

**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

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

**APPLICANT:** KJK Wireless

**PROPERTY OWNER:** Town of Westwood, Massachusetts

**PROPERTY LOCUS:** 850 High Street  
Assessors' Map 21, Lot 47

**BACKGROUND AND PROJECT SUMMARY**

The Applicant proposes to modify an existing belfry attached to the roof of the Thurston Middle School, and to replace the existing eighteen inch (18") diameter cylindrical antenna enclosure which currently extends from the top of that belfry, with a new twenty-four inch (24") diameter cylindrical enclosure. The modifications to the belfry will include the addition of louvers to shield the view of three antennas, which will be relocated from the existing cylindrical enclosure to the interior of the belfry. Three new antennas will be installed within the new cylindrical enclosure.

**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 13, 2011, an application was filed by or on behalf of KJK Wireless (hereinafter "Applicants") with the Westwood Planning Board and the Westwood Town Clerk, 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 (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 June 23, 2011, and again on June 30, 2011. Notice of the public hearing was posted in the Westwood Town Hall commencing on June 15, 2011, and continuing through the opening of the public hearing on July 12, 2011. 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 June 15, 2011.
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 June 12, 2011, 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. Wigin, Bruce H. Montgomery, and Carol E. Chafetz were present for the public hearing and deliberated on the Application at a duly authorized meeting on July 12, 2011.

#### **PROJECT FINDINGS:**

1. The subject property consists of approximately 9.6 acres located at 850 High Street and is shown as Map 21, Lot 47 on the Westwood Board of Assessors' Map (hereinafter "Project Site").
2. The Project Site is within the Single Residence E (SRE) District and within the Wireless Communication Overlay District (WCOD) as shown on the Town of Westwood Official Zoning Map. A wireless communications facility is a permitted use in this overlay district, subject to all necessary approvals and standards pursuant to Sections 9.4 and 7.3 of the Westwood Zoning Bylaw.
3. The proposed wireless communication facility will replace an existing wireless communication facility. The height of the top of the existing cylindrical enclosure is eighty-three feet (83') above grade. The height of the top of the new cylindrical enclosure will also be eighty-three feet (83') above grade.
4. The proposed wireless communication facility will constitute a minor wireless communication facility and will require approval pursuant to Section 9.4 5.2 of the Westwood Zoning Bylaw.
5. The Applicants have satisfactorily demonstrated that the proposed twenty-four inch (24") diameter cylindrical enclosure and the proposed alterations to the belfry are required to provide continuing service and to incorporate new technology.

6. The Applicants have satisfactorily demonstrated that the Project will be consistent with all applicable standards set forth in Section 9.4.7 of the Westwood Zoning Bylaw and will have no significant adverse impact on the Town or on the general character or visual appearance of the surrounding residential properties.
7. The Planning Board finds the proposal to constitute a reasonable effort to locate a wireless communication facility in a manner which minimizes negative visual and environmental impacts and is consistent with Sections 9.4 and 7.3 of the Westwood Zoning Bylaw and the intent of the Telecommunications Act of 1996.

### **DECISION**

The Planning Board has evaluated the application in relation to the above findings and to the standards in Sections 9.4 and 7.3 of the Westwood Zoning Bylaw and finds that the Project, as designed, would not produce a substantial adverse impact upon the character of the surrounding area.

The Planning Board, by a vote of five in favor, and none opposed, hereby **grants** EIDR Approval pursuant to Sections 9.4 and 7.3 of the Westwood Zoning Bylaw for the Project as described in the application therefor dated June 13, 2011, and the following related submissions filed with the Planning Board by or on behalf of the Applicants and other interested parties. The Application and all of the submissions cited in this decision are incorporated herein by reference and made a part hereof:

1. Plan entitled "AT&T Site Number: MA1276, Site Name: Westwood Route 109", prepared by EAG Advanced Engineering Group, P.C., 34 Hemmingway Drive, East Providence, RI 02915, dated April 11, 2011, revised through May 5, 2011, consisting of the following nine (9) sheets:
  - T-1 Title Sheet;
  - GN-1 General Notes;
  - A-1 Plan and Detail;
  - A-2 Elevations and Details;
  - A-3 Details;
  - S-1 Structural Details;
  - S-2 Structural Details;
  - S-3 Structural Sections;
  - G-1 Grounding, One-line Diagram & Details.
2. Report entitled "Environmental Impact and Design Review Application, 850 High Street, Westwood, MA", prepared by KJK Wireless, undated, consisting of fifteen (15) pages.
3. Report entitled "Maximum Permissible Exposure Study, Site Number: MA 1276, Site Name: Westwood Rt.109", prepared by SAI Communications, 290 Cedar Hill Street, Marlborough, AM 01762, dated July 5, 2011, consisting of eight (8) pages.
4. Memorandum from Linda R. Shea, REHS/RS, Health Director to Nora Loughnane, Town Planner, dated July 12, 2011, re: Application for Wireless Communication Facility Special Permit and Environmental Impact and Design Review (EIDR) Approval for of a Wireless Communication Facility pursuant to Section 7.3 & 9.4 of the Westwood Zoning Bylaw at Thurston Middle School, consisting of one (1) page.

5. 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 highest point of the cylindrical enclosure shall not exceed eighty-three feet (83') above ground level.
3. The diameter of the cylindrical enclosure shall not exceed twenty-four inches (24").
4. The maximum number of wireless communications carriers to locate on the wireless communication facility shall be one (1) carrier. All proposals for co-location on this facility must be reviewed and approved by the Planning Board through the Section 9.4 discretionary special permit process.
5. The antenna array and associated cabling shall be located entirely within the belfry and cylindrical enclosure.
6. The belfry and cylindrical enclosure shall be painted a flat white color to match the trim of the building. It shall be repainted as required by the Applicant to minimize any fading or discoloration.
7. 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.
8. The Planning Board shall receive notification of any abandonment or discontinuance of use. If the Applicant abandons or discontinues use of the wireless communication facility for a period exceeding three (3) consecutive months, the abandoned structures, antennas, cabling and all accessory equipment shall be removed in their entirety at the Applicant's sole expense within a period of six (6) months.
9. 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.
10. The EIDR Approval for this Project shall be valid for the duration of the property lease. At the end of this period, the wireless communication facility must be removed by the Applicant and the Project Site be returned to a condition satisfactory to the property owner.

### **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: J. Wiggin, S. Olanoff, B. Montgomery, C. Chafetz and S. Rafsky.

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



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Nora Loughnane  
Town Planner  
DATED: August 4, 2011