

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

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**PLANNING BOARD**

**ADMINISTRATIVE APPROVAL  
ENVIRONMENTAL IMPACT AND DESIGN REVIEW  
December 17, 2015**

**APPLICANT'S:** Kri Pelletier, Property Specialist  
**REPRESENTATIVE:** SBA Communications  
33 Boston Post Road West, Suite 320  
Marlborough, MA 01752

**APPLICANT:** T-Mobile

**PROPERTY OWNER:** Glacier Limited Partnership  
116 Flanders Road, Suite 2000  
Westborough, MA 01581

**TOWER OWNER:** SBA Towers II LLC  
33 Boston Post Road West, Suite 320  
Marlborough, MA 01752

**PROPERTY LOCUS:** 60-90 Glacier Drive  
Assessor's Map 23, Lot 231

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**BACKGROUND AND PROJECT SUMMARY**

The Applicant proposes antenna upgrades at the existing wireless facility at 60-90 Glacier Drive in Westwood, MA 02090. T-Mobile's proposal includes installing three new cell antennas and associated equipment at the existing facility.

The property is located in the Highway Business (HB) Zoning District, and within the Flexible Multiple Use-3 (FMUOD-3) and Wireless Communications Overlay District (WCO). The proposed wireless communications facility use is permitted in the WCO District, subject to Environmental Impact Design Review (EIDR) pursuant to Section 7.3 and Wireless Communication Overlay District Section 9.4 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. The original special permit that allowed for the installation of the freestanding monopole was granted to Nextel Communications on November 27, 2001. This special permit, which was subsequently appealed on height issues by Nextel, was amended on January 21, 2003 by consent agreement on that issue only. Nextel subsequently requested an additional amendment to permit the collocation of a third carrier on the monopole granted by the Planning Board on October 25, 2005. MetroPCS Massachusetts LLC then requested and was granted an amendment to the special permit to allow a fourth carrier on the monopole and to permit an increase in the height of the existing monopole from eighty (80) feet to eighty-five (85) feet on June 23, 2008. On October 27, 2009, the Planning Board granted approval for Clear Wireless LLC to take the place of the Nextel Communications antennas which were approved under the October 25, 2005 Special Permit amendment but were never installed, and Clear Wireless LLC was determined to constitute the third carrier of a maximum of four carriers permitted under the June 23, 2008 Special Permit amendment.
2. MetroPCS was the second carrier to have received permission to locate on the subject property. T-Mobile and MetroPCS have recently merged and thus this application is considered to be an alteration to the second carrier's approval.
3. On December 11, 2015, the building permit application was reviewed by the Building Commissioner and was 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 Administrative Environmental Impact & Design Review (EIDR) Approval of Section 7.3.6 of the Zoning Bylaw.
4. On December 14, 2015, an application was filed by SBA Communications on behalf of T-Mobile, pursuant to Section 7.3 [Environmental Impact and Design Review] of the Westwood Zoning Bylaw with the Westwood Planning Board and the Westwood Town Clerk (hereinafter "Application").
5. On December 17, 2015, the Town Planner reviewed the Application and found the same to be complete for the purpose of Administrative EIDR review.
6. The subject property consists of approximately 11.79 acres located at 60-90 Glacier Drive and is shown as Map 23, Lot 231 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
7. The Applicant proposes to undertake alterations to install three new cell antennas and associated equipment at the existing wireless facility location. The associated equipment includes the antennas, wind band clamps, an ice bridge, remote radio units, cables, and equipment cabinets.
8. The Applicant's proposal has limited visible changes because the antennas and equipment is proposed to be within the existing pole. The proposed ice bridge is above the stockade fence and the RRUs are proposed on the exterior H-Frame near the base of the pole.
9. The property is located in the HB Zoning District, and within the WCOD. The proposed wireless communications facility use is permitted in the WCOD District,

subject to Environmental Impact Design Review (EIDR) pursuant to Section 7.3 of and the facility was originally permitted under Section 9.4 of the Westwood Zoning Bylaw.

10. 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 Section 7.3.6 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 Planning Office on December 14, 2015:

1. EIDR Application and narrative prepared by SBA Communications, received by the Westwood Planning Department December 14, 2015.
2. License Agreement documentation.
3. Plan set entitled "Site Name: BS567 / Bay Comm Glacier Road, 60 Glacier Drive, Westwood, MA 02090, Norfolk County, Site Number: 4BS0567B", prepared by Jesse M. Moreno, dated October, 30, 2015, consisting of #7 sheets.

All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.

### CONDITIONS:

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 antennas, clamps, mounting brackets, frames, and associated cabling shall be painted the identical color of the existing monopole and shall be repainted as necessary to minimize any fading or discoloration.
3. All antennas, cabling and accessory equipment shall be removed within ninety (90) days 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

12/17/15  
DATED: December 17, 2015

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