

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

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



Abigail McCabe, Town Planner  
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(781) 251-2581

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TOWN OF WESTWOOD

**PLANNING BOARD**

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

**APPLICANT:** New Cingular Wireless PCS, LLC dba AT&T Mobility  
c/o Centerline Communications  
95 Ryan Drive  
Raynham, MA 02726

**PROPERTY OWNER:** CRP Holdings 690 LLC  
L&B CIP 690 Canton St LLC  
One Liberty Square, 2<sup>nd</sup> Floor  
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 on new pipe masts and supplementary components including remote radio units on a new ballast frame. One antenna will be added to each of the three (3) existing arrays each carrying three antennas at 65 feet above ground level on the roof of 690 Canton Street.

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 February 6, 2018, an application was filed by or on behalf of AT&T Mobility, pursuant to Section 9.4 [Wireless Communications Overlay District] and Section 7.3 [Environmental Impact and Design Review] of the Westwood Zoning Bylaw to the Office of the Planning Board and on February 20, 2018 with 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 23, 2018 and March 2, 2018. Notice of the public hearing was posted in the Westwood Town Hall commencing on February 16, 2018, and continuing through the opening of the public hearing on March 20, 2018. 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 16, 2018.
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 February 12, 2018.
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 March 20, 2018, in the Cafeteria at the Downey Elementary School, 250 Downey 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 Brian D. Gorman deliberated on the Application at a duly authorized meeting on March 20, 2018.

**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 Davis 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; on September 2, 2014 to Sprint Realty Company,

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L.P.; and most recently on February 28, 2017 to Sprint Spectrum, L.P., 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 on new pipe masts and supplementary components including remote radio units on a new ballast frame. One antenna will be added to each of the three (3) existing arrays each carrying three antennas at 65 feet above ground level on the roof of 690 Canton Street.
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 7.3.7.4 pertaining to drawings and renderings of the facility. The Board finds updated drawings and renderings in addition to the submitted plans are not necessary.
5. Waiver of Section 7.3.7.5 pertaining to the submission of photographs of the facility. The Board finds that the submitted material was sufficient and more recent photographs are not required.
6. 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.

7. Waiver of Section 9.4.6.4 pertaining to color photograph or computerized rendition of facility are not necessary for this application.

**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** Wireless Communications Overlay District-Environmental Impact and Design Review **Approval** pursuant to Sections 7.3 and 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 February 20, 2018, 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 as last revised on February 16, 2018 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 submit a structural report and electrical analysis to confirm capacity load for the roof to the Town Planner and Building Commissioner prior to the issuance of a building permit. The structural analysis shall review the capacity of the full roof and the electrical shall pertain to the Applicant's facility.
4. 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.
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 February 20, 2018. All of the following plans and material are hereby incorporated by reference and made part of this Decision.

1. Application prepared by Victor Drounin on behalf of AT&T Mobility dated January 25, 2018, received by the Town Clerk on February 20, 2018 and Planning Department on February 6, 2018.
2. Application narrative, waiver request submitted by Victor Drounin.
3. Letter of Authorization from Jennifer Murphy, RE: New England / 10071693 / Westwood Canton, received February 6, 2018.
4. Zoning AWS Band Plots entitled MAL01268 Plots for AWS Band Coverage for AT&T.
5. Plan entitled "AT&T Site Number: MA 1268, Site Name: Westwood Canton, Project: LTE 5C/6C 2018 Upgrade" prepared by Hudson Design Group, LLC, dated November 28, 2017, revised through February 16, 2018 (10 sheets).
6. Radio Frequency Safety Survey Report Prediction (RFSSRP), AT&T Wireless Rooftop Facility, prepared for AT&T Mobility, prepared by Ryan McManus, dated February 23, 2018 (22 pages).
7. Memorandum from Health Director Linda R. Shea to Town Planner Abby McCabe, dated February 28, 2018.
8. Electronic Mail from Building Commissioner Joe Doyle, to Abigail McCabe, RE: 690 Canton Street - AT&T WCOD-EIDR, sent: February 27, 2018.

### RECORD OF VOTE

The following members of the Planning Board voted on March 20, 2018 to grant WCOD-EIDR Approval for the abovementioned Project: Brian D. Gorman, 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 26, 2018

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