

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

Christopher A. Pfaff, Chairman
Steven H. Olanoff, Vice Chairman
Trevor W. Laubenstein, Secretary
John J. Wiggan
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TOWN CLERK
TOWN OF WESTWOOD

PLANNING BOARD
NOTICE OF DECISION

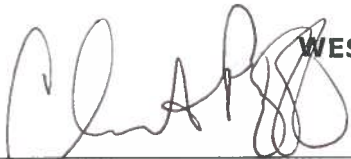
In compliance with Chapter 40A of the General Laws of the Commonwealth of Massachusetts, you are hereby notified that the Westwood Planning Board has, by a vote of four in favor and none opposed, voted to **grant** the application of T-Mobile Northeast LLC, as voted on April 25, 2016, and filed in the Office of the Town Clerk on April 5, 2016, requesting Planning Board a Special Permit pursuant to Section 9.4 [Wireless Communications Overlay District (WCOD)] of the Westwood Zoning Bylaw, and also requesting Environmental Impact and Design Review (EIDR) Approval pursuant to Section 7.3 of the Westwood Zoning Bylaw install a new T-Mobile antenna within a 4 ft. diameter canister nine feet above the parapet to an elevation of 49 ft. above grade on the roof of the existing Public Storage building. The Applicant also proposes modifications to the existing T-Mobile antenna by increasing the diameter of the existing canister width from 3 ft. to 4 ft. and increasing the overall height from an elevation of 48.6 ft. to 49 ft. above grade, and to install a fiber cable line and remote radio units at 20 East Street.

LAND AFFECTED: 20 East Street (Assessors' Map 18, Lot 54)

The Planning Board hereby certifies that attached hereto is a true and complete copy of the Board's decision and that said decision and any plans referred to therein have been filed with the Planning Board.

Appeals, if any, shall be made pursuant to Section 17 of said M.G.L. Chapter 40A and shall be filed within twenty (20) days after the filing of a copy of the decision in the office of the Town Clerk.

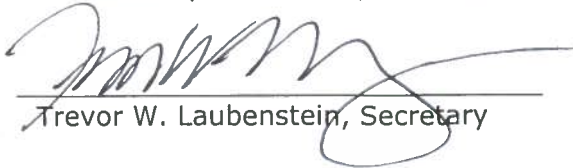
WESTWOOD PLANNING BOARD



Christopher A. Pfaff, Chairman



Steven H. Olanoff, Vice Chairman



Trevor W. Laubenstein, Secretary



Steven Rafsky

Dated: 4/25/2016

**DECISION OF THE PLANNING BOARD
SPECIAL PERMIT**

APPLICANT: Eric Kallio, Agent
T-Mobile Northeast, LLC
33 Boston Post Road West, Suite 210
Marlborough, MA 01752

PROPERTY OWNER: Lori Kind
Westwood East Property Acquisition LLC
701 Western Avenue, 1st Floor
Glendale, CA 91201

PROPERTY LOCUS: 20 East Street (Assessor's Map 18, Lot 54)

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to install a new antenna within a canister with a four (4) ft. diameter nine feet above the roof's parapet to an elevation of 49 ft. above grade on the roof of the existing building at 20 East Street. The Application also proposes to modify the existing T-Mobile wireless facility by replacing three (3) existing antennas with three (3) new antennas and to increase the width of the existing canister from three (3) ft. to four (4) ft., to install a hybrid and coax cable line, and three (3) remote radio units at 20 East Street, Westwood, MA.

The property is located in the WCOD (Wireless Communications Overlay District) and HB (Highway Business) zoning districts. The proposed Major Wireless Communication Facility is allowed by Special Permit, pursuant to Section 9.4 of the Westwood Zoning Bylaw.

STATEMENT OF FINDINGS

PROCEDURAL FINDINGS:

After having reviewed all the plans and reports filed by the Applicant and its 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:

1. On April 5, 2016, a complete application requesting a Major Wireless Communications Facility was filed by or on T-Mobile Northeast, LLC, pursuant to Section 9.4 [Wireless Communication Overlay District (WCOD)] and Section 7.3 [Environmental Impact and Design Review] 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 April 8, 2016 and April 15, 2016. Notice of the public hearing was posted in the Westwood Town Hall commencing on April 5, 2016, and continuing through the opening of the public hearing on April 25, 2016. 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 April 5, 2016.
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, Fire Chief, Police Chief and Town Engineer, on March 31, 2016.
4. After notice and publication was provided pursuant to M.G.L. Chapter 40A, Section 9 and 11, the public hearing on the Application commenced on April 25, 2016, in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts. The Planning Board closed the public hearing on April 25, 2016.
5. Westwood Planning Board Members Trevor W. Laubenstein, Steven H. Olanoff, Steven Rafsky, and Christopher A. Pfaff deliberated on the Application at a duly authorized meeting on April 25, 2016.

PROJECT FINDINGS:

1. The subject properties consist of approximately ~2.70 acres located at 20 East Street and is shown as Map 18, Lot 54 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
2. The Applicant proposes to install a new antenna within a canister with a four (4) ft. diameter nine feet above the roof's parapet to an elevation of 49 ft. above grade on the roof of the existing building at 20 East Street. The Application also proposes to modify the existing T-Mobile wireless facility by replacing three (3) existing antennas with three (3) new antennas and to increase the width of the existing canister from three (3) ft. to four (4) ft., to install a hybrid and coax cable line, and three (3) remote radio units at 20 East Street, Westwood, MA.
3. On April 25, 2016, the Planning Board found the Applicant's request to be considered a Major Wireless Communications Facility as defined in Section 9.4.3 of the Westwood Zoning Bylaw and thus requiring a WCOD-Special Permit pursuant to Section 9.4.5.4 of the Zoning Bylaw.
4. On April 25, 2016, the Planning Board found the Applicant's request to increase the diameter for the facility's antenna support system to four (4) feet in diameter for the

two canisters would not have a significant adverse impact on the town and surrounding residential properties given the location adjacent to Route 128, in the HB zone and the significant distance to residential properties.

5. The Project Site is located within the HB (Highway Business) and Wireless Communications Overlay District (WCOD) zoning district. The proposed Major Wireless Communications Facility is permitted use in this district, subject to a Special Permit, pursuant to Section 9.4 and Section 7.3 of the Westwood Zoning Bylaw.
6. A Wireless Communications Overlay District Environmental Impact and Design Review (WCOD-EIDR) Approval was issued to T-Mobile Northeast, LLC by the Planning Board on February 5, 2013 for a modification to the existing facility. A WCOD-EIDR for the original installation of the wireless communication facility at 20 East Street was issued to Omnipoint Holdings Inc. by the Planning Board on September 30, 2003.
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 properties, and will be consistent with all applicable standards set forth in Sections 7.3 and 9.4 of the Westwood Zoning Bylaw.

WAIVERS:

The Planning Board considered requests for the specific waivers listed below, and determined that such waivers will result in a substantially improved project; that such project will otherwise meet the performance and design standards set forth in this Section 9.4; and that such waivers will pose no substantial detriment to any adjacent property or proximate neighborhood, and will not nullify or substantially derogate from the intent or purpose of the Westwood Zoning Bylaw. The following waivers are hereby granted by the Planning Board:

1. Waiver of submission of the presentation model under Section 7.3.7.7 of the Westwood Zoning Bylaw.
2. Waiver of traffic study under Section 7.3.7.3 of the Westwood Zoning Bylaw.
3. Waiver for the requirement of the balloon test under Section 9.4.6.10 of the Westwood Zoning Bylaw.
4. Waiver for the requirement to provide a site plan under Section 7.3 and 9.4.6.2 of the Zoning Bylaw showing the existing and proposed lighting, signage, fencing, landscaping, topography, parking spaces, storm drainage, utilities, and sewerage. The Board finds that this submission is not necessary for consideration of this wireless communication facility.

DECISION:

The Planning Board evaluated the Application in relation to the above Findings, and as the approving authority, by a vote of four (4) in favor and none (0) opposed, hereby **grants** Special Permit **Approval** pursuant to Section 9.4 of the Westwood Zoning Bylaw for the Project as described above and in the complete application therefor filed in the office of the Town Clerk on April 5, 2016, subject to the Conditions stated herein, all of which are an integral part hereof:

CONDITIONS OF APPROVAL:

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 roof mounted equipment, the antenna array, mounting brackets, cabling and any other associated equipment shall be painted the identical color of the exterior building to minimize visual impacts.
3. The Applicant shall submitted updated visual representation maps of the areas of solid Radiofrequency Radiation (RFR) coverage and the areas of marginal RFR coverage of the wireless communication facility, existing and proposed.
4. The Planning Board shall be notified in writing within 30 days of any discontinuance of the wireless facility. All antennas and related equipment shall be removed within six (6) months if the facility is abandoned and
5. If the Project, or any Condition imposed in this Decision, requires permit, license, or other approval from any other board, committee, or agency of the Town of Westwood or other regulatory agency of the Commonwealth or the federal government, the Applicant shall make an appropriate application for the same. If any condition of such permit, license, or other approval from any other board, committee, or agency is inconsistent with this Decision, the Applicant shall make application to the Planning Board for amendment of this Decision, and the Planning Board shall consider such application in accordance with the requirements of M.G.L. Chapter 40A § 9 and all applicable Planning Board rules and regulations.
6. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.
7. Any alterations, modifications, deletions or amendments to the Special Permit Approval shall be done in accordance with the requirements of M.G.L. Chapter 40A § 9.

APPLICATION AND PLANS

The Planning Board evaluated the Application filed by or on behalf of the Applicants in the Planning Office and the Office of the Planning Board and Town Clerk on April 5, 2016. All of

the following plans and material are hereby incorporated by reference and made part of this Decision.

1. Application and narrative prepared by Eric Kallio, Real Estate Specialist Smartlink, LLC as agent for T-Mobile Northeast LLC dated March 3, 2016, received by the Town Clerk and Planning Department on March 9, 2016.
2. EIDR Narrative prepared by Eric Kallio, Smartlink, dated March 24, 2016.
3. Structural Analysis Report for 4BS0568B, BS568 / TRM Storage Westwood, 20 East Street, Westwood, MA 02090, prepared by Hudson Design Group, LLC, dated December 18, 2015.
4. Plan entitled "SITE Name: BS568/TRM STORAGE WESTWOOD, 20 East Street, Westwood, MA 02090, Norfolk County", prepared by Hudson Design Group and Smartlink, and stamped by Derek J. Creaser dated October 29, 2015, and last revised on March 21, 2016 (consisting of 11 sheets).
5. Photographic Simulation Package for Proposed Upgrade to Existing Wireless Telecommunications Facility: 4BS0568B TRM Storage Westwood, 20 East Street, Westwood, MA 02090, Photographs taken 3/17/16, consisting of 11 pages.
6. Letter from Ryan Monte de Ramos, Radio Frequency Engineer, to Abigail McCabe, dated April 6, 2016, Re: Report of T-Mobile's Radio Frequency Engineer-Supplemental Information to the Request for Administrative Review of Eligible Facilities Request.
7. Property Owner Letter of Authorization, from Lori Kind, RE: Letter of Authorization, dated January 5, 2016.
8. Memorandum from Health Director, Linda Shea to Abigail McCabe and Planning Board, Subject: EIDR of Wireless Communications Facility, dated April 11, 2016.

RECORD OF VOTE

The following members of the Planning Board voted on April 25, 2016 to **grant** Special Permit Approval for the abovementioned project as amended by the conditions: Christopher A. Pfaff, Steven H. Olanoff, Steven Rafsky, Trevor W. Laubenstein.

The following members of the Planning Board voted in opposition to Special Permit Approval for the abovementioned Project: None.


Abigail McCabe
Town Planner
May 9, 2016

TOWN CLERK
TOWN OF WESTWOOD
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