

**TOWN OF WESTWOOD**  
Commonwealth of Massachusetts

Robert C. Malster, Chairman  
Steven H. Olanoff, Vice Chairman  
Robert E. Moore, Jr., Secretary  
Bruce H. Montgomery  
Henry W. Gale



Nora Loughnane, Town Planner  
Janice Barba, Land Use Assistant

2008 MAY 20 A 1:10

**PLANNING BOARD**

TOWN CLERK  
TOWN OF WESTWOOD

**DECISION OF THE PLANNING BOARD  
OF THE TOWN OF WESTWOOD**

**APPLICANT:** Bell Atlantic Mobile of Massachusetts d/b/a/ Verizon Wireless  
400 Friberg Parkway, Westborough, MA 01581

**PROPERTY  
LOCUS:** 213 Fox Hill Street  
Assessors' Map 9, Parcel 65

**HEARING:** The Planning Board of the Town of Westwood held a public hearing in accordance with the General Laws of the Commonwealth of Massachusetts on Tuesday, April 8, 2008 at 8:30 PM in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts, to consider the application of Bell Atlantic Mobile of Massachusetts d/b/a/ Verizon Wireless for Special Permit and Environmental Impact and Design Review approval pursuant to Sections 7.3 and 9.4 of the Westwood Zoning Bylaw. The hearing was continued to May 13, 2008 at 7:00 PM in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts.

**PROJECT SUMMARY**

Bell Atlantic Mobile of Massachusetts d/b/a/ Verizon Wireless proposes to install twelve (12) antennas on the exterior of the existing Dedham-Westwood Water District water tanks located at 213 Fox Hill Street, which tanks are the property of the Dedham-Westwood Water District. The proposed antennas will be attached to the water tank at a height of seventy-six (76) feet above ground level (AGL). As shown on the submitted plans, the antennas will not extend above the height of the existing water tank.

The applicant also proposes to install an equipment cabinet, generator and associated cabling on the property. Cables will connect the antennas to an ancillary equipment cabinet which will be located on a new 8' by 22' concrete pad within the fenced area surrounding the smaller water tank. Additional cabling will connect new and existing equipment to a new generator which will be located on a new 4' by 10' concrete pad within the fenced area surrounding the larger water tank.

The Applicant's original proposal included an elevated equipment cabinet which would exceed ten (10) feet in height. Therefore, the Applicant requested both EIDR approval and a Special Permit for a Minor Wireless Communications Facility, as required under Section 9.4 of the Westwood Zoning Bylaw. During the course of the public hearing, the Applicant submitted revised plans which include changes to the location and design of the proposed equipment cabinet, such that the total height of said cabinet will not exceed 10' in height. As such, a Special Permit for the proposed wireless communications equipment is not required.

### **DECISION**

The Planning Board, by a vote of five in favor and none opposed, hereby submits its **approval** pursuant to Sections 7.3 and 9.4 of the Westwood Zoning Bylaw for the Project as described in the application therefor dated February 15, 2008 and all related submissions (together hereinafter referred to as the "Project Plans") filed with the Planning Board by or on behalf of the applicant:

1. Plan entitled "Westwood 3, 213 Fox Hill Street Westwood, MA 02090", prepared by Turning Mill Consultants, Inc., 68 Tupper Road, Unit 3, PO Box 1159, Sandwich, MA 02563, dated January 30, 2007 and revised through May 9, 2008, consisting of the following three (3) pages:  
  
Sheet 1 entitled "Site Plan" dated January 30, 2007, revised through May 9, 2008;  
  
Sheet 2 entitled "Proposed Compound Plan" dated January 30, 2007, revised through May 9, 2008;  
  
Sheet 3 entitled "Proposed Compound Elevation" dated January 30, 2007, revised through May 9, 2008;
2. Letter from Michael S. Giaimo to the Westwood Town Clerk, re: Special Permit Application to Westwood Planning Board for Verizon Wireless Mobile Communications Facility at 213 Fox Hill Street, dated February 20, 2008, consisting of two (2) pages;
3. Application form dated February 15, 2008, consisting of four (4) pages;

4. Report entitled "Statement of Support of Application of Verizon Wireless for Special Permit and Environmental Impact and Design Review for the Construction and Operation of a Wireless Communications Facility", prepared by Michael S. Giaimo, Esq., Robinson & Cole LLP, One Boston Place, 25<sup>th</sup> Floor, Boston, MA 02108, dated February 19, 2008, consisting of six (6) pages;
5. Report entitled "Photo Simulation, Verizon Wireless, Westwood 3, MA", prepared by Structure Consulting Group, 43 White Street, Suite 4, Belmont, MA 02478, consisting of twelve (12) pages;
6. Radio frequency propagation map entitled "Westwood 3, MA – Existing Cellular Coverage (-85/-95 dBm);
7. Radio frequency propagation map entitled "Westwood 3, MA – Existing PCS Coverage (-85/-95 dBm);
8. Radio frequency propagation map entitled "Westwood 3, MA – Resulting Cellular Coverage w/Fox Hill WT @76ft (-85/-95 dBm);
9. Radio frequency propagation map entitled "Westwood 3, MA – Resulting PCS Coverage w/Fox Hill WT @76ft (-85/-95 dBm);
10. Report entitled "Proposed Verizon Wireless personal wireless services panel antennas to be mounted on the existing water tank located at 213 Fox Hill Street in Westwood, MA", prepared by Donald L. Haes, Jr., Ph.D., CHP, Radiation Safety Specialist, PO Box 368, Hudson, NH 03051, dated February 5, 2008, consisting seventeen (17) pages;
11. Letter from Michael J. Duff, Executive Director, Dedham-Westwood Water District, to the Town of Westwood Planning Board, re: Owner's Consent for Verizon Wireless to file for approvals concerning the installation of Wireless Mobile Communications Facility at 213 Fox Hill Street (Parcel 9-065), dated February 15, 2008, consisting of one (1) page;
12. Letter from Michael J. Duff, Executive Director, Dedham-Westwood Water District, to Nora Loughnane, Town Planner, dated March 11, 2008, consisting of one (1) page;
13. Memorandum from Linda R. Shea, Health Director, to Nora Loughnane, Town Planner, dated March 18, 2008;
14. Report entitled "Environmental Noise Impact Assessment, Telecommunication Site Development, 213 Fox Hill Street, Westwood, Massachusetts", prepared by Modeling Specialties, 30 Maple Road, Westford, MA 01886, dated April 4, 2008, consisting of twelve (12) pages;

15. Electronic communication from Michael S. Giaimo to Nora Loughnane, Town Planner, re: Verizon Wireless Revised Plans, dated May 12, 2008;
16. All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.

### **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 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 antennas, mounting brackets and any other attachments shall be minimized to the fullest practical extent. The antennas and cabling shall be painted to match the color of the water tanks.
3. Brown privacy slats, in place of the proposed green privacy slats, shall be installed along the sections of chain link fencing surrounding the proposed generator, in order to obscure the view of the proposed generator to the greatest extent possible.
4. A sound attenuation barrier shall be installed on the interior side of the sections of chain link fencing surrounding the proposed generator, in order to dampen the sound emanating from the proposed generator to the greatest extent possible.
5. The construction of a new turnaround area shall be undertaken by the Dedham-Westwood Water District, and not by the Town as shown on submitted plans.
6. No entrance, however temporary, shall be made onto any adjacent property, and no disturbance to such property shall occur, without the express approval of the owner of such property in the form of a construction easement or similar legal instrument.
7. 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.

8. A copy of this decision shall be delivered to and reviewed by all contractors and subcontractors, and shall be incorporated into each contract and subcontract associated with the Project.
9. 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 EIDR Approval for the abovementioned Project: Steven H. Olanoff, Robert E. Moore, Jr., Robert C. Malster, Bruce H. Montgomery, Henry W. Gale.

The following members of the Planning Board voted in opposition to EIDR Approval for the abovementioned Project: None.



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Nora Loughnane  
Town Planner

DATED: May 13, 2008