

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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Trevor W. Laubenstein, Secretary
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PLANNING BOARD

**DECISION OF THE PLANNING BOARD
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)**

APPLICANT: AT&T/Centerline Communications
95 Ryan Drive, Suite 1
Raynham, MA 02767

PROPERTY OWNER: Town of Westwood
850 High Street
Westwood, MA 02090

PROPERTY LOCUS: 850 High Street (Thurston Middle School)
Assessor's Map 21, Lot 47

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BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to modify the existing telecommunications facility at 850 High Street at the Thurston Middle School. The modification includes replacing three (3) panel antennas and adding three (3) remote radio heads. The existing stealth canister is to be replaced with a new stealth canister that will increase in diameter from 2 ft. to 3 ft. Associated amplifiers, cables, fibers and remote radio heads will also be installed within the new enclosure.

In 2011, KJK Wireless received a WCOD (Wireless Communications Overlay District) EIDR approval to modify the belfry on the roof of the Thurston Middle school, and to replace the 18" diameter tubular antenna enclosure from the top of the belfry with a new 24" diameter cylindrical enclosure, and to install three (3) new antennas within the enclosure.

The property is located in the WCOD zoning district. The proposed wireless communications facility is permitted by-right in the WCOD zone subject to Environmental Impact and Design Review (EIDR), pursuant to Section 7.3 and Section 9.4 [Wireless Communications Overlay District] of the Westwood Zoning Bylaw.

STATEMENT OF FINDINGS

PROCEDURAL FINDINGS:

After having reviewed all the plans and reports filed by the Applicant and its representatives and having considered the technical analysis, supplemental information provided during the course of the public hearing, correspondence and testimony from representatives from various boards and commissions and departments within the Town of Westwood and from

all other interested parties, the Town of Westwood Planning Board makes the following procedural findings and project findings:

1. On February 11, 2016, an application was filed by or on behalf of AT&T/Centerline Communications, pursuant to Section 7.3 [Environmental Impact and Design Review] and Section 9.4 [Wireless Communications Overlay District] of the Westwood Zoning Bylaw with the Westwood Planning Board and the Westwood Town Clerk (hereinafter "Application").
2. Pursuant to M.G.L. Chapter 40A, Section 9 and 11 and the applicable provisions of the Westwood Zoning Bylaw and the Rules and Regulations of the Westwood Planning Board (hereinafter "Rules and Regulations"), the Planning Board caused notice of the public hearing to be published in the *Westwood Press*, a newspaper of general circulation in Westwood, on February 26, 2016 and March 4, 2016. Notice of the public hearing was posted in the Westwood Town Hall commencing on February 22, 2016, and continuing through the opening of the public hearing on March 15, 2016. Said notice of the public hearing was mailed postage prepaid to all Parties in Interest as defined in M.G.L. Chapter 40A, Section 11 on February 22, 2016.
3. The Planning Board provided copies of the Application to other Town of Westwood boards and commissions, departments and officials including, but not limited to, the Board of Health, Board of Selectmen, Building Commissioner, Conservation Commission, Department of Public Works, Fire Chief, Police Chief and Town Engineer, on February 16, 2016.
4. After notice and publication was provided pursuant to M.G.L. Chapter 40A, Section 9 and 11, the public hearing on the Application commenced on March 15, 2016, in the Auditorium of the Downey School, at 250 Downey Street, Westwood, Massachusetts. The Planning Board closed the public hearing on the same evening on March 15, 2016.
5. Westwood Planning Board Members Trevor W. Laubenstein, Steven H. Layoff, John J. Wiggin, Bruce H. Montgomery, and Christopher A. Pfaff deliberated on the Application at a duly authorized meeting on March 15, 2016.

PROJECT FINDINGS:

1. The subject property consists of approximately 10.58 acres located at 850 High Street and is shown as Map 21, Lot 047 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
2. The Project Site is within the Single-Residence E (SRE) district and within the Wireless Communication Overlay District (WCOD) as shown on the Town of Westwood Official Zoning Map. A wireless communications facility is a permitted use in this overlay district, subject to all necessary approvals and standards pursuant to Sections 9.4 and 7.3 of the Westwood Zoning Bylaw.
3. The Applicant proposes to remove and replace three (3) panel antennas and add three (3) remote radio heads. The existing 2 ft. stealth canister is to be replaced with a new stealth tubular canister that will increase in diameter from 2 ft. to 3 ft. Associated amplifiers, cables, fibers and remote radio heads will also be installed within the new

3. A maximum of one carrier is permitted with this approval; any future request will require a special permit approval by the Planning Board pursuant to Section 9.4 of the Zoning Bylaw.
4. The antenna array and associated cabling, fibers, and remote radio heads shall be located entirely with the belfry and cylindrical enclosure as shown on the approved plans.
5. The new stealth canister shall be painted a flat white color to match the existing facility and repainted as necessary.
6. If the Project, or any Condition imposed in this Decision, requires permit, license, or other approval from any other board, committee, or agency of the Town of Westwood or other regulatory agency of the Commonwealth or the federal government, the Applicant shall make an appropriate application for the same. If any condition of such permit, license, or other approval from any other board, committee, or agency is inconsistent with this Decision, the Applicant shall make application to the Planning Board for amendment of this Decision, and the Planning Board shall consider such application in accordance with the requirements of M.G.L. Chapter 40A § 9 and all applicable Planning Board rules and regulations.
7. Applicant shall promptly repair any damage which Applicant causes to sidewalks, street pavement, signs or other fixtures or features within the public right of way, after obtaining permission from the Town. Such repairs shall be performed to Town of Westwood standards.
8. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.
9. Any alterations, modifications, deletions or amendments to the EIDR Approval shall be done in accordance with the requirements of M.G.L. Chapter 40A § 9.

APPLICATION AND PLANS

The Planning Board evaluated the Application filed by or on behalf of the Applicants in the Planning Office and the Office of the Town Clerk on February 11, 2016. All of the following plans and material are hereby incorporated by reference and made part of this Decision.

1. Application prepared by AT&T/Centerline Communications, dated February 5, 2016, and received by the Town Clerk and Planning Department on February 11, 2016.
2. Narrative prepared by Michael R. Dolan, Esq. to the Westwood Planning Board, RE: Modification to Wireless Communications Facility, dated February, 9, 2016, received February 11, 2016 (33 pages).
3. AT&T Lease Agreement for 850 High Street.
4. Radiofrequency Facility Installation Approval Policy.
5. Radiofrequency coverage maps.
6. RF Report Modification to Existing Facility (Site MA 1276 – 850 High Street) for AT&T, dated January 18, 2016.

enclosure. The height of the top of the structure is not changing and will remain 83 ft. above grade.

4. The proposed wireless communication facility will constitute a minor wireless communication facility and requires approval pursuant to Section 9.4.5.2 of the Westwood Zoning Bylaw.
5. 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 properties, and will be consistent with all applicable standards set forth in Section 7.3.8 of the Westwood Zoning Bylaw.

WAIVERS:

The Planning Board considered requests for the specific waivers listed below, and determined that such waivers will result in a substantially improved project; that such project will otherwise meet the performance and design standards set forth in this Section; and that such waivers will pose no substantial detriment to any adjacent property or proximate neighborhood, and will not nullify or substantially derogate from the intent or purpose of the Westwood Zoning Bylaw. The following waivers are hereby granted by the Planning Board:

1. Waiver of submission of a providing the full site plan showing all exterior buildings and structures required in Section 9.4.6.2.6 of the Westwood Zoning Bylaw.
2. Waiver of submission of a balloon test required in Section 9.4.6.10 of the Westwood Zoning Bylaw.
3. Waiver from the requirement to provide an exterior lighting plan, traffic study, landscape planting plan, site plan showing grading, topography, storm drains, water and sewer, natural features, signage, and parking areas required in Section 7.3.7.

DECISION:

The Planning Board evaluated the Application in relation to the above Findings, and as the approving authority, by a vote of five (5) in favor and none (0) opposed, hereby grants Environmental Impact and Design Review **Approval** pursuant to Section 7.3 and 9.4 of the Westwood Zoning Bylaw for the Project as described above and in the application therefor filed in the office of the Town Clerk on February 11, 2016, subject to the Conditions stated herein, all of which are an integral part hereof:

CONDITIONS OF APPROVAL:

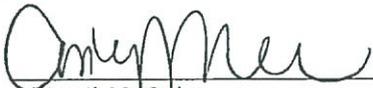
1. Except as modified by the Conditions and Findings hereof, the Project shall comply with the Project Plans in all respects and the Applicant shall pursue completion of the Project with reasonable diligence and continuity.
2. The highest point of the steeple / belfry enclosure shall not exceed eighty-three (83) ft. above ground level.

7. Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report for Site No. MA 2176, prepared by EBI consulting, dated February 2, 2016.
8. Existing and Proposed color photo simulations, prepared for EMPIRE TELECOM Site Number MA 1276. 850 High Street, Westwood, MA 02090.
9. Plans entitled "AT&T Site Number: MA 1276, Site Name: Westwood RT. 109, Project: LTE 2C 2016 Upgrade", prepared by Daniel P. Hamm, Empire Telecom, and Hudson Design Group, dated December 10, 2015, last revised on February 9, 2016.
10. Memorandum from Health Director Linda Shea, to Planning Board, dated February 10, 2016.
11. Memorandum from Town Planner Abby McCabe to Planning Board Members, Re: 850 High Street – EIDR Minor Wireless Communications Facility, dated March 14, 2016.

RECORD OF VOTE

The following members of the Planning Board voted on March 15, 2016 to grant EIDR Approval for the abovementioned Project: Christopher A. Pfaff, Steven H. Olanoff, Bruce H. Montgomery, John J. Wiggin, Trevor W. Laubenstein.

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



Abigail McCabe
Town Planner
March 22, 2016

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