

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

**ADMINISTRATIVE APPROVAL
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
690 Canton Street – T-Mobile
December 26, 2018**

APPLICANT: T-Mobile Northeast, LLC
Corey Milan, Agent for T-Mobile
100 Apollo Drive Suite 303
Chelmsford, MA 01824

PROPERTY OWNER: L&B CIP 690 Canton St. LLC
c/o Lincoln Property Company
53 State Street, 8th Floor
Boston, MA 02109

PROPERTY LOCUS: Assessor's Map 37, Lot 09

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to remove six (6) existing panel antennas and replace with six (6) new antennas in the same locations, remove and replace three (3) remote radio units, and install new fiber hybrid cables to follow the existing cable route at the existing rooftop wireless facility at 690 Canton Street, Westwood, MA 02090.

The property is located in the I (Industrial) Zoning District, FMUOD-1 (Flexible Multiple Use Overlay) and within the WCOD (Wireless Communications Overlay District). Said facility use is permitted in the Industrial District, subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Sections 9.4 and 7.3.2.5 of the Westwood Zoning Bylaw.

The proposed alterations have been reviewed by the Building Commissioner and found to be minor in nature. As such, the proposed alterations are subject to Administrative EIDR review and approval by the Town Planner pursuant to Section 7.3.6 of the Zoning Bylaw.

STATEMENT OF FINDINGS

After having reviewed all the plans and reports filed by the Applicants and their representatives, and having considered the technical analysis, and all supplemental information, the Town Planner makes the following findings:

1. On December 12, 2018, an application was filed by Corey Milan on behalf of T-Mobile, pursuant to Sections 9.4 [Wireless Communications Overlay District] and 7.3 [Environmental Impact and Design Review] of the Westwood Zoning Bylaw with the Westwood Planning Board (hereinafter "Application"). The Town Planner reviewed the application and considered it complete on December 12, 2018.

2. On December 13, 2018, the Building Commissioner was forwarded the Application for review and consideration of Administrative Environmental Impact & Design Review (EIDR) Approval, pursuant to Section 7.3.6 of the Zoning Bylaw and determined that the proposed alterations were minor in nature, and that the Application would be subject to review and approval by the Town Planner pursuant to Sections 7.3.6 and 9.4.5.5 of the Zoning Bylaw.
3. The Applicant proposes to remove six (6) existing panel antennas and replace with six (6) new antennas in the same locations, remove and replace three (3) remote radio units, and install new fiber hybrid cables to follow the existing cable route at the existing rooftop wireless facility at 690 Canton Street, Westwood, MA 02090.
4. The subject property consists of approximately 9.46 acres located at 690 Canton Street and is shown as Map 37, Lot 09 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
5. Wireless Communications Overlay District Environmental Impact and Design Review (WCOD EIDR) Approvals were granted by the Westwood Planning Board on November 9, 1999, November 10, 2009, March 27, 2012, October 30, 2012, January 28, 2014, March 25, 2014, September 2, 2014, February 28, 2017, and March 20, 2018 for the installation of various wireless communication facilities at 690 Canton Street. Administrative WCOD-EIDR Approvals were granted by the Town Planner for this property on May 17, 2016 to AT&T Mobility, October 6, 2016 to AT&T Mobility, and on February 21, 2017 to AT&T Mobility. The Town Planner granted Administrative EIDR approval to T-Mobile to remove and replace the existing antennas with three new antennas and remote radio units on the roof of the building on November 10, 2015.
6. The property is located in the Industrial (I) Zoning District, and within the Wireless Communications Overlay District (WCOD). The proposed modifications to the existing wireless communications facility are permitted, subject to WCOD-EIDR (Environmental Impact Design Review) Approval, pursuant to Sections 9.4 and 7.3.2.5 of the Westwood Zoning Bylaw.
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 7.3.8 of the Westwood Zoning Bylaw.

DECISION

The Town Planner hereby submits an Administrative Environmental Impact and Design Review (EIDR) **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 and the following related submissions filed by or on behalf of the Applicants in the Office of the Planning Board on December 12, 2018:

1. Plan set entitled "T-Mobile Northeast LLC, Site Number: 4DE3108A, Site Name: BO108/Westwood Bus Center, T-Mobile L1900 Capacity Installation, Design 792DB", prepared by Network Building and Construction, LLC of Chelmsford, MA, dated November 14, 2018, consisting of six sheets.
2. EIDR Application prepared by Corey Milan on behalf of T-Mobile, signed by Jennifer Murphy, received by the Planning Board on December 12, 2018.

All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.

CONDITIONS

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

1. The visual and aesthetic impact of the antennas, remote radio units, and any attachments shall be minimized to the fullest practical extent with a paint color to match the existing facility and shall be and repainted as necessary to minimize any fading or discoloration.
2. All antennas, cabling and accessory equipment shall be removed within ninety (90) days of abandonment or discontinuance of use. The Planning Board shall receive written notification of any abandonment or discontinuance of use.
3. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.



Abigail McCabe

Town Planner

DATED: December 26, 2018