

**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 AUG 19 A 10:40

**PLANNING BOARD**

TOWN CLERK  
TOWN OF WESTWOOD

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

**APPLICANT:** MetroPCS Massachusetts LLC

**PROPERTY  
LOCUS:** 100-200 Lowder Brook Drive,  
Assessors Map 6, Parcel 17

**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 Monday, August 4, 2008 at 7:00 pm in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts, and continued to August 12, 2008 at 7:00 PM at the same location, to consider the application of MetroPCS Massachusetts LLC for Environmental Impact and Design Review approval pursuant to Sections 7.3 and 9.4 of the Westwood Zoning Bylaw.

**STATEMENT OF FACTS**

MetroPCS Massachusetts LLC proposes to install six (6) antennas flush mounted on the existing one hundred sixty (160) foot high monopole, at a height of one hundred and seven (107) feet (antenna centerline).

The dimensions of the proposed antennas are approximately 54.1 inches by 6.1 inches by 2.7 inches. Each antenna will be mounted from the monopole as shown on the submitted plans. The antennas will not extend above the height of the existing monopole.

The applicant also proposes to install equipment cabinets, back-up battery cabinets and a power/telephone demarcation cabinet along with associated cabling within the existing fenced compound area. The proposed equipment cabinets will not exceed six feet (6') in height.

**WESTWOOD PLANNING BOARD DECISION**

The Planning Board has evaluated the application in relation to the standards and objectives in Section 9.4 [Wireless Communications Overlay District] of the Westwood Zoning Bylaw and finds that if the conditions hereinafter set forth are satisfied, the Project will meet said objectives pursuant to said Section 9.4.

The Planning Board, by a vote of three 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 June 19, 2008 and all related submissions (together hereinafter referred to as the "Project Plans") filed with the Planning Board by or on behalf of MetroPCS Massachusetts LLC:

1. Plan entitled "MetroPCS Unlimit Yourself, BOS0296A, Cingular Lowder Brook Westwood", prepared by Atlantis Group, 15 Cypress Street, Suite 300, Newton Centre, MA 02459, dated June 15, 2008, revised through August 8, 2008, and stamped by Registered Architect Hossein V. Vahedi, consisting of the following three (3) sheets:  
  
Sheet T-1, entitled "Title Sheet", dated June 15, 2008 and revised through August 8, 2008;  
  
Sheet C-1, entitled "Site Plan Elevation and Detail", dated June 15, 2008 and revised through August 8, 2008;  
  
Sheet A-1, entitled "Equipment Details" dated June 15, 2008 and revised through August 8, 2008;
2. Report entitled " Wireless Communications Facility Project narrative, Metro PCS Massachusetts LLC, Application for Environmental Impact and Design Review, Town of Westwood Planning Board, 200 Lowder Brook Westwood, MA – Assessor Map 6, Parcel 17", dated June 15, 2008, consisting of twenty-eight (28) pages;
3. Memorandum from Sgt. Paul R. Sicard, Safety Officer, to Nora Loughnane, Town Planner, re: Communication Tower Requests, dated July 24, 2008, consisting of one (1) page;
4. Memorandum from Linda R. Shea, Health Director, to Nora Loughnane, Town Planner, dated July 28, 2008, consisting of one (1) page;
5. 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:

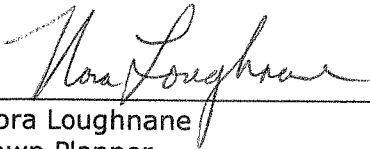
1. Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans in all respects, and the Applicant shall pursue completion of the Project with reasonable diligence and continuity.
2. The antenna array, mounting brackets and associated cabling shall be the 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 and shall be secured directly to the existing monopole without the use of cable trays.

4. 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., and Robert C. Malster.

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: August 16, 2008