

**TOWN OF WESTWOOD**  
Commonwealth of Massachusetts

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



Nora Loughnane, Town Planner  
Janice Barba, Planning & Land Use  
Specialist  
2014 MAR 28 A 11:31

**PLANNING BOARD**

TOWN CLERK  
TOWN OF WESTWOOD

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

**APPLICANT:** Bell Atlantic Mobile of Massachusetts Corporation Ltd. d/b/a Verizon Wireless  
c/o Duval & Klasnick LLC, Counselors at Law  
16 Olde Farms Road  
Boxford, MA 01921

**PROPERTY OWNER:** L&B CIP, 690 Canton, LLC  
One Liberty Square  
Boston, MA 02109

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

**BACKGROUND AND PROJECT SUMMARY**

The Applicant proposes to remove nine (9) existing antennas and replace with nine (9) new antennas with three (3) new remote radio heads mounted behind the antennas on ballast mounts with one (1) main junction box/DC surge protector wall mounted on the building penthouse and additional hybrid cables mounted inside the existing rooftop mounted cable tray, on the roof of the Westwood Business Centre.

**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 31, 2013, an application was filed by or on behalf of Bell Atlantic Mobile of Massachusetts Corporation Ltd. 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 Westwood Press*, a newspaper of general circulation in Westwood, on January 9, 2014, and again on January 16, 2014. Notice of the public hearing was posted in the Westwood Town Hall commencing on January 5, 2014, and continuing through the opening of the public hearing on January 28, 2014. 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 5, 2014.
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 15, 2014.
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 28, 2014 in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts.
5. Westwood Planning Board members Bruce H. Montgomery, Steven M. Rafsky, Steven H. Olanoff, John J. Wiggin, and Christopher A. Pfaff were present for the public hearing and deliberated on the Application at a duly authorized meeting on January 28, 2014.

**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. 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 and Design Review (WCOD EIDR) Approvals were granted by the Westwood Planning Board on November 9, 1999, November 10, 2009, March 27, 2012, and October 30, 2012, for the installation of various wireless communication facilities at 690 Canton Street.
4. The Applicant proposes to undertake certain modifications to an existing wireless communication facility (hereinafter "Project"), including the removal of nine (9) existing antennas and their replacement with nine (9) new antennas and three (3) new remote radio heads mounted behind the antennas on ballast mounts with one (1) main junction box/DC surge protector wall mounted on the building penthouse and additional hybrid cables mounted inside the existing rooftop mounted cable tray, on the roof of the Westwood Business Centre.
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.

### **DECISION**

The Planning Board, by a vote of five in favor and none opposed, hereby submits its 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 dated December 30, 2013, and filed in the office of the Town Clerk on December 31, 2013, and the following related submissions filed with the Planning Board by or on behalf of the Applicants:

1. Plan entitled "Verizon Wireless, Site Name: Westwood MA HD, Address: 690 Canton Street, Westwood, MA 02090, Site Type: AWS Alteration", prepared by Pro Terra Design Group, LLC, 1 Short Street, Suite 3, Northampton, MA 01060, dated December 27, 2013, consisting of the following six (6) sheets:  
  

Sheet T-1	Title Sheet;
Sheet A-1	Plot Plan;
Sheet A-2	Rooftop Plan;
Sheet A-3	Elevations;
Sheet A-4	Elevations;
Sheet D-1	Details.
2. Report entitled "Verizon Wireless Application for Wireless Communication Overlay District – Environmental Impact and Design review, 690 Canton Street, Westwood, MA", including application and cover letter dated December 30, 2013, consisting of seventy-six (76) pages.
3. Memorandum to Nora Loughnane, Town Planner, from Linda R. Shea, REHS/RS, Health Director re: Environmental Impact and Design Review of a Wireless Communication Facility pursuant to Section 7.3 and 9.4 of the Westwood Zoning Bylaw at the Westwood Business Center, 690 Canton Street, dated January 21, 2014, consisting of one (1) page.
4. All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.

### **WAIVERS, MODIFICATIONS AND REDUCTIONS**

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

1. Section 9.4.6.1 requiring the submission of a locus map shall be waived. The Planning Board finds that such submission is not necessary for consideration of the proposed modification to an existing rooftop wireless communication facility. The Planning Board finds that this waiver is consistent with the intent of the Zoning Bylaw.
2. Section 9.4.6.3 requiring the submission of profile or elevation drawings shall be waived. The Planning Board finds that such submission is not necessary for consideration of the proposed modification to an existing rooftop wireless communication facility. The Planning Board finds that this waiver is consistent with the intent of the Zoning Bylaw.
3. 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 rooftop wireless communication facility. The Planning Board finds that this waiver is consistent with the intent of the Zoning Bylaw.

**CONDITIONS**

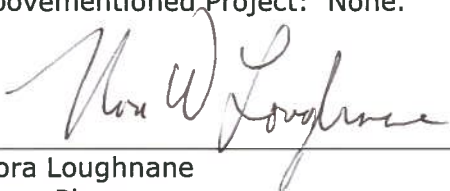
The foregoing approval is issued to the Applicants for the aforementioned Project in accordance with the terms and conditions set forth below, all of which are an integral part hereof:

1. Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans in all respects, and the Applicant shall pursue completion of the Project with reasonable diligence and continuity.
2. The visual and aesthetic impact of the backhaul dish antennas, mounting brackets and any other attachments shall be minimized to the fullest practical extent.
3. The Applicant shall submit one or more maps demonstrating visual representation of the area of solid Radiofrequency Radiation (RFR) coverage and the area of marginal RFR coverage of the wireless communications facility as modified.
4. 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.
5. 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: Bruce H. Montgomery, Steven M. Rafsky, Steven H. Olanoff, John J. Wiggin, 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: March 27, 2014

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