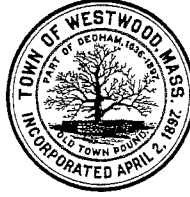


TOWN OF WESTWOOD

Commonwealth of Massachusetts



2005 OCT 27 PM 3:43

Robert E. Moore, Jr., Chairman
Robert C. Malster, Vice Chairman
George A. Nedder, Secretary
Henry W. Gale
Steven H. Olanoff

TOWN CLERK
TOWN OF WESTWOOD

PLANNING BOARD

Diane Beecham, Town Planner
Town Hall 580 High Street Westwood, MA 02090 (781) 326-6450 (781) 329-8030

October 26, 2005

Ms. Edith McCracken
Town Clerk
Town Hall, 580 High Street
Westwood, MA 02090

RE: Nextel Communications of the Mid-Atlantic, Inc. 60-90 Glacier Drive
Town of Westwood Assessors' Map 23, Parcel 231
Amendment of Special Permit pursuant to present Section 9.4 [Wireless Communications Overlay District]

Dear Ms. McCracken:

Please find enclosed the decision of the Planning Board to **grant** an amendment to a Special Permit pursuant to present Section 9.4 [Wireless Communications Overlay District] in connection with the installation of a third carrier's antennae on a monopole located at 60-90 Glacier Drive.

Sincerely,

Diane Beecham
Town Planner

Enclosure

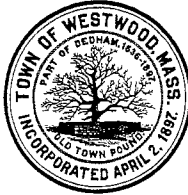
cc: Board of Appeals
Board of Assessors
Board of Health
Board of Selectmen
Building Commissioner
Conservation Commission
Dedham-Westwood Water District

Department of Public Works
Economic Development Officer
Fire Chief
Police Chief
Town Clerk
Town Counsel
Town Engineer

TOWN OF WESTWOOD

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TOWN CLERK
TOWN OF WESTWOOD

PLANNING BOARD

Diane Beecham, Town Planner
Town Hall 580 High Street Westwood, MA 02090 (781) 326-6450 (781) 329-8030

DECISION OF THE PLANNING BOARD OF THE TOWN OF WESTWOOD

NOTICE OF DECISION

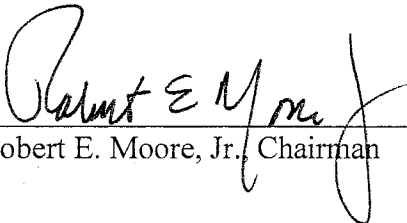
In compliance with Chapter 40A of the General Laws of the Commonwealth of Massachusetts, you are hereby notified that the Westwood Planning Board has, by a vote of five in favor, voted to **grant** the application of Nextel Communications of the Mid-Atlantic, Inc. dated July 29, 2005 to amend a special permit dated November 27, 2001 pursuant to then Section 9B(e)(3) and Section 16B [now Section 9.4] of the Westwood Zoning Bylaw to modify a condition allowing for no more than two (2) wireless communications carriers in order to allow for the interior installation of six antennae on a wireless communications monopole located at 60-90 Glacier Drive.

LAND AFFECTED: 60-90 Glacier Drive
Assessors' Map 23, Parcel 231

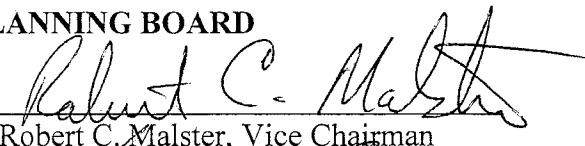
The Planning Board hereby certifies that attached hereto is a true and complete copy of the Board's decision and that said decision and any plans referred to therein have been filed with the Planning Board.

Appeals, if any, shall be made pursuant to Section 17 of said Chapter 40A and shall be filed within twenty (20) days after the filing of a copy of the decision in the office of the Town Clerk.

WESTWOOD PLANNING BOARD

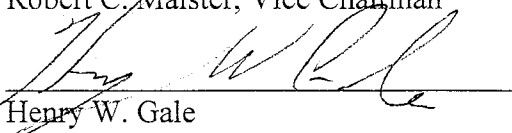


Robert E. Moore, Jr., Chairman

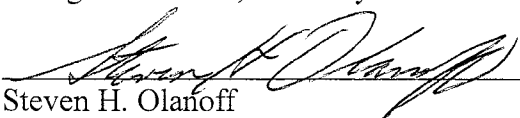


Robert C. Malster, Vice Chairman

George A. Nedder, Secretary



Henry W. Gale



Steven H. Olanoff

Dated: 10/25/2005

TOWN OF WESTWOOD

COMMONWEALTH OF MASSACHUSETTS

PLANNING BOARD

Town Hall, 580 High Street, Westwood, MA 02090
(781) 326-6450 Fax (781) 329-8030

DECISION OF THE PLANNING BOARD OF THE TOWN OF WESTWOOD

APPLICANT: Nextel Communications of the Mid-Atlantic, Inc.

PROPERTY

LOCUS: Assessors' Map 23, Parcel 231
60-90 Glacier Drive

HEARING: The Planning Board of the Town of Westwood held a public hearing in accordance with the General Laws of the Commonwealth of Massachusetts on Tuesday, October 11, 2005 at 9:00 PM in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts 02090 to consider the application of Nextel Communications of the Mid-Atlantic, Inc. to amend a special permit, dated November 27, 2001 and previously amended dated February 27, 2003, pursuant to then Section 9B(e)(3) and then Section 16B [now Section 9.4] of the Westwood Zoning Bylaw.

STATEMENT OF FACTS

In order to locate on an existing wireless communications monopole located at 60-90 Glacier Drive, Nextel Communications proposes to amend a condition on the special permit governing this monopole that requires that it shall have no more than two (2) wireless communications carriers. There are presently two carriers who have received the required permissions to locate on this monopole. 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 February 27, 2003 by consent agreement on that issue only.

In this application, Nextel proposes to install a total of six (6) antennae mounted to the interior of the monopole. The antennae will be installed on an array in three (3) sectors each containing one (1) antenna. Three (3) antennae will be located at approximately fifty-seven (57) feet and three (3) antennae will be located at approximately fifty-two (52) feet. There will be also be an equipment shelter with dimensions of 11 feet 6 inches (W) x 20 feet (L) x 11 feet (H), a back-up emergency generator and an underground propane tank to be located within the leased compound area. Two GPS antennae will be located on the equipment shelter.

STATEMENT OF FINDINGS

1. The existing wireless communications monopole and associated equipment located at 60-90 Glacier Drive are located within the Wireless Communications Overlay District.

2. The Planning Board is the appropriate Special Permit Granting Authority (SPGA) for applications submitted pursuant to then Section 9B (Wireless Communications District), then Section 16A (Environmental Impact and Design Review) and then Section 16B (Major Developments) [now Section 9.4 Wireless Communications Overlay District]. The Planning Board is the appropriate SPGA for applications for the amendment of special permits pursuant to these previous and current Sections.
3. The Planning Board of the Town of Westwood held a public hearing in accordance with the General Laws of the Commonwealth of Massachusetts to consider the aforementioned application of Nextel Communications of the Mid-Atlantic, Inc. The public hearing was held on October 11, 2005. Westwood Planning Board members Henry W. Gale, Robert C. Malster, Robert E. Moore, Jr., Steven H. Olanoff and George A. Nedder were present for the public hearing.
4. The Radio Frequency Radiation (RFR) coverage charts of existing solid RFR coverage for the area submitted as part of the public hearing record sufficiently demonstrates that a wireless communications service will be enhanced by the installation of antennae at this location.
5. The Applicant has proposed to install the wireless communications antennae on/within an existing structure [wireless communications monopole] and has preserved the character and integrity of this existing structure.
6. The Applicant has proposed to co-locate with other wireless communications carriers, which is encouraged and consistent with the purposed of the Wireless Communications Overlay District.
7. The visual and aesthetic impacts of the proposed interior wireless communications antennae on nearby properties will be nil.

DECISION

The Planning Board has evaluated the application in relation to the above findings and as the Special Permit Granting Authority, the Board, by a vote of five in favor and none opposed, voted to **grant** the application of Nextel Communications of the Mid-Atlantic, Inc. therefor dated July 29, 2005, and the following related submissions filed with the Planning Board by or on behalf of Nextel Communications of the Mid-Atlantic, Inc. for an amendment to a special permit granted to Nextel Communications, dated November 27, 2001 pursuant to then Section 9B(e)(3) and then Section 16B [now Section 9.4] of the Westwood Zoning Bylaw:

1. Plan entitled "Nextel Communications of the Mid-Atlantic MA-2044A 60 Glacier Drive Westwood, MA 02090", dated July 26, 2005, prepared by Chappell Engineering Associates, LLC, 2352 Main Street, Concord, MA 01742 and stamped by David A Chappell, Registered Professional Engineer No. 34706, consisting of seven (7) sheets;
2. Statement of Compliance with Wireless Communications Bylaw;
3. Radiofrequency coverage maps entitled "Nextel RF Coverage Without Proposed MA2044A" and "Nextel RF Coverage With Proposed MA2044A";
4. Memorandum from Patrick Botimer, Engineer, Fred A. Nudd Corporation, 1743 Route 104, Box 577, Ontario, NY 14519 regarding antennae loading, dated July 11, 2005;

5. Memorandum from Bay Communications, 20 Westminster Street, 3rd floor, Providence, RI 02903 authorizing Nextel to submit application, dated June 17, 2005;
6. 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. Condition 3 of the Special Permit governing the installation of the freestanding monopole at 60-90 Glacier Avenue granted to Nextel Communications on November 27, 2001 and subsequently amended on February 27, 2003 shall be further amended by deleting the language "two (2)" and substituting therefor the language "three (3)" so that Condition 3 reads as follows: "The maximum number of wireless communications carriers to locate on the monopole shall be no more than three (3) carriers."
2. Condition 13 (incorrectly numbered as "10") of the Special Permit governing the installation of the freestanding monopole at 60-90 Glacier Avenue granted to Nextel Communications on November 27, 2001 and subsequently amended on February 27, 2003 which reads as follows shall be deleted in its entirety: "The Special Permit for this Project shall be valid for a period of five (5) years. At the end of this period, the monopole and equipment shelter must be removed and the Project Site be returned to a condition satisfactory to the property owner unless the Applicant receives approval from the Planning Board to renew the Special Permit for a specified time period to be determined by the Board."
3. Except as modified by Condition 1 and Condition 2 above, all other terms and conditions of the Special Permit governing the installation of the freestanding monopole at 60-90 Glacier Avenue granted to Nextel Communications on November 27, 2001 and subsequently amended on February 27, 2003 shall remain the same.
4. Except as modified by the conditions and findings hereof, the installation of the antennae shall comply with the specifications of the Project Plans in all respects, and the Applicant shall pursue completion of the Project with reasonable diligence and continuity.
5. All antennae and accessory equipment shall be removed within six (6) months of abandonment or discontinuance of use as required in Section 9.4.8. The Applicant shall notify the Planning Board of such abandonment or discontinuance of use within thirty (30) days.
6. This amended Special Permit shall not take effect until a copy of the Decision, bearing the certification of the Town Clerk that twenty (20) days have elapsed after the filing of the Decision and no appeal has been filed, is recorded in the Registry of Deeds and indexed under the name of the property owner of record and parcel address. A copy of this recording shall be provided to the Planning Board.
7. This amended Special Permit shall lapse within a specified period of time, not more than two (2) years, which shall not include such time required to pursue or await the determination of an appeal

referred to in Chapter 40A § 17, from the grant thereof, if a substantial use thereof has not sooner commenced except for good cause or, in the case of permit for construction, if construction has not begun by such date except for good cause. Prior to the expiration of the amended Special Permit, the Applicant may apply for an extension of the amended Special Permit for a period not to exceed one (1) year if the substantial construction or use thereof has not commenced for good cause.

8. Any alterations, modifications, deletions or amendments to this amended Special Permit shall be done in accordance with the requirements of MGL Chapter 41A § 9.