

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

**ADMINISTRATIVE APPROVAL
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
300 Washington Street – AT&T Mobility
April 30, 2018**

APPLICANT: Jennifer Iliades, Empire Telecom
AT&T Mobility
16 Esquire Road
Billerica, AM 01862

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

PROPERTY LOCUS: Assessor's Map 23, Lot 215

2018 APR 30 P 3:07
TOWN CLERK
TOWN OF WESTWOOD

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to undertake certain alterations to the existing wireless communications facility by making equipment upgrades for AT&T Mobility. The Applicant proposes to remove and replace three (3) antennas within the flagpole-style monopole, remove and replace three (3) TMAs, install three (3) additional TMAs within the existing tower, install six (6) associated coax lines in the existing tower and equipment upgrades within the existing equipment shelter located at Morrison Field, 300 Washington Street in Westwood, MA 02090. The proposed modifications are all within the existing structure and within the equipment shelter.

The property is located in the LBB (LBB Zoning District), (WCOD) Wireless Communications Overlay District. Said facility use is permitted in subject to all necessary approvals in Section 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 [Administrative Review and Approval of Minor Alterations] and 9.4.5.5 [Administrative Review and Approval of Minor Alterations] 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 April 12, 2018, a complete application was filed by Empire Telecom, 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 April 12, 2018.

2. On April 30, 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 Sections 7.3.6 and 9.4.5.5 of the Zoning Bylaw.
3. On April 30, 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 3.06 acres located at 300 Washington Street (Morrison Field) and is shown as Map 23, Lot 215 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
5. The facility operates under an existing WCOD-Special Permit. On January 18, 2000, the Zoning Board of Appeals approved a WCOD-Special Permit for a telecommunications facility and equipment shelter. On June 6, 2000, the Planning Board approved a WCOD-Special Permit to AT&T for an 80 ft. flagpole-style monopole at this location. On July 26, 2011, the Planning Board approved a WCOD-Special Permit and EIDR to install 90 ft. flagpole style monopole to replace the previously approved structure. On March 25, 2014, the Planning Board approved a WCOD-EIDR to rebuild and modify the top 30 ft. of the structure and replace equipment.
6. The Applicant proposes to undertake certain alterations to the existing wireless communications facility by making equipment upgrades for AT&T. The Applicant proposes to remove and replace three (3) antennas within the flagpole-style monopole, remove and replace three (3) TMAs, install three (3) additional TMAs within the existing tower, and install six (6) associated coax lines in the existing tower and within the existing equipment shelter located at Morrison Field, 300 Washington Street in Westwood, MA 02090. The proposed modifications are all within the existing structure and within the equipment shelter.
7. The property is located in the LBB (Local Business B) 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 9.4.5.5 and 7.3.6 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 through April 12, 2018:

1. Plan set entitled "AT&T, Site Number: MA 1273, Site Name: Westwood, Washington Street, Project: LTE 3c/4C/RETRO Upgrade", prepared by Hudson Design Group, LLC, dated August 17, 2017, revised September 1, 2017.

2. EIDR Application and Narrative prepared by Jennifer Iliades, Site Acquisition Specialist, on behalf of Empire Telecom, dated November 14, 2017, and received by the Planning Board on November 14, 2017.
3. Description of facility and Scope of Work to Abigail McCabe, from Empire Telecom, dated February 23, 2018.
4. RFR Coverage Maps for AT&T Current and Proposed Coverage in Westwood, MA, received February 27, 2018.
5. Statement of Compliance and Radio Frequency Safety Survey Report Prediction (RFSSRP) AT&T Wireless Flagpole Facility, prepared for AT&T Mobility, prepared by Ryan McManus, dated April 10, 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 shall file all construction control documents with the Westwood Building Department along with prior sign offs and permits for previous facility alterations.
3. The exterior of the associated equipment shed shall be cleaned and repainted by the Applicant as required to minimize any fading or discoloration.
4. The Applicant shall ensure that none of the surrounding trees are removed or damaged during installation or maintenance associated with the Project.
5. 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: April 30, 2018

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