

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

**ADMINISTRATIVE APPROVAL
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)**

APPLICANT: T-Mobile Northeast LLC
c/o Amanda Cornwall, Crown Castle Agent for T-Mobile
12 Gill Street, Suite 5800
Woburn, MA 01801

PROPERTY OWNER: The First Baptist Church of Westwood
808 High Street
Westwood, MA 02090

PROPERTY LOCUS: 808 High Street
Assessor's Map 14, Lot 140

2018 APR 12 A 11:19
TOWN CLERK
TOWN OF WESTWOOD

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to undertake certain alterations to an existing wireless communication facility by adding a 120 gallon propane tank and generator on the existing equipment pad within the fenced enclosure. Said facility operates under a Wireless Communication Overlay District (WCOD) Special Permit granted by the Planning Board to Omnipoint Communications on July 20, 2000. A Wireless Communication Overlay District Environmental Impact and Design Review (WCOD-EIDR) Approval was subsequently granted by the Planning Board to MetroPCS on November 18, 2008 to permit modifications to the existing wireless communication facility. Most recently, an Administrative EIDR was granted to T-Mobile by the Town Planner on April 3, 2015 to replace malfunctioning antennas.

The property is located in the Single Residence C and E (SRC and SRE) Zoning Districts, and within the Wireless Communications Overlay District (WCOD), and the Water Resource Protection Overlay District (WRPOD). The proposed alterations to the existing wireless communications facility are permitted, subject to WCOD-EIDR Approval, pursuant to Sections 9.4 and 7.3 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 WCOD-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 March 16, 2018, an application was filed by or 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").
2. On March 27, 2018, the Application was forwarded to the Building Commissioner for review and consideration of Administrative EIDR Approval pursuant to Section 7.3.6 of the Zoning Bylaw.
3. On March 27, 2018, the Building Commissioner 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 Section 7.3.6 of the Zoning Bylaw.
4. On April 12, 2018, the Town Planner reviewed the Application and found the same to be complete for the purpose of Administrative WCOD-EIDR Review.
5. The subject property consists of approximately 8.85 acres located at 808 High Street and is shown as Map 14, Lot 140 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
6. The Property is located in Single Residence C and E (SRC and SRE) Zoning Districts, and within the Wireless Communications Overlay District (WCOD), and the Water Resource Protection Overlay District (WRPOD). The proposed alterations to the existing wireless communications facility are permitted, subject to WCOD-EIDR Approval, pursuant to Sections 9.4 and 7.3.6 of the Westwood Zoning Bylaw.
7. The Applicant proposes to add a 120 gallon propane tank and generator on the existing equipment pad within the fenced enclosure at the base of the existing wireless communication facility at 808 High Street (hereinafter "Project").
8. Said facility operates under a WCOD special permit granted by the Planning Board to Omnipoint Communications on July 20, 2000. A WCOD-EIDR Approval was subsequently granted by the Planning Board to MetroPCS on November 18, 2008 to permit modifications to the existing wireless communication facility. On April 3, 2015, the Town Planner approved an Administrative EIDR for the replacement of malfunctioning antennas and a stealth canister with a new antennas and a stealth canister of similar size and shape.
9. The Project, as modified by the conditions of this decision, is consistent with applicable standards under Section 9.4 and 7.3 of the Westwood Zoning Bylaw.
10. 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.
11. 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.

DECISION

2018 APR 12 A 11: 19

TOWN CLERK
TOWN OF WESTWOOD

The Town Planner hereby submits an Administrative WCOD-EIDR **Approval** pursuant to Section 7.3 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 March 16, 2018:

1. Administrative EIDR Application for 808 High Street, submitted by Amanda Cornwall on behalf T-Mobile, submitted to the Planning Office on March 16, 2018.
2. Impact Statement Narrative, dated March 15, 2018, submitted by Amanda Cornwall of Crown Castle, Agent for T-Mobile.
3. Request for waivers from Amanda Cornwall to Town Planner, dated March 15, 2018.
4. USA Federal Communication Antenna Structure Registration, for T-Mobile USA Tower LLC, Issued January 23, 2017.
5. Determination of No Hazard to Air Navigation, dated December 30, 2016 to Crown Castle.
6. Existing photographs and computerized rendition for proposed view, prepared by Crown Castle, dated February 15, 2018.
7. Plan set entitled "T-Mobile Site Number: 4DET391B for 808 High Street, Westwood, MA 02090, Norfolk", prepared by Andrew Joseph Fandozzi III, dated September 26, 2017 revised through January 19, 2018.
8. Letter of Authorization from Crown Castle signed by Pascelle Saint-Laurent, dated April 6, 2018, received April 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. Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans, and with all conditions of prior approvals, in all respects, and the Applicant shall pursue completion of the project with reasonable diligence and continuity.
2. The generator and tank shall not be visible over the existing fenced enclosure as shown on the submitted material.
3. The generator shall be tested between 8:00 am and 7:00 pm to minimize the noise impacts to abutters and neighbors and may be used at other times in cases of emergencies.
4. 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

4/12/18

Date

