

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

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

APPLICANT: Cellco Partnership d/b/a Verizon Wireless
c/o Tyler Haynes, McLane Middleton, P.A.
900 Elm Street
Manchester, NH 03101

PROPERTY OWNER: Medical Information Tech, Inc.
Meditech Circle, Westwood, MA 02090
c/o Tyler Haynes, McLane Middleton, P.A.
900 Elm Street
Manchester, NH 03101

PROPERTY LOCUS: 100-200 Lowder Brook Drive
Westwood, MA 02090
Assessor's Map 06 Lot 017

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TOWN CLERK
TOWN OF WESTWOOD

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to co-locate on the existing 140 ft. wireless tower by installing three (3) panel antennas at a centerline height of 104 ft. and reaching a height of 107 ft., installing nine (9) remote radio heads, twelve diplexers mounted on pipes, two equipment cabinets, power cabinet, a diesel powered generator, upgrading the meter, cables, and associated equipment.

The project site is located within the Administrative-Research-Office (ARO) 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 May 11, 2017, an application was filed by or on behalf of Cellco Partnership d/b/a Verizon Wireless c/o Tyler Haynes, McLane Middleton, P.A. 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. On May 15, 2017, the Town Planner found the Application as submitted to be incomplete pursuant to Section 9.4.6 [Application and Submittal Requirements] of the Westwood Zoning Bylaw and a written letter requesting outstanding information was provided to the Applicant and submitted to the Town Clerk on May 15, 2017.
3. On May 30, 2017, the Applicant submitted the outstanding application submittal material and was considered complete pursuant to Section 9.4.6 of the Zoning Bylaw on May 30, 2017.
4. 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 May 26, 2017 and June 2, 2017. Notice of the public hearing was posted in the Westwood Town Hall commencing on May 16, 2017, and continuing through the opening of the public hearing on June 12, 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 May 16, 2017.
5. 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 May 16, 2017.
6. 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 June 13, 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.
7. Westwood Planning Board Members Steven H. Olanoff, David L. Atkins, Michael L. McCusker, and Brian D. Gorman deliberated on the Application at a duly authorized meeting on June 13, 2017.

PROJECT FINDINGS:

1. The subject property consists of approximately 36.84 acres located at 100 Lowder Brook Drive and is shown as Map 06, Lot 17 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
2. The project site is located within the Administrative-Office-Research (ARO) 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. A Wireless Communications Overlay District Special Permit (WCOD Special Permit) was granted by the Planning Board on October 7, 1998 for the installation of a 140 ft. monopole style wireless communications facility at 100-200 Lowder Brook Drive. WCOD-EIDR (Environmental Impact and Design Review) Approvals were granted by the Planning Board on January 5, 2000, September 26, 2005, August 16, 2008, February 17, 2011, October 30, 2012, and September 3, 2013.
4. The Applicant proposes to modify the existing facility by installing three (3) panel antennas at a centerline height of 104 ft. and reaching a height of 107 ft., installing nine (9) remote radio heads, twelve diplexers mounted on pipes, two equipment cabinets, power cabinet, a diesel powered generator, upgrading the meter, cables, support cables, and associated equipment.
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 plan inclusion of these items is not necessary for its consideration of the proposed modification to an existing 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 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 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 wireless communications facility.

5. Waiver of Section 7.2.6 Fill Removal Calculations and Section 7.2.4 of the Board's EIDR Rules and Regulations. The Board finds these reports are not necessary for consideration of this application.

DECISION:

On June 13, 2017, 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* Environmental Impact and Design Review *Approval* pursuant to Section 7.3 and Section 9.4 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 May 11, 2017 and supplemental material submitted to the Planning Board through May 30, 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 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.
3. The antennas shall extend no further than 21 inches from the surface of the pole.
4. The antenna array, and all mounting brackets, bands, cables and all associated equipment shall be painted to match the matte color of the existing facility and shall be repainted as necessary to minimize any fading or discoloration.
5. The visual and aesthetic impact of the antennas, mounting brackets and all other attachments shall be minimized to the fullest practical extent. All cables and bands shall be bundled in the most unobtrusive manner possible, shall be secured directly to the pole and located on the portion of the pole which is least visible from any public way.
6. All cabling, bands and equipment associated with the previous carrier at this height/location on the pole that is no longer needed shall be removed by the Applicant.
7. The generator testing shall take place on weekdays during standard business hours only.
8. 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.

9. 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.
10. 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.
11. 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. EIDR Application Packet, Narrative, and Plans prepared by Cellco Partnership d/b/a Verizon Wireless received by the Town Clerk and Planning Department on May 11, 2017.
2. Cover letter and color photographs and proposed renditions from Tyler P. Haynes of McLane Middleton to Abigail McCabe, Re: Supplemental Materials for Environmental Impact and Design Review for Eligible Facilities Request, dated May 25, 2017.
3. Photographs and Proposed Renditions prepared by EG Advanced Engineering Group of East Providence, for Westwood 6, dated May 24, 2017.
4. Plans entitled "Verizon Wireless Westwood 6, Lowder Brook Drive, Westwood, MA 02090 Monopole Colocation", prepared by Scott N. Adams, dated October 30, 2015, revised through April 6, 2017, Sheets: T-1 (Title Sheet), C-1 (Plot Plan and Notes), A-1 (Compound Plan & Elevation), A-2 (Equipment Plan & Details), A-3 (Antenna Plan, Details & Notes), S-1 (Canopy Plans & Details), S-2 (Canopy Plans & Details), E-1 (Electrical And Grounding Plan, Notes & Details), E-2 (Electrical & Grounding Details).
5. RF Report for Proposed Wireless Facility, 100 Lowder Brook Drive, Westwood, MA 02090, prepared by C Squared Systems, LLC, dated May 24, 2017.
6. Certification from Donald L. Haes, JR. PHD, CHP, dated May 29, 2017.
7. Memorandum from Health Director Linda R. Shea to Town Planner Abby McCabe, Subject: EIDR of a Wireless Communication Facility pursuant to Westwood Zoning Bylaw, Section s7.3 and 9.4 100 Lowderbrook Drive, Westwood, Applicant: Callico Partnership d/b/a Verizon Wireless, dated May 30, 2017.

RECORD OF VOTE

The following members of the Planning Board voted on June 13, 2017 to grant WCOD-EIDR Approval for the abovementioned Project: Brian D. Gorman, Steven H. Olanoff, David L. Atkins, Jr., and Michael L. McCusker.

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



Abigail McCabe
Town Planner
June 15, 2017

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