

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

**ADMINISTRATIVE APPROVAL
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
100 Lowder Brook Drive – T-Mobile
October 2, 2018**

APPLICANT: Nesmet Badawi & Crown Castle, Agent
T-Mobile
1200 Mahwah, Suite 200
New Jersey, 07430

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

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

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TOWN CLERK
TOWN OF WESTWOOD

BACKGROUND AND PROJECT SUMMARY

The Applicant, T-Mobile, proposes to remove an existing cabinet to install a new 7.5 kW generator and 120 gallon LP tank within the existing equipment compound at the base of the wireless facility at 100 Lowder Brook Drive in Westwood, MA 02090.

The property is located within the Administrative-Research-Office (ARO) 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.

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 September 5, 2018, an application was filed by 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 October 2, 2018.
2. On October 2, 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 subject property consists of approximately 36.84 acres located at 100 Lowder Brook Drive and is shown as Map 06, Lot 17 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
4. 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.
5. The Applicant proposes to remove an existing cabinet to install a new 7.5 kW generator and 120 gallon LP tank within the existing equipment compound at the base of the wireless facility Westwood, MA 02090.
6. The property is located in the Administrative-Research-Office (ARO) zoning district and the Wireless Communications Overlay District (WCOD) 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.
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 September 5, 2018:


1. Plan set entitled "T-Mobile, Site Number: 4DET110D", prepared by Crown Castle and Andrew Joseph Fandozzi III, dated August 17, 2018, consisting of the following 10 sheets.
2. EIDR Application prepared by Nesmet Badawi, Crown Castle dated August 30, 2018, received by the Planning Board on September 5, 2018.
3. Authorization from property owner Pascelle Saint-Laurent, Real Estate Specialist, Medical Information Technology Inc. Meditech Circle, Westwood, MA, dated March 1, 2018.
4. Photographs of existing property.

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 tank and generator must be located on a concrete pad and within the existing equipment compound at the base of the wireless facility.
3. 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.
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: October 2, 2018

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