

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

Christopher A. Pfaff
Steven H. Olanoff
Trevor W. Laubenstein
David L. Atkins
Michael L. McCusker



Abigail McCabe, Town Planner
amccabe@townhall.westwood.ma.us
(781) 251-2581

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

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 five in favor and none opposed, voted to **grant** the application of Cellco Partnership d/b/a Verizon Wireless, c/o McLane Middleton, PA, as voted on May 10, 2016, and filed in the Office of the Town Clerk on April 6, 2016, requesting a Planning Board Special Permit for a Major Wireless Communications Facility pursuant to Section 9.4 [Wireless Communications Overlay District (WCOD)] of the Westwood Zoning Bylaw, to install a 100-ft. monopole with accompanying equipment at ground level within an eight foot fenced enclosure at 60-90 Glacier Drive.

LAND AFFECTED: 60-90 Glacier Drive (Assessors' Map 23, Lot 231)

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




Steven H. Olanoff



Trevor W. Laubenstein



Dave Atkins



Michael McCusker

TOWN CLERK
TOWN OF WESTWOOD
2016 MAY 12 P 1:14

Dated: 5/10/16

**DECISION OF THE PLANNING BOARD
SPECIAL PERMIT**

APPLICANT: Cellco Partnership d/b/a Verizon Wireless
c/o McLane Middleton, PA
900 Elm Street
P.O. Box 326
Manchester, NH 03101-0326

PROPERTY OWNER: Glacier, LLC
116 Flanders Road, Suite 2000
Westborough, MA 01581

PROPERTY LOCUS: 60-90 Glacier Drive (Assessor's Map 23, Lot 231)

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to install a 100-ft. stealth monopole tower with the antenna array for six panel antennas concealed within the pole at a centerline height of 85-ft. and 95-ft. above ground level and accompanying ground level equipment cabinets, cable runs, an ice bridge from the equipment cabinets to the tower, and backup power generator on a concrete pad within a 50-ft. by 40-ft. fenced compound. All proposed ground equipment, including the propane tank, is within the fenced enclosure and the fencing will be an 8-ft. high cedar paneled fence located on the northern portion of 60-90 Glacier Drive.

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 (WCOD-Special Permit), pursuant to Section 9.4 and 9.4.5.4 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 6, 2016, a complete application requesting a Major Wireless Communications Facility was filed by or on Cellco Partnership d/b/a Verizon Wireless, pursuant to Section 9.4 [Wireless Communication Overlay District (WCOD)] 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 22, 2016 and April 29, 2016. Notice of the public hearing was posted in the Westwood Town Hall commencing on April 15, 2016, and continuing through the opening of the public hearing on May 10, 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 15, 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, Historic Commission, and Pedestrian Bike Safety Committee on April 15, 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 May 10, 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 May 10, 2016.
5. Westwood Planning Board Members Trevor W. Laubenstein, Steven H. Olanoff, David L. Atkins, Michael L. McCusker, and Christopher A. Pfaff deliberated on the Application at a duly authorized meeting on May 10, 2016.

PROJECT FINDINGS:

1. The subject properties consist of approximately ~11.79 acres located at 60-90 Glacier Drive and is shown as Map 23, Lot 231 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
2. 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 WCOD Special Permit, pursuant to Section 9.4 and Section 9.4.5.4 of the Westwood Zoning Bylaw.
3. The Applicant proposes to install a 100-ft. stealth monopole tower for wireless communications with the antenna array and radio units within the pole at a height of 85-ft. to 95-ft. and accompanying ground level equipment cabinets, cable runs, and backup power generator on a concrete pad within a 50-ft. by 40-ft. fenced enclosure. All proposed ground equipment, including the propane tank, is within the fenced enclosure and the fencing will be an 8-ft. high cedar paneled fence located on the northern portion of 60-90 Glacier Drive, behind building #90. The proposed fencing

will screen all ground equipment and no existing trees or vegetation is proposed to be removed with this construction.

4. On May 10, 2016, the Planning Board found the Applicant's request for the diameter of the monopole to be four (4) feet in diameter for the 100-ft. facility would not have a significant adverse impact on the town and surrounding residential properties given the location in the WCOD and HB zoning district, the nearest residential property is over 500 ft. away, the location adjacent to the railroad tracks and other commercial properties, the limited visibility as demonstrated by the Applicant's proposed photographic and computerized renditions and balloon test illustrating the proposed height from the surrounding areas.
5. The Radio Frequency Radiation (RFR) coverage and capacity maps of existing solid RFR coverage and proposed capacity for the area submitted as part of this public hearing record sufficiently demonstrates that wireless communications service will be enhanced and improved by the installation of a facility at this location. The proposed facility will fill in coverage gaps and provide additional capacity relief to sections of Westwood along Route 1, Route 1A (Washington Street/Upland Road), Everett Street, East Street, and the surrounding roads, neighborhoods, community areas, and the nearby business areas.
6. A Wireless Communications Overlay District Special Permit Approval was issued by the Planning Board for an 80-ft. monopole with two carriers for this property in 2001 that was later amended because of an appeal related to the height in 2003. In 2005, the Planning Board amended the 2001 Special Permit to allow more than two carriers on the facility. In 2008, the Planning Board approved MetroPCS to amend the Special Permit to allow a third carrier and for a height increase to 85 ft. above grade. This existing wireless communications facility is approximately 60-70 ft. to the west of this proposed monopole.
7. The Planning Board finds that this 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 and 9.4 of the Westwood Zoning Bylaw.

DECISION:

The Planning Board evaluated the Application in relation to the above Findings, and as the approving authority, by a vote of five (5) 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 6, 2016, subject to the Conditions stated herein, all of which are an integral part hereof:

CONDITIONS OF APPROVAL:

1. The eight (8) ft. fence shall be permanent and consist of cedar plank as shown on the submitted plans, repaired as necessary, and remain in good condition while this facility is valid and in use.
2. The equipment cabinets, generator and any other ground equipment shall be screened from view and not be visible over the 8-ft. fence as shown on the submitted plans.
3. The monopole shall be maintained with a flat white color as shown on the submitted plans and be repaired as necessary to minimize fading or discoloration.
4. The Applicant shall verify, through a post-installation monitoring and a report of an independent radio engineering consultant, that there is no negative effect on the Town's emergency radio communications.
5. Prior to the issuance of a building permit, the Applicant shall provide a bond, in a form acceptable to the Town, to cover the cost of removing the facility from the property. The bond amount shall be acceptable to the Town Engineer and Town Planner.
6. The Applicant shall not post any signs for advertisement or any other reasons on or in the vicinity of the Project, with the exception of a sign not exceeding four (4) square feet to display the name and telephone number of the person and company responsible for the maintenance of the Project.
7. Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans, and with all conditions of prior approvals, in all respects, and the Applicant shall pursue completion of the project with reasonable diligence and continuity.
8. The tower, all antennas, cabling, fencing, concrete pad, 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.
9. This special permit is valid for a period of five (5) years, at the end of the five (5) years, the Applicant shall renew the WCOD approval for an additional five (5) years through an Administrative EIDR (Environmental Impact and Design Review), a WCOD-EIDR from the Planning Board, or WCOD Special Permit, or modification from the Planning Board, pursuant to Sections 9.4 and 7.3 of the Zoning Bylaw.
10. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.

APPLICATION AND PLANS

The Planning Board evaluated the Application filed by or on behalf of the Applicants in the Office of the Planning Board and Town Clerk on April 6, 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 Christopher Swiniarski, Attorney for Verizon Wireless, Cellco Partnership d/b/a Verizon Wireless, dated April 4, 2016, received April 6, 2016.
2. Plan entitled "Verizon Wireless Westwood 5 MA, 90 Glacier Drive, Westwood, MA 02090", prepared by Dewberry Engineers Inc. of Boston, MA, dated October 2, 2013, last revised for submittal March 11, 2016 consisting of the following five (5) sheets:
 Sheet T-1 – Title Sheet
 Sheet Z-1 – 500 ft. Radius Plan
 Sheet Z-2 – Survey Plan
 Sheet Z-3 – Site Plan & Elevation
 Sheet Z-4 – Construction Details
3. RF (Radio Frequency Report for Proposed Wireless Facility, 90 Glacier Drive, Westwood, MA, prepared for Verizon Wireless, prepared by C Squared Systems, LLC of Auburn, NH dated December 4, 2015.
4. PSC Broadband License for Verizon Wireless Area Communications Inc. for FCC Licensure.
5. Property Owner Authorization from Carruth Capital, LLC Marc R. Verrault, dated January 26, 2016.
6. Photographic Renderings and Balloon Test Visuals, prepared by Caron & Associates Design of Haverhill, MA, prepared for Verizon Wireless, dated March 16, 2016.
7. Memorandum from Health Director, Linda Shea to Abigail McCabe and Planning Board, Subject: Special Permit - Major Wireless Communications Facility- 60-90 Glacier Drive-Cellco Partnership, dated April 27, 2016.
8. Memorandum form Town Planner, Abby McCabe to Planning Board Members, Re: 60-90 Glacier Drive – Verizon Special Permit, dated May 6, 2016.

RECORD OF VOTE

The following members of the Planning Board voted on May 10, 2016 to **grant** Special Permit Approval for the abovementioned project as amended by the conditions: Christopher A. Pfaff, Steven H. Olanoff, Trevor W. Laubenstein, David L. Atkins, Michael L. McCusker.

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


Abigail McCabe, Town Planner

5/12/2016
TOWN CLERK
TOWN OF WESTWOOD
2016 MAY 12 P 1:11
Date