

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

David L. Atkins, Jr., Chairman  
Brian D. Gorman, Vice Chairman  
Christopher A. Pfaff, Secretary  
Deborah J. Conant  
Michael L. McCusker



Abigail McCabe, Town Planner  
[amccabe@townhall.westwood.ma.us](mailto:amccabe@townhall.westwood.ma.us)  
(781) 251-2581

Karyn Flynn, Land Use &  
Licensing Specialist  
[kflynn@townhall.westwood.ma.us](mailto:kflynn@townhall.westwood.ma.us)  
(781) 767-6344

**PLANNING BOARD**

**ADMINISTRATIVE APPROVAL  
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)  
100 Lowder Brook Drive – AT&T Mobility/New Cingular  
November 29, 2018**

**APPLICANT:** New Cingular Wireless PCS (AT&T Mobility)  
c/o Michael R. Dolan, Esquire  
Brown Rudnick, LLP  
Providence, RI 02903

**PROPERTY OWNER:** Medical Information Tech, INC.  
Meditech Circle  
Westwood, MA 02090

**PROPERTY LOCUS:** 100 Lowder Brook Drive  
Assessor's Map 06, Lot 017

**BACKGROUND AND PROJECT SUMMARY**

The Applicant proposes to undertake certain alterations to an existing wireless facility at 100 Lowder Brook Drive in Westwood, MA 02090. Proposed alterations include replacement of three (3) existing LTE panels for three (3) new antennas at an elevation of 117 ft.; remove and replace three (3) LTE panels for three (3) antennas at an elevation of 136 ft.; add nine (9) remote radio units at elevations 136 ft. and 117 ft. mounted behind the antennas; removal of an equipment cabinet from the equipment shelter; install cable and fiber; and ancillary equipment within the shelter. AT&T currently has a total of six (6) panel antennas at a height of 117 and 136 feet.

The property is located in the Administrative-Research-Office (ARO) Zoning District, and the Wireless Communications overlay district (WCOD). 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 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 November 29, 2018, an application was filed by AT&T Mobility, 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 November 29, 2018.

2. On November 28, 2018, the Building Commissioner was forwarded the plans submitted for a Building Permit 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. On November 29, 2018, the Town Planner reviewed the Application and found the same to be complete for the purpose of Administrative EIDR review.
4. The subject property consists of approximately 36.84 acres located at 100 Lowder Brook Drive and is shown as Map 006, Lot 17 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
5. 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, September 3, 2013, and June 13, 2017. An Administrative WCOD-EIDR was granted by the Town Planner on June 23, 2015. An Administrative WCOD-EIDR was granted by the Town Planner on October 2, 2018 for minor upgrades to the existing facility.
6. The Applicant proposes to undertake alterations to an existing facility. AT&T proposed alterations include replacement of three (3) existing LTE panels for three (3) new antennas at an elevation of 117 ft.; remove and replace three (3) LTE panels for three (3) antennas at an elevation of 136 ft.; add nine (9) remote radio units at elevations 136 ft. and 117 ft. mounted behind the antennas; removal of an equipment cabinet from the equipment shelter; install cable and fiber; and ancillary equipment within the shelter. AT&T currently has a total of six (6) panel antennas at a height of 117 and 136 feet.
7. The property is located in the ARO 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.
8. 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 November 29, 2018:

1. Plan set entitled "AT&T Mobility, Site Number: MA 1210, Westwood Lowder Brook", prepared by James Stroke, dated March 23, 2018, consisting of the following five sheets.
2. EIDR Application prepared by Michael R. Dolan, Esq. on behalf of New Cingular Wireless PCS, LLC (AT&T), dated October 22, 2018, and received by the Planning Board on November 29, 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 Applicant is responsible for obtaining any and all other required permits including fire department, electrical, building department or other permits required by the state or other entities.
3. The remote radio units and antennas panels must be tucked in to minimize the visual impact as shown on the approved plans.
4. The antennas, mounting brackets, remote radio units, and associated cabling shall be painted to match the existing monopole and equipment and repainted as necessary to minimize any fading or discoloration.
5. All antennas, cabling, radio units, or any other associated equipment shall be removed within six months if abandoned or discontinued. The Planning Board shall be notified in writing of any termination of the facility.
6. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.



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Abigail McCabe  
Town Planner

DATED: November 29, 2018