

**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  
(781) 251-2581

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

2015 JUN 23 3:21  
TOWN CLERK  
TOWN OF WESTWOOD

**PLANNING BOARD**

**ADMINISTRATIVE APPROVAL  
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)  
100 Lowder Brook Drive – T-Mobile  
June 23, 2015**

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

**AGENT:** Crown Castle Company  
William Stone  
3 Corporate Park Drive, Suite 101  
Clifton Park, NY 12065

**PROPERTY OWNER:** Medical Information Technology, Inc.  
Meditech Circle  
Westwood, MA 02090

**PROPERTY LOCUS:** 100 Lowder Brook Drive  
Assessor's Map 06, Lot 017

**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 for three (3) T-Mobile panel antennas mounted to a mounting pipe on the existing ring mount, install three (3) RRUS (Remote Radio Units) on a new ring mounted on the existing monopole, and install associated components in the cabinet at the base of the existing tower at 100 Lowder Brook Drive, Westwood, MA 02090.

The property is located in the ARO (Administrative-Research-Office) Zoning District, and within the WCOD (Wireless Communications Overlay District). Said facility use is permitted in the WCOD 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 existing facility operates under a WCOD Special Permit granted by the Westwood Planning Board on October 7, 1998 for the 140-foot high monopole style wireless communications facility.

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 June 19, 2015, an application was filed by Crown Castle Company 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").
2. On June 19, 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 June 19, 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 June 19, 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 36.84 acres located at 100 Lowder Brook Drive and is shown as Map 06, Lot 017 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
6. A WCOD Special Permit for a ~140-foot high monopole style wireless communication facility with antennas and an equipment shelter at 100-200 Lowder Brook Drive was granted by the Zoning Board of Appeals on August 14, 1998 and the Planning Board on October 7, 1998. A WCOD-EIDR was granted by the Planning Board on January 5, 2000, September 26, 2005, August 16, 2008, February 17, 2011, and October 30, 2012, September 20, 2013.
7. The Applicant proposes to undertake alterations to the existing facility by replacing three (3) existing antennas with three (3) new T-Mobile panel antennas mounted to a pipe on the existing ring mount, install three (3) RRUS (Remote Radio Units) on a new ring mounted onto the existing monopole, and install associated components in the cabinet at the base of the existing tower at 100 Lowder Brook Drive, Westwood, MA 02090.
8. The property is located in the Administrative-Research-Office (ARO) 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 June 22, 2015 and in the Planning Office on June 19, 2015:

1. Plan set entitled "Site Name: BO110/100 Lowder Brook AT&T, 100 Lowder Brook Drive, Westwood, MA 02090 Norfolk County Site Number 4DET110D", prepared by Hudson Drsign Group of 1600 Osgood Street, North Andover, MA, stamped by Daniel P. Hamm, dated April 28, 2015, received by Planning Department June 19, 2015, consisting of the following #6 sheets.

Title Sheet T-1  
General Notes GN-1  
Compound & Equipment Plan A-1  
Antenna Layout & Elevation A-2  
Details A-3  
Grounding Details G-1

2. EIDR Application and cover letter prepared by Crown Castle Company as T-Mobile's Agent, received by the Planning Department on June 19, 2015, submitted to the Town Clerk on June 22, 2015.
3. Letter of Authorization from Medical Information Technology Inc. signed L. Anthony Polimeno, dated April 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 identical in color of the existing monopole and repainted as necessary to minimize any fading or discoloration as indicated on the submitted plans (sheet A-2).

3. The Applicant shall submit one or more maps demonstrating visual representation of the area of solid Radio Frequency Radiation (RFR) coverage and the area of marginal RFR coverage of the wireless communications facility as modified.
4. 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.
5. 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: June 23, 2015