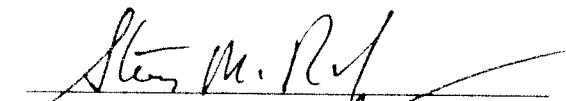
In compliance with Chapter 40A of the General Laws of the Commonwealth of Massachusetts, you are hereby notified that the Westwood Planning Board has, by a vote of five in favor and none opposed, voted to **deny** the application of SBA Towers II, LLC, T-Mobile Northeast, LLC (f/k/a and Omnipoint Communications, Inc.) and MetroPCS Massachusetts, LLC, dated December 29, 2010, and filed in the Office of the Town Clerk on January 24, 2011, requesting a Wireless Communication Facility Special Permit pursuant to Section 9.4 of the Westwood Zoning Bylaw, and also requesting Environmental Impact and Design Review Approval pursuant to Section 7.3 of the Westwood Zoning Bylaw, to permit the installation of a ninety-nine foot, six inch (99'6") tall flagpole style wireless communications facility at Temple Beth David, 7 Clapboardtree Street.

LAND AFFECTED: 7 Clapboardtree Street
Assessors' Map 28, Lot 329

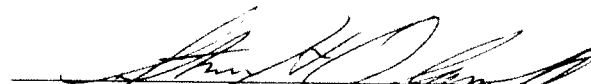
The Planning Board hereby certifies that attached hereto is a true and complete copy of the Board's decision and that said decision and any plans referred to therein have been filed with the Planning Board.

Appeals, if any, shall be made pursuant to Section 17 of said M.G.L. Chapter 40A and shall be filed within twenty (20) days after the filing of a copy of the decision in the office of the Town Clerk.

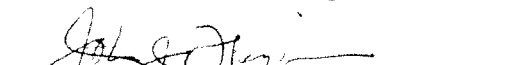
WESTWOOD PLANNING BOARD



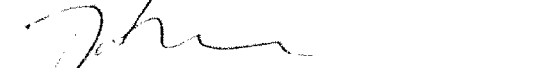
Steven M. Rafsky, Chairman




Steven H. Olanoff, Vice Chairman



John J. Wiggin, Secretary



Bruce H. Montgomery



Carol E. Chafetz

Dated: June 16, 2011

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

APPLICANT: SBA Towers II, LLC, T-Mobile Northeast, LLC (f/k/a and Omnipoint Communications, Inc.) and MetroPCS Massachusetts, LLC

PROPERTY OWNER: Temple Beth David of Dedham/Westwood, Inc.

PROPERTY LOCUS: 7 Clapboardtree Street
Assessors' Map 28, Lot 329

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to install a ninety-nine foot, six inch (99'6") tall flagpole style monopole wireless communications facility at 7 Clapboardtree Street, adjacent to the existing Temple Beth David facility on the same parcel. The base of the proposed monopole is proposed to have a maximum diameter of thirty inches (30") at its base and a maximum diameter of thirty inches (30") at its highest point.

The Applicant also proposes to install appurtenant antenna equipment, new fiber and coax conduits and related wireless communications equipment. Proposed electronic equipment is proposed for installation within a fenced area surrounding the base of the wireless monopole.

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, from the professional site consultant hired by the town, 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 30, 2010, an application was filed by or on behalf of SBA Towers II, LLC, and Omnipoint Communications, Inc. with the Westwood Planning Board and the Westwood Town Clerk, 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. On January 24, 2011, a revised application was filed by or on behalf of SBA Towers II, LLC, T-Mobile Northeast, LLC (f/k/a and Omnipoint Communications, Inc.) and MetroPCS Massachusetts, LLC (hereinafter "Applicants") with the Westwood Planning Board and the Westwood Town Clerk, pursuant to the same sections (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 6, 2011 and again on January 13, 2011. Notice of the public hearing was posted in the Westwood Town Hall commencing on December 30, 2010, and continuing through the opening of the public hearing on January 25, 2011. 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 6, 2011.

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.
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 January 25, 2011 in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts. Said hearing was continued to March 22, 2011, again continued to May 10, 2011, again continued to May 17, 2011, and again continued to June 16, 2011, all of which continued hearing sessions were held in the Westwood High School Auditorium at 220 Nahatan Street, Westwood, Massachusetts,.
5. A Planning Board site visit and a balloon test were simultaneously conducted on Sunday, March 13, 2011 beginning at 10:00 am. Westwood Planning Board members Steven M. Rafsky, Steven H. Olanoff, John J. Wiggin, Bruce H. Montgomery, and Carol E. Chafetz were present at the site visit and balloon test.
6. The Planning Board engaged Professional Wireless Technology Consultant David Maxson of Isotope, Inc. to review the Application, plans and all associated data and materials. An account for payment of Mr. Maxson's services was established in accordance with M.G.L. Chapter 44, Section 53G, and funded by the Applicants. Mr. Maxson attended the March 13, 2011 balloon test and public hearing sessions on March 22, 2011, May 10, 2011, and June 16, 2011. Mr. Maxson received copies of the Application, plans, data and all other materials submitted by or on behalf of the Applicants.
7. Westwood Planning Board members Steven M. Rafsky, Steven H. Olanoff, John J. Wiggin, Bruce H. Montgomery, and Carol E. Chafetz were present for all sessions of the public hearing and deliberated on the Application at a duly authorized meeting on June 16, 2011.

PROJECT FINDINGS:

1. The subject property consists of approximately 2.18 acres located at 7 Clapboardtree Street and is shown as Map 28, Lot 329 on the Westwood Board of Assessors' Map (hereinafter "Project Site").
2. The Project Site is within the Single Residence C (SRC) District and within the Wireless Communication Overlay District (WCOD) as shown on the Town of Westwood Official Zoning Map. A wireless communications facility is a permitted use in this overlay district, subject to all necessary approvals and standards pursuant to Sections 9.4 and 7.3 of the Westwood Zoning Bylaw.
3. Based on the March 13, 2011 balloon test conducted as part of the record, the Planning Board determined that the Project will be visible from numerous abutting and nearby properties and from portions of Clapboardtree Street, Pond Street, Winter

Street, Windmill Lane, Sherman's Way, Whitney Avenue, Colby Way, Martingale Lane, Bridal Path, Circuit Road, Lakeshore Drive, Buckmaster Road and Arcadia Road.

4. The monopole is designed to be ninety-nine feet six inches (99'-6") tall, with a consistent diameter of thirty inches (30") from the base to the top of the pole. The proposed monopole is shown on plans and described in submitted documents as a "flagpole-style monopole", but is not tapered nor sized in such a manner as to have the appearance of a flagpole. [The original plans submitted with the Application called for a monopole tapering in size from a thirty six inch (36") diameter base to a thirty inch (30") diameter top. Those plans were later replaced with plans for a continuous, non-tapered pole with a consistent diameter of thirty-six inches (36"), which plans were still later revised to call for a continuous, non-tapered pole with a consistent diameter of thirty inches (30").]
5. The monopole is proposed to be located near the center of a twenty-nine foot (29') by thirty-five foot (35') area, enclosed by at 10' high wooden fence, which fence is set back approximately forty feet (40') from the Clapboardtree Street right-of-way, near the intersection of Clapboardtree Street and Pond Street.
6. Although the Applicants were asked on repeated occasions to provide a full horizontal cross-section of cladding material for the proposed monopole, so that the Planning Board might better develop a clear visual understanding of the monopole's diameter, and although the Applicants, through their representative, agreed to provide such section, no such section was provided. Rather a small, angled, rectangular slice of cladding material, approximately twelve inch (12") wide by eighteen inch (18") tall, was presented by the Applicants at the final public hearing session. While moderately useful in assessing the color and sheen of the proposed cladding material, this sample did not provide the visual representation of the monopole diameter that had been requested. The Applicants stated that the weight of the requested cladding section prohibited its presentation at the hearing, but made no attempt to provide a lighter substitute for the diameter section, which could easily have been produced from paper, cardboard, or foam. A poster board model of a six foot (6') tall section of a thirty-six inch (36") monopole was brought to the March 22, 2011 hearing session by a resident expressing opposition to the proposed tower. The Applicants were offered an opportunity to provide a corrected visual representation of the proposed thirty inch (30") monopole, but failed to do so. This failure is particularly notable in light of the fact that David Maxson reported to the Planning Board, both orally and in a written report incorporated herein as submittal #33, that he had detected inaccuracies in the visual representation of the proposed monopole diameter demonstrated through the Applicants' submitted photo simulations. David Maxson's reports are incorporated herein by reference and made a part hereof this decision.
7. The Applicants have not satisfactorily demonstrated that there are significant gaps in service for users of T-Mobile and/or MetroPCS wireless devices which would be addressed by the proposed facility, as required pursuant to the Telecommunications Act of 1996. David Maxson's reports of his analysis of the radio frequency reports, coverage charts, drive test data and related materials submitted as part of the public hearing record state that the current levels of service for both T-Mobile/Omnipoint and MetroPCS are below the providers' desired in-building thresholds. However, Mr. Maxson's reports do not conclude that a significant gap in coverage exists in the vicinity of the Project Site as purported by the Applicants. Discrepancies are evident between the Applicants' analysis of existing coverage data and Mr. Maxson's analysis of the same data, presented in oral form and in written reports incorporated herein as submittals #22 and #33. In addition, discrepancies are evident between the

Applicants' analysis of existing coverage data submitted in support of this Application, and the Applicants' existing coverage maps displayed on T-Mobile's and MetroPCS' websites for marketing purposes. David Maxson's reports are incorporated herein by reference and made a part hereof this decision.

8. The Applicants failed to satisfactorily respond to Planning Board members questions related to the use of an approximately three (3) mile radius for "customer complaint" coverage data applied in support of a facility which the Applicants projected could provide additional coverage to an area approximating one (1) mile in radius.
9. The Applicants have not satisfactorily demonstrated that, if any significant gap in service did exist, such gap could only be addressed through the installation of the proposed wireless communication facility at the Project Site. David Maxson's oral and written report of his analysis of the radio frequency reports, coverage charts, drive test data and related materials submitted as part of the public hearing record concludes that the provision of an improved level of service in the immediate vicinity of the Project Site, as desired by the Applicants, could be adequately achieved through the installation of a wireless communication facility on any one of several nearby properties, including the Sheehan School parcel, which is a town-owned parcel within the WCOD, and which was offered by town representatives as a potential site in preliminary consultations with a representative of SBA Towers II, LLC in July, 2009. Several additional sites were suggested during the course of the hearing, including the Sheehan Fields parcel, the Martha Jones parcel, the Westwood Lodge parcel, and the Norwood Water Tower parcel. Each of these alternative sites were dismissed by the Applicants without provision of satisfactory documentation that such sites would not be suitable to achieve the Applicants' coverage objectives in a less intrusive means than the Project as proposed. Section 9.4.7.1 specifically requires that an applicant must "demonstrate that the facility must be located at the proposed site due to technical, topographical or other unique circumstances." The Applicants have not demonstrated such to be the case, as one or more of the proposed alternative sites may be feasible alternatives to the proposed Project Site. As such, the Project is found to not meet the standards of Section 9.4.7.1.
10. The Applicants have not satisfactorily demonstrated that the Project will be consistent with all applicable standards set forth in Section 9.4.7 of the Westwood Zoning Bylaw and will have no significant adverse impact on the Town or on the general character or visual appearance of the surrounding residential properties. Rather, the Board found that the design and location of the proposed facility, including the location, height and diameter of the proposed monopole, will have a demonstrably strong negative visual impact on the surrounding area and is thus inconsistent with the purposes of Section 9.4 of the Zoning Bylaw. Section 9.4.7.1 specifically requires that an applicant must "demonstrate to the satisfaction of the Planning Board that the visual and aesthetic impacts of the wireless communication facility on nearby properties will be minimal." The Applicants have not demonstrated such to be the case. As such, the Project is found to not meet the standards of Section 9.4.7.1.
11. Section 9.4.7.2 of the Westwood Zoning Bylaw requires, to the extent possible, that wireless communications facilities "be located on existing buildings or structures, including, but not limited to, buildings, telecommunications facilities, utility transmission towers, fire towers, water towers and related facilities, provided that such installation preserves the character and integrity of these structures." Said section further requires that the applicant "shall have the burden of documenting that there are no feasible existing structures upon which to locate." Although members of the Planning Board requested that the Applicants fully consider a facility on, within, or

attached to the existing synagogue structure, the Applicants declined to do so and failed to submit satisfactory documentation that location on, within, or attached to the existing structure would not be feasible. As such, the Project is found to not meet the standards of Section 9.4.7.2.

12. The Planning Board has previously granted approvals for every other wireless communication facility application filed to date, including every previous application filed by or on behalf of T-Mobile/Omnipoint and MetroPCS, for various sites within the Town of Westwood. In accordance with such approvals, building permits were granted for the installation of ten (10) separate wireless communication facilities throughout the town, including two (2) facilities hosting T-Mobile/Omnipoint wireless communication antennas and equipment, and four (4) facilities hosting MetroPCS wireless communication antennas and equipment. In all such cases, the approved facilities were determined by the Planning Board to be designed and located in a manner consistent with the standards set forth in Sections 9.4 and 7.3 of the Westwood Zoning Bylaw. The Planning Board has taken no action to prohibit the provision of wireless communication service within the town, and has consistently encouraged the pursuit of reasonable efforts to locate wireless communication facilities in a manner which minimizes negative visual and environmental impacts and is consistent with Sections 9.4 and 7.3 of the Westwood Zoning Bylaw and the intent of the Telecommunications Act of 1996.

DECISION

The Planning Board has evaluated the application in relation to the above findings and to the standards in Sections 9.4 and 7.3 of the Westwood Zoning Bylaw and finds that the Project, as designed, would produce a substantial adverse impact upon the character of the surrounding area.

As the Special Permit Granting Authority, the Planning Board, by a vote of five in favor, and none opposed, hereby **denies** a special permit pursuant to Sections 9.4 and 7.3 of the Westwood Zoning Bylaw for the Project as described in the application therefor dated January 24, 2011, and the following related submissions filed with the Planning Board by or on behalf of the Applicants and other interested parties. The Application and all of the submissions cited in this decision are incorporated herein by reference and made a part hereof:

1. Plan entitled "Westwood, MA11718-S, Clapboardtree St., Westwood, MA 02090 (Norfolk County), Proposed 98' Stealth Monopole", prepared by Tower Engineering Professionals, 3703 Junction Blvd., Raleigh, NC 27603-5263, dated September 29, 2010 and revised through April 26, 2011, consisting of four (4) sheets as follows:

Sheet T-1, entitled "Title Sheet";
Sheet C-1, entitled "Locus and Site Plan";
Sheet C-2, entitled "Tree Survey and Compound Detail"; and
Sheet C-3, entitled "Civil Details".
2. Report entitled "Application for Special Permit and Environmental Impact and Design Review for a Wireless Communication Facility, SBA Towers II, LLC and Omnipoint Communications, Inc. Applicants", prepared by Ricardo Sousa, Esq., Prince, Lobel, Glovsky & Tye LLP, 100 Cambridge Street, Suite 2200, Boston, MA 02114, dated December 29, 2010 and recorded in the Office of the Town Clerk on December 30, 2010, consisting of seventy-one (71) pages.

3. Report entitled "Proposed ~100' SBA monopole and associated personal wireless services panel antennas to be installed within a compound on the Temple Beth David property, 7 Clapboardtree Street, in Westwood, MA", prepared by Donald L. Haes, Jr., Ph.D., CHP, P.O. Box 368, Hudson, NH 03051, dated January 19, 2011, consisting of ten (10) pages.
4. Report entitled "Application for Special Permit and Environmental Impact and Design Review for a Wireless Communication Facility, SBA Towers II, LLC, T-Mobile Northeast, LLC (f/k/a and Omnipoint Communications, Inc.) and MetroPCS Massachusetts, LLC Applicants", prepared by Ricardo Sousa, Esq., Prince, Lobel, Glovsky & Tye LLP, 100 Cambridge Street, Suite 2200, Boston, MA 02114, dated December 29, 2010 and recorded in the Office of the Town Clerk on January 24, 2011, consisting of eight (8) pages.
5. Memorandum from Linda R. Shea, REHS/RS, Health Director to Nora Loughnane, Town Planner, dated January 24, 2011, re: Applications for Wireless Communication Facility Special Permit and Environmental Impact and Design Review (EIDR) Approval for a Proposed Monopole at Temple Beth David, 7 Clapboardtree Street in Westwood, consisting of one (1) page.
6. Memorandum from Jeffrey Bina, Town Engineer, to Nora Loughnane, Town Planner, dated January 24, 2011, re: Special Permit and EIDR, Proposed Wireless Communication Facility located at Temple Beth David, 7 Clapboardtree Street, consisting of one (1) page with one (1) page attachment.
7. Radio frequency coverage map entitled "BOS0357D – Proposed Coverage", prepared for MetroPCS, undated and submitted at January 25, 2011 public hearing session.
8. Letter from Elena Price to Westwood Planning Board, dated February, 2011, consisting of one (1) page.
9. Petition from Westwood Citizens Opposed to the Cell Tower at the Temple Beth David, to Westwood Town Planning Board, dated February, 2011, consisting of twenty-one (21) pages.
10. Memorandum from Jane Duffy–Realtor, Century 21 Commonwealth-Westwood, to Westwood Planning Board, dated February, 2011, consisting of one (1) page.
11. Electronic communication from Helen Coates to Amy Cook, with cc to Nora Loughnane, dated March 11, 2011, re: Proposed cell tower, consisting of one (1) page.
12. Letter from Ricardo M. Sousa to Nora Loughnane, Westwood Town Planner, dated March 21, 2011, re: Applicants: SBA Towers II, LLC, T-Mobile Northeast LLC and MetroPCS Massachusetts, LLC, Property Owner: Temple Beth David of Dedham/Westwood, Inc., Proposed Wireless Communication Facility Application – 7 Clapboardtree Street, consisting of three (3) pages with sixty-six (66) page attachment.
13. Memorandum from Nora Loughnane, Town Planner, to Westwood Planning Board, dated March 22, 2011, re: Wireless Communication Facility Special Permit and Environmental Impact and Design Review (EIDR) Approval for Proposed Monopole at Temple Beth David – 7 Clapboardtree Street, consisting of one (1) page.

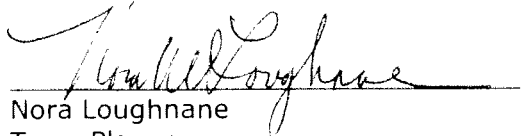
14. Electronic communication from Cynthia Fitzgibbon to Janice Barba, dated March 23, 2011, re: alternatives to divisive, ugly, energy inefficient cell tower, available as early as next year, consisting of five (5) pages.
15. PowerPoint presentation entitled "Westwood Citizens Against Proposed Cell Tower at 7 Clapboardtree Street, dated March 2011, consisting of fifteen (15) pages.
16. Letter from Fred Pierce, Westwood Resident, to All Concerned Parties, dated March 2011, consisting of one (1) page.
17. Letter from Ellen Sennott McGillivray, 143 Lakeshore Drive, Westwood, MA, to Westwood Town Planning Board, undated, consisting of one (1) page.
18. Letter from Carole Lund, 13 Millbrook, Westwood, MA, to the Westwood Planning Board, undated, consisting of one (1) page.
19. Memorandum from Sgt. Paul R. Sicard to Nora Loughnane, Town Planner, dated April 4, 2011, re: Proposed Cell Tower at Pond St. and Clapboardtree St., consisting of one (1) page.
20. Electronic communication from Linda Shea, Health Director, to Nora Loughnane and Janice Barba, dated April 4, 2011, re: Temple Beth David, consisting of one (1) page.
21. Electronic communication from Dianne Barry to Nora Loughnane, dated April 8, 2011, re: Cell Phone Tower at Temple, consisting of one (1) page.
22. Report entitled, "Technical Report on the Application for a Wireless Communications facility at 7 Clapboardtree Street, Westwood Massachusetts", prepared by Isotrope Wireless, dated April 29, 2011, consisting of sixty (60) pages.
23. Letter from Ricardo M. Sousa to Nora Loughnane, Westwood Town Planner, dated May 3, 2011, re: Applicants: SBA Towers II, LLC, T-Mobile Northeast LLC and MetroPCS Massachusetts, LLC, Property Owner: Temple Beth David of Dedham/Westwood, Inc., Proposed Wireless Communication Facility Application – 7 Clapboardtree Street, consisting of four (4) pages with twenty-two (22) page attachment.
24. Electronic communication from Ricardo M. Sousa, to David Maxson and Nora Loughnane, re: Proposed Temple Beth David Wireless Communication Facility – 7 Clapboardtree Street, Westwood, MA, dated May 3, 2011, consisting of nine (9) pages.
25. Electronic communication from Ricardo M. Sousa, to David Maxson and Nora Loughnane, re: Proposed Temple Beth David Wireless Communication Facility – 7 Clapboardtree Street, Westwood, MA – Drive Test data, dated May 3, 2011, consisting of two (2) pages.
26. Electronic communication from Chris McKeown to Steve Rafsky and Tom McCusker, re: Wireless antenna at Temple, dated May 3, 2011, consisting of two (2) pages.
27. Letter from Ryan A. Malek, Environmental Scientist, Tower Engineering Professionals to Westwood Planning Board, Attn: Nora Loughnane - Town Planner, dated May 9, 2011, re: Proposed 99.5-ft. Stealth Monopole Communications Tower, SBA Towers II, LLC, Site: Westwood, FCC TCNS #73883, 7 Clapboardtree Street, Westwood, MA (Norfolk County), consisting of three (3) pages with twenty-three (23) page attachment.

28. Memorandum from Michael Jaillet, Town Administrator to Planning Board c/o Nora Loughnane, Town Planner, dated May 10, 2011, re: SBA Wireless Cell Tower Exploration for Locations, consisting of one (1) page.
29. Letter from Christopher Gallagher, Deputy Director of Public Works, to Westwood Planning Board, dated May 10, 2011, re: Proposed Monopole at Temple Beth David, consisting of one (1) page.
30. Memorandum from Philip J. Eramo, 48 Clapboardtree Street, Westwood, MA to Chairman – Westwood Planning Board, dated May 10, 2011, re: Proposed Telecommunication Tower, consisting of one (1) page.
31. Memorandum from David Maxson to Nora Loughnane, dated May 11, 2011, re: SBA 7 Clapboardtree WCF – Applicant Post-Meeting Deliverables, consisting of two (2) pages.
32. Letter from Ricardo M. Sousa to Nora Loughnane, Westwood Town Planner, dated June 7, 2011, re: Applicants: SBA Towers II, LLC, T-Mobile Northeast LLC and MetroPCS Massachusetts, LLC, Property Owner: Temple Beth David of Dedham/Westwood, Inc., Proposed Wireless Communication Facility Application – 7 Clapboardtree Street, Supplemental Filing, consisting of five (5) pages with forty-five (45) page attachment.
33. Report entitled, “Second Technical Report on the Application for a Wireless Communications facility at 7 Clapboardtree Street, Westwood Massachusetts”, prepared by Isotrope Wireless, dated June 11, 2011, consisting of twenty-four (24) pages.
34. Letter from Graham M. Andres, P.E., Tower Engineering Professionals, Inc. to Richard Kasser, dated June 16, 2011, re: Photosim Clarification Letter, Proposed 100-ft Communication Tower, Clapboardtree Street, Westwood, MA (Norfolk County), consisting of two (2) pages.

RECORD OF VOTE

The following members of the Planning Board voted to **deny** a WCOD Special Permit and EIDR Approval pursuant to Sections 9.4 and 7.3 of the Zoning Bylaw for the abovementioned Project: J. Wiggin, S. Olanoff, B. Montgomery, C. Chafetz and S. Rafsky.

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



Nora Loughnane
Town Planner

DATED: June 23, 2011