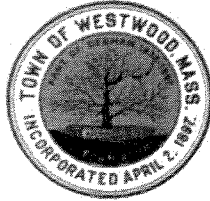


TOWN OF WESTWOOD
Commonwealth of Massachusetts

Robert C. Malster, Chairman
Steven H. Olanoff, Vice Chairman
Robert E. Moore, Jr., Secretary
Bruce H. Montgomery
Henry W. Gale



Nora Loughnane, Town Planner
Janice Barba, Land Use Assistant

PLANNING BOARD

**DECISION OF THE PLANNING BOARD
OF THE TOWN OF WESTWOOD**

APPLICANT: MetroPCS Massachusetts LLC

PROPERTY OWNER: Trustees of the First Baptist Church

PROPERTY LOCUS: 808 High Street
Assessors Map 14, Parcel 140

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, November 18, 2008 at 7:00 pm in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts, to consider the application of MetroPCS Massachusetts LLC for Environmental Impact and Design Review approval pursuant to Sections 7.3 and 9.4 of the Westwood Zoning Bylaw.

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TOWN CLERK
TOWN OF WESTWOOD

PROJECT SUMMARY

MetroPCS wishes to co-locate three (3) new wireless communication antennas on an existing flagpole-style wireless communication structure which currently contains wireless communication antennas owned and serviced by T-Mobile. The Applicant originally investigated the possibility of installing the three proposed antennas within the existing monopole or within a vertical extension to the existing structure. Upon discovering that the existing structure was not of sufficient diameter to accommodate the interior installation of the proposed antennas and associated cabling, the Applicant investigated the possibility of replacing the existing flagpole-style structure with a new flagpole-style structure of greater diameter.

The Applicant presented plans to the Property Owner for a new pole of increased diameter. The Applicant simultaneously presented plans to the Property Owner for the proposed installation of panel antennas on the exterior of the existing structure. Upon review, the Property Owner found the proposed exterior installation alternative to be preferable to the increased diameter pole alternative. The Property Owner found the proposed increased diameter structure to be of such a scale that it would no longer resemble a traditional flagpole. The Property Owner granted the Applicant permission to proceed with an application for the installation of three (3) panel antennas and associated cabling flush mounted at a centerline height of eighty feet (80') above ground level to the exterior of the existing one hundred foot (100') high monopole at 808 High Street, together with two (2) modcell equipment cabinets, two (2) battery cabinets, one (1) ice bridge, one (1) GPS antenna and associated cabling, on new a ten foot by sixteen foot (10' x 16') concrete platform, with surrounding six foot (6') high wooden fence, as shown on submitted plans.

Due to the location of the project within the Fisher School – High Street Historic District, listed in the State and National Registers of Historic Places, the Applicant sought comments on the proposed antenna installation from the Massachusetts Historical Commission (MHC) and the Westwood Historical Commission (MHC). The MHC expressed concern about the visual effects of the proposed exterior mounted antennas on historic properties within the district, suggested reconsideration of a larger diameter pole, and requested additional information. The WHC expressed its concurrence with the MHC. In response, MetroPCS further revised its plans to enclose the proposed exterior mounted antennas within a radome canister, in order to produce a more stealth appearance.

The dimensions of each of the proposed panel antennas are approximately fifty-four inches by six inches by three inches (54" x 6" x 3"). Each antenna will be mounted to the existing pole as shown on the submitted plans, and will be shielded from view by a radome canister with an approximate diameter of one foot nine inches (1'-9"). The dimensions of each of the proposed battery cabinets are approximately twenty-nine inches (29") by twenty-nine inches (29") by sixty-nine inches (69"). The dimensions of each of the proposed modcell equipment cabinets are approximately thirty-five inches (35") by thirty-eight inches (38") by seventy-two inches (72").

DECISION

The Planning Board, by a vote of four in favor and one opposed, hereby submits its **approval** pursuant to Sections 7.3 and 9.4 of the Westwood Zoning Bylaw for the Project as described in the undated application therefore, which was recorded in the office of the Town Clerk on October 15, 2008, and all related submissions (together hereinafter referred to as the "Project Plans") filed with the Planning Board by or on behalf of MetroPCS Massachusetts LLC:

1. Plan entitled "MetroPCS Unlimit Yourself, BOS0289A, T-Mobile 1st Baptist Westwood", prepared by Advanced Engineering Group, P.C., 75 County Street,

Suite 101, Attleboro, MA 02701, dated September 7, 2008, and revised through November 6, 2008, stamped by Professional Civil Engineer Marc R. Chretien, consisting of the following four (4) sheets:

Sheet T-1, entitled "Title Sheet", dated September 7, 2008, and revised through November 6, 2008;

Sheet Z-1, entitled "Plot Plan & Notes", dated September 7, 2008, and revised through November 6, 2008;

Sheet Z-2, entitled "Compound Plan & Elevation", dated September 7, 2008, and revised through November 6, 2008;

Sheet Z-3, entitled "Details", dated September 7, 2008, and revised through November 6, 2008;

2. Report entitled "Wireless Communications Facility ("WCF") Project Narrative, Metro PCS Massachusetts LLC (the "Applicant"), Application for Environmental Impact and Design Review, Town of Westwood Planning Board (the "Board"), 808 High Street Westwood, MA – Assessor map 14, Parcel 140 (the "Property"), dated November 3, 2008, consisting of twenty-seven (27) pages;
3. Photographic simulation document, prepared for MetroPCS, Site No: BOS0289A, Site Name: T-Mobile 1st Baptist Westwood, prepared by Advanced Engineering Group, P.C., 75 County Street, Suite 101, Attleboro, MA 02701, dated November 4, 2008, consisting of five (5) pages;
4. Letter from Chris Amorelli, Field Geologist with ATC Associates, Inc., to Nora Loughnane, Town Planner, re: Historical Inquiry, MetroPCS Site No. BOS0289A – T-Mobile 1st Baptist Westwood, 808 High Street, Westwood, Massachusetts, dated September 18, 2008, consisting of one (1) page with five (5) page attachment;
5. Letter from Brona Simon, State Historic Preservation Officer and Executive Director of the Massachusetts Historical Commission, to Chris Amorelli, Field Geologist with ATC Associates, Inc., re: Telecommunication Collocation, MetroPCS Site BOS0289A, T-Mobile 1st Baptist Westwood, 808 High Street, Westwood, MA, MHC# RC.26609, dated October 8, 2008, consisting of two (2) pages;
6. Letter from Darren Valentine, Trustee, and Calvin Colwell, Chair of Trustees of the First Baptist Church, to Michael Walsh of J. Lee Associates, Inc., re: Cell Tower, 808 High Street, Westwood, MA, dated October 22, 2008, consisting of one (1) page;
7. Memorandum from Linda R. Shea, Health Director, to Nora Loughnane, Town Planner, dated October 28, 2008, consisting of one (1) page;

8. Letter from Eileen Commane, Executive Director of the Dedham-Westwood Water District, to the Westwood planning Board, dated November 14, 2008, consisting of one (1) page;
9. All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.

CONDITIONS

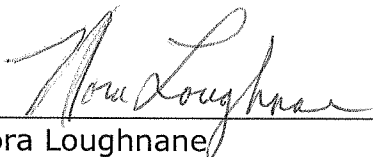
The foregoing approval is issued to the Applicant for the aforementioned Project in accordance with the terms and conditions set forth below, all of which are an integral part hereof:

1. Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans in all respects, and the Applicant shall pursue completion of the Project with reasonable diligence and continuity.
2. The Applicant shall make every effort to address the concerns of the Westwood Historical Commission and the Massachusetts Historical Commission through the ongoing Section 106 process.
3. The Applicant shall investigate the technical feasibility of altering the design of the proposed radon canister to achieve a tapered collar edge, and shall incorporate such design alterations if technical feasibility is proven.
4. The antennas, radome canister, mounting brackets and associated cabling shall be the identical color of the existing monopole and shall be repainted as necessary to minimize any fading or discoloration.
5. The stain or paint color of the new wooden fence shall be identical in color to that of the existing wooden fence, and all fencing shall be restained or repainted as necessary to minimize any fading or discoloration.
6. Any equipment mounted to the outside of the existing monopole shall not interfere with the displaying, raising or lowering of the flag.
7. To the greatest extent possible, major construction and installation shall be performed on Saturdays to minimize disruption to planned activities at the property. A schedule for such work shall be submitted to and approved by the Property Owner.
8. 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.

RECORD OF VOTE

The following members of the Planning Board voted to grant EIDR Approval for the abovementioned Project: Bruce H. Montgomery, Steven H. Olanoff Robert E. Moore, Jr. and Robert C. Malster.

The following members of the Planning Board voted in opposition to EIDR Approval for the abovementioned Project: Henry W. Gale.



Nora Loughnane
Town Planner

DATED: December 1, 2008