

**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



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**PLANNING BOARD**  
TOWN CLERK  
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:** L&B CIP, 690 Canton Street, 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 six (6) existing antennas with six (6) modernization project antennas (two (2) per sector); to install fiber optic lines using the existing co-axial cable routing in the existing cable tray; and to install modernization components in one of the existing cabinets, on the roof of the Westwood Business Centre.

**APPLICATION AND PLANS**

The Planning Board evaluated the Application dated September 14, 2012, and filed by or on behalf of the Applicants in the Planning Office and the Office of the Town Clerk on September 14, 2012, and the following related submissions:

1. Plan entitled "Site Name: BO108/Westwood Bus Center, 690 Canton Street, Westwood, MA 02090, Norfolk County, Site Number: 4DE3108A", prepared by Hudson Design Group, LLC, 1600 Osgood Street, Building 20 North, Suite 2-101, N. Andover, MA 01845, dated September 12, 2012, consisting of the following six (6) sheets:

|           |                               |
|-----------|-------------------------------|
| Sheet T-1 | Title Sheet;                  |
| Sheet C-1 | Plot Plan;                    |
| Sheet A-1 | Roof & Equipment Plan;        |
| Sheet A-2 | Antenna Layout and Elevation; |
| Sheet A-3 | Elevation;                    |
| Sheet A-4 | Elevation & Details.          |

2. Report entitled "Application for Environmental Impact and Design Review Approval, Modification of an Existing Wireless Communications Facility by T-Mobile Northeast, LLC, 690 Canton Street, Westwood, MA", dated September 14, 2012, consisting of forty-eight (48) 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 Lowerbrook, 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 Lowerbrook, 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 Lowerbrook, 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 Lowerbrook, 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 Lowerbrook, 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 14, 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 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, November 10, 2009, and March 27, 2012, for the installation of various wireless communication facilities at 690 Canton Street.
4. The Applicant proposes to replace six (6) existing antennas with six (6) modernization project antennas (two (2) per sector); to install fiber optic lines using the existing co-axial cable routing in the existing cable tray; and to install modernization components in one of the existing cabinets, 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.

### **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 rooftop 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 rooftop 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 rooftop 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 rooftop 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 rooftop 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 14, 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:

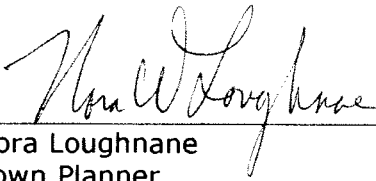
1. Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans in all respects, and the Applicant shall pursue completion of the Project with reasonable diligence and continuity.
2. The visual and aesthetic impact of the backhaul dish antennas, mounting brackets and any other attachments shall be minimized to the fullest practical extent.
3. The Applicant shall 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.

4. 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.



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Nora Loughnane  
Town Planner

DATED: November 16, 2012