

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

PLANNING BOARD

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

APPLICANT: New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
PROPERTY OWNER: Medical Information Tech, Inc.
PROPERTY LOCUS: 100-200 Lowder Brook Drive
Assessor's Map 6, Lot 17

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TOWN CLERK
TOWN OF WESTWOOD

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to install three (3) panel antennas at an antenna centerline height of 117' on the existing monopole at 100-200 Lowder Brook Drive, in place of three (3) existing antennas which are currently at the 117' height, and to relocate those three (3) existing antennas to a new location at an antenna centerline height of 136' on the same monopole.

The Applicant also proposes to install appurtenant antenna equipment, new fiber and coax conduits and related wireless communications equipment. Proposed electronic equipment will be installed with the existing shelter located at 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 and from all other interested parties, the Town of Westwood Planning Board makes the following procedural findings and project findings:

PROCEDURAL FINDINGS:

1. On January 24, 2011, an application was filed by or on behalf of New Cingular Wireless PCS, LLC d/b/a AT&T Mobility (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 February 3, 2011 and again on February 10, 2011. Notice of the public hearing was posted in the Westwood Town Hall commencing on January 31, 2011, and continuing through the opening of the public hearing on February 17, 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 31, 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 February 17, 2011 in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts.
5. Westwood Planning Board members Steven H. Olanoff, Bruce H. Montgomery, and Carol E. Chafetz were present for the public hearing and deliberated on the Application at a duly authorized meeting on February 17, 2011.

PROJECT FINDINGS:

1. The subject property consists of approximately 36.84 acres located at 100-200 Lowder Brook Drive and is shown as Map 6, Lot 17 on the Westwood Board of Assessors' Map (hereinafter "Project Site").
2. A Wireless Communications Overlay District Special Permit (WCOD Special Permit) was issued by the Westwood Planning Board on October 7, 1998 for the installation of a one hundred and forty foot (140') high monopole style wireless communication facility at 100-200 Lowder Brook Drive. Wireless Communications Overlay District Environmental Impact Design Review (WCOD EIDR) Approvals were granted by the Westwood Planning Board on January 5, 2000, September 26, 2005, and August 16, 2008, for the installation of additional antennas and relocations of existing antennas on the existing monopole at 100-200 Lowder Brook Drive.
3. The Applicant proposes to undertake certain modifications to an existing wireless communication facility (hereinafter "Project"), including the installation of three (3) panel antennas at an antenna centerline height of 117' on the existing monopole at 100-200 Lowder Brook Drive, in place of three (3) existing antennas which are currently at the 117' height, and the relocation of those three (3) existing antennas to a new location at an antenna centerline height of 136' on the same monopole. The Project also includes the installation of appurtenant antenna equipment, new fiber and coaxial conduits and related wireless communications equipment. Proposed electronic equipment will be installed within the existing shelter located at the base of the wireless monopole.
4. The Project Site is located within the Administrative-Office-Research (ARO) 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.

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 three 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 January 21, 2011, and filed in the office of the Town Clerk on January 24, 2011, and the following related submissions filed with the Planning Board by or on behalf of the Applicants:

1. Plan entitled "AT&T, Site Number: MA1210, Site Name: 100 Lowder Brook", prepared by Hudson Design Group, LLC, 1600 Osgood Street, Building 20 North, Suite 2-101, N. Andover, MA 01845, dated July 7, 2010 and revised through January 7, 2011, consisting of the following six (6) sheets:

Sheet T-1, entitled "Title Sheet", dated July 7, 2010 and revised through January 7, 2011;

Sheet GN-1, entitled "General Notes", dated July 7, 2010 and revised through January 7, 2011;

Sheet C-1, entitled "Plot Plan", dated July 7, 2010 and revised through January 7, 2011;

Sheet A-1, entitled "Compound & Equipment Plan", dated July 7, 2010 and revised through January 7, 2011;

Sheet A-2, entitled "Antenna Layout and Elevation", dated July 7, 2010 and revised through January 7, 2011;

Sheet G-1, entitled "Plumbing Diagram & Details", dated July 7, 2010 and revised through January 7, 2011;

2. Existing Radiofrequency coverage map entitled "Current AT&T LTE Coverage in Westwood, MA", undated;
3. Proposed Radiofrequency coverage map entitled "AT&T LTE Coverage from Site MAL01210", undated;
4. Document entitled "Application to Westwood Planning Board, Special Permit – Wireless Communication Facility, Property Situated at 100 Lowder Brook Drive", submitted by AT&T Mobility, 550 Cochituate Road, Framingham, MA, dated January 21, 2011, consisting of twenty-five (25) pages;

5. Document entitled "Revised Structural Analysis Report", prepared by GPD Associates, 520 South Main St., Suite 2531, Akron, Ohio 44311, dated January 18, 2011, consisting of twenty-three (23) pages;
6. Memorandum to Nora Loughnane, Town Planner, from Sgt. Paul R. Sicard, Safety Officer, re: Cell Tower Requests, dated February 9, 2011, consisting of one (1) page;
7. Memorandum to Nora Loughnane, Town Planner, from Jeffrey Bina, Town Engineer, re: EIDR and Wireless Communications Facility Special Permit, 100 Lowder Brook, dated February 14, 2011, consisting of one (1) page;
8. Memorandum to Nora Loughnane, Town Planner, from Linda R. Shea, REHS/RS, Health Director re: Application for Wireless Communication Facility Special Permit and Environmental Impact and Design Review (EIDR) Approval for New Cingular Wireless PCS, LLC d/b/a AT&T Mobility at 100-200 Lowderbrook Drive, Westwood, dated February 16, 2011, consisting of one (1) page;
9. 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 7.3.6.2 requiring the submission of 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.
2. 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.
3. Section 7.3.6.4 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.

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:

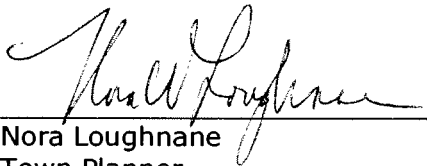
1. Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans, and with all conditions of prior approvals, in all respects, and the Applicants shall pursue completion of the Project with reasonable diligence and continuity;

2. The antenna array, mounting brackets and associated cabling shall be the identical color of the existing monopole and shall be repainted as necessary to minimize any fading or discoloration.
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, shall be secured directly to the existing monopole without the use of cable trays, and shall be located on the portion of the monopole which is least visible from any public way.
4. The Applicant shall obtain approval of the radiation frequency study for the proposed antennas from the Westwood Board of Health.
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 timely 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: B. Montgomery, C. Chafetz and S. Olanoff.

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 30, 2011