

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

Trevor W. Laubenstein, Chairman
David L. Atkins, Vice Chairman
Steven H. Olanoff, Secretary
Brian D. Gorman
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

**DECISION OF THE PLANNING BOARD
WIRELESS COMMUNICATIONS OVERLAY DISTRICT (WCOD)
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
September 19, 2017**

APPLICANT: Ignacio Formoso, Authorized Agent for Sprint
Sprint Realty Company, L.P.
1 International Blvd., Suite 800
Mahwah, NJ 07495

PROPERTY OWNER: Dedham-Westwood Water District
50 Elm Street
P.O. Box 9137
Dedham, MA 02027-9137

PROPERTY LOCUS: Dedham-Westwood Water District Water Tanks
213 Fox Hill Street
Westwood, MA 02090
Assessors Map 9, Parcel 65

2017 OCT 30 P 12:20
TOWN CLERK
TOWN OF WESTWOOD

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to add three (3) new antennas, mount three (3) Remote Radio Heads behind the antennas, add associated fiber cables, retrofit existing equipment cabinets with RAN and battery strings within the existing cabinets in the ground level area.

This proposal from Sprint was approved by the Planning Board on September 2, 2014 but the construction did not commence and the 2014 WCOD-EIDR approval expired after two years.

STATEMENT OF FINDINGS

After having reviewed all the plans and reports filed by the Applicant and It's 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 August 28, 2017, an application was filed by or on behalf of Sprint Realty Company, L.P. (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 September 1, 2017, and again on September 8, 2017. Notice of the public hearing was posted in the Westwood Town Hall commencing on August 24, 2017, and continuing through the opening of the public hearing on September 19, 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 August 25, 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, Economic Development Officer, Fire Chief, Police Chief and Town Engineer August 28, 2017.
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 September 19, 2017 in the Champagne Meeting Room, 50 Carby Street, Westwood, Massachusetts.
5. Westwood Planning Board members David J. Atkins, Jr., Steven H. Olanoff, Michael L. McCusker, and Brian D. Gorman were present for the public hearing and deliberated on the Application at a duly authorized meeting on September 19, 2017.

PROJECT FINDINGS:

1. The subject property consists of approximately 35,832 sq. ft. located at 213 Fox Hill Street and is shown as Map 9, Lot 65 on the Westwood Board of Assessors' Map, and includes the Dedham-Westwood Water District water tanks (hereinafter "Project Site").
2. The Project Site is located within the Single Residential E (SRE) zoning district and the Wireless Communications Overlay District (WCOD). A wireless communications facility is a permitted use at the proposed location within this overlay 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 were granted by the Westwood Planning Board on October 29, 2002 to Cellco Partnership d/b/a Verizon Wireless; and on September 4, 2007 to New Cingular Wireless; and on April 8, 2008 to Sprint Wireless Broadband Company, LLC and Nextel Communications of the Mid-Atlantic, LLC; and on May 13, 2008 to Bell Atlantic Mobile of Massachusetts Corporation Ltd. d/b/a Verizon Wireless; and on October 7, 2008 to the Westwood Board of Health; and on November 10, 2009 to Clear Wireless; and on July 24, 2012 to Sprint Spectrum; and on January 15, 2013 to New Cingular Wireless PCS, LLC/AT&T Mobility Corp; on April 8, 2014 to Bell Atlantic Mobile of MA Corp. Ltd. d/b/a Verizon Wireless; and on September 2, 2014, for Sprint's installation of three (3) new antennas, three (3) remote radio heads, and equipment at 213 Fox Hill Street.
4. The Applicant proposes to undertake certain modifications to an existing wireless communication facility at the Dedham-Westwood Water District Water Tank located at 213 Fox Hill Street. The proposed modifications include the addition of three (3) new antennas, the mounting of three (3) Remote Radio Heads behind the antennas, the addition of associated cabling, and retrofitting the existing equipment cabinets with RAN and battery strings within the existing lease area at ground level (hereinafter "Project").

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

The following waivers are hereby granted by the Planning Board in accordance with Section 7.3 of the Westwood Zoning Bylaw:

1. Section 7.3.7.1 pertaining to all required site plan items related to stormwater management, parking, landscaping, sewage, and trash disposal. The Board finds that such items are not necessary for its consideration of the proposed modification to the existing minor wireless communication facility. The Planning Board finds that this waiver is consistent with the intent of the Zoning Bylaw.
2. 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 the existing minor wireless communication facility. The Planning Board finds that this waiver is consistent with the Intent of the Zoning Bylaw.
3. 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 modification to the existing minor wireless communication facility. The Planning Board finds that this waiver is consistent with the intent of the Zoning Bylaw.
4. Section 7.3.7.7 pertaining to the submission of a model. The Board finds that a model is not necessary for its consideration of the proposed modification to the existing minor 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 as the approving authority, by a vote of four (4) in favor and none (0) opposed, hereby **grants** Wireless Communications Overlay District (WCOD)-Environmental Impact and Design Review (EIDR) **Approval** pursuant to Sections 7.3 and 9.4 of the Westwood Zoning Bylaw for the minor wireless communications facility Project as described above and in the application therefor filed in the office of the Planning Board on August 28, 2017, subject to the Conditions stated herein, all of which are an integral part hereof:

CONDITIONS

The foregoing approval is issued to the Applicants for the aforementioned Project in accordance with the terms and conditions set forth below, all of which are an integral part hereof:

1. Prior to the release of the Planning Board's approval, the Applicant shall submit an updated letter of authorization from the property owner to document the Applicant's legal right to install the facility.
2. The visual and aesthetic impact of the antennas, radio heads, mounting brackets and any other attachments shall be minimized to the fullest extent practical. The antennas and cabling shall be painted to match the color of the water tank and repainted as necessary.
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. Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans in all respects, and with the conditions of all prior approvals, and the Applicant shall pursue completion of the Project with reasonable diligence and continuity.
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 Materials Submitted

1. Plan entitled "Project Name: 2.5 Equipment Deployment; Market Name: Boston; BS03XC580, Westwood, 213 Fox Hill Street, Westwood, MA 02090, Norfolk County; Site Type: Water Tank", prepared by Chappell Engineering Associates, LLC, R.K. Executive Centre, 201 Boston Post Road West, Suite 101, Marlborough, MA 01752, dated April 2, 2014, and revised through through December 11, 2014, consisting of the following eleven (11) sheets:

Sheet T-1	Title Sheet;
Sheet GN-1	General Notes 1;
Sheet GN-2	General Notes 2;
Sheet A-1	Compound Plans & Elevation;
Sheet A-2	Antenna Plans & Details;
Sheet A-3	Equipment Plan, Details & Hybrid Cable Specifications;
Sheet A-4	RF Data Sheet & Bill of Materials;
Sheet A-5	Wiring Diagrams;
Sheet S-1	Structural Details;
Sheet E-1	One-Line Diagram & PPC Details; and

2. Report entitled "Application to the Town of Westwood for a Wireless Communication Overlay District Environmental Impact and Design Review to allow modifications to an existing Wireless Communications Facility", prepared by Ignacio Formoso, Tower Resource Management, Inc., 16 Chestnut Street, Suite 420, Foxborough, MA 02035 dated August 23, 2017, consisting of fifty-four (54) pages.
3. Radiofrequency existing and proposed coverage maps for Sprint, entitled "2.5 GHz Planned Coverage in Westwood, MA without Dedham-Westwood Water Tank" and "2.5 GHz Planned Coverage in Westwood, MA with Dedham-Westwood Water Tank".
4. Letter from RF Engineer II, David Kirk to Abigail McCabe, RE: Sprint Site No. BS73XC580 213 Foxhill Street, Westwood, MA 02090, dated September 12, 2017.
5. Report entitled "Antenna Site FCC RF Compliance Assessment and Report" prepared for Sprint Site "BS03XC580 213 Fox Hill Street Westwood, MA", prepared by Pinnacle Telecom Group, dated September 12, 2017 (19 pages).
6. Photosimulations of 213 Fox Hill Street, seven sheets.
7. Email from Police Chief Jeffrey Silva to Janice Barba dated 8/28/17 re: 213 Fox Hill St - Sprint Wireless, consisting of one (1) page.
8. Letter of Authorization and Acknowledgement of Lease Expiration, from Ron Hibbard of Sprint, dated October 17, 2017, received on October 23, 2017.
9. Landlord Consent Letter from Dedham-Westwood Water District, signed by Eileen Commene on October 27, 2017, letter dated October 24, 2017.
10. All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.

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 at 213 Fox Hill Street: David J. Atkins, Jr., Steven H. Olanoff, Michael L. McCusker, and Brian D. Gorman.

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: None.


Abigail McCabe 10/30/2017
Town Planner Date

TOWN CLERK
TOWN OF WESTWOOD

2017 OCT 30 P 12:00

