

Town of Westwood
Commonwealth of Massachusetts

Christopher A. Pfaff, Chairman
Trevor W. Laubenstein, Vice Chairman
Steven H. Olanoff, Secretary
David L. Atkins, Jr.
Michael L. McCusker
Steven M. Rafsky, Associate
Todd C. Sullivan, Associate



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

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Janice Barba, Planning & Land Use Specialist
jbarba@townhall.westwood.ma.us
TOWN CLERK (781) 320-1366
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 five in favor and none opposed, voted to *grant* the application of Celco Partnership d/b/a Verizon Wireless, as voted on February 28, 2017, and filed in the Office of the Town Clerk on March 3, 2017, 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. The applicant proposes to install six (6) rooftop antennas with three (3) stealth canisters installed at a maximum height of 48.5' above ground level with rooftop ballast mounted remote radio heads and junctions boxes. The associated cabling will run through rooftop cable trays to the proposed equipment inside the building. A natural-gas backup generator on a 10'x4' concrete pad is proposed to be installed next to the building at 20 East Street, Westwood, MA 02090.

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

Trevor W. Laubenstein, Vice Chairman

Steven H. Olanoff, Secretary

David L. Atkins, Jr.

Michael L. McCusker

Date: 2/28/17

**DECISION OF THE PLANNING BOARD
SPECIAL PERMIT**

APPLICANT: Daniel D. Klasnick, Esq.
Cellco Partnership d/b/a Verizon Wireless
210 Broadway, Suite 204
Lynnfield, MA 01940

PROPERTY OWNER: Lori Kind, c/o Public Storage
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 six (6) rooftop antennas within three (3) stealth canisters installed at a maximum height of 48.5' above ground level with rooftop ballast mounted remote radio heads and junctions boxes. The associated cabling will run through rooftop cable trays to the proposed equipment inside the building. A natural-gas backup generator on a 10'x4' concrete pad is proposed to be installed next to the building at 20 East Street, Westwood, MA 02090.

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 upon a grant of a 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 January 25, 2017, a complete application requesting a Major Wireless Communications Facility was filed by Cellco Partnership d/b/a Verizon Wireless, 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 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, Historical 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 Christopher A. Pfaff, Trevor W. Laubenstein, Steven H. Olanoff, David L. Atkins, Jr. and Michael L. McCusker deliberated on the Application at a duly authorized meeting on February 28, 2017.

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 six (6) rooftop antennas with three (3) stealth canisters installed at a maximum height of 48.5' above ground level with rooftop ballast mounted remote radio heads and junctions boxes. The associated cabling, fiber and power cables will run through rooftop cable trays to the proposed equipment room inside the building on the third floor. A natural-gas backup generator on a 10'x4' concrete pad is proposed to be installed on the southeastern side of the building at 20 East Street, Westwood, MA.
3. On February 28, 2017, the Planning Board found the Applicant's request to be considered a Major Wireless Communications Facility as defined in Section 9.4.3.3 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 February 28, 2017, the Planning Board found the Applicant's request to install six (6) rooftop antennas with three (3) stealth canisters installed at a maximum height of 48.5' above ground level with rooftop ballast mounted remote radio heads and junctions boxes 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. On February 28, 2017, the Planning Board finds that the Applicant has demonstrated positive findings that all areas of Section 9.4.8 of the Westwood Zoning Bylaw have been proven. The proposal will improve the capacity of coverage by improving the existing interruptions and disconnections of calls and uninterrupted wireless service will be achieved with this proposal. The proposed location will all for adequate service to the residents and businesses of Westwood and the proposal for concealing the antennas within stealth canisters is a preferred and co-locates on a building with another wireless communication facility. As condition in this approval the facility will not have a significant adverse impact to the town or surrounding residential properties.
6. 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.
7. Previous wireless communications approvals granted by the Planning Board for facilities at 20 East Street include the following: a Wireless Communications Overlay District Environmental Impact and Design Review (WCOD-EIDR) Approval for Omnipoint Holdings, Inc. on September 20, 2003, a WCOD-EIDR to T-Mobile Northeast, LLC on February 5, 2013, and a WCOD-Special Permit to T-Mobile Northeast, LLC on April 25, 2016.
8. 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 Section 7.3; 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 an exterior lighting plan under 7.3.7.2 of the Westwood Zoning Bylaw. The Board finds the submission of an exterior lighting plan is not necessary for its consideration of the rooftop wireless communications facility.
2. Waiver of the submission of a traffic study under Section 7.3.7.3 of the Westwood Zoning Bylaw. The Board finds the submission of a traffic study is not necessary for its consideration of the rooftop wireless communications facility.
3. Waiver of submission of the presentation model under Section 7.3.7.7 of the Westwood Zoning Bylaw. The Board finds the submission of a model is not necessary for its consideration of the rooftop wireless communications facility.

4. Waiver for the requirement of the balloon test under Section 9.4.6.10 of the Westwood Zoning Bylaw. The Board finds the requirement for a balloon test is not necessary for its consideration of the rooftop wireless communications facility because of the submitted photo simulations.
5. Waiver from the requirement to provide a locus map at a scale of 1:200' which shall show all streets, landscape features, dwelling units and all other structures within five hundred (500) feet of the proposed wireless communication facility, under Section 9.4.6.1 of the Westwood Zoning Bylaw. The Board finds the submitted plans sufficient for its consideration of the proposed rooftop wireless facility.
6. Waiver for the requirement to provide a site plan under Section 7.3.7.1 and 9.4.6.2 of the Zoning Bylaw showing the existing and proposed planting, signage, fencing, landscaping, topography, parking spaces, storm drainage, utilities, and sewerage. The Board finds that this submission is not necessary for consideration of this 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* WCOD-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 January 25, 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. 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 and maintained as necessary.
3. The backup emergency generator shall only be used in instances of emergency use when power is lost and tested approximately once per week during the day time mid-day mid-week (noon on Wednesdays) to minimize the noise impacts to abutters and neighbors.
4. The proposed facility will not cause interference to any lawfully operating emergency communications system in the surrounding area.
5. The Planning Board shall be notified in writing within thirty (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 or discontinued.
6. 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

Special Permit Decision – WCOD Major Wireless Facility

Verizon Wireless - 20 East Street

February 28, 2017

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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.

7. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.
8. 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 Daniel D. Klasnick, Esq. as agent for Cellco Partnership d/b/a Verizon Wireless dated January 25, 2017, received by the Town Clerk and Planning Department on January 25, 2017.
2. EIDR Narrative prepared by Daniel D. Klasnick, Esq., dated January 24, 2017.
3. Property Owner Letter of Authorization, from Lori Kind, RE: Letter of Authorization, dated December 28, 2016.
4. Property Deed for Westwood East Property Acquisition LLC, c/o Public Storage, Inc., 701 Western Avenue, 1st Floor, Glendale, CA 91201.
5. Site Drawings, "East Street", 20 East Street, Westwood, MA 02090 including T01 (Title Sheet), C01 (Property Plan), C02 (Site Plan), A01 (Roof Plan & Southeast Building Elevation), A02 (Site Details)
6. Photographic Simulations – Photographic Renderings of East Street, Site Address: 20 East Street, Westwood, MA 02090; Prepared by Caron & Associates Design, 301 Concord St, Haverhill, MA 01830. Photographs taken January 23, 2017, consisting of 14 pages.
7. Antenna Specifications/Remote Radio Heads, consisting of 6 pages.
8. Gas Generator Specifications, consisting of 4 pages.
9. Radio Frequency Report for Proposed Wireless Facility, 20 East Street, Westwood, MA 02090, dated January 16, 2017, consisting of 17 pages.
10. Environmental Sound Assessment, Prepared by Modeling Specialties, 30 Maple Road Westford, MA 01866, Wireless Communications Facility, 20 East Street, Westwood, MA 02090, dated January 24, 2017, consisting of 15 pages.
11. FCC Licenses for Cellco Partnership, includes copies of seven (7) licenses, consisting of 8 pages.
12. Radio Frequency Exposure Guidelines Report from Donald L. Haes, Jr., Radiation Safety Specialist, Certified Health Physicist, dated 12/24/16, consisting of 12 pages.

13. Removal Cost Estimate from David A. Chappell, P.E., Chappell Engineering Associates, LLC to Daniel Klasnick, Esq. Re: Removal Bond: East Street, 20 East Street, Westwood, MA 02090, consisting of 1 page.
14. Memorandum from Health Director, Linda Shea to Abigail McCabe and Planning Board, Subject: Special Permit & EIDR of Wireless Communications Facility, dated February 1, 2017.
15. Memorandum from Conservation Agent, Karon Catrone to Abigail McCabe and Planning Board, Subject: Special Permit & EIDR of Wireless Communications Facility, dated January 31, 2017.

RECORD OF VOTE

The following members of the Planning Board voted on February 28, 2017 to *grant* WCOD-Special Permit Approval for the abovementioned project as amended by the conditions: Christopher A. Pfaff, Trevor W. Laubenstein, Steven H. Olanoff, David L. Atkins, Jr., and Michael L. McCusker.

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



Abigail McCabe, Town Planner
March 6, 2017

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TOWN CLERK
TOWN OF WESTWOOD