

TOWN OF WESTWOOD
Commonwealth of Massachusetts

Steven M. Rafsky, Chairman
Steven H. Olanoff, Vice Chairman
John J. Wiggin, Secretary
Bruce H. Montgomery
Carol E. Chafetz



Nora Loughnane, Town Planner
Janice Barba, Planning & Land Use
Specialist

2012 APR 30 P 3:57

TOWN CLERK
TOWN OF WESTWOOD

PLANNING BOARD

**DECISION OF THE PLANNING BOARD
WIRELESS COMMUNICATIONS OVERLAY DISTRICT
ENVIRONMENTAL IMPACT AND DESIGN REVIEW**

APPLICANT: Sprint c/o CDavis Associates
66-H Concord Street
Wilmington, MA 01887

PROPERTY OWNER: L&B CIP, 690 Canton, LLC
One Liberty Square
Boston, MA 02109

PROPERTY LOCUS: Westwood Business Centre, 690 Canton Street
Assessors Map 37, Parcel 9

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to replace four (4) antenna with three (3) Sprint Vision antenna, install three (3) Sprint Vision antennas on the existing pipe mast, replace four (4) single pole antenna with two (2) quad pole antenna, replace existing GPS antenna with a new GPS antenna, replace one (1) mod cell cabinet, and install three (3) hybrid cables in the existing cable tray on the roof of the Westwood Business Centre.

STATEMENT OF FINDINGS

After having reviewed all the plans and reports filed by the Applicants and their 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:

PROCEDURAL FINDINGS:

1. On February 9, 2012, an application was filed by or on behalf of Sprint, c/o Cdavis, Associates (hereinafter "Applicant") pursuant to Section 9.4 [Wireless Communication Overlay District (WCOD)] and Section 7.3 [Environmental Impact and Design Review (EIDR)] 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 March 8, 2012 and again on March 15, 2012. Notice of the public hearing was posted in the Westwood Town Hall commencing on March 1, 2012, and continuing through the opening of the public hearing on March 27, 2012. 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 March 2, 2012.

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, Economic Development Officer, Fire Chief, Police Chief and Town Engineer.
4. After notice and publication was provided pursuant to M.G.L. Chapter 40A, Sections 9 and 11, the public hearing on the Application was held on March 27, 2012 in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts.
5. Westwood Planning Board members Steven M. Rafsky, Steven H. Olanoff, John J. Wiggin and Bruce H. Montgomery were present for the public hearing and deliberated on the Application at a duly authorized meeting on March 27, 2012.

PROJECT FINDINGS:

1. The subject property consists of approximately 9.46 acres located at 690 Canton Street and is shown as Map 37, Lot 9 on the Westwood Board of Assessors' Map (hereinafter "Project Site").
2. The Project Site is located within the Industrial (I) zoning district. A wireless communications facility is a permitted use in this district, subject to all necessary approvals pursuant to Sections 9.4 and 7.3 of the Westwood Zoning Bylaw.
3. Wireless Communications Overlay District Environmental Impact and Design Review (WCOD EIDR) Approvals were granted by the Westwood Planning Board on November 9, 1999 and November 10, 2009 for the installation of various wireless communication facilities at 690 Canton Street.
4. The Applicant proposes to undertake certain modifications to an existing wireless communication facility (hereinafter "Project"), including the replacement of four (4) antenna with three (3) Sprint Vision antenna, the installation of three (3) Sprint Vision antennas on the existing pipe mast, the replacement of four (4) single pole antenna with two (2) quad pole antenna, the replacement of an existing GPS antenna with a new GPS antenna, the replacement of one (1) mod cell cabinet, and the installation of three (3) hybrid cables in the existing cable tray on the roof of the Westwood Business Centre.
5. The Project, as modified by the conditions of this decision, is consistent with all applicable standards under Section 9.4 and 7.3 of the Westwood Zoning Bylaw.
6. The Project, as modified by the conditions of this decision, will not present a public safety hazard to the Town, or the surrounding residential properties.
7. 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 Planning Board, by a vote of four in favor and none opposed, hereby submits its WCOD EIDR **Approval** pursuant to Sections 9.4 and 7.3 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 9, 2012, and the following related submissions filed with the Planning Board by or on behalf of the Applicants:

1. Plan entitled "Sprint Vision, Site Number: BS73XC071, Site Name: Blue Hills, Site Address: 890 Canton Street, Westwood, MA 02090", prepared by Alcatel-Lucent, 1 Robbins Road, Westford, MA 01886, and Atlantis group, 1340 Centre Street, Suite 203, Newton center, MA 02459, dated August 17, 2011 and revised through February 3, 2012, consisting of the following twelve (12) sheets:

Sheet T-1	Title Sheet;
Sheet GN-1	General Notes;
Sheet GN-2	General Notes;
Sheet C-1	Plot Plan;
Sheet A-1	Roof Plan;
Sheet A-2	Elevation & Enlarged Layout Plan;
Sheet A-3	Antenna Scenario and RF System Schedule;
Sheet A-4	Enlarged Equipment & Layout Scenario;
Sheet A-5	Cabinet & Antenna Wiring Diagram;
Sheet S-1	Structural Details;
Sheet E-1	Electrical, Grounding Plan & Details;
Sheet E-2	Typical Power & Grounding One Line Diagram.
2. Letter to Planning Board, Town of Westwood, from Rossella Mercuri, Sprint, Agent for CDavis Associates, re: Application for Environmental Impact and Design Review, Property Address: 690 Canton Street, Westwood, MA 02090, dated November 22, 2011, consisting of one (1) page with twenty-five (25) page application and supporting documentation attachment;
3. Letter to Planning Board, Town of Westwood, from Rossella Mercuri, Sprint, Agent for CDavis Associates, re: Supplement to Application for Environmental Impact and Design Review, Property Address: 690 Canton Street, Westwood, MA 02090, dated January 12, 2012, consisting of one (1) page with one (1) page supporting documentation attachment;
4. Photometric documentation of existing and proposed conditions, prepared by Network Building & Consulting, LLC, undated, consisting of six (6) sheets
5. Memorandum to Nora Loughnane, Town Planner, from Linda R. Shea, REHS/RS, Health Director re: Environmental Impact Design Review Approval pursuant to Section 7.3 and Section 9.4 of the Westwood Zoning Bylaw regarding an application filed by Sprint located at 690 Canton Street, dated March 6, 2012, consisting of one (1) page;
6. All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.

WAIVERS, MODIFICATIONS AND REDUCTIONS

The following waivers are hereby granted by the Planning Board in accordance with Section 7.3 of the Westwood Zoning Bylaw:

1. Section 9.4.6.1 requiring the submission of a locus map shall be waived. The Planning Board finds that such submission is not necessary for consideration of the proposed modification to an

existing rooftop wireless communication facility. The Planning Board finds that this waiver is consistent with the intent of the Zoning Bylaw.

2. Section 9.4.6.3 requiring the submission of profile or elevation drawings shall be waived. The Planning Board finds that such submission is not necessary for consideration of the proposed modification to an existing rooftop wireless communication facility. The Planning Board finds that this waiver is consistent with the intent of the Zoning Bylaw.
3. Section 9.4.6.6 requiring the submission of visual representation of the area of solid Radiofrequency Radiation (RFR) coverage and the area of marginal RFR coverage shall be waived. The Planning Board finds that such submission is not necessary for consideration of the proposed modification to an existing rooftop wireless communication facility. The Planning Board finds that this waiver is consistent with the intent of the Zoning Bylaw.

CONDITIONS

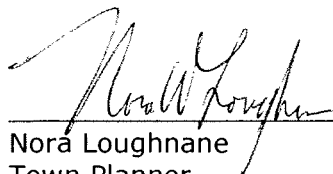
The foregoing approval is issued to the Applicants for the aforementioned Project in accordance with the terms and conditions set forth below, all of which are an integral part hereof:

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 visual and aesthetic impact of the backhaul dish antennas, mounting brackets and any other attachments shall be minimized to the fullest practical extent.
3. The Applicant shall submit one or more maps demonstrating visual representation of the area of solid Radiofrequency Radiation (RFR) coverage and the area of marginal RFR coverage of the wireless communications facility as modified.
4. The Applicant shall verify, through a report of an independent radio engineering consultant, that the new and/or replaced antennas will not interfere with nor have any negative effect on the Town's emergency radio communications.
5. All antennas, cabling and accessory equipment shall be removed within six (6) months 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 a WCOD EIDR Approval pursuant to Sections 9.4 and 7.3 of the Zoning Bylaw for the abovementioned Project Steven M. Rafsky, Steven H. Olanoff, John J. Wiggin and Bruce H. Montgomery.

The following members of the Planning Board voted in opposition to a WCOD EIDR Approval pursuant to Sections 9.4 and 7.3 of the Zoning Bylaw for the abovementioned Project: the abovementioned Project: None.



Nora Loughnane
Town Planner

DATED: April 30, 2012