

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

John J. Wiggin, Chairman  
Steven H. Olanoff, Vice Chairman  
Christopher A. Pfaff, Secretary  
Steven M. Rafsky  
Bruce H. Montgomery



Nora Loughnane, Town Planner  
[nloughnane@townhall.westwood.ma.us](mailto:nloughnane@townhall.westwood.ma.us)  
(781) 251-2581

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

**PLANNING BOARD**

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

**APPLICANT:** Sprint Spectrum c/o Prince Lobel  
100 Cambridge Street  
Boston, MA 02114

**PROPERTY OWNER:** Dedham-Westwood Water District  
50 Elm Street, P.O. Box 9137  
Dedham, MA 02027

**PROPERTY LOCUS:** 213 Fox Hill Street  
Assessors Map 9, Parcel 65

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TOWN CLERK  
TOWN OF WESTWOOD

**BACKGROUND AND PROJECT SUMMARY**

Sprint Spectrum proposes to undertake certain modifications to an existing wireless communication facility at the Dedham-Westwood Water District Water Tank located at 213 Fox Hill Street. The proposed modifications include the replacement of three (3) existing antennas with three (3) new antennas, the installation of small remote radio heads behind these replacement antennas, the installation of three (3) new panel antennas next to the existing antennas, and the installation of associated cabling. The proposed antennas will be approximately six (6) feet in height and will be attached to the water tank such that the top of the antennas are at a height of eighty-eight and two-tenths (88.2) feet above ground level (AGL). As shown on the submitted plans, the antennas will not extend above the height of the existing water tank. The applicant also proposes to replace one (1) existing cabinet, and install three (3) new cabinets on the existing concrete pad.

**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 June 15, 2012, an application was filed in the Town Clerk's office by or on behalf of Sprint Spectrum (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 July 5, 2012 and again on July 12, 2012. Notice of the public hearing was posted in the Westwood Town Hall commencing on June 22, 2012, and continuing through the opening of the public hearing on July 24, 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 July 30, 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 July 24, 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, Bruce H. Montgomery, and Christopher A. Pfaff were present for the public hearing and deliberated on the Application at a duly authorized meeting on July 24, 2012.

#### **PROJECT FINDINGS:**

1. The subject property consists of approximately 35,832 sq. ft. located at 213 Fox Hill Street and is shown as Map 9, Lot 65 on the Westwood Board of Assessors' Map, and includes the Dedham-Westwood Water District water tanks (hereinafter "Project Site").
2. The Project Site is located within the Single Residential E (SRE) 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. A previous Wireless Communications Overlay District Environmental Impact and Design Review (WCOD EIDR) Approval was granted by the Westwood Planning Board on April 8, 2008, for the installation of various wireless communication equipment at 213 Fox Hill Street by Sprint Wireless Broadband Company, LLC and Nextel Communications of the Mid-Atlantic, Inc.
4. The Applicant proposes to undertake certain modifications to an existing wireless communication facility, including the replacement of three (3) existing antennas with three (3) new antennas, the installation of small remote radio heads behind these replacement antennas, the installation of three (3) new panel antennas next to the existing antennas, the installation of associated cabling, the replacement of one (1) existing cabinet, and the installation of three (3) new cabinets on the existing concrete pad (hereinafter "Project").
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 five 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 June 15, 2012, and in the Planning office on June 19, 2012, and the following related submissions filed with the Planning Board by or on behalf of the Applicants:

1. Plan entitled "Sprint Vision, Westwood BS03XC580, 1 Fox Hill Street, Westwood, MA 02090, Norfolk County", prepared by EBI Consulting, 21 B Street, Burlington, MA01803, dated August 31, 2011, and revised through October10, 2011, consisting of the following five (5) sheets:  

Sheet T-1	Title Sheet;
Sheet C-1	Plot Plan;
Sheet A-1	Compound Plan & Elevation
Sheet A-2	Equipment Cabinet Layout & Antenna Scenario
Sheet A-3	Equipment Details.
2. Letter to Town of Westwood Planning Board, from Scott F. Lac, Prince Lobel, re: EIDR Request under Section 7.3.9, undated, consisting of five (5) pages.
3. Photometric documentation, entitled "Site Name BS03XC580, Wireless Communication Facility, 1 Fox Hill Street, Westwood, MA 02090", prepared by Network Building & Consulting, LLC, undated, consisting of three (3) sheets.
4. 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 7.3.6.1 pertaining to all required site plan items related to stormwater management, parking, landscaping, sewage, and trash disposal. The Board finds that such items are not necessary for its consideration of the proposed modification to the existing minor wireless communication facility. The Planning Board finds that this waiver is consistent with the intent of the Zoning Bylaw.
2. Section 7.3.6.2 pertaining to the submission of an exterior lighting plan. The Board finds that an exterior lighting plan is not necessary for its consideration of the proposed modification to the existing minor wireless communication facility. The Planning Board finds that this waiver is consistent with the intent of the Zoning Bylaw.
3. Section 7.3.6.3 pertaining to the submission of a traffic study. The Board finds that a traffic study is not necessary for its consideration of the proposed modification to the existing minor wireless communication facility. The Planning Board finds that this waiver is consistent with the intent of the Zoning Bylaw.

4. Section 7.3.6.7 pertaining to the submission of a model. The Board finds that a model is not necessary for its consideration of the proposed modification to the existing minor wireless communication facility. The Planning Board finds that this waiver is consistent with the intent of the Zoning Bylaw.
5. 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 Board finds that RFR maps are not necessary for its consideration of the proposed modification to the existing minor wireless communication facility. The Planning Board finds that this waiver is consistent with the intent of the Zoning Bylaw.

### **CONDITIONS**

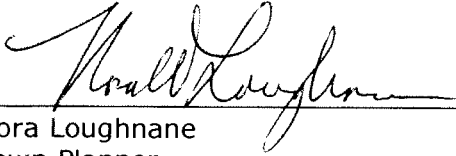
The foregoing approval is issued to the Applicants for the aforementioned Project in accordance with the terms and conditions set forth below, all of which are an integral part hereof:

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 Applicant shall submit all required studies and reports necessary for conformance with the Department of Public Health's Radiation Control Program policy regarding radio frequency facility installation approval, and shall obtain approval of the same from the town's Health Director.
3. No entrance, however temporary, shall be made onto any adjacent property, and no disturbance to such property shall occur, without the express approval of the owner of such property in the form of a construction easement or similar legal instrument.
4. The visual and aesthetic impact of the antennas, radio heads, mounting brackets and any other attachments shall be minimized to the fullest practical extent. The antennas and cabling shall be painted to match the color of the water tanks.
5. The Applicant shall verify, through a report of an independent radio engineering consultant, that the new and replacement antennas and radio heads will not interfere with nor have any negative effect on the Town's emergency radio communications, and that the cumulative Radio Frequency Radiation (RFR) emissions of all wireless communications equipment located at the Project Site are not measurably increased by the proposed new and replacement equipment.
6. The Applicant shall submit one or more maps demonstrating visual representation of the area of solid RFR coverage and the area of marginal RFR coverage of the wireless communications facility as modified.
7. A copy of this decision shall be delivered to and reviewed by all contractors and subcontractors, and shall be incorporated into each contract and subcontract associated with the Project.
8. All antennas, radio heads, cabling, and accessory equipment shall be removed within six (6) months of abandonment or discontinuance of use. The Planning Board shall receive immediate 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, Bruce H. Montgomery, and Christopher A. Pfaff.

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: July 24, 2012