

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

TOWN CLERK
TOWN OF WESTWOOD

ADMINISTRATIVE APPROVAL
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
690 Canton Street – New Cingular Wireless / AT&T Mobility
May 17, 2016

APPLICANT: New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
C/o Terra Search
157 Riverside Drive
Norwell, MA 02061

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

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

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to undertake certain alterations to an existing wireless communications facility, for the removal of three (3) antennas that measure 54.5" x 10.3" x 6" to be replaced with three (3) new antennas measuring 48" x 14.8" x 9", to install three new (3) RRUS (Remote Radio Units), and upgrade the associated equipment at 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 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 Sections 7.3.6 and 9.4.5.5 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 May 12, 2016, an application was filed by New Cingular Wireless PCS, LLC d/b/a AT&T Mobility, 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 (hereinafter "Application"). The Town Planner reviewed the application and considered it complete on May 13, 2016.
2. On May 13, 2016 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 and Section 9.4.5.5 of the Westwood Zoning Bylaw.
3. On May 16, 2016, 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 Sections 7.3.6 and 9.4.5.5 of the Zoning Bylaw.
4. On May 16, 2016, 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. AT&T Wireless Services received Planning Board EIDR approval to install three sectors of antennae on the roof of Westwood Business Center at 690 Canton Street on November 9, 1999.
7. The Applicant proposes to undertake alterations to an existing wireless communications facility, for the removal of three (3) antennas that measure 54.5" x 10.3" x 6" to be replaced with three (3) new antennas measuring 48" x 14.8" x 9", to install three new (3) RRUS (Remote Radio Units), and upgrade the associated equipment at the existing rooftop wireless 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 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 Planning Board on May 12, 2016:

1. Plan set entitled "AT&T Site Number: MA1268 Site Name: Westwood Canton, Project: LTE 3C 2016 Upgrade", prepared by Derek J. Creaser, Hudson Design Group, LLC, dated March 9, 2016, revised April 14, 2016, consisting of the following ten (10) sheets:

- Sheet T-1 – Title Sheet
- Sheet GN-1 – General notes
- Sheet A-1 – Roof Plan
- Sheet A-2 – Equipment Plan
- Sheet A-3 – Antenna Layouts
- Sheet A-4 – Elevation
- Sheet A-5 – Penetration Details
- Sheet A-6 – Details
- Sheet RF-1 – RF Plumbing Diagram
- Sheet G-1 – Grounding Details

2. EIDR Application prepared by Timothy W. Greene on behalf of AT&T Mobility, dated May 11, 2016, received by the Planning Board on May 12, 2016.
3. Letter of Authorization from Timothy W. Green dated April 27, 2016 and signed by Jennifer Murphy, agent for property owner L & B CIP 690 Canton Street, LLC, dated May 9, 2016.
4. Multiband Direction Antenna details for existing antenna, HexPort Multi-Band Antenna proposed replacement detail, and RRUS 32 B30 detail.

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, radio units, cables, and any attachments shall be minimized to the fullest practical extent and shall be and painted 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: May 16, 2017