

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

Christopher A. Pfaff, Chairman  
Steven H. Olanoff, Vice Chairman  
Trevor W. Laubenstein, Secretary  
John J. Wiggin  
Bruce H. Montgomery



Abigail McCabe, Town Planner  
[amccabe@townhall.westwood.ma.us](mailto:amccabe@townhall.westwood.ma.us)  
(781) 251-2581

Janice Barba, Planning & Land Use  
Specialist  
[jbarba@townhall.westwood.ma.us](mailto:jbarba@townhall.westwood.ma.us)  
(781) 320-1366

**PLANNING BOARD**

**ADMINISTRATIVE APPROVAL  
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)  
690 Canton Street – T-Mobile  
November 10, 2015**

**APPLICANT:** T-Mobile, Northeast LLC

**AGENT:** Network Building and Consulting, LLC  
Corey Milan  
15 Commerce Way, Suite B  
Norton, MA 02766

**PROPERTY OWNER:** L & B CIP 690 Canton Street, LLC  
One Liberty Square, 2<sup>nd</sup> Floor  
Boston, MA 02109

**PROPERTY LOCUS:** 690 Canton Street  
Assessor's Map 37, Lot 9

TOWN CLERK  
TOWN OF WESTWOOD

2015 NOV 10 A 11:42

**BACKGROUND AND PROJECT SUMMARY**

The Applicant proposes to undertake certain alterations to an existing wireless communications facility, for the replacement of three (3) existing antennas with three (3) antennas of similar length and width and install three (3) RRUS (Remote Radio Units) on a on the existing rooftop wireless facility at 690 Canton Street, Westwood, MA 02090.

The property is located in the I (Industrial Zoning District), FMUOD-1 (Flexible Multiple Use Overlay) and within the WCOD (Wireless Communications Overlay District). Said facility use is permitted in the Industrial District, subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Sections 9.4 and 7.3.2.5 of the Westwood Zoning Bylaw.

The proposed alterations have been reviewed by the Building Commissioner and found to be minor in nature. As such, the proposed alterations are subject to Administrative EIDR review and approval by the Town Planner pursuant to Section 7.3.6 of the Zoning Bylaw.

**STATEMENT OF FINDINGS**

After having reviewed all the plans and reports filed by the Applicants and their representatives, and having considered the technical analysis, and all supplemental information, the Town Planner makes the following findings:

1. On October 9, 2015, an application was filed by Network Building and Consulting, LLC on behalf of the T-Mobile, pursuant to Sections 9.4 [Wireless Communications Overlay District] and 7.3 [Environmental Impact and Design Review] of the Westwood Zoning Bylaw with the Westwood Planning Board and the Westwood Town Clerk (hereinafter "Application"). The Town Planner reviewed the application and considered it complete on October 22, 2015.
2. On November 10, 2015, the Application was forwarded to the Building Commissioner for review and consideration of Administrative Environmental Impact & Design Review (EIDR) Approval pursuant to Section 7.3.6 of the Zoning Bylaw.
3. On November 10, 2015, the Building Commissioner determined that the proposed alterations were minor in nature, and that the Application would be subject to review and approval by the Town Planner pursuant to Section 7.3.6 of the Zoning Bylaw.
4. On November 10, 2015, the Town Planner reviewed the Application and found the same to be complete for the purpose of Administrative EIDR review.
5. The subject property consists of approximately 9.46 acres located at 690 Canton Street and is shown as Map 37, Lot 09 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
6. 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.
7. The Applicant proposes to undertake alterations to the existing roof-top facility by installing three (3) existing antennas with three (3) new T-Mobile panel antennas and to install three (3) RRUS (Remote Radio Units) on the existing facility at 690 Canton Street, Westwood, MA 02090.
8. The property is located in the Industrial (I) Zoning District, and within the Wireless Communications Overlay District (WCOD). The proposed modifications to the existing wireless communications facility are permitted, subject to WCOD-EIDR (Environmental Impact Design Review) Approval, pursuant to Sections 9.4 and 7.3.2.5 of the Westwood Zoning Bylaw.
9. 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 Town Planner hereby submits an Administrative Environmental Impact and Design Review (EIDR) **Approval** pursuant to Sections 7.3 and 9.4 of the Westwood Zoning Bylaw for the Project as described above and in the application therefor and the following related submissions filed by or on behalf of the Applicants in the Office of the Town Clerk on October 9, 2015 and in the Planning Office on October 9 and October 22, 2015:

1. Plan set entitled "T-Mobile Northeast LLC Site Number: 4DE3108A Site Name: BO108 / Westwood Bus Center", prepared by Network Building & Consultant, LLC of 1777 Sentry Parkway West, Dublin Hall, Blue Bell, PA 19422, stamped by Krupakaran Kolandaivelu, dated July 22, 2015, received by Planning Department October 9, 2015, consisting of the following #5 sheets.

Sheet T-1 – Title Sheet  
Sheet C-1 – Roof Plan  
Sheet A-1 – Antenna Plans and Elevations  
Sheet A-2 – Antenna Details  
Sheet G-1 – Grounding Details

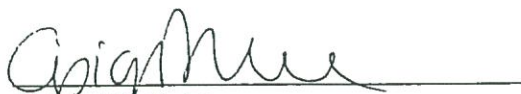
2. EIDR Application and cover letter prepared by Cory Milan of Network Building and Consulting, LLC as T-Mobile's Agent, received by the Planning Department on October 9, 2015, submitted to the Town Clerk on October 9, 2015.
3. Letter of Authorization from property owner L & B CIP 690 Canton Street, LLC, dated October 22, 2015.

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, and with all conditions of prior approvals, 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, mounting ring, and any attachments shall be minimized to the fullest practical extent and shall be and repainted as necessary to minimize any fading or discoloration.
3. All antennas, cabling and accessory equipment shall be removed within six months of abandonment or discontinuance of use. The Planning Board shall receive notification of any abandonment or discontinuance of use.
4. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.



Abigail McCabe  
Town Planner

DATED: November 10, 2015

2015 NOV 10 A 11:42  
TOWN CLERK  
TOWN OF WESTWOOD

