

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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DEC 10 4: 00

PLANNING BOARD

**ADMINISTRATIVE APPROVAL – MINOR MODIFICATION
ENVIRONMENTAL IMPACT AND DESIGN REVIEW
December 7, 2015**

TOWN CLERK
TOWN OF WESTWOOD

APPLICANT: Bell Atlantic Mobile of Massachusetts Corporation, Ltd. d/b/a Verizon
Wireless ("VzW")
c/o Christopher Swiniarski, Esq.
McLane Law Firm
900 Elm Street, P.O. Box 326
Manchester, NH 03105-0326

PROPERTY OWNER: First Parish of Westwood United Church
248 Nahatan Street
Westwood, MA 02090

PROPERTY LOCUS: 248 Nahatan Street
Assessor's Map 21, Lot 50

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to make minor modifications to the previously approved Wireless Communication Facility at 248 Nahatan Street, Westwood, MA 02090. On September 2, 2014, the Planning Board approved an EIDR application for a wireless communication facility at First Parish Church on Nahatan Street. The application involved mounting six antennas inside the existing church steeple, installing associated cabling and equipment inside the church building, underground, and inside the existing garage building, and installing equipment cabinets and a stockade fence equipment enclosure behind the existing garage building. This application modifies the 2014 EIDR approval by relocating the supporting equipment from within and behind the existing garage to the basement of the church, and to locate a generator behind the garage where the HVAC units were previously proposed.

The property is located in the SRE (Single Residence E) and WCOD (Wireless Communications Overlay) Zoning District. The proposed wireless communications facility use is permitted in the WCO District, subject to Environmental Impact Design Review (EIDR) pursuant to Section 7.3 of the Westwood Zoning Bylaw. The Planning Board approved the EIDR on September 2, 2014 and these alterations are subject to an EIDR Modification.

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 November 23, 2015, an application was filed by or on behalf of Bell Atlantic Mobile of Massachusetts, d/b/a Verizon Wireless pursuant to Section 7.3.6 [Environmental Impact and Design Review] of the Westwood Zoning Bylaw with the Westwood Planning Board (hereinafter "Application").
2. On December 7, 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 December 7, 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 December 7, 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 7.87 acres located at 248 Nahatan Street and is shown as Map 21, Lot 50 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
6. The Applicant proposes to modify the 2014 EIDR approval by relocating the supporting equipment from within and behind the existing garage to the basement of the church; to locate a 30 kW gas-powered standby generator behind the garage within the proposed equipment enclosure where the HVAC units were previously proposed; and to install a gas meter at 248 Nahatan Street, Westwood, MA 02090.
7. The property is located in the SRE and WCO Zoning Districts. The proposed wireless facility use is permitted in the SRE and WCOD Districts, subject to Environmental Impact Design Review (EIDR) pursuant to Section 7.3 of the Westwood Zoning Bylaw.
8. 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 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 and in the Planning Office on November 23, 2015:

1. Application, cover letter, and narrative prepared by Christopher A. Swiniarski and Bell Atlantic Mobile of Massachusetts d/b/a Verizon Wireless.
2. Application packet entitled "Application for Modification to WCOD EIDR Approval Certified November 3, 104" with exhibits.
3. Plans entitled "Verizon Wireless Westwood 7 MA, 248 Nahatan St. Westwood, MA 02090", prepared by Dewberry Engineers, Inc., dated May 20, 2014 and last revised October 30, 2015, consisting of the following five (5) sheets:

Sheet T-1 Title Sheet

Sheet Z-1 500' Radius Plan

Sheet Z-2 Proposed Site & Basement Plans

Sheet Z-3 Proposed Southern elevation & Isometric Steeple

Sheet Z-4 Proposed Steeple Plan & Details

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. The conditions of the 2014 EIDR Approval are in full force and effect.
2. The generator shall be located within the fenced enclosure and screened with arborvitae as indicated in this application and shown on the submitted plans. The Applicant is responsible for proper local permitting with the building department.
3. 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: December 7, 2015