

**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

2012 NOV 19 12:10  
Janice Barba, Planning & Land Use  
Specialist  
[jbarba@townhall.westwood.ma.us](mailto:jbarba@townhall.westwood.ma.us)  
781-320-1366

**PLANNING BOARD** TOWN CLERK  
TOWN OF WESTWOOD

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

**APPLICANT:** T-Mobile Northeast, LLC  
15 Commerce Way, Suite B  
Norton, MA 02766

**PROPERTY OWNER:** Medical Information Tech, Inc.  
Meditech Circle  
Westwood, MA 02090

**PROPERTY LOCUS:** 100-200 Lowder Brook Drive  
Assessor's Map 6, Lot 17

**BACKGROUND AND PROJECT SUMMARY**

The Applicant proposes to replace three (3) existing antennas with three (3) modernization project antennas (one (1) per sector); replace one (1) existing equipment cabinet with one (1) new equipment cabinet; install fiber optic lines using the existing co-axial cable routing; and other modernization components on the existing monopole tower, mounted at an elevation of +/-125'.

**APPLICATION AND PLANS**

The Planning Board evaluated the Application dated September 24, 2012, and filed by or on behalf of the Applicants in the Planning Office and the Office of the Town Clerk on September 24, 2012, and the following related submissions:

1. Plan entitled "Site Name: Lowder Brook AT&T, Site Number: 4DET110D, 100 Lowder Brook Drive, Westwood, MA 02090", prepared by NB&C Engineering Services, 7380 Coca Cola Drive, Suite 106, Hanover, MD 21076, dated September 20, 2012, and revised through September 21, 2012, consisting of the following 4 (4) sheets:

Sheet T-1	Title Sheet;
Sheet C-1	Site Plan;
Sheet A-1	Compound & Equipment Plans;
Sheet A-2	Elevation & Antenna Details.

2. Report entitled "Application for Environmental Impact and Design Review Approval, Modification of an Existing Wireless Communications Facility by T-Mobile Northeast, LLC, 100 Lowderbrook Drive, Westwood, MA", dated September 14, 2012, consisting of thirty-nine (39) pages.
3. Electronic Communication to Linda R. Shea, REHS/RS, Health Director, from Marty Cohen, Network Building & Consulting, LLC, re: EIDR 690 Canton and 100 Lowderbrook, dated October 24, 2012, consisting of one (1) page.
4. Electronic Communication to Marty Cohen, Network Building & Consulting, LLC, from Linda R. Shea, REHS/RS, Health Director re: EIDR 690 Canton and 100 Lowderbrook, dated October 24, 2012, consisting of one (1) page.
5. Electronic Communication to Linda R. Shea, REHS/RS, Health Director, from Marty Cohen, Network Building & Consulting, LLC, re: EIDR 690 Canton and 100 Lowderbrook, dated October 25, 2012, consisting of one (1) page.
6. Electronic Communication to Marty Cohen, Network Building & Consulting, LLC, from Linda R. Shea, REHS/RS, Health Director re: EIDR 690 Canton and 100 Lowderbrook, dated October 24, 2012, consisting of one (1) page.
7. Electronic Communication to Nora Loughnane, Town Planner, from Linda R. Shea, REHS/RS, Health Director re: EIDR for Wireless Communication at 690 Canton St and 100 Lowderbrook, dated October 29, 2012, consisting of one (1) page.
8. All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.

### **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 September 24, 2012, an application was filed by or on behalf of T-Mobile Northeast, LLC (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 October 11, 2012 and again on October 18, 2012. Notice of the public hearing was posted in the Westwood Town Hall commencing on October 5, 2012, and continuing through the opening of the public hearing on October 30, 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 October 5, 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 October 30, 2012 in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts.
5. Westwood Planning Board members John J. Wiggin, Steven M. Rafsky, Steven H. Olanoff, Bruce H. Montgomery, and Christopher A. Pfaff were present for the public hearing and deliberated on the Application at a duly authorized meeting on October 30, 2012.

### **PROJECT FINDINGS:**

1. The subject property consists of approximately 36.84 acres located at 100 Lowderbrook Drive and is shown as Map 6, Lot 17 on the Westwood Board of Assessors' Map (hereinafter "Project Site").
2. The Project Site is located within the Administrative-Office-Research (ARO) 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 Wireless Communications Overlay District Special Permit (WCOD Special Permit) was issued by the Westwood Planning Board on October 7, 1998 for the installation of a one hundred and forty foot (140') high monopole style wireless communication facility at 100-200 Lowder Brook Drive. Wireless Communications Overlay District Environmental Impact Design Review (WCOD EIDR) Approvals were granted by the Westwood Planning Board on January 5, 2000, September 26, 2005, August 16, 2008, and February 17, 2011, for the installation of additional antennas, and replacement of existing antennas on the existing monopole at 100-200 Lowder Brook Drive.
4. The Applicant proposes to replace three (3) existing antennas with three (3) modernization project antennas (one (1) per sector); replace one (1) existing equipment cabinet with one (1) new equipment cabinet; install fiber optic lines using the existing co-axial cable routing; and other modernization components on the existing monopole tower, mounted at an elevation of +/-125'.
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.

## WAIVERS, MODIFICATIONS AND REDUCTIONS

The following waivers are hereby granted by the Planning Board in accordance with Sections 7.3 and 9.4 of the Westwood Zoning Bylaw:

1. 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 wireless communication facility. The Planning Board finds that this waiver is consistent with the intent of the Zoning Bylaw.
2. Section 7.3.6.1 requiring the inclusion of information on the site plan to address existing and proposed landscaping, topography, parking spaces, storm drainage, utilities and sewerage provisions, shall be waived. The Planning Board finds that such submission is not necessary for consideration of the proposed modification to an existing wireless communication facility. The Planning Board finds that this waiver is consistent with the intent of the Zoning Bylaw.
3. Section 7.3.6.2 requiring the submission an exterior lighting plan shall be waived. The Planning Board finds that such submission is not necessary for consideration of the proposed modification to an existing wireless communication facility. The Planning Board finds that this waiver is consistent with the intent of the Zoning Bylaw.
4. Section 7.3.6.3 requiring the submission of a traffic study shall be waived. The Planning Board finds that such submission is not necessary for consideration of the proposed modification to an existing wireless communication facility. The Planning Board finds that this waiver is consistent with the intent of the Zoning Bylaw.
5. Section 7.3.6.7 requiring the submission of a model shall be waived. The Planning Board finds that such submission is not necessary for consideration of the proposed modification to an existing wireless communication facility. The Planning Board finds that this waiver is consistent with the intent of the Zoning Bylaw.

## DECISION

The Planning Board evaluated the Application in relation to the above Findings, and by a vote of five (5) in favor and none (0) opposed, hereby **grants** 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 September 24, 2012, subject to the Conditions stated herein, all of which are an integral part hereof:

## CONDITIONS OF APPROVAL

The foregoing approval is issued to the Applicants for the aforementioned Project in accordance with the terms and conditions set forth below:

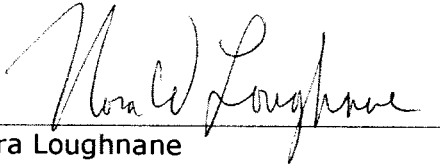
1. Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans in all respects, and the Applicant shall pursue completion of the Project with reasonable diligence and continuity.
2. The antenna array, mounting brackets and associated cabling shall be the identical color of the existing monopole and shall be repainted as necessary to minimize any fading or discoloration.

3. The visual and aesthetic impact of the antennas, mounting brackets and any other attachments shall be minimized to the fullest practical extent. All cables shall be bundled in the most unobtrusive manner possible, shall be secured directly to the existing monopole without the use of cable trays, and shall be located on the portion of the monopole which is least visible from any public way.
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 John J. Wiggin, Steven M. Rafsky, Steven H. Olanoff, 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: November 16, 2012