

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

ADMINISTRATIVE APPROVAL
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
850 High Street – New Cingular Wireless PCS, LLC
December 31, 2018

APPLICANT: New Cingular Wireless PCS, LLC (AT&T)
550 Cochituate Road
Framingham, MA 01701

PROPERTY OWNER: Town of Westwood
School Department
580 High Street
Westwood, MA 02090

PROPERTY LOCUS: 850 High Street, Westwood (Thurston Middle School)
Assessor's Map 21, Lot 47

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to undertake certain alterations to an existing wireless facility at 850 High Street, Westwood, MA 02090 at the Thurston Middle School. The modification includes removing replacing three (3) antennas within the tower, installing twelve (12) additional remote radio units, two surge arrestors, cable fibers and associated cable runs, all upgrades and equipment are within the tower.

The property is located in the Single-Residence E (SRE) and Wireless Communications Overlay District (WCOD) Zoning District. Said facility use is permitted in the WCOD, subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw.

The proposed alterations are all interior and 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 Sections 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 20, 2018, an application was filed by Michael Dolan, on behalf of New Cingular Wireless, pursuant to Section 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 31, 2018.

2. On December 31, 2018, the Assistant 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 9.4.5.5 of the Zoning Bylaw.
3. The subject property consists of approximately 10 acres located at 850 High Street and is shown as Map 21, Lot 47 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
4. On March 15, 2016, the Planning Board approved a WCOD-EIDR for facility upgrades which included a new stealth canister and interior equipment upgrades. On July 12, 2011, the Planning Board approved a WCOD-EIDR modify the tower belfry on the roof of the building.
5. The Applicant proposes to modify the existing wireless facility by removing and replacing three (3) antennas within the tower, installing twelve (12) additional remote radio units, installing two surge arrestors, cable fibers and associated cable runs, and equipment all alterations are within the belfry tower at 850 High Street, Westwood, MA 02090.
6. The property is located in the SRE 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 of the Westwood Zoning Bylaw. The interior alterations constitute a minor alteration.
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 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 20, 2018:

1. Plan set entitled "AT&T, Site Number: MA 1276, Site Name: Westwood High Street (MA0644)", prepared by Hudson Design Group, LLC, dated January 27, 2017 and revised February 20, 2018, consisting of nine sheets.
2. EIDR Application and narrative prepared by Attorney Michael Dolan on behalf of New Cingular Wireless PCS, LLC, and signed by Heath Petrecca, signed December 20, 2018, received by the Planning Board on December 20, 2018.
3. Current and Proposed LTE AWS Band Coverage Maps, MAL1276 LTE Plots.
4. Radio Frequency safety Survey Report Prediction, prepared by Centerline Communications for AT&T Wireless Rooftop Facility, dated May 30, 2018.

5. Structural Analysis Report for MA1276 Westwood High Street, prepared by Hudson Design Group, LLC, dated January 25, 2018.

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

CONDITIONS

On December 31, 2018, the Town Planner issues the following approval 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. A maximum of one carrier is permitted and any future request for another carrier requires a special permit from the Planning Board.
3. All equipment including the antennas, fibers, cables, radio units, and all equipment shall be located entirely within the existing belfry tower as shown on the submitted plans.
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
DATED: December 31, 2018