

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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Steven H. Olanoff, Secretary
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PLANNING BOARD

TOWN CLERK
TOWN OF WESTWOOD

DECISION OF THE PLANNING BOARD
WIRELESS COMMUNICATIONS OVERLAY DISTRICT (WCOD)
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)

APPLICANT: Tower Resource Management (TRM) on behalf of
Sprint Spectrum, L.P.
16 Chestnut Street
Foxborough, MA 02035

PROPERTY OWNER: L&B CIP Canton Street, LLC
c/o Lincoln Property Company
One Liberty Square
Boston, MA 02109

PROPERTY LOCUS: 690 Canton Street
Westwood, MA 02090
Assessor's Map 37 Lot 009

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to modify its existing facility by installing three (3) new antennas by mounting them to the existing ballast frame pipe at 60 feet 3 inches above ground level on the roof of 690 Canton Street, installing three (3) Remote Radio Heads one per sector behind the antennas, and installing updated cabling within the existing equipment room. This Application was approved by the Planning Board on September 2, 2014 but the upgrades were never initiated and the time limit for the 2014 WCOD-EIDR expired in 2016.

The project site is located within the Industrial (I) zoning district and the Wireless Communications Overlay District (WCOD). 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.

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 January 19, 2017, an application was filed by or on behalf of Sprint Spectrum L.P., pursuant to Section 9.4 [Wireless Communications Overlay District] 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 February 10, 2017 and February 17, 2017. Notice of the public hearing was posted in the Westwood Town Hall commencing on February 3, 2017, and continuing through the opening of the public hearing on February 28, 2017. 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 February 6, 2017.
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, Town Engineer, Historic Commission, and Pedestrian and Bicycle Safety Committee on January 30, 2017.
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 February 28, 2017, in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts. The Planning Board closed the public hearing the same evening.
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 February 28, 2017.

PROJECT FINDINGS:

1. The subject property consists of approximately 9.46 acres located at 690 Canton Street and is shown as Map 37, Lot 009 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
2. The project site is located within the Industrial (I) zoning district and the Wireless Communications Overlay District (WCOD). 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. Previous Wireless Communications Overlay District Environmental Impact and Design Review (WCOD-EIDR) Approvals for this location at 690 Canton Street were granted by the Westwood Planning Board on November 9, 1999 to AT&T Wireless Services; on

November 10, 2009 to Clear Wireless LLC; on March 27, 2012 to Sprint c/o CDavis Associates; October 30, 2012 to T-Mobile Northeast, LLC; on January 28, 2014 to Bell Atlantic of Massachusetts Corporation Ltd. d/b/a Verizon Wireless; on March 25, 2014 to New Cingular Wireless, PCS, LLC; and on September 2, 2014 to Sprint; all for the installation of various wireless communication facilities at 690 Canton Street.

4. The Applicant proposes to modify its existing facility by installing three (3) new antennas by mounting them to the existing ballast frame pipe at 60 ft. 3 inches above ground level on the roof of 690 Canton Street, installing three (3) Remote Radio Heads one per sector behind the antennas, and installing updated cabling within the existing equipment room. This Application was approved by the Planning Board on September 2, 2014 but the upgrades were never installed and the time limit for the 2014 WCOD-EIDR expired in 2016.
5. 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 Section 7.3.8 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; 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 Section 7.3.7.1 pertaining to all required site plan items related to stormwater management, parking, landscaping, sewerage, and trash disposal. The Board finds that these items are not necessary for its consideration of the proposed modification to an existing rooftop wireless communications facility.
2. Waiver of Section 7.3.7.2 pertaining to the submission of an exterior lighting plan. The Board finds that an exterior lighting plan is not necessary for its consideration of the proposed modification to an existing rooftop wireless communications facility.
3. Waiver of Section 7.3.7.3 pertaining to the submission of a traffic study. The Board finds that a traffic study is not necessary for its consideration of the proposed alteration of an existing rooftop wireless communications facility.
4. Waiver of Section 7.3.7.7 pertaining to the submission of a presentation model. The Board finds that a model is not necessary for its consideration of the proposed modification to an existing rooftop wireless communications facility.

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** Environmental Impact and Design Review **Approval** pursuant to Section 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 January 19, 2017, 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. No component of the antennas or any part of the facility shall extend over ten (10) feet above the roof of the building.
3. The Applicant shall verify, through post-installation monitoring and report of an independent radio engineering consultant, that the new and replacement antennas and remote radio heads will not interfere with nor have any negative effect on the Town's emergency radio communications.
4. 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.
5. The Planning Board shall be notified within thirty (30) days of any discontinuance of the wireless facility. All antennas, brackets, cabling and any other associated equipment shall be fully removed within six (6) months of abandonment or discontinuance of the use.
6. This WCOD-EIDR Approval shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within two (2) years following the grant thereof. The Planning Board may extend such approval, for good cause, upon the written request of the Applicant. In the case of the EIDR Approval, the term "substantial use thereof or construction thereunder" shall mean the commencement and substantial progress of approved vertical construction activity.
7. 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 Planning Office and the Office of the Town Clerk on January 19, 2017. All of the following plans and material are hereby incorporated by reference and made part of this Decision.

1. Application prepared by Tower Resource Management (TRM) on behalf of Sprint Spectrum, L.P. dated January 17, 2017, received by the Town Clerk and Planning Department on January 29, 2017.
2. Application narrative, FCC License, Structural Analysis, Landlord Approval, and Site Plan, submitted by Tower Resource Management.
3. Plan entitled "Sprint Vision, 2.5 Equipment Deployment, Blue Hills, BS73XC071, 690 Canton Street, Westwood, MA 02090, Rooftop", prepared by David Chappel of Chappel Engineering Associates, LLC, dated December 1, 2016, revised December 20, 2016, (14 sheets).
4. Memorandum from Health Director Linda R. Shea to Town Planner Abby McCabe, dated February 23, 2017, email from Linda Shea sent on February 26, 2017, Re: Sprint - 690 Canton Street - 2/28 Planning Board Agenda.
5. Letter from RF Engineer II, David Kirk, Re: Sprint Site No. BS73XC071, dated February 7, 2017.
6. Coverage Maps for Blue Hills - Existing LTE Coverage and Proposed LTE Coverage.
7. Memorandum from Conservation Agent Karon Skinner Catrone, to Ms. Abigail McCabe, re: 690 Canton Street, dated January 31, 2017.
8. FCC Compliance Report entitled "Antenna Site FCC RF Compliance Assessment and Report", prepared by Pinnacle Telecom Group for Sprint Site "BS73XC071" 690 Canton Street, Westwood, MA 02090, report dated February 23, 2017, received February 27, 2017 (20 pages).

RECORD OF VOTE

The following members of the Planning Board voted on February 28, 2017 to grant WCOD-EIDR Approval for the abovementioned Project: Christopher A. Pfaff, Steven H. Olanoff, David L. Atkins, Jr., Michael L. McCusker, and Trevor W. Laubenstein.

The following members of the Planning Board voted in opposition to WCOD-EIDR Approval for the abovementioned Project: None.



Abigail McCabe
Town Planner
March 6, 2017

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TOWN CLERK
TOWN OF WESTWOOD

