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APPLICATION FOR SPECIAL PERMIT
WIRELESS COMMUNICATIONS FACILITY

Applicant: Cellco Partnership d/b/a Verizon Wireless (“VzW”)
Parcel ID: 23-231
Street Address: 90 Glacier Drive

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TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

Christopher A. Pfaff, Chairman
Steven H. Olanoff, Vice Chairman
Trevor W. Laubenstein, Secretary
Bruce H. Montgomery
John J. Wiggin



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

Janice Barba, Planning & Land Use
Specialist
jbarba@townhall.westwood.ma.us
(781)-320-1366

PLANNING BOARD

APPLICATION, INSTRUCTIONS & CHECKLIST

**Environmental Impact and Design Review (EIDR) – Zoning Bylaw Section 7.3
and / or Special Permit**

Pursuant to Various Sections of the Westwood Zoning Bylaw

Checklist:

- Application Filing Fee:** Check payable to the Town of Westwood. See the Board's Rules and Regulations for the current fees. *The Applicant will be billed later from the newspaper for the publication of the legal ad in the Westwood Press.*
- 11 Copies of the complete submittal package and one electronic PDF of the following:**
 - Application Form
 - Narrative
 - Plans: Site and Architectural Plans (7 sets of reduced plans 11" x 17" and 4 full size of 24" x 36")
 - Required Reports

Instructions:

All applications for Planning Board review will be acted upon and all information must be complete and correct to the best of the Applicant's knowledge. Incomplete applications may cause delays and may be the basis for a denial of the application. If you have any questions regarding the Board's procedure, please contact the Town Planner at (781) 251-2581.

It is important to review the applicable section of the Westwood Zoning Bylaw relating to the requested approval, and the relevant Rules and Regulations, to ensure that all requirements for application submittal are met, including the submission of electronic copies of application materials.

The Zoning Bylaw, Zoning Map, and all of the Planning Board's Rules and Regulations are available on the Planning Board section of the Town's web site (www.townhall.westwood.ma.us).

When Ready to File:

One complete application packet must be filed by the Applicant in the Office of the Town Clerk at Town Hall, 580 High St. for recording (reduced size plans to Clerk), and the 10 remaining packets must be stamped by the Town Clerk's office prior to filing with the Planning Department at 50 Carby Street, Monday – Friday 8:30 a.m. – 1:00 p.m. Electronic copies may be submitted on a CD to the Planning Office or emailed to Janice Barba and/or Abby McCabe at the above email addresses.

If you intend to request one or more waivers of the application requirements, a written request for each specific waiver must be included in the application submission packet. In such case, the application will not be deemed complete until all requested waivers are granted by the Planning Board, or until all application requirements are fully satisfied.

WESTWOOD PLANNING BOARD APPLICATION FOR HEARING

1. Requested Approval(s): Special Permit

2. Brief Narrative of Proposal:
The Project proposal is for a 100-foot flagpole with accompanying equipment at ground level. The ground-level equipment will be hidden by an 8-foot cedar plank fence.

See attached narrative at Tab 1 for full description.

3. Address/Location of Property Subject to Hearing:
60 - 90 Glacier Drive

4. Assessor's Map and Parcel Number(s): Map 23, Parcel 21 - 231

5. Size of Parcel: 11.79 Acres

6. Name of Applicant: Cellco Partnership d/b/a Verizon Wireless, c/o McLane Middleton, PA

7. Applicant's Mailing Address: 900 Elm Street P.O. Box 326 Manchester, NH 03101 - 0326

8. Applicant's Telephone: (H) (617) 329-1152 (W) (603) 625-1322

9. Applicant's E-Mail Address: Christopher.Swiniarski@McLane.com

10. Applicant is: Owner Tenant Licensee Prospective Purchaser Other
11. Name of Property Owner(s): Glacier, LLC

12. Property Owner's Mailing Address: 116 Flanders Rd, Suite 2000 Westborough, MA 01581

13. Deed Recorded in:
 - a. County Registry of Deeds, Book 12170 Page 136
 - b. Registry District of the Land Court, Certificate Number _____
Page _____ Book _____

14. Has any Application ever been filed with the Planning Board regarding this Property?

Yes, When? See Tab 8 for prior applications
 No

15. Has the Lot been surveyed by a Registered Land Surveyor?

Yes, When? 03/04/2016
 No

The Applicant hereby requests a public hearing before the Westwood Planning Board and consents to pay for the cost of all legal advertisements required by the Zoning Bylaw and/or Planning Board Rules and Regulations, which will be billed directly to the Applicant by the newspaper at a later date. The Applicant also consents to pay for all costs required pursuant to applicable sections of the Westwood Zoning Bylaw and/or Planning Board Rules and Regulations, unless expressly waived by the Planning Board, including all project review fees, inspection fees, and costs associated transcription, in addition to all other fees, expenses and costs in connection with the Planning Board's review and evaluation of this Application.

Signed:  Attorney for Verizon Wireless

Applicant (or Agent) Signature
Cellco Partnership d/b/a Verizon Wireless

Printed Name of Applicant

Signed: See Tab 7 for Letter of Authorization

Property Owner(s) of Record Signature(s)
Glacier, LLC

Printed Name(s) of Property Owner(s) of Record

Date: 04/04/2016

Payments Received: Application Fee:	\$ <u>1,500 (payment made on 12/15/2015)</u>
Project Review Fees: (if applicable)	\$ _____
Inspection Fees: (if applicable)	\$ _____
Other Fees: (if applicable)	\$ _____

Town of Westwood	
Planning Board Meeting Schedule and Filing Deadlines	
Application Filing Deadline	Meeting Date
Thursdays 4:30 PM	Tuesdays 7:30 PM, 50 Carby Street
12/10/2015	1/12/2016
12/16/2015**	1/19/2016
1/7/2016	2/9/2016
1/21/2016	2/23/2016
2/11/2016	3/15/2016
3/10/2016	4/12/2016
3/24/2016	Monday, 4/25/2016
4/7/2016	5/10/2016
4/21/2016	5/24/2016
5/12/2016	6/14/2016
5/26/2016	6/28/2016
6/9/2016	7/12/2016
6/30/2016	8/2/2016
7/21/2016	8/23/2016
8/4/2016	9/6/2016
8/18/2016	9/20/2016
9/1/2016	10/4/2016
9/15/2016	10/18/2016
9/29/2016	11/1/2016
10/13/2016	11/15/2016
11/3/2016	12/6/2016
<p>Meeting dates, locations and times are subject to change. Please check the final agenda with the Planning Division, the Town Clerk, or on the Town's website at http://www.townhall.westwood.ma.us/index.cfm/page/all-events</p> <p>The above filing deadlines apply to applications requiring a public hearing and legal advertisement in the newspaper. ANR plans or other items not requiring a public hearing should be submitted five business days in advance of the meeting date. Please contact the Town Planner to get on a meeting agenda.</p> <p><i>While we strive to advertise all items for the meeting date listed, incomplete applications, complex projects that require additional review time such as those needing peer review, and depending on the number of applications received, certain applications may be heard at the following meeting.</i></p>	
<p>**Early due to a holiday</p> <p>Contacts: Town Planner, Abby McCabe - (781) 251-2581 or amccabe@townhall.westwood.ma.us Land Use Specialist, Janice Barba - (781) 320-1366 or jbarba@townhall.westwood.ma.us</p> <p>Planning Division: Carby Street Municipal Office Building 50 Carby Street, Westwood, MA 02090 Hours: Monday - Thursdays 8:30 AM - 4:30 PM, Fridays 8:30 AM - 1:00 PM</p>	

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CHRISTOPHER A. SWINIARSKI
Admitted in NH and MA

McLane Middleton, Professional Association
900 Elm Street
Manchester, NH 03105

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Email: christopher.swiniarski@mcclane.com

March 29, 2016

Ms. Janice Barba, Planning and Land Use Specialist
Westwood Planning Department
50 Carby Street
Westwood, MA 02090

Re: Application for Special Permit – Wireless Communication Facility
Applicant: Cellco Partnership, d/b/a Verizon Wireless (“Verizon”)
Parcel ID: 21-231
Street Address: 90 Glacier Drive (the “Property”)
Zoning District: HB – Highway Business
Authority: Sections 9.4.6 and 9.4.7 of the Zoning Bylaw of the Town of Westwood, Massachusetts (the “Zoning Bylaw”)

Ladies and Gentlemen:

Introduction

The purpose of this letter is to supplement the enclosed application for a special permit for Verizon’s proposed Temporary and Permanent Wireless Communication Facility (the “Facility” or “WCF”) to be installed on the Property. The Facility will consist of a typical 100’ flagpole, surrounded by an 8’ tall fenced compound (the “Compound”) on the Property, as more fully described herein.

I. Applicant Information

Verizon is one of the nation’s leading providers of wireless communications, providing coverage in all of the top 100 markets in the United States. Verizon has developed one of the largest and most reliable national wireless networks to provide wireless voice and data services to an ever-growing customer base, last counted at well over 140 million.

II. Legal Issues

A. Federal Preemption of Certain Aspects of Telecommunications Facilities.

In an effort to promote the ability of wireless service carriers to provide better service to the American population, the United States Congress passed the Telecommunications Act of 1996, codified as 47 U.S.C. sec. 332, et. seq. (the "TCA"). The purpose or legislative intent behind the TCA was **"to promote competition and reduce regulation in order to secure lower prices and higher quality services for American telecommunications consumers and encourage the rapid deployment of new telecommunications technologies."**(See TCA at 56).

To further that intent, the TCA specifically preempts and prohibits state and municipal governments from, among other things:

- Regulating the environmental or health effects of telecommunications facilities operated by federally licensed carriers;
- Imposing any regulation that makes it impractical for a carrier to provide coverage in any area
- Specifically limiting the location of telecommunications facilities to specific zoning districts or overlay districts
- Requiring a carrier to conduct an exhaustive search of any area before permitting a proposed telecommunication facility

In Omnipoint Holdings, Inc. v. City of Cranston, et al., 586 F.3d 38 (1st Cir. 2009) (hereinafter "Omnipoint"), the First Circuit Court of Appeals interpreted the TCA and laid out the framework for a municipal authority to permit the siting of a proposed telecommunications facility. That framework is broken down to two core elements. The carrier must (1) show a significant gap in substantial coverage and (2) show that the proposed site is the most feasible alternative to address the aforementioned gap in coverage.

B. Authority Preserved for Municipal Boards.

While the TCA has preempted municipal authority with respect to prohibiting where a telecommunications facility can be placed if a gap in substantial coverage exists, municipal boards retain the authority to evaluate whether there exists a better alternative site that can address the identified coverage gap.

In compliance with both the TCA and the holdings in Omnipoint, Verizon performed an analysis of other alternatives for viability prior to selecting the Property for its proposal. That analysis is discussed in greater detail below under the Site Selection heading.

C. The Project Complies with Westwood Zoning Bylaws

9.4.4 Permitted Uses. "Except as otherwise provided herein and subject to the provisions of this bylaw applicable to the underlying district, land and buildings in a WCOD may be used for any purpose permitted as of right or by special permit in the underlying district.

Minor wireless communication facilities and Major wireless communication facilities may be permitted in the WCOD as set forth in this Section. Wireless communication facilities, whether Major or Minor, shall not be permitted outside the boundaries of the WCOD.”

According to Zoning Bylaw 9.4.2.1, the WCOD includes Highway Business (HB). The proposed site is within the HB zone, and thus complies with the above provision of the Zoning Bylaws.

9.4.5.4 Permits Required. “Major wireless communication facilities may be permitted in the WCOD only upon the issuance of a WCOD Special Permit from the Planning Board, which shall include a determination by the Planning Board that the location of the proposed facility would provide adequate screening and/or buffering such that the proposed facility would not be detrimental to the Town or to the general character or visual appearance of the surrounding neighborhood or abutting uses, and would be consistent with the intent of the Bylaw.”

The proposed site plan is for a wireless facility concealed within a “flagpole”-style tower. The tower lacks the traditional characteristics of a standard latticework wireless tower, and helps to reduce the visual impact on the neighborhood. Additionally, the tower will be bordered on the south, east, and north by commercial buildings, and on the west by an MBTA railroad line as well as some smaller commercial buildings. It is many hundreds of feet away from the nearest residential property and, although it will be visible from the surrounding area, will not appear as a wireless facility to the casual observer. The base of the tower and accompanying equipment will be hidden from view by an eight (8)-foot-tall cedar-paneled fence. The location and design of the tower is commensurate with the purpose of the Zoning Bylaws in preserving the character of the neighborhood by minimizing the visual impact on nearby properties.

9.4.6.2.1 Location, Size, and Height of Facility and Accessory Equipment

See attached plans.

9.4.6.2.2 Property Boundaries

See attached plans.

9.4.6.2.3 Topographical Site Information

No change in topography.

9.4.6.2.4 Fencing, Landscaping, Lighting, and Signage

See attached plans.

9.4.6.2.5 Tree and Vegetation Clearing

No clearing proposed.

9.4.6.2.6 Location and Identification of Existing Buildings on the Site

See attached plans.

9.4.6.2.7 Location and Identification of Existing Buildings Within 500 of Site

See attached plans.

9.4.6.3 Profile or Elevation Drawings

See attached plans.

9.4.6.4 Color Photo or Computerized Rendition of the Facility

See attached photo simulations.

9.4.6.5 Facility Description and Reasons for Proposed Location

See project narrative.

9.4.6.6 Radiofrequency Radiation and Coverage Depiction

See RF report.

9.4.6.7 Confirmation of Compliance with all State and Federal Laws

The proposed project complies with all applicable state and federal regulations.

9.4.6.8 Description of the Facility's Capacity

See project narrative.

9.4.6.9 Documentation of the Legal Right to Install Facility

See attached Letter of Authorization.

9.4.6.10 "Balloon Test"

See attached photo simulations.

9.4.7.1 Aesthetic and Visual Impact

The Facility is designed to be a "stealth" wireless installation, meaning it will not appear to be a traditional wireless tower to the casual observer.

9.4.7.2 Co-location of Facilities

The location of the proposed Facility was selected in order to provide wireless coverage to Verizon's customers. To the extent collocation is preferable when choosing a site, in this instance it is the only feasible method of providing the service necessary to correct a substantial gap in coverage.

9.4.7.3 Design and Construction to Maximize Users

The Facility is designed to support more than one wireless carrier, so future carriers who wish to use the Facility may do so without constructing more towers in the Town of Westwood.

9.4.7.4 Antenna Support Structures

This Facility is a monopole disguised as a flagpole.

9.4.7.5 Maximum Height.

The proposed tower meets the maximum height standard set for Major wireless facilities under the Zoning Bylaw, as it does not exceed 100 feet.

9.4.7.6 Maximum Width.

The width of the proposed tower is four (4) feet across in order to provide collocation space for up to four (4) wireless providers at the site, in accordance with section 9.4.7.2.

9.4.7.7 Setback from Public Way.

The setback from the property line of any public way is at least one-hundred (100) feet, which is equal to 100 percent of the maximum height of the proposed tower.

9.4.7.8 Setback from Residential Dwelling.

The setback from any current residential dwelling is significantly greater than one-hundred (100) feet, which is equal to 100 percent of the maximum height of the proposed tower.

9.4.7.9 Equipment Enclosures

See attached plans.

9.4.7.10 Fencing

See attached plans.

9.4.7.11 Facility Installation to Minimize Visual Impact

See project narrative and photosimulations.

9.4.7.12 Type of Antennas

See attached plans.

9.4.7.13 No Lighting of Facility

This Facility is not lighted.

9.4.7.14 No Effect on Town Emergency Radio Network

The Facility will operate on a frequency administered to Verizon by the FCC, and will not interfere with the Town's emergency radio communications, which operate on a different frequency.

9.4.7.15 No Signage Except for Maintenance Contact and "No Trespassing"

The only signs proposed are small placards required by federal law.

III. Project Description

The Facility will consist of a 100' flagpole, as more fully detailed on the plans attached as Exhibit 3 (the "Plans"). Verizon's antenna array will be concealed inside the flagpole at a centerline height of 95'. Additional equipment for Verizon's proposed Facility will be contained within the aforementioned compound, along with cable runs and appurtenances as detailed on the Plans. The entire Facility will be enclosed within an eight (8) foot tall temporary fence to prevent unauthorized access and preserve an attractive appearance.

The Facility is proposed to address an immediate and significant gap in service in the area of Westwood as shown on the Radio Frequency Plots included at Exhibit 4.

IV. Site Selection

A. Substantial Gap in Coverage.

Verizon continuously works to enhance and improve the coverage and performance of its network. The network requires multiple sites covering the nation in a honeycomb like structure to provide seamless voice and data coverage across the areas served. To this extent, substantial coverage is the ability of any given area of the network to handle and off load voice and data traffic to the other sites in the honeycomb-like network to which it is connected, and for those sites in turn to do the same with all of the sites to which they are connected, thus creating a network. When any given area does not have a telecommunications facility that can handle and off-load the market's voice and data traffic in the manner described above, that area has a gap in coverage.¹

¹ This is the reason that "bars" or coverage strength shown on any person's phone or device are not relevant indicators for determining a gap in substantial coverage.

As shown on the coverage maps attached hereto as Exhibit 4, a significant gap in coverage exists in the areas Route 1A and the VFW Parkway, South of I 95, as shown in white on the existing coverage plots included with the RF Report at Exhibit 4.

B. The Proposed Facility is the Most Feasible Alternative.

Verizon's network transmitting and receiving facilities require a relatively clear path from the facility to the remote user. This dynamic requires antennas to be placed in a location where the radio frequency signal is not obstructed or degraded by buildings, dense vegetation or topographical features.

Once Verizon's department of radio frequency engineering identifies the gap in coverage, a geographical "Search Ring" is issued to real estate consultants who physically investigate the Search Ring to find viable sites, or "Candidates". The consultants first look for existing telecommunications facilities on towers or other tall buildings, as these facilities are allowed by right in all of the United States under federal law.² If none of the foregoing are discovered in the Search Ring, the real estate consultant looks to the municipality's ordinance or bylaw for guidance as to sites preferred by the municipality.

With respect to the Search Ring at hand, Mr. David Tivnan, the real estate consultant, identified an existing unipole telecommunications facility located at the Property. Following his initial investigation, Mr. Tivnan was informed by the unipole operator that it was completely occupied with no additional available space at any significant height. The candidate was thus rejected as non-viable to address the identified gap in coverage.

Having found no other existing towers or buildings with significant height within the Search Ring, and logically concluding that the Town of Westwood favors this location (since a unipole already exists there), Mr. Tivnan contacted Verizon to consider methods of addressing the gap in coverage from the Property. He noted that there was ample land space available for a complimentary facility, and thought it likely that the owner would be willing to lease space for such a facility since one already existed on the Property. After making contact with the owner of the Property, Mr. Tivnan reached an agreement with the Owner and obtained permission to seek and obtain all requisite permits while negotiating a lease for the Facility.

Mr. Tivnan thus logically concluded that the Property was the best viable location for a facility that would adequately address the established gap in coverage because:

- **No other existing tower or structure suitable for the Facility exists in the Search Ring;**
- **The Property is set back significantly from residential areas, and will likely not be noticeable from most surrounding properties; and**
- **The owner of the Property was willing to lease a portion of the Property to Verizon for use as a telecommunications facility.**

² See Section 6409 of the *Middle Class Tax Relief and Job Creation Act* of 2012, Pub. L. No. 112-96, 126 Stat. 156 ("Act"), codified at 47 U.S.C. 1401 et. seq. We provide this reference for informational purposes as the Act has significant impact on the Board's powers with respect to regulation of telecommunications facilities and was passed just recently in 2012. Additionally, the MA attorney general's office has sent interpretations of the Jobs act to almost every municipal planning department in the Commonwealth.

V. Summary

Verizon's proposed Facility will be unmanned, with technicians visiting the Property 1-2 times per month for maintenance purposes. It will be temporary and operational only for such time as is necessary to complete design and permitting of a permanent solution. It will comply with all applicable FCC regulations and will provide better wireless service to meet the ever-increasing demand of the residents and businesses of Westwood and their visitors. Except for standard electrical service, the Facility will not impact utilities, schools, traffic or other Westwood municipal resources. Indeed, the service that Verizon and other wireless carriers provide is used by almost every resident of Westwood, with the demand for that service increasing at a phenomenal rate.

We therefore respectfully request that you find the proposed Facility to be the best means by which Verizon can provide high quality wireless service that is so valuable to the residents of Westwood, and grant the aforementioned application for a Special Permit. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'CS', is positioned below the word 'Sincerely,'.

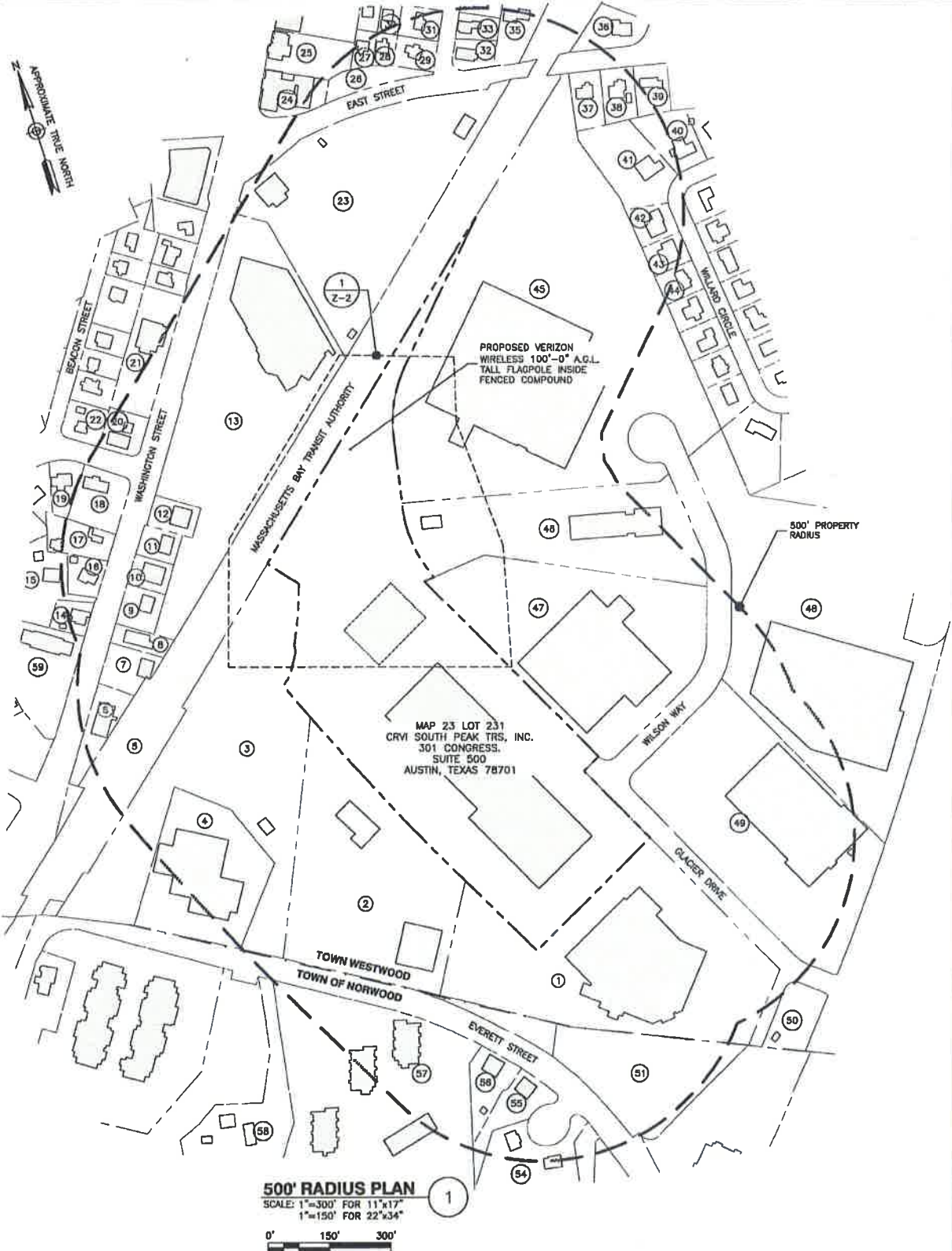
Christopher Swiniarski
Attorney for Verizon Wireless

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KEY#	MAP	LOT	OWNER	MAILING ADDRESS
1	23	230	AMR REAL ESTATE HOLDINGS LLC WW SERIES	425 PROVIDENCE HWY. WESTWOOD, MA 02090
2	23	228	EVERETT STREET LLC	200 Highland Ave., Needham, MA 02494
3	23	227	HARTLING CORP	PO BOX 1140, EAST SANDWICH, MA 02537
4	23	226	EVERETT STREET REALTY CORP	PO BOX 1140, EAST SANDWICH, MA 02537
5	23	N/A	TRAIN ROW	
6	23	224	SLIBY KENNETH G	PO BOX 231 WESTWOOD, MA 02090
7	23	223	DLT FAMILY LIMITED PARTNERSHIP	5 FOX HOLLOW LN SHARON, MA 02067
8	23	222	MADDEN ROBERT H	395 Washington St., Westwood, MA 02090
9	23	221	LAHAM FAMILY LIMITED PARTNERSHIP	70 BAY COLONY DR WESTWOOD, MA 02090
10	23	220	LAMBRIANDIS J TRS	384 WASHINGTON ST WESTWOOD, MA 02090
11	23	219	JOF REALTY LLC	30 EASTBROOK ROAD DENHAM, MA 02026
12	23	218	COEN PATRICK C TRUSTEE	82 SMITH DRIVE WESTWOOD, MA 02090
13	23	217	ROCHE BROS SUPERMARKETS INC	70 HASTINGS STREET WELLESLEY MA 02481
14	23	28	REMY CASSANDRA	395 Washington St., Westwood, MA 02090
15	23	29	ARIAS PEDRO	ONE PARK Cir., Westwood, MA 02090
16	23	30	VO THUY	36 Cherokee Rd., Canton, MA 02021
17	23	31	MCNALLY JOSEPH G	379 Washington St., Westwood, MA 02090
18	23	32	DOLLEY JOSEPH L & JOSEPHINE H	2 Brookfield Rd., Westwood, MA 02090
19	23	33	CAMPION JOHN G	6 Brookfield Rd., Westwood, MA 02090
20	23	73	STUCHINS ARTHUR M TRUSTEE	361 Washington St., Westwood, MA 02090
21	23	74	THE NEEDHAM COOPERATIVE BANK	1063 Great Plain Ave., Needham, MA 02192
22	23	75	MAUS DANIEL J	7 Brookfield Rd., Westwood, MA 02090
23	23	215	TOWN OF WESTWOOD	580 High STREET WESTWOOD, MA 02090
24	23	189	TOWN OF WESTWOOD	581 High STREET WESTWOOD, MA 02090
25	23	188	TOWN OF WESTWOOD	582 High STREET WESTWOOD, MA 02090
26	23	190	TOWN OF WESTWOOD	583 High STREET WESTWOOD, MA 02090
27	23	191	DEMEN BECHARA	471 East St., Westwood, MA 02090
28	23	192	WHEELER PRISCILLA	36 GULL LANE WESTWOOD, MA 02090
29	23	193	BRADLEY ALICE M TRUSTEE	461 East St., Westwood, MA 02090
30	23	195	CLOHERTY EDWARD D JR	10 Stafford Pl., Westwood, MA 02090
31	23	194	BRADLEY ROBERT D & CAROLA	7 Stafford Rd., Westwood, MA 02090
32	23	213	BRADLEY ALICE M TRUSTEE	7 Stafford Rd., Westwood, MA 02090
33	23	212	KHURI-TRAPPER HANIA	11 Stafford Rd., Westwood, MA 02090
34	23	211	DARGAN EILEEN E	19 Stafford Rd., Westwood, MA 02090
35	17	214	OMALLEY TIMOTHY	437 East St., Westwood, MA 02090
36	24	26	OBRIEN JOSEPH	419 East St., Westwood, MA 02090
37	24	40	WANG DANQING	426 East St., Westwood, MA 02090
38	24	39	MURPHY STEPHEN G	418 East St., Westwood, MA 02090
39	24	38	MARY A & PAUL V D'CONNOR TRUSTEE	414 East St., Westwood, MA 02090
40	24	34	LIU ZAIQIANG	23 Willard Cir., Westwood, MA 02090
41	24	33	BACHILLER CARLOS	29 Willard Cir., Westwood, MA 0260
42	24	32	GAIL A CAHALY TRUSTEE	35 Willard Cir., Westwood, MA 02090
43	24	31	GANIM CAROLYN	41 Willard Cir., Westwood, MA 02090
44	24	30	GALLAGHER MICHAEL J	47 Willard Circle Westwood, MA 02090
45	23	235	FAIRLANE WESTWOOD LLC	1025 Cambridge St., Cambridge, MA 02141
46	23	233	ALGONQUIN GAS TRANSMISSION CO	PO Box 1642, Houston, TX
47	23	232	KISIEL MM & WERNER ER TRUSTEES	PO Box 2781, Framingham, MA 01703
48	24	3	PERRY FRANCIS J & WALKER WM J TR	PO Box 158, Irlington, MA 02090
49	24	2	PERRY HELEN P	PO Box 158, Irlington, MA 02091
50	24	1	MCDONALD'S CORPORATION (20-224)	PO Box 12571, Columbus, OH
51	19	8-4	AMR REAL ESTATE HOLDINGS, LLC	425 PROVIDENCE HWY westwood MA 02090
52	19	11-2	MCDONALD'S CORPORATION	PO Box 12571, Columbus, OH
53	19	11-3	BADGER BROTHERS REALTY TRUST	36 Clapboardtree St., Norwood, MA
54	19	9-10	KINGDOM PROPERTIES ASSOCIATES, LLC	69 BOSTON PROVIDENCE TPKE Norwood, MA 02062
55	19	9-5	RAICHIE, ROBERT	20 JAY AVENUE Leominster, MA 01453
56	19	8-3	MOTYNIAN, JOHN F TRS	PO Box 315, Foxboro, MA 02035
57	19	8-1	NORWOOD HOUSING AUTHORITY	40 WILLIAM SHYNE CIRCL Norwood, MA 02062
58	19	8-2	GROVER, ALFRED L L/E	81 Everett St., Norwood, MA 02062
59	23	27	GOODE JAMES E	3 STEVENS Cir., Westwood, MA 02090

LEGEND	
	LOCUS PROPERTY LINE
	EXISTING PROPERTY LINE
	TOWN LINE
	EXISTING ROAD
	EXISTING BUILDING
	500' PROPERTY RADIUS

NOTES:
1. ABUTTERS INFORMATION BASED ON TOWN OF WESTWOOD ONLINE ASSESSOR INFORMATION ON 08/10/13.



500' RADIUS PLAN
SCALE: 1"=300' FOR 11'x17"
1"=150' FOR 22'x34"
0' 150' 300'

verizon
WIRELESS
VERIZON WIRELESS
400 FRIBERG PARKWAY
WESTBOROUGH, MA 01581-3956

WESTWOOD 5 MA

ZONING DRAWINGS		
D	12/08/15	FOR SUBMITTAL
B	12/04/15	FOR REVIEW
A	10/02/13	FOR REVIEW

Dewberry
Dewberry Engineers Inc.
280 BUMMER STREET
10TH FLOOR
BOSTON, MA 02210
PHONE: 617.899.3400
FAX: 617.899.3310

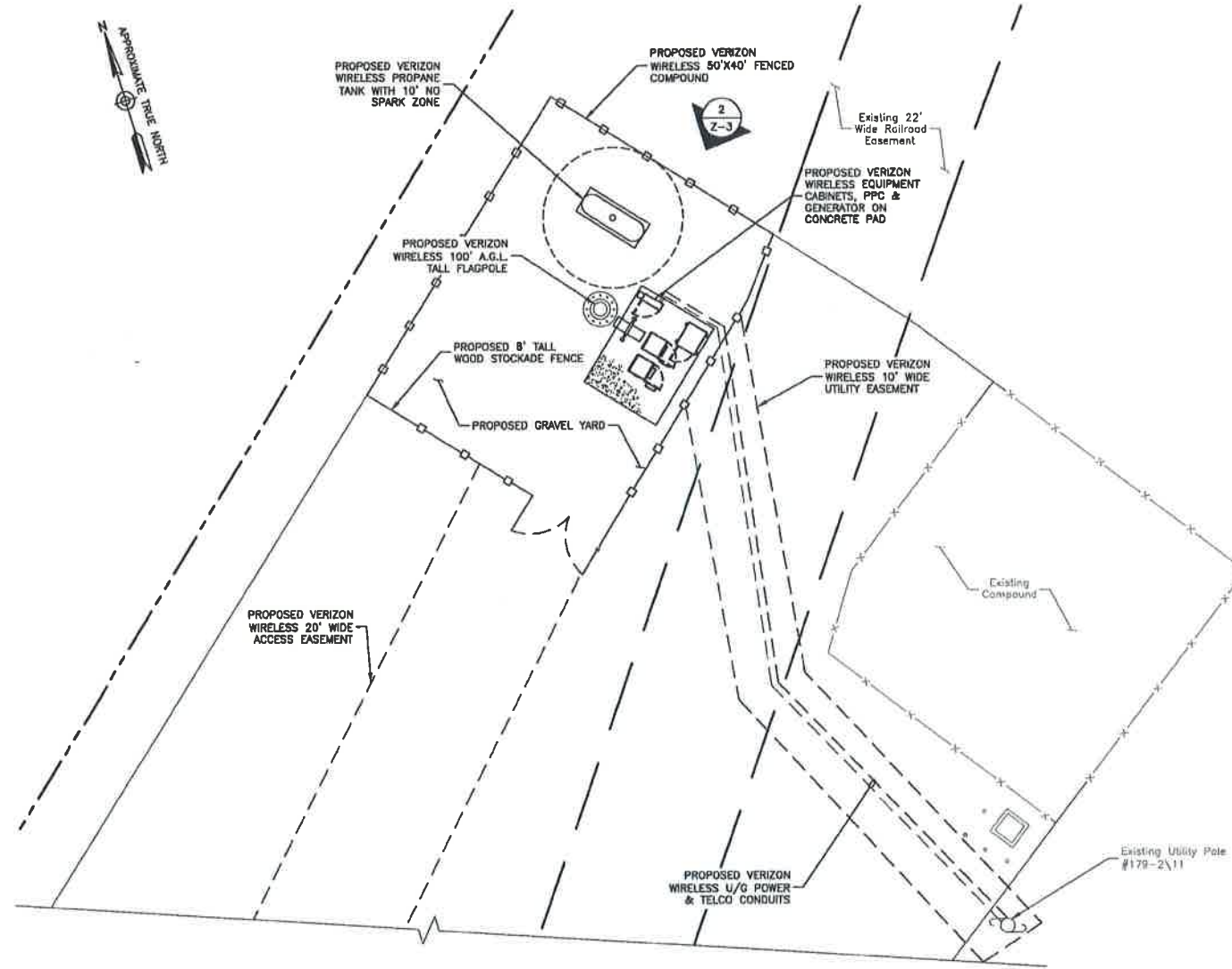


DRAWN BY: JG
REVIEWED BY: KB
CHECKED BY: BBR
PROJECT NUMBER: 80002925
JOB NUMBER: 80080824
SITE ADDRESS:

90 GLACIER DRIVE
WESTWOOD, MA 02090

SHEET TITLE
500' RADIUS PLAN
SHEET NUMBER

Z-1

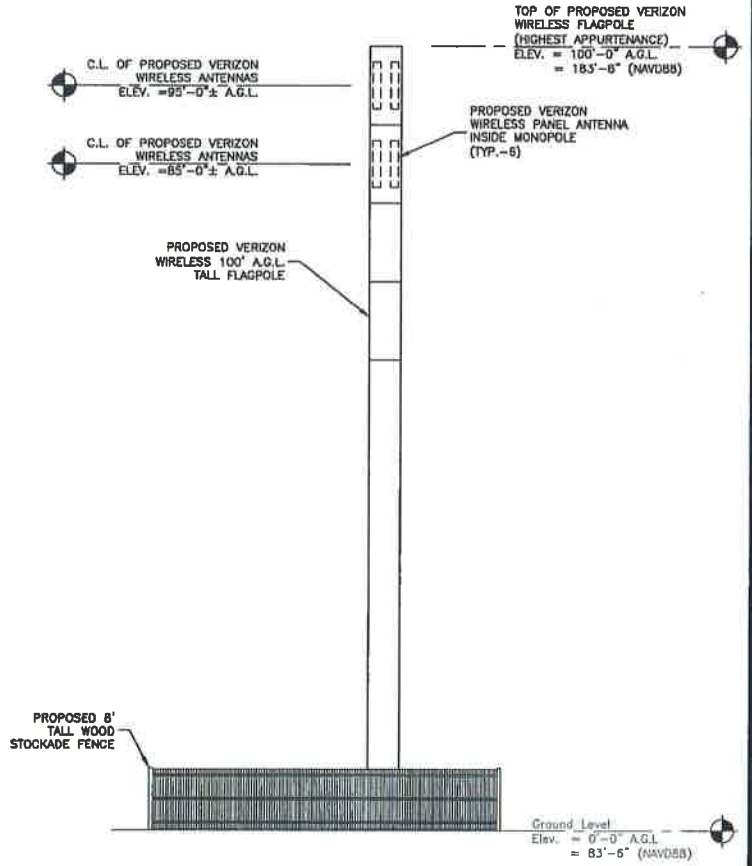


SITE PLAN
 SCALE: 1"=20' FOR 11"x17"
 1"=10' FOR 22"x34"



LEGEND:	
A.G.L.	ABOVE GROUND LEVEL
C.L.	CENTER LINE
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988

- NOTES:**
- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 - A.G.L. - ABOVE GROUND LEVEL
C.L. - CENTER LINE
A.M.S.L. - ABOVE MEAN SEA LEVEL
 - MONOPOLE AND FOUNDATION DESIGN BY OTHERS.
 - POWER TO COME FROM EXISTING TRANSFORMER ON SITE. UPGRADE AS REQUIRED PER FINAL UTILITY COMPANY DESIGN. FIBER TO COME FROM EXISTING UTILITY POLE 179-2/11 ON SITE.



ELEVATION
 SCALE: 1"=20' FOR 11"x17"
 1"=10' FOR 22"x34"



verizon
 WIRELESS
 VERIZON WIRELESS
 400 FRIBERG PARKWAY
 WESTBOROUGH, MA 01581-3956

WESTWOOD 5 MA

ZONING DRAWINGS

REV	DATE	DESCRIPTION
0	12/08/15	FOR SUBMITTAL
B	12/04/15	FOR REVIEW
A	10/02/13	FOR REVIEW

Dewberry
 Dewberry Engineers Inc.
 200 SUMMER STREET
 10TH FLOOR
 BOSTON, MA 02210
 PHONE: 617 665 9400
 FAX: 617 665 9310

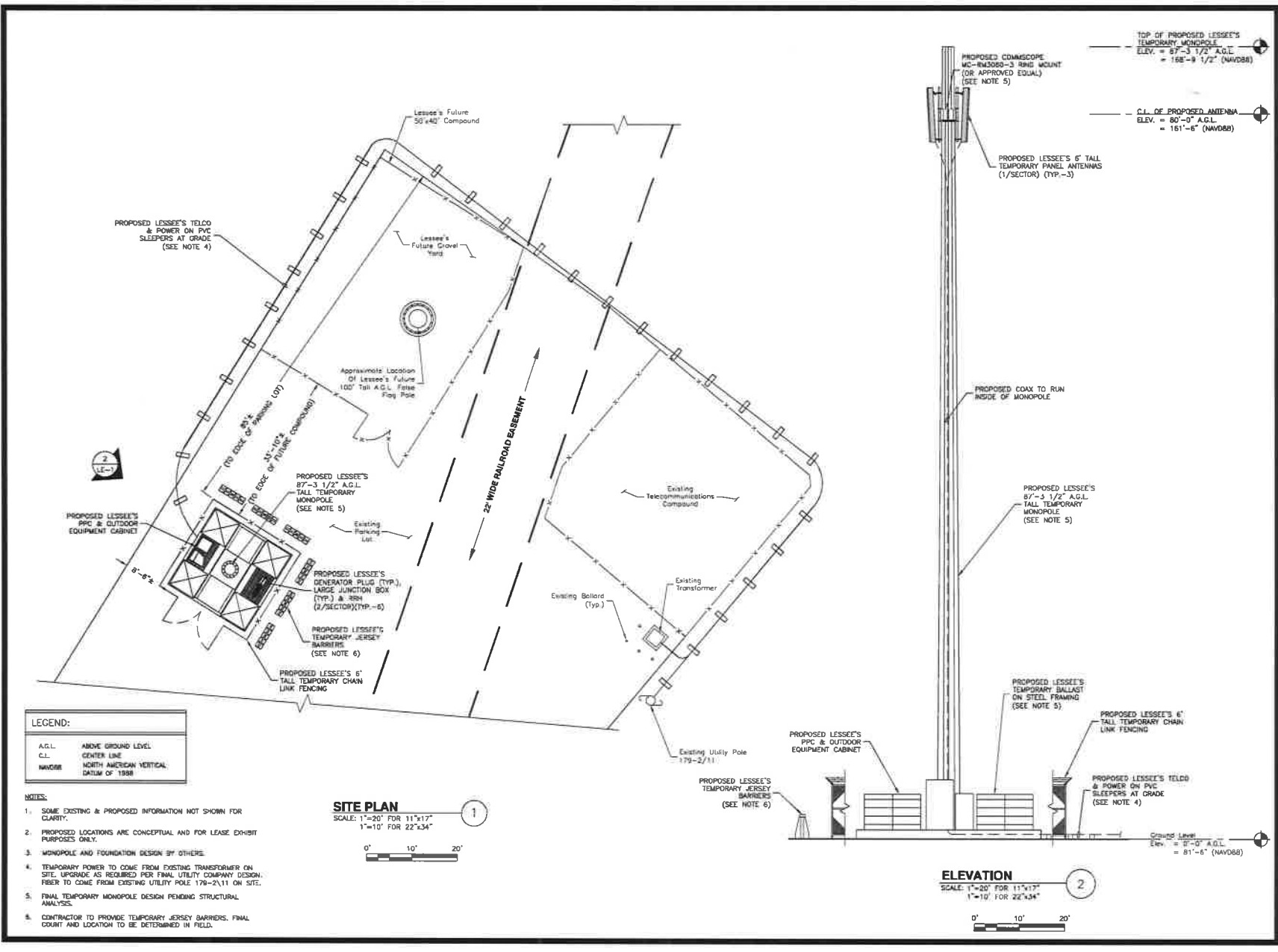


DRAWN BY:	JG
REVIEWED BY:	KB
CHECKED BY:	BBR
PROJECT NUMBER:	50002925
JOB NUMBER:	50080624
SITE ADDRESS:	

90 GLACIER DRIVE
 WESTWOOD, MA 02090

SHEET TITLE
**SITE PLAN
 & ELEVATION**
 SHEET NUMBER

Z-3



**WESTWOOD 5
 TEMP MA**

LEASE EXHIBIT

A 10/20/15 FOR COMMENT

Dewberry
 Dewberry Engineers Inc.
 280 SUMMER STREET
 10TH FLOOR
 BOSTON, MA 02110
 PHONE: 617.883.3400
 FAX: 617.883.3710

DRAWN BY:	WR
REVIEWED BY:	KB
CHECKED BY:	BBR
JOB NUMBER:	50060624
PROJECT NUMBER:	50002925

SITE ADDRESS
 90 GLACIER DRIVE
 WESTWOOD, MAI 02090

SHEET TITLE	SITE PLAN & ELEVATION
SHEET NUMBER	

LE-1

4



C Squared Systems, LLC
65 Dartmouth Drive
Auburn, NH 03032
Phone: (603) 644 2800
support@csquaredsystems.com

RF Report

Proposed Wireless Facility
90 Glacier Drive
Westwood, MA 02090



December 4, 2015

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- Attachment B: Westwood 5 – 700 MHz LTE Coverage with Proposed Site
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- Attachment D: Westwood 5 – 700 MHz LTE Sector Footprints with Proposed Site
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1. Overview

This RF Report has been prepared on behalf of Verizon Wireless in support of its application submitted to the Town of Westwood for the installation and operation of a wireless facility located at 90 Glacier Drive in Westwood, MA. The proposed facility consists of ground based equipment cabinets and a proposed 100' stealth monopole tower.

This report concludes that the proposed site is needed to fill in coverage gaps and provide capacity relief to central sections of Westwood in order to improve deficient service areas along Route 1, Route 1A (Washington Street/Upland Road), Washington Street, Everett Street, East Street, and the surrounding roads, neighborhoods, community areas, and the numerous business and retail areas.

Included in this report is: a brief summary of the site's objectives, maps showing Verizon Wireless' current network plan, and predicted Radio Frequency coverage of the subject site and the surrounding sites in Verizon Wireless' network.

2. Introduction

Verizon Wireless provides digital voice and data communications services using 3rd Generation (3G) CDMA/EVDO technology in the Cellular (800 MHz) and PCS (1900 MHz) frequency bands, and is in the midst of deploying advanced 4th Generation (4G) voice and data services over LTE technology in the 700 MHz, PCS, and AWS (2100 MHz) frequency bands as allocated by the FCC. These networks are used by mobile devices for fast web browsing, media streaming, and other applications that require broadband connections. The mobile devices that benefit from these advanced networks are not limited to basic handheld phones, but also include devices such as smartphones, PDA's, tablets, and laptop air-cards. With the evolving rollout of 4G LTE services and devices, Verizon Wireless customers will have even faster connections to people, information, and entertainment.

As explained within this report, Verizon Wireless has identified the need to add a new facility to its existing network of sites in the Westwood area to improve coverage and capacity to a significant gap in service that now exists in central Westwood, in order to support reliable communications and meet the growing demand in the area.

To maintain a reliable and robust communications system for the individuals, businesses, public safety workers and others who use its network, Verizon Wireless deploys a network of cell sites (also called wireless communications facilities) throughout the areas in which it is licensed to provide service. These cell sites consist of antennas mounted on structures, such as buildings and towers, supported by radio and power equipment. The receivers and transmitters at each of these sites process signals within a limited geographic area known as a "cell."

Mobile subscriber handsets and wireless devices operate by transmitting and receiving low power radio frequency signals to and from these cell sites. Handset signals that reach the cell site are transferred through land lines (or other means of backhaul transport) and routed to their destinations by sophisticated electronic equipment. In order for Verizon Wireless' network to function effectively, there must be adequate overlapping coverage between the "serving cell" and adjoining cells. This not only allows a user to access the network initially, but also allows for the transfer or "hand-off" of calls and data transmissions from one cell to another, and prevents unintended disconnections or "dropped calls."

Verizon Wireless' antennas also must be located high enough above ground level to allow transmission (a.k.a. propagation) of the radio frequency signals above trees, buildings and other natural or man-made structures that may obstruct or diminish the signals. Areas without adequate radio frequency coverage have substandard service, characterized by dropped and blocked calls, slow data connections, or no wireless service at all, and are commonly referred to as coverage gaps.

The size of the area potentially served by each cell site depends on several factors including the number of antennas used, the height at which the antennas are deployed, the topography of the surrounding land, vegetative cover, and natural or man-made obstructions in the area. The actual service area at any given time also depends on the number of customers who are on the network in range of that cell site. As customers move throughout the service area, the transmission from the phone or other device is automatically transferred to the Verizon Wireless facility with the best reception, without interruption in service, provided that there is overlapping coverage between the cells.

Each cell site must be primarily designed to strike a balance between the overall geographic coverage area it will serve, and the site's capacity to support the usage within the coverage footprint. In rural areas, cell sites are generally designed to have broader coverage footprints because the potential traffic is sparser and distributed over a larger area. In more densely populated suburban and urban environments, the capacity to handle calls and data transmissions is of increasing concern, and cell sites must limit their coverage footprint to an area where the offered network traffic can be supported by the radio equipment and resources. Due to the aggressive historical and projected growth of mobile usage, particularly for mobile data (51% in 2014-2015, 47% CAGR 2014-2019 in North America)¹, instances arise where the usage demand can no longer be supported by the site(s) serving an area, and new facilities must be integrated to provide capacity relief to the overloaded sites.

We have concluded that by installing the proposed wireless communication facility at 90 Glacier Drive at an antenna centerline height of 95' and 85' AGL (above ground level), Verizon Wireless will be able to fill the substantial coverage gap that it now experiences, and provide improved coverage and capacity to residents, businesses, and traffic corridors within central sections of Westwood that are currently located within deficient service areas of Verizon Wireless' network.

¹ "Cisco Visual Networking Index: Global Mobile Data Traffic Forecast Update, 2014-2019", February 3, 2015, Cisco Systems, Inc. http://www.cisco.com/en/US/solutions/collateral/ns341/ns525/ns537/ns705/ns827/white_paper_c11-520862.pdf

3. The Proposed Facility

As shown on the plans submitted with the application, Verizon Wireless' proposal consists principally of the following elements:

- 1) A 100' stealth monopole within a 50' x 40' fenced telecommunications compound;
- 2) Equipment cabinets and a backup power generator on a concrete pad within the fenced compound;
- 3) Six (6) panel antennas (two per sector) concealed within the proposed 100' stealth monopole tower, at antenna centerline elevations of 95' and 85' AGL;
- 4) A liquid propane tank, on a proposed concrete pad within the fenced compound;
- 5) Underground power/fiber conduits from an existing transformer on site to the proposed equipment cabinets;
- 6) An ice bridge from the proposed equipment cabinets to the proposed tower to protect cabling between Verizon Wireless' equipment and the cable entry port located near the base of the tower.

4. Coverage and Capacity Objectives

As mentioned above, Verizon Wireless is in the process of rolling out its 4G LTE high-speed wireless broadband system in the 700 MHz, PCS, and AWS frequency bands, in accordance with its licenses from the FCC. In order to expand and enhance their wireless services throughout New England, Verizon Wireless must fill in existing coverage gaps and address capacity, interference, and high-speed broadband issues. As part of this effort, Verizon Wireless has determined that significant coverage gaps and insufficient network capacity exist in and around the central sections of the Town of Westwood, MA, as described further below.

Verizon Wireless currently operates wireless facilities, similar to the proposed facility, within the surrounding cities/towns in the vicinity. Due in large part to the distances between the existing sites, the intervening topography, and volume of user traffic in the area, these existing facilities do not provide sufficient coverage and capacity to portions of Westwood. Specifically, Verizon Wireless determined that much of central Westwood is without reliable service in the following areas and town roads², including but not limited to:

- Route 1, between East Street and Pleasant Street (Norwood)
 - Serves ~ 55,500 vehicles/day, as measured at the Westwood/Norwood town line (2014);
- Route 1A (Washington Street/Upland Road), between Waldo Way and Granite Street (Norwood);
 - Serves ~ 18,000 vehicles/day, as measured at the Westwood/Dedham town line (2014);
- Washington Street, between Everett Street and Route 1A;
- Everett Street, between Route 1A and Canton Street;
 - Serves ~ 16,300 vehicles/day, as measured west of Route 1 (1996);
- East Street, between Route 1A and Willard Circle;
 - Serves ~ 16,200 vehicles/day, as measured east of Route 1A (1996);
- The surrounding roads, neighborhoods, community areas, and the numerous business and retail areas within the proximity of the proposed site;

The proposed site located at 90 Glacier Drive (“Westwood 5”) is needed to fill in these targeted coverage and capacity gaps, in order to improve network quality and reliability for Verizon Wireless subscribers traveling along these roads, as well as to the numerous residences, businesses, and visitors in this area.

² Traffic counts are provided by the Massachusetts Department of Transportation, Transportation Data Management System.

5. Site Search, Selection Process, and Alternate Candidates

To find a site that provides acceptable service, fills the gaps in coverage, and provides adequate capacity relief, computer modeling software is used to define a search area. The search ring identifies the area within which a site could be located (assuming that sufficient height is used) that would have a high probability of addressing the significant coverage gap and meeting the capacity objectives established by the Verizon Wireless RF (Radio Frequency) engineers.

Once a search ring is determined, Verizon Wireless’ real estate specialists search within the proximity of the defined area for existing buildings, towers, and other structures of sufficient height that would meet the defined objectives. If none are found, then the focus shifts to “raw land” sites. A suitable site must satisfy the technical requirements identified by the RF engineers, must be available for lease, and must have access to a road and be otherwise suitable for constructing a cell site of the required size and height. Every effort is made to use existing structures before pursuing a “raw land” build to minimize the number of towers throughout the towns being serviced.

Table 1 below details the nearby existing structures identified during the search of the area. For the reasons stated in the “Evaluation” column below, it was determined that Verizon Wireless’ coverage and capacity objectives could not be satisfied from these locations.

Address	City	Location		Structure Type	Distance from Proposed (mi)	Ground Elevation (ft AMSL)	Available Height (ft AGL)	Evaluation
		Latitude	Longitude					
90 Glacier Drive	Westwood	42.2165	-71.1870	Stealth Monopole	0.01 mi	82 ft	N/A	Tower is at full capacity and is unable to accommodate another collocator.
300 Washington Street	Westwood	42.2174	-71.1871	Stealth Monopole	0.05 mi	95 ft	N/A	Tower is at full capacity and is unable to accommodate another collocator.

Table 1: Existing Structures Considered

After the search of the area had been completed, Verizon Wireless determined that there are no existing structures suitable for collocation with respect to its network requirements, and that constructing a new wireless communications facility at 90 Glacier Drive is necessary to address the targeted coverage and capacity objectives.

6. Pertinent Site Data

Table 2 below details the site-specific information for the existing, approved, and proposed Verizon Wireless sites used to perform the coverage analysis and generate the coverage plots provided herein.

Site Name	Address	City/State	Location		Structure Type	Antenna Height (ft AGL)	Status
			Latitude	Longitude			
Hyde Park	1605 Hyde Park Avenue	Boston, MA	42.2442	-71.1306	Monopole	100	On-Air
W Rox Georgetown	5050 Washington Street	Boston, MA	42.2655	-71.1520	Rooftop	46	On-Air
Canton 2	95 Shawmut Road	Canton, MA	42.1867	-71.1552	Monopole	58	On-Air
Canton 5	120 Royall Street	Canton, MA	42.2042	-71.1293	Rooftop	54/57	On-Air
Canton North	2438 Washington Street	Canton, MA	42.1987	-71.1197	Water Tank	75	On-Air
Dedham	55 Ariadne Road	Dedham, MA	42.2313	-71.1830	Rooftop	88	On-Air
Dedham 2	200 West Street	Dedham, MA	42.2550	-71.2094	Monopole	42	On-Air
Dedham 3	5 Incinerator Road	Dedham, MA	42.2559	-71.1667	Smokestack	105	On-Air
Dedham Oakdale	8 Industrial Drive	Dedham, MA	42.2372	-71.1431	Smokestack	109	On-Air
Walpole North	9 County Street	Dover, MA	42.2032	-71.2531	Monopole	81	On-Air
Milton 2	Milton Street	Milton, MA	42.2347	-71.1136	Rooftop	54	On-Air
Canton 3	346 Vanderbilt Avenue	Norwood, MA	42.1700	-71.1869	Monopole	114	On-Air
Norwood	661 Washington Street	Norwood, MA	42.1933	-71.2018	Rooftop	48.5	On-Air
Norwood 2	59 Davis Avenue	Norwood, MA	42.1758	-71.2191	Monopole	96	On-Air
Westwood	690 Canton Street	Westwood, MA	42.2018	-71.1609	Rooftop	40	On-Air
Westwood 3	213 Fox Hill Street	Westwood, MA	42.2289	-71.2155	Water Tank	76	On-Air
Westwood 7	248 Nahatan Street	Westwood, MA	42.2144	-71.2127	Steeple	54.8	Approved
Westwood 5	90 Glacier Drive	Westwood, MA	42.2167	-71.1872	Stealth Monopole	85/95	Proposed

Table 2: Verizon Wireless Site Information Used in Coverage Analysis³

³ Some sites listed in this table are outside the plot view but are included for completeness of information.

7. Coverage Analysis and Propagation Plots

The signal propagation plots provided in this report show coverage for the 700 MHz frequency range and were produced using deciBel Planner™, a Windows-based RF propagation computer modeling program and network planning tool. The software takes into account the geographical features of an area, land cover, antenna models, antenna heights, RF transmitting power and receiver thresholds to predict coverage and other related RF parameters used in site design and network expansion.

The plots included as attachments show coverage based on RSRP signal strengths of -90 dBm and -95 dBm. All other areas (depicted in white) fall within coverage areas characterized by poor service quality, low data throughput, and the substantial likelihood of unreliable service.

Attachments A - E are discussed below:

- **Attachment A** titled “Westwood 5 - Existing 700 MHz LTE Coverage” shows the existing coverage provided to areas of Westwood from the “On-Air” and “Approved” sites listed in Table 2. “On-Air” sites are defined as existing Verizon Wireless facilities, and “Approved” sites are defined as those that are in the final stages of permitting or construction and are expected to be turned on-air in the near future. The green areas represent the minimum desired level of coverage for this area, whereas the orange areas represent a slightly lower signal strength. The deficient areas of coverage are defined by the unshaded or “white” areas. As shown in this plot and described in the Coverage and Capacity Objectives section of this report, much of central Westwood is in an area of deficient coverage. These coverage gaps include Route 1, Route 1A (Washington Street/Upland Road), Washington Street, Everett Street, East Street, and the surrounding roads, neighborhoods, community areas, and the numerous business and retail areas.
- **Attachment B** titled “Westwood 5 - 700 MHz LTE Coverage with Proposed Site” shows the composite coverage with the proposed “Westwood 5” facility. As shown by the additional areas of coverage, the proposed facility will provide coverage to:
 - ~ 0.7 mi along Route 1;
 - ~ 1.0 mi along Route 1A (Washington Street/Upland Road);
 - ~ 0.6 mi along Washington Street;
 - ~ 0.6 mi along Everett Street;
 - ~ 0.3 mi along East Street;
 - ~ 2,000 additional residents⁴ in the proximity of the proposed site;
 - The surrounding roads, neighborhoods, businesses, and community areas, including but not limited to:
 - The numerous business parks and retail areas within the proximity of the proposed site, the MBTA Commuter Rail, the Xaverian Brother’s High School, and the Downey School.

⁴ Population counts are based upon 2010 U.S. Census residential data.

- **Attachment C** titled “Westwood 5 - Existing 700 MHz LTE Sector Footprints” depicts the areas primarily served by the sectors (a.k.a. signal “footprints”) of the existing Verizon Wireless sites in the area, which are shown by the unique color for each particular sector of interest. For clarity, all other sectors of less interest with respect to the proposed site are shown in grey. As demand for wireless voice and data services continues to grow, Verizon Wireless manages the footprint of each sector so that it can support the demand within the area it is primarily serving. In addition to improving coverage to the area, the proposed site is also needed to serve existing and anticipated demand in the vicinity and thereby offload some of the burden experienced by the surrounding sites. In that way, those sites will be able to more adequately serve the demand for service in the areas nearer to those surrounding sites. Please note that the outer parts of each sector footprint include areas that presently have signal strength below the targeted value required for reliable service to Verizon Wireless’ customers. The fact that low-level signal is capable of reaching these areas does not mean that these areas experience adequate coverage. These unreliable areas of low signal level impose a significant capacity burden on the sites primarily serving the area.
- **Attachment D** titled “Westwood 5 - 700 MHz LTE Sector Footprints with Proposed Site” shows the composite coverage with the overall footprint of the proposed facility in blue. As shown in this map, the proposed “Westwood 5” facility is an effective solution to provide the necessary capacity relief to the area, particularly to the overloaded “Dedham” gamma (red), “Westwood” gamma (orange), “Westwood 3” beta (yellow) sectors. The proposed facility is centrally located in the area of deficient coverage making it particularly suited to distribute the traffic load across multiple sectors, and provide a dominant server to this pocket of heavy usage. Table 3 below details the capacity relief based on the sector footprints shown in Attachments C and D.

Sector	Current		With "Westwood 5"		Offload Summary	
	Residential Pops	Area (mi ²)	Residential Pops	Area (mi ²)	Total Residential Pops Offloaded	Area Offloaded (mi ² /%)
Dedham Gamma	3138	1.55	1464	0.69	1674 (53.3%)	0.86 (55.5%)
Westwood Gamma	2146	1.12	1381	0.98	765 (35.6%)	0.14 (12.5%)
Westwood 3 Beta	979	0.88	631	0.71	348 (35.5%)	0.17 (19.3%)

Table 3: Capacity Offload Summary⁵

⁵ Residential population counts are based upon the 2010 U.S. Census data. Please note that this does not include employee, visitor, or vehicular counts in the area.

- **Attachment E** titled “Westwood 5 – Area Terrain Map” details the terrain features around the proposed “Westwood 5” site. These terrain features play a key role in dictating both the unique coverage areas served from a given location, and the coverage gaps within the network. This map is included to provide a visual representation of the terrain variations that must be considered when determining the appropriate location and design of a proposed wireless facility. The blue and dark green shades correspond to lower elevations, whereas the yellow, red, and white shades indicate higher elevations.

8. Certification of Non-Interference

Verizon Wireless certifies that the proposed facility will not cause interference to any lawfully operating emergency communication system, television, telephone or radio, in the surrounding area. The FCC has licensed Verizon Wireless to transmit and receive in the Upper C-Block of the 700 MHz band, Block of the Cellular (850 MHz) band, the F, C3, and C4 blocks of the PCS (1900 MHz) band, and the A and B blocks of the AWS (2100 MHz) band of the RF spectrum. As a condition of the FCC licenses, Verizon Wireless is prohibited from interfering with other licensed devices that are being operated in a lawful manner. Furthermore, no emergency communication system, television, telephone, or radio is licensed to operate on these frequencies, and therefore interference is highly unlikely.

9. Summary

In undertaking its build-out of 4G LTE service in Norfolk County, Verizon Wireless has determined that an additional facility is needed to provide reliable service and adequate capacity in the central areas of the Town of Westwood, MA. Verizon Wireless determined that constructing a wireless communications facility at 90 Glacier Drive in Westwood will provide additional coverage and capacity needed in the targeted coverage areas including key roadways such as Route 1, Route 1A (Washington Street/Upland Road), Washington Street, Everett Street, East Street, and the surrounding roads, neighborhoods, community areas, and the numerous business and retail areas. Without the installation of the proposed site, Verizon Wireless will be unable to improve and expand their existing 4G LTE wireless communication services in this area of Westwood; therefore, Verizon Wireless respectfully requests that the Town of Westwood act favorably upon the proposed facility.

10. Statement of Certification

I certify to the best of my knowledge that the statements in this report are true and accurate.

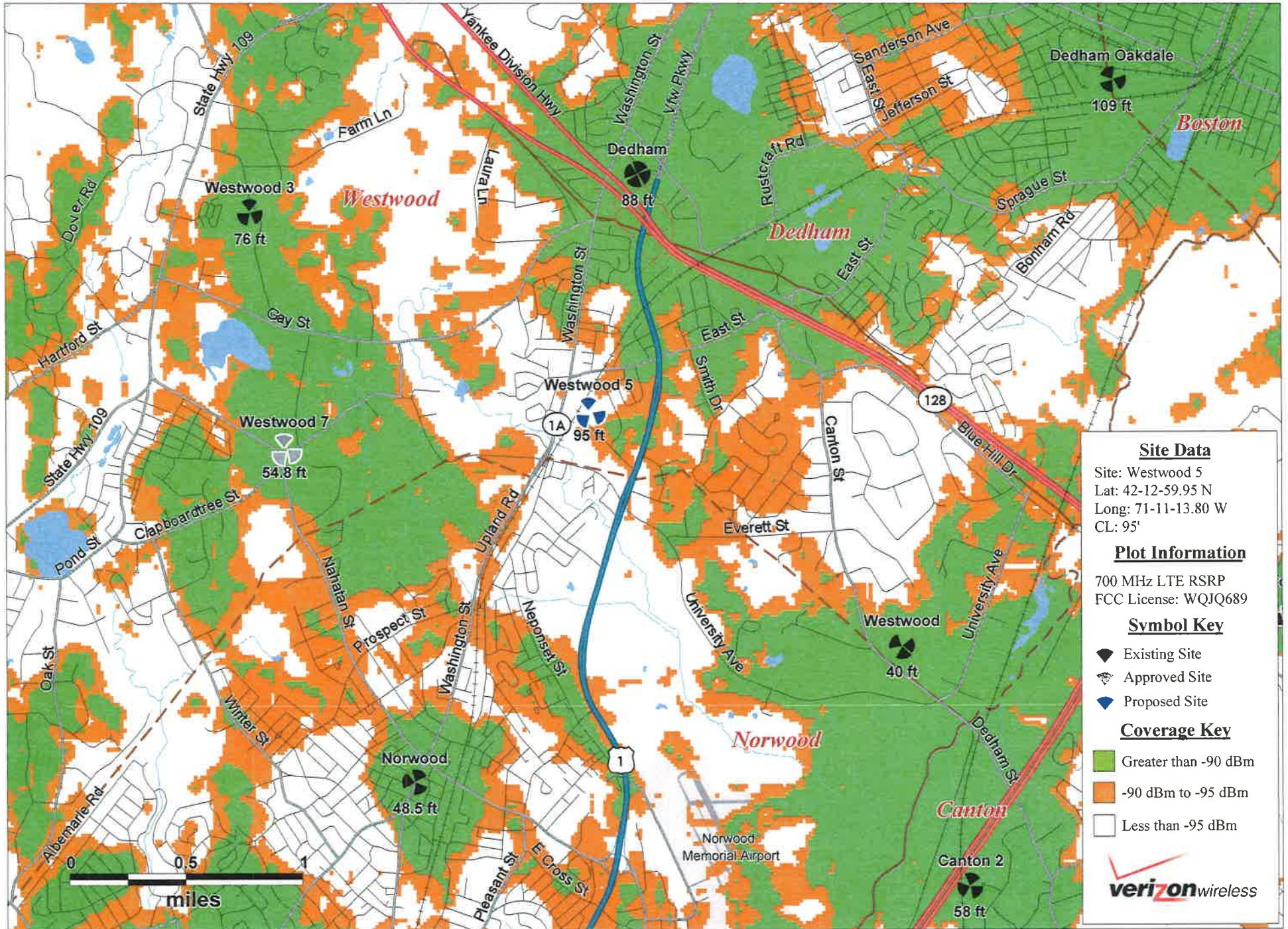
Keith Vellante

Keith Vellante
RF Engineer
C Squared Systems, LLC

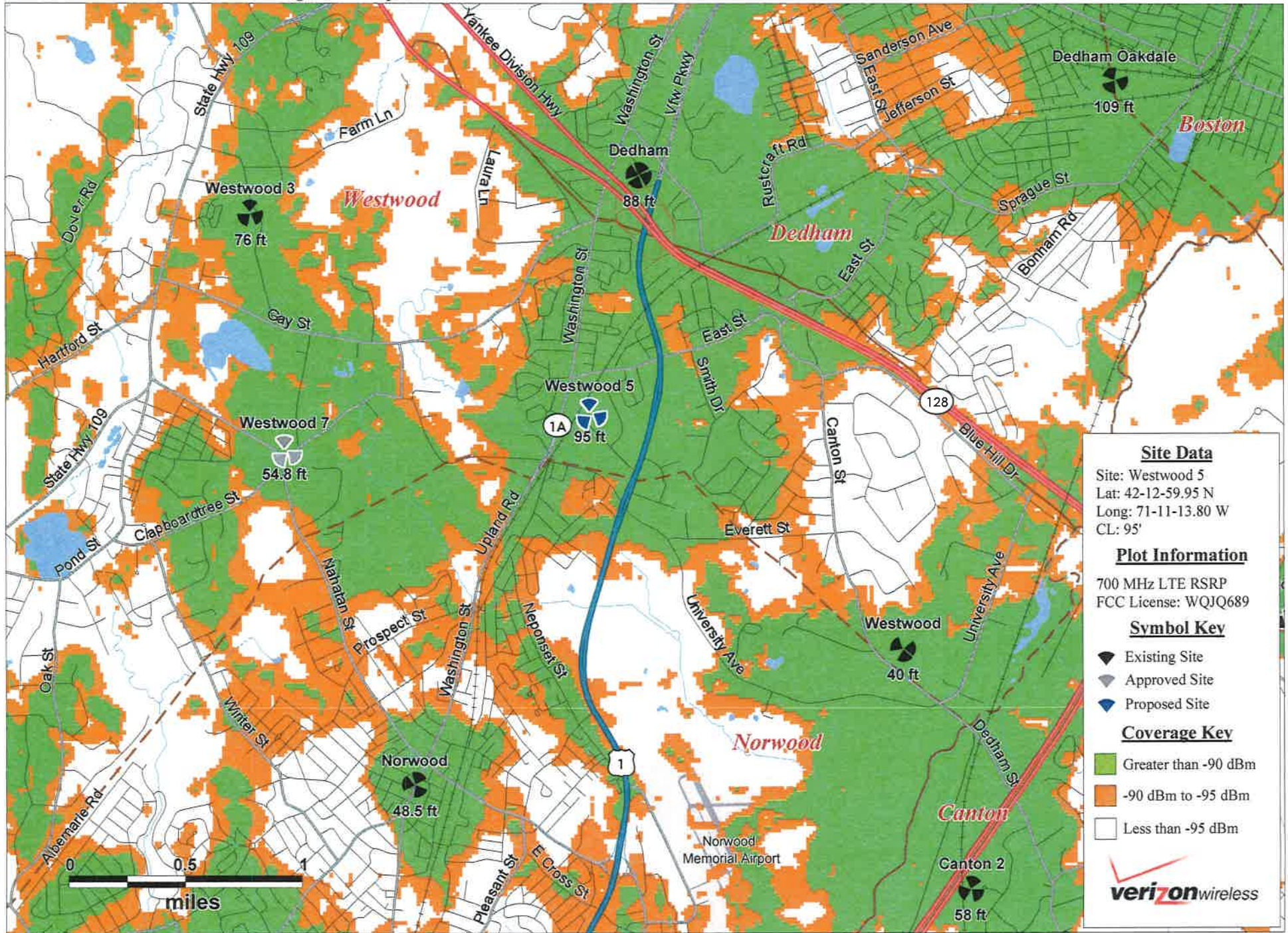
December 4, 2015
Date

11. Attachments

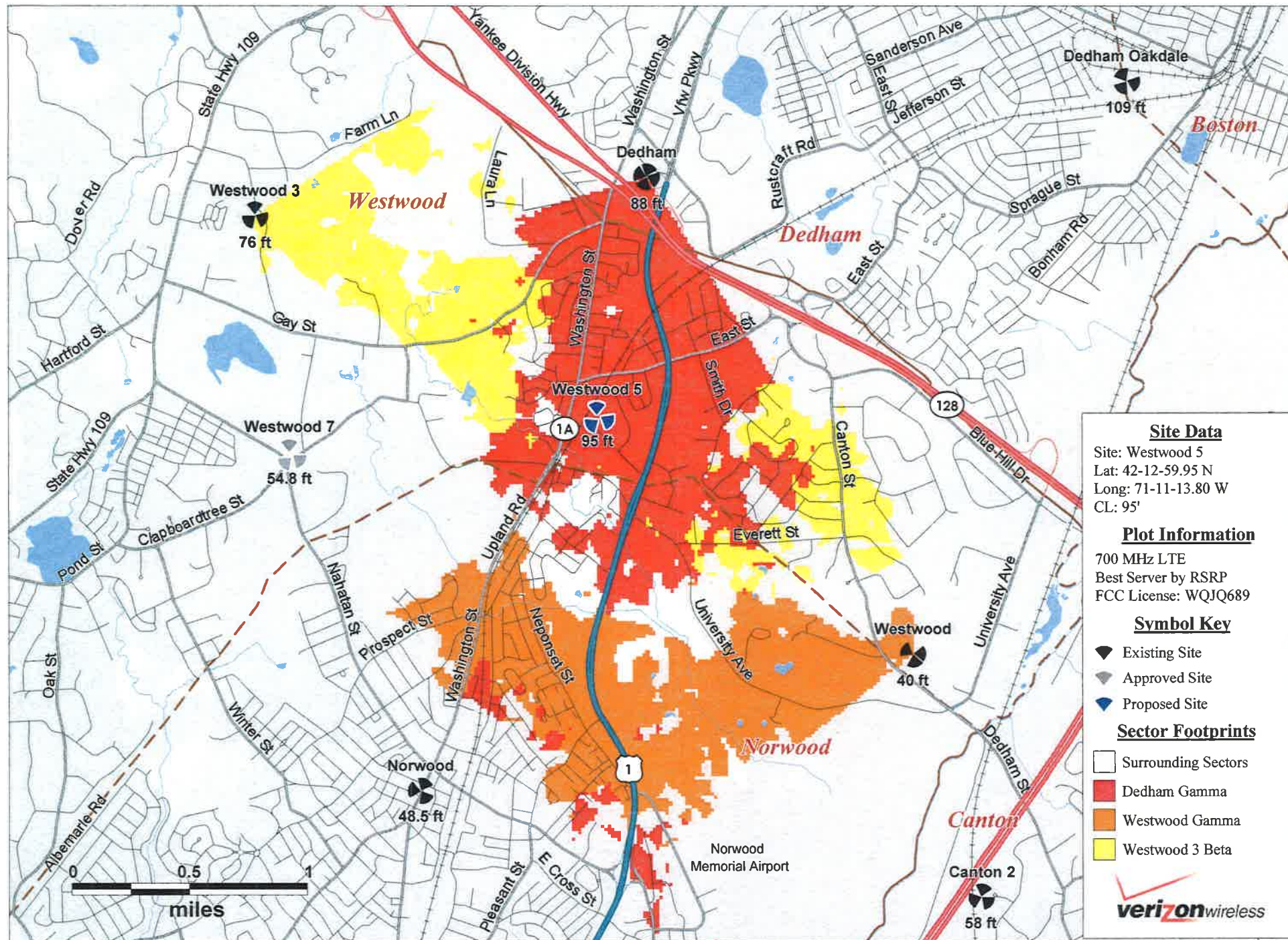
**Attachment A:
Westwood 5 - Existing 700 MHz LTE Coverage**



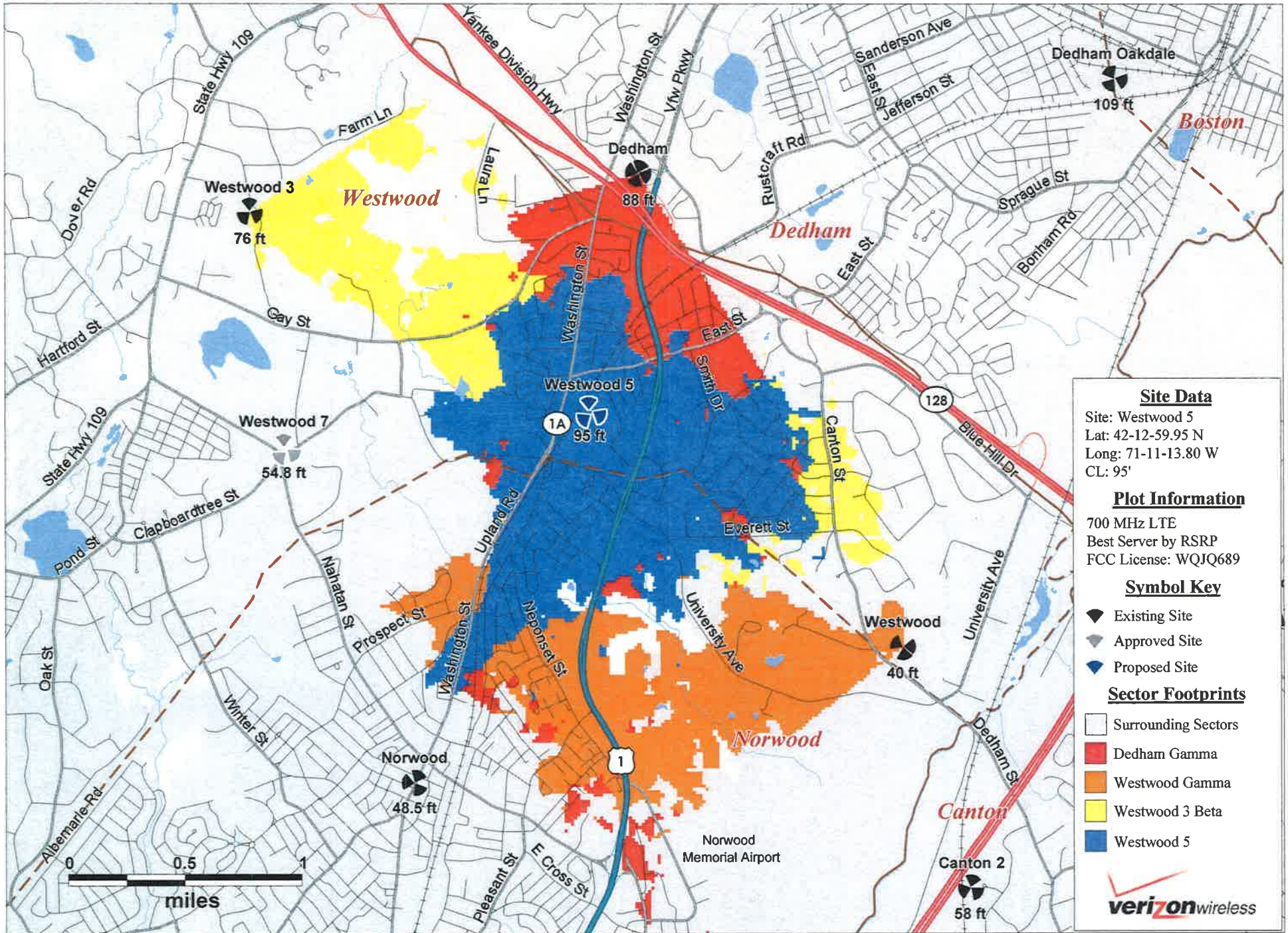
Attachment B:
 Westwood 5 - 700 MHz LTE Coverage with Proposed Site



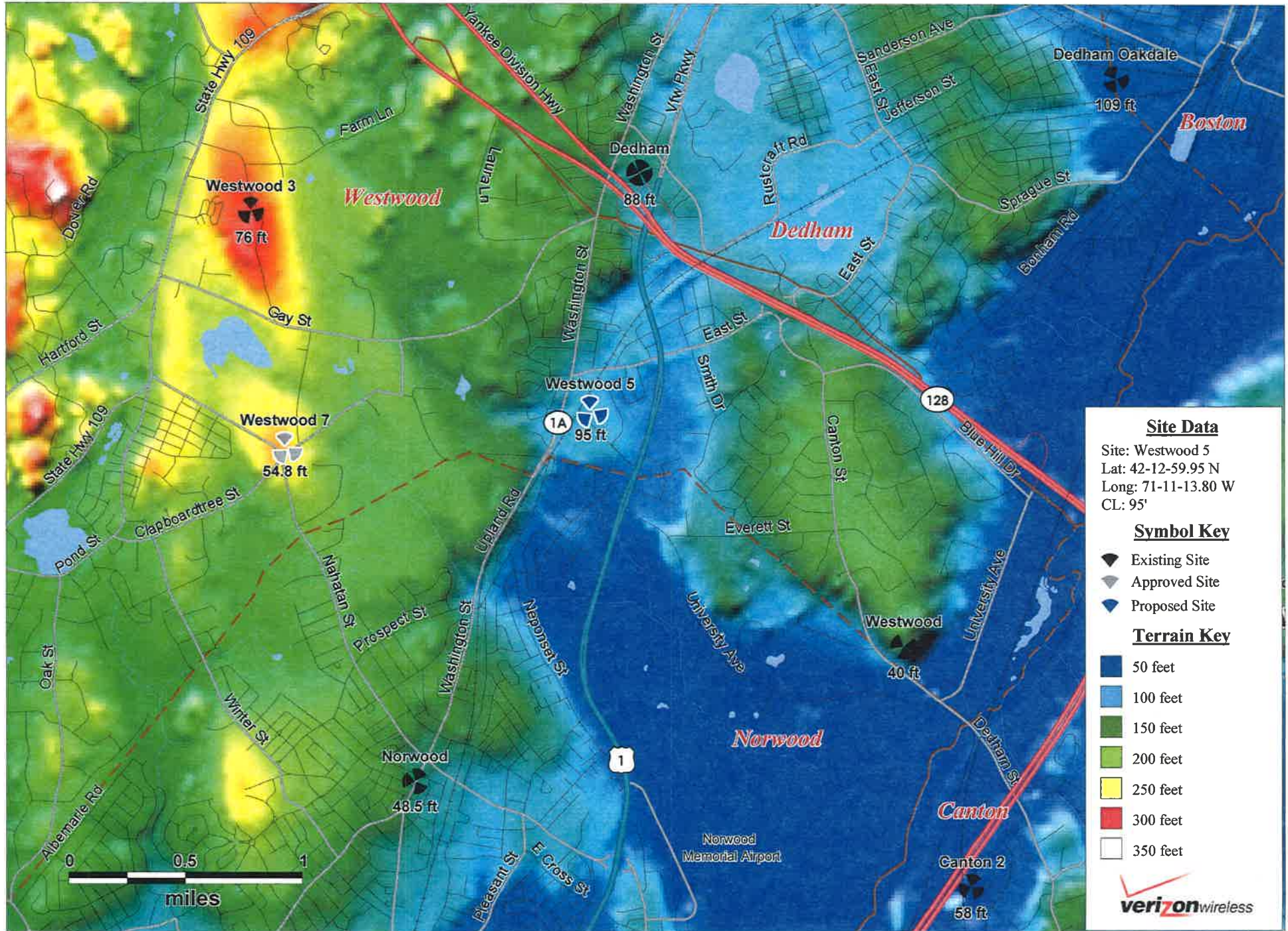
**Attachment C:
Westwood 5 - Existing 700 MHz LTE Sector Footprints**



**Attachment D:
Westwood 5 - 700 MHz LTE Sector Footprints with Proposed Site**



**Attachment E:
Westwood 5 - Area Terrain Map**



Site Data

Site: Westwood 5
 Lat: 42-12-59.95 N
 Long: 71-11-13.80 W
 CL: 95'

Symbol Key

- ▲ Existing Site
- ▲ Approved Site
- ▲ Proposed Site

Terrain Key

- 50 feet
- 100 feet
- 150 feet
- 200 feet
- 250 feet
- 300 feet
- 350 feet



5

ULS License

PCS Broadband License - KNLF646 - Verizon Wireless Area Communications Inc.

Call Sign	KNLF646	Radio Service	CW - PCS Broadband
Status	Active	Auth Type	Regular

Market

Market	BTA051 - Boston, MA	Channel Block	C
Submarket	1	Associated Frequencies (MHz)	001895.00000000-001910.00000000-001975.00000000-001990.00000000

Dates

Grant	02/28/2007	Expiration	01/03/2017
Effective	02/28/2007	Cancellation	

Buildout Deadlines

1st	12/07/2003	2nd	01/03/2007
-----	------------	-----	------------

Notification Dates

1st	01/30/2002	2nd	12/21/2006
-----	------------	-----	------------

Licensee

FRN	0002964922	Type	Corporation
-----	------------	------	-------------

Licensee

Verizon Wireless Area Communications Inc. 1120 Sanctuary Pkwy, #150 GASAS5REG Alpharetta, GA 30004 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:Network.Regulatory@VerizonWireless.com
---	--

Contact

Verizon Wireless Sonya R Dutton 1120 Sanctuary Pkwy, #150 GASAS5REG Alpharetta, GA 30004	P:(770)797-1070 F:(770)797-1036 E:Network.Regulatory@VerizonWireless.com
---	--

Ownership and Qualifications

Radio Service Type	Mobile
Regulatory Status	Common Carrier Interconnected Yes

Alien Ownership

Is the applicant a foreign government or the representative of any foreign government?	No
Is the applicant an alien or the representative of an alien?	No
Is the applicant a corporation organized under the laws of any foreign government?	No

Is the applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their representatives or by a foreign government or representative thereof or by any corporation organized under the laws of a foreign country? **No**

Is the applicant directly or indirectly controlled by any other corporation of which more than one-fourth of the capital stock is owned of record or voted by aliens, their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country? **Yes**

If the answer to the above question is 'Yes', has the applicant received a ruling(s) under Section 310(b)(4) of the Communications Act with respect to the same radio service involved in this application?

Basic Qualifications

The Applicant answered "No" to each of the Basic Qualification questions.

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race

Ethnicity

Gender



Universal Licensing System

[FCC](#) > [WTB](#) > [ULS](#) > [Online Systems](#) > [License Search](#)

[FCC Site Map](#)

PCS Broadband License - KNLF646 - Verizon Wireless Telecom Inc.

[? HELP](#)

Market

[New Search](#) [Refine Search](#) [Return to Results](#) [Printable Page](#) [Reference Copy](#) [Map](#)

License

- MAIN
- ADMIN
- MARKET
- LEASES

Call Sign	KNLF646	Radio Service	CW - PCS Broadband
Market	BTA051 - Boston, MA	Channel Block	C
Submarket	1	Associated Frequencies (MHz)	001895.00000000-001910.00000000 001975.00000000-001990.00000000
Auction	05 - BB PCS C		

Define View:

All Results Displayed

Spectrum & Market Area (MHz)	001895.00000000-001905.00000000 001975.00000000-001985.00000000		
Market Areas	Type	Code	Population†
Boston, MA	BTA	051	4391344
All Counties (7)			

Refer to [Auctions Cross References](#) of market area types including MTA, BTA, counties, and more.
†: Population data is based on 2000 Census.

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Basic Search =

Federal Communications Commission
445 12th Street SW
Washington, DC 20554

Phone: 1-877-480-3201
TTY: 1-717-338-2824
Submit Help Request

ULS License

Cellular License - KNKA201 - Cellco Partnership

Call Sign	KNKA201	Radio Service	CL - Cellular
Status	Active	Auth Type	Regular

Market

Market	CMA006 - Boston-Lowell-Brockton-Lawrence-Haverhill, MA-NH	Channel Block	B
Submarket	0	Phase	2

Dates

Grant	11/15/2004	Expiration	10/01/2014
Effective	11/15/2004	Cancellation	

Five Year Buildout Date

08/27/1989

Control Points

2 180 Washington Valley Rd., SOMERSET, BEDMINSTER, NJ
P: (800)852-2671

Licensee

Licensee ID	L00000722	FRN	0003290673	Type	Partnership
SGIN	000				

Licensee

Cellco Partnership	P:(678)339-4271
One Verizon Place (MC: GA3B1REG)	F:(678)339-8552
Alpharetta, GA 30004-8511	E:Pamelia.Hoof@VerizonWireless.com
ATTN Regulatory	

Contact

Verizon Wireless	P:(678)339-4271
Pamella Y Hoof	F:(678)339-8552
One Verizon Place (MC: GA3B1REG)	E:Pamelia.Hoof@VerizonWireless.com
Alpharetta, GA 30004-8511	

Qualifications, Ownership, and Demographics

Radio Service Type	Mobile	
Regulatory Status	Common Carrier	Interconnected? Yes

Alien Ownership

Is the Applicant a foreign government or the representative of any foreign government?	No
Is the Applicant an alien or the representative of an alien?	No
Is the Applicant a corporation organized under the laws of any foreign government?	No

Is the Applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their representatives or by a foreign government or representative thereof or by any corporation organized under the laws of a foreign country? **No**

Is the Applicant directly or indirectly controlled by any other corporation of which more than one-fourth of the capital stock is owned of record or voted by allens, their representatives, or by a forelgn government or representative thereof, or by any corporation organized under the laws of a foreign country? **Yes**

Basic Qualifications

Has the Applicant or any party to this application or amendment had any FCC station authorization, license, or construction permit revoked or had any application for an initial, modification or renewal of FCC station authorization, license, construction permit denied by the Commisssion? **No**

Has the Applicant or any party to this application or amendment, or any party directly or Indirectly controlling the Applicant, ever been convicted of a felony by any state or federal court? **No**

Has any court finally adjudged the Applicant or any party directly or Indirectly controlling the Applicant guilty of unlawfully monopolizing or attempting unlawfully to monopolize radio communication, directly or indirectly, through control of manufacture or sale of radio apparatus, exclusive traffic arrangement, or any other means or unfair methods of competition? **No**

Is the Applicant or any party directly or Indirectly controlling the Applicant, currently a party in any pending matter referred to in the preceding two items? **Yes**

Race

Hispanic/Latino?

Gender

ULS License

700 MHz Upper Band (Block C) License - WQJQ689 - Cellco Partnership

Call Sign	WQJQ689	Radio Service	WU - 700 MHz Upper Band (Block C)
Status	Active	Auth Type	Regular
Market			
Market	REA001 - Northeast	Channel Block	C
Submarket	0	Associated Frequencies (MHz)	000746.00000000-000757.00000000-000776.00000000-000787.00000000

Dates

Grant	11/26/2008	Expiration	02/17/2019
Effective	11/26/2008	Cancellation	

Buildout Deadlines

1st	02/17/2013	2nd	02/17/2019
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Notification Dates

1st		2nd	
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Licensee

FRN	0003290673	Type	General Partnership
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Licensee

Cellco Partnership 1120 Sanctuary Pkwy #150 - GASA5REG Alpharetta, GA 30004 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:network.regulatory@verizonwireless.com
--	--

Contact

Verizon Wireless 1300 I Street, NW - Suite 400 West Washington, DC 20005 ATTN John T. Scott, III	P:(202)589-3760 F:(202)589-3750 E:john.scott@verizonwireless.com
---	--

Ownership and Qualifications

Radio Service Type	Mobile
Regulatory Status	Common Carrier Interconnected Yes

Alien Ownership

Is the applicant a foreign government or the representative of any foreign government?	No
Is the applicant an alien or the representative of an alien?	No

Is the applicant a corporation organized under the laws of any foreign government? No

Is the applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their representatives or by a foreign government or representative thereof or by any corporation organized under the laws of a foreign country? No

Is the applicant directly or indirectly controlled by any other corporation of which more than one-fourth of the capital stock is owned of record or voted by aliens, their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country? Yes

If the answer to the above question is 'Yes', has the applicant received a ruling(s) under Section 310(b)(4) of the Communications Act with respect to the same radio service involved in this application?

Basic Qualifications

The Applicant answered "No" to each of the Basic Qualification questions.

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race

Ethnicity

Gender

PCS Broadband License - KNLH242 - Cellco Partnership

Call Sign	KNLH242	Radio Service	CW - PCS Broadband
Status	Active	Auth Type	Regular

Market

Market	BTA051 - Boston, MA	Channel Block	F
Submarket	0	Associated Frequencies (MHz)	001890.00000000-001895.00000000-001970.00000000-001975.00000000

Dates

Grant	07/23/2007	Expiration	06/27/2017
Effective	06/11/2009	Cancellation	

Buildout Deadlines

1st	06/27/2002	2nd	
-----	------------	-----	--

Notification Dates

1st	05/17/2002	2nd	
-----	------------	-----	--

Licensee

FRN	0003290673	Type	Joint Venture
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Licensee

Cellco Partnership 1120 Sanctuary Pkwy, #150 GASA5REG Alpharetta, GA 30009-7630 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:Network.Regulatory@VerizonWireless.com
--	--

Contact

Verizon Wireless Sonya R Dutton 1120 Sanctuary Pkwy, #150 GASA5REG Alpharetta, GA 30009-7630 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:Network.Regulatory@VerizonWireless.com
--	--

Ownership and Qualifications

Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes

Alien Ownership

Is the applicant a foreign government or the representative of any foreign government?	No
Is the applicant an alien or the representative of an alien?	No
Is the applicant a corporation organized under the laws of any foreign government?	No
Is the applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their representatives or by a foreign government or representative thereof or by any corporation organized under the laws of a foreign country?	No

6



JANE SWIFT
GOVERNOR

ROBERT P. GITTENS
SECRETARY

HOWARD K. KOH, MD, MPH
COMMISSIONER

The Commonwealth of Massachusetts
Executive Office of Health and Human Services
Department of Public Health
Radiation Control Program
174 Portland Street, 5th Floor, Boston, MA 02114
(617) 727-6214 (617) 727-2098 - Fax

**NEW POLICY REGARDING RADIOFREQUENCY FACILITY
INSTALLATION APPROVAL**

Due to personnel and budget reductions imposed upon the Radiation Control Program, we are no longer requiring notification and approval from companies that install radiofrequency antennas or facilities as outlined under 105 CMR 122.021. Companies installing radiofrequency antennas should ensure that they are meeting the FCC requirements for the installation.

A guide for local government officials (June 2, 2000) concerning the FCC requirements which complements the FCC's OET Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields", August 1997 is available along with Bulletin 65. To obtain this information, please contact the FCC's Office of Engineering and Technology (phone: 202-418-2464 or e-mail: rfsafety@fcc.gov). Bulletin 65 can also be accessed and downloaded from the FCC's "RF Safety" website: <http://www.fcc.gov/oet/rfsafety>.

Since the FCC requirements are now identical to the requirements under 105 CMR 122.021, reporting to the Massachusetts Department of Public Health is no longer necessary. The citation in the regulations will be changed during the next revision of the Radiation Control Program's regulations.

If there are any questions concerning health effects regarding radiofrequency antennas, individuals may contact the Bureau of Environmental Health Assessment of the Massachusetts Department of Public Health at 617-624-5757.

7

GLACIER LLC
116 Flanders Road, Suite 2000
Westborough, Massachusetts 01581
Telephone: 508-898-3800
Facsimile: 508-898-3005

November 10, 2015

Mr. Joseph Doyle
Building Commissioner
Town of Westwood
50 Carby Street
Westwood, MA 02090

RE: Owner Affidavit
PROJECT: Proposed Temporary Wireless Telecommunication Facility
LOCATION: 90 Glacier Drive, Westwood, Massachusetts

Dear Mr. Doyle:

Glacier LLC, as owner of 90 Glacier Drive, Westwood, MA authorizes Bell Atlantic Mobile of Massachusetts Corporation, Ltd. d/b/a Verizon Wireless to file for a building permit to install a Temporary Wireless Telecommunication Facility on the property.

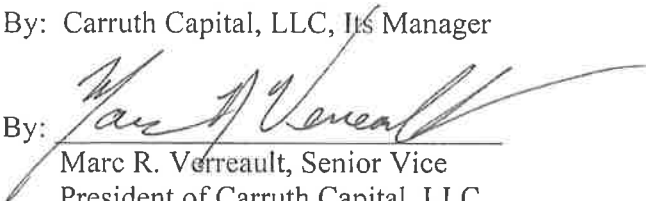
If you have any questions or require additional information, please do not hesitate to contact Chuck McQuade, Senior Property Manager, at 508-898-3800 extension 210.

Sincerely,

GLACIER LLC

By: Carruth Capital, LLC, Its Manager

By:


Marc R. Verreault, Senior Vice
President of Carruth Capital, LLC,
not individually and without
personal liability.

CE/lrc

cc: David Tivnan, Verizon Wireless

8

Bk 23179 P483 #157163
12-01-2005 @ 03:02p

TOWN OF WESTWOOD

Commonwealth of Massachusetts

2005 OCT 27 PM 3:43

Robert E. Moore, Jr., Chairman
Robert C. Malster, Vice Chairman
George A. Nedder, Secretary
Henry W. Gale
Steven H. Olanoff



TOWN CLERK
TOWN OF WESTWOOD

PLANNING BOARD

Diane Beecham, Town Planner
Town Hall 580 High Street Westwood, MA 02090 (781) 326-6450 (781) 329-8030

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

DECISION OF THE PLANNING BOARD OF THE TOWN OF WESTWOOD

NOTICE OF DECISION

In compliance with Chapter 40A of the General Laws of the Commonwealth of Massachusetts, you are hereby notified that the Westwood Planning Board has, by a vote of five in favor, voted to *grant* the application of Nextel Communications of the Mid-Atlantic, Inc. dated July 29, 2005 to amend a special permit dated November 27, 2001 pursuant to then Section 9B(e)(3) and Section 16B [now Section 9.4] of the Westwood Zoning Bylaw to modify a condition allowing for no more than two (2) wireless communications carriers in order to allow for the interior installation of six antennae on a wireless communications monopole located at 60-90 Glacier Drive.

LAND AFFECTED: 60-90 Glacier Drive
Assessors' Map 23, Parcel 231

The Planning Board hereby certifies that attached hereto is a true and complete copy of the Board's decision and that said decision and any plans referred to therein have been filed with the Planning Board.

Appeals, if any, shall be made pursuant to Section 17 of said Chapter 40A and shall be filed within twenty (20) days after the filing of a copy of the decision in the office of the Town Clerk.

WESTWOOD PLANNING BOARD

Robert E. Moore, Jr.
Robert E. Moore, Jr., Chairman

Robert C. Malster
Robert C. Malster, Vice Chairman

George A. Nedder, Secretary

Henry W. Gale
Henry W. Gale

Steven H. Olanoff
Steven H. Olanoff

Dated: 10/25/2005

MARGINAL REFERENCE

BOOK 12170 PAGE 136

TOWN OF WESTWOOD
COMMONWEALTH OF MASSACHUSETTS

PLANNING BOARD

Town Hall, 580 High Street, Westwood, MA 02090
(781) 326-6450 Fax (781) 329-8030

**DECISION OF THE PLANNING BOARD
OF THE TOWN OF WESTWOOD**

APPLICANT: Nextel Communications of the Mid-Atlantic, Inc.

**PROPERTY
LOCUS:** Assessors' Map 23, Parcel 231
60-90 Glacier Drive

HEARING: The Planning Board of the Town of Westwood held a public hearing in accordance with the General Laws of the Commonwealth of Massachusetts on Tuesday, October 11, 2005 at 9:00 PM in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts 02090 to consider the application of Nextel Communications of the Mid-Atlantic, Inc. to amend a special permit, dated November 27, 2001 and previously amended dated February 27, 2003, pursuant to then Section 9B(e)(3) and then Section 16B [now Section 9.4] of the Westwood Zoning Bylaw.

STATEMENT OF FACTS

In order to locate on an existing wireless communications monopole located at 60-90 Glacier Drive, Nextel Communications proposes to amend a condition on the special permit governing this monopole that requires that it shall have no more than two (2) wireless communications carriers. There are presently two carriers who have received the required permissions to locate on this monopole. The original special permit that allowed for the installation of the freestanding monopole was granted to Nextel Communications on November 27, 2001. This special permit, which was subsequently appealed on height issues by Nextel, was amended on February 27, 2003 by consent agreement on that issue only.

In this application, Nextel proposes to install a total of six (6) antennae mounted to the interior of the monopole. The antennae will be installed on an array in three (3) sectors each containing one (1) antenna. Three (3) antennae will be located at approximately fifty-seven (57) feet and three (3) antennae will be located at approximately fifty-two (52) feet. There will be also be an equipment shelter with dimensions of 11 feet 6 inches (W) x 20 feet (L) x 11 feet (H), a back-up emergency generator and an underground propane tank to be located within the leased compound area. Two GPS antennae will be located on the equipment shelter.

STATEMENT OF FINDINGS

1. The existing wireless communications monopole and associated equipment located at 60-90 Glacier Drive are located within the Wireless Communications Overlay District.

2. The Planning Board is the appropriate Special Permit Granting Authority (SPGA) for applications submitted pursuant to then Section 9B (Wireless Communications District), then Section 16A (Environmental Impact and Design Review) and then Section 16B (Major Developments) [now Section 9.4 Wireless Communications Overlay District]. The Planning Board is the appropriate SPGA for applications for the amendment of special permits pursuant to these previous and current Sections.
3. The Planning Board of the Town of Westwood held a public hearing in accordance with the General Laws of the Commonwealth of Massachusetts to consider the aforementioned application of Nextel Communications of the Mid-Atlantic, Inc. The public hearing was held on October 11, 2005. Westwood Planning Board members Henry W. Gale, Robert C. Malster, Robert E. Moore, Jr., Steven H. Olanoff and George A. Nedder were present for the public hearing.
4. The Radio Frequency Radiation (RFR) coverage charts of existing solid RFR coverage for the area submitted as part of the public hearing record sufficiently demonstrates that a wireless communications service will be enhanced by the installation of antennae at this location.
5. The Applicant has proposed to install the wireless communications antennae on/within an existing structure [wireless communications monopole] and has preserved the character and integrity of this existing structure.
6. The Applicant has proposed to co-locate with other wireless communications carriers, which is encouraged and consistent with the purposed of the Wireless Communications Overlay District.
7. The visual and aesthetic impacts of the proposed interior wireless communications antennae on nearby properties will be nil.

DECISION

The Planning Board has evaluated the application in relation to the above findings and as the Special Permit Granting Authority, the Board, by a vote of five in favor and none opposed, voted to *grant* the application of Nextel Communications of the Mid-Atlantic, Inc. therefor dated July 29, 2005, and the following related submissions filed with the Planning Board by or on behalf of Nextel Communications of the Mid-Atlantic, Inc. for an amendment to a special permit granted to Nextel Communications, dated November 27, 2001 pursuant to then Section 9B(e)(3) and then Section 16B [now Section 9.4] of the Westwood Zoning Bylaw:

1. Plan entitled "Nextel Communications of the Mid-Atlantic MA-2044A 60 Glacier Drive Westwood, MA 02090", dated July 26, 2005, prepared by Chappell Engineering Associates, LLC, 2352 Main Street, Concord, MA 01742 and stamped by David A Chappell, Registered Professional Engineer No. 34706, consisting of seven (7) sheets;
2. Statement of Compliance with Wireless Communications Bylaw;
3. Radiofrequency coverage maps entitled "Nextel RF Coverage Without Proposed MA2044A" and "Nextel RF Coverage With Proposed MA2044A";
4. Memorandum from Patrick Botimer, Engineer, Fred A. Nudd Corporation, 1743 Route 104, Box 577, Ontario, NY 14519 regarding antennae loading, dated July 11, 2005;

5. Memorandum from Bay Communications, 20 Westminster Street, 3rd floor, Providence, RI 02903 authorizing Nextel to submit application, dated June 17, 2005;
6. 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. Condition 3 of the Special Permit governing the installation of the freestanding monopole at 60-90 Glacier Avenue granted to Nextel Communications on November 27, 2001 and subsequently amended on February 27, 2003 shall be further amended by deleting the language "two (2)" and substituting therefor the language "three (3)" so that Condition 3 reads as follows: "The maximum number of wireless communications carriers to locate on the monopole shall be no more than three (3) carriers."
2. Condition 13 (incorrectly numbered as "10") of the Special Permit governing the installation of the freestanding monopole at 60-90 Glacier Avenue granted to Nextel Communications on November 27, 2001 and subsequently amended on February 27, 2003 which reads as follows shall be deleted in its entirety: "The Special Permit for this Project shall be valid for a period of five (5) years. At the end of this period, the monopole and equipment shelter must be removed and the Project Site be returned to a condition satisfactory to the property owner unless the Applicant receives approval from the Planning Board to renew the Special Permit for a specified time period to be determined by the Board."
3. Except as modified by Condition 1 and Condition 2 above, all other terms and conditions of the Special Permit governing the installation of the freestanding monopole at 60-90 Glacier Avenue granted to Nextel Communications on November 27, 2001 and subsequently amended on February 27, 2003 shall remain the same.
4. Except as modified by the conditions and findings hereof, the installation of the antennae shall comply with the specifications of the Project Plans in all respects, and the Applicant shall pursue completion of the Project with reasonable diligence and continuity.
5. All antennae and accessory equipment shall be removed within six (6) months of abandonment or discontinuance of use as required in Section 9.4.8. The Applicant shall notify the Planning Board of such abandonment or discontinuance of use within thirty (30) days.
6. This amended Special Permit shall not take effect until a copy of the Decision, bearing the certification of the Town Clerk that twenty (20) days have elapsed after the filing of the Decision and no appeal has been filed, is recorded in the Registry of Deeds and indexed under the name of the property owner of record and parcel address. A copy of this recording shall be provided to the Planning Board.
7. This amended Special Permit shall lapse within a specified period of time, not more than two (2) years, which shall not include such time required to pursue or await the determination of an appeal

referred to in Chapter 40A § 17, from the grant thereof, if a substantial use thereof has not sooner commenced except for good cause or, in the case of permit for construction, if construction has not begun by such date except for good cause. Prior to the expiration of the amended Special Permit, the Applicant may apply for an extension of the amended Special Permit for a period not to exceed one (1) year if the substantial construction or use thereof has not commenced for good cause.

- 8. Any alterations, modifications, deletions or amendments to this amended Special Permit shall be done in accordance with the requirements of MGL Chapter 41A § 9.

I hereby certify that the notice of approval of this plan by the Westwood Planning Board was received in this office on Oct 27, 2005 and no appeal was received during the twenty days next after such receipt and recording of said notice.


Town Clerk of Westwood

TOWN OF WESTWOOD
Commonwealth of Massachusetts

Robert C. Malster, Chairman
Steven H. Olanoff, Vice Chairman
Robert E. Moore, Jr., Secretary
Bruce H. Montgomery
Henry W. Gale



Nora Loughran, Town Planning
Janice Barba, Land Use Assistant
JUN 24 9 12:00

TOWN CLERK
TOWN OF WESTWOOD

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA.

PLANNING BOARD

**DECISION OF THE PLANNING BOARD
OF THE TOWN OF WESTWOOD**

CERTIFY

William P O'Donnell
WILLIAM P O'DONNELL, REGISTER

NOTICE OF DECISION

In compliance with Chapter 40A of the General Laws of the Commonwealth of Massachusetts, you are hereby notified that the Westwood Planning Board has, by a vote of five in favor, voted to **grant** the application of MetroPCS Massachusetts LLC dated April 29, 2008, and recorded in the Office of the Town Clerk on April 30, 2008, to amend a special permit dated November 27, 2001 and amended January 21, 2003 and again on October 25, 2005, pursuant to then Section 9B(e)(3) and Section 16B, now Section 9.4, of the Westwood Zoning Bylaw to modify a condition allowing for no more than three (3) wireless communications carriers in order to allow for the installation of three (3) new antennas mounted behind stealth panels on the existing 80 foot monopole, at a height of 82.5 feet (antenna centerline). The board has by the same vote granted Environmental Impact and Design Review approval of the same application pursuant to Section 7.3 of the Westwood Zoning Bylaw.

LAND AFFECTED: 60-90 Glacier Drive
Assessors' Map 23, Parcel 231

The Planning Board hereby certifies that attached hereto is a true and complete copy of the Board's decision and that said decision and any plans referred to therein have been filed with the Planning Board.

Appeals, if any, shall be made pursuant to Section 17 of said Chapter 40A and shall be filed within twenty (20) days after the filing of a copy of the decision in the office of the Town Clerk.

WESTWOOD PLANNING BOARD

Robert C. Malster
Robert C. Malster, Chairman

Steven H. Olanoff
Steven H. Olanoff, Vice Chairman

Robert E. Moore, Jr.
Robert E. Moore, Jr., Secretary

Bruce H. Montgomery
Bruce H. Montgomery

Henry W. Gale
Henry W. Gale

I hereby certify that the notice of approval of this plan by the Westwood Planning Board was received in this office on June 24, 2008 and no appeal was received during the twenty days next after such receipt and recording of said notice.

Dated: June 23, 2008

[Signature]
Town Clerk of Westwood

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**DECISION OF THE PLANNING BOARD
OF THE TOWN OF WESTWOOD**

APPLICANT: MetroPCS Massachusetts LLC

**PROPERTY
LOCUS:** Assessors' Map 23, Parcel 231
60-90 Glacier Drive

HEARING: The Planning Board of the Town of Westwood held a public hearing in accordance with the General Laws of the Commonwealth of Massachusetts on Tuesday, June 17, 2008 at 7:00 PM in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts 02090 to consider the application of MetroPCS Massachusetts LLC to amend a special permit, originally granted November 27, 2001 and amended January 21, 2003, and again on October 25, 2005, pursuant to then Section 9B(e)(3) and Section 16B, now Section 9.4, of the Westwood Zoning Bylaw, and to consider Environmental Impact and Design Review approval of the same pursuant to Section 7.3 of the Westwood Zoning Bylaw.

STATEMENT OF FACTS

In order to locate on an existing wireless communications monopole located at 60-90 Glacier Drive, MetroPCS Massachusetts LLC proposes to amend a condition on the special permit governing this monopole that requires that it shall have no more than three (3) wireless communications carriers. There are presently three carriers who have received the required permissions to locate on this monopole. The original special permit that allowed for the installation of the freestanding monopole was granted to Nextel Communications on November 27, 2001. This special permit, which was subsequently appealed on height issues by Nextel, was amended on January 21, 2003 by consent agreement on that issue only. Nextel subsequently requested an additional amendment to permit the collocation of a third carrier on the monopole. Said amendment was granted by the Planning Board on October 25, 2005.

In this application, MetroPCS Massachusetts LLC proposes to increase the height of the existing monopole from eighty (80) feet to eighty-five (85) feet AGL, and to install a total of three (3) antennas mounted behind stealth panels on the monopole. The new antennas will be located at a height of 82.5 feet (antenna centerline). The applicant also proposed to install equipment cabinets on a new concrete platform with dimensions of ten (10) feet by sixteen (16) feet, an icebridge, a back-up battery, a power/telephone demarcation cabinet along with associated cabling.

STATEMENT OF FINDINGS

1. The existing wireless communications monopole and associated equipment located at 60-90 Glacier Drive are located within the Wireless Communications Overlay District.
2. The Planning Board is the appropriate Special Permit Granting Authority (SPGA) for applications submitted pursuant to then Section 9B (Wireless Communications District), then Section 16A (Environmental Impact and Design Review) and then Section 16B (Major Developments) [now Section 9.4 Wireless Communications Overlay District]. The Planning Board is the appropriate SPGA for applications for the amendment of special permits pursuant to these previous and current Sections.

3. The Planning Board of the Town of Westwood held a public hearing in accordance with the General Laws of the Commonwealth of Massachusetts to consider the aforementioned application of MetroPCS Massachusetts LLC. The public hearing was held on June 17, 2008. Westwood Planning Board members Robert C. Malster, Robert E. Moore, Jr., Steven H. Oianoff, Bruce H. Montgomery and Henry W. Gale were present for the public hearing.
4. The Radio Frequency Radiation (RFR) coverage charts of existing solid RFR coverage for the area submitted as part of the public hearing record sufficiently demonstrate that wireless communications service will be enhanced by the installation of antennas at this location.
5. The Applicant has proposed to install the wireless communications antennas on an existing structure [wireless communications monopole] and has preserved the character and integrity of this existing structure.
6. The Applicant has proposed to co-locate with other wireless communications carriers, which is encouraged and consistent with the purposed of the Wireless Communications Overlay District.
7. The visual and aesthetic impacts of the proposed interior wireless communications antennas on nearby properties will be nil.

DECISION

The Planning Board has evaluated the application in relation to the above findings and as the Special Permit Granting Authority, the Board, by a vote of five in favor and none opposed, voted to **grant** the application of MetroPCS Massachusetts LLC therefor dated April 29, 2008, and recorded in the Office of the Town Clerk on April 30, 2008, and the following related submissions filed with the Planning Board by or on behalf of MetroPCS Massachusetts LLC for amendment of a special permit granted to Nextel Communications, dated November 27, 2001 pursuant to then Section 9B(e)(3) and Section 16B, now Section 9.4 and Section 7.3, of the Westwood Zoning Bylaw:

1. Plan entitled "MetroPCS Unlimit Yourself, BOS0321A, Bay Communications Westwood", prepared by Atlantis Group, 15 Cypress Street, Suite 300, Newton centre, MA 02459, dated December 18, 2007 and revised through January 30, 2008, and stamped by Registered Architect Hossein V. Vahedi, consisting of the following five (5) sheets:
 - Sheet T-1, entitled "Title Sheet", dated December 18, 2007 and revised through January 30, 2008, dated December 18, 2007 and revised through January 30, 2008;
 - Sheet C-1, entitled "Overall Site Plan", dated December 18, 2007 and revised through January 30, 2008;
 - Sheet C-2, entitled "Overall Enlarged Site Elevation", dated December 18, 2007 and revised through January 30, 2008;
 - Sheet A-1, entitled "Equipment Details", dated December 18, 2007 and revised through January 30, 2008; and
 - Sheet A-2, entitled "Equipment Details" dated December 18, 2007 and revised through January 30, 2008;
2. Wireless Communications Facility ("WCF") Project Narrative, dated April 19, 2008, consisting of thirty-six (36) pages;

3. Report entitled "Environmental Impact and Design review Supporting Statement", prepared by James Hoyt, Esq., Prince, Lobel, Glovsky & Tye LLP, dated June 16, 2008, consisting of eight (8) pages;
4. Memorandum from Linda R. Shea, Health Director, to Nora Loughnane, Town Planner, dated June 5, 2008;
5. All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.

CONDITIONS

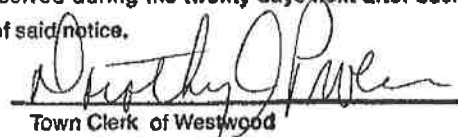
The foregoing approval is issued to the Applicant for the aforementioned Project in accordance with the terms and conditions set forth below, all of which are an integral part hereof:

1. Condition 2 of the Special Permit governing the installation of the freestanding monopole at 60-90 Glacier Avenue granted to Nextel Communications on November 27, 2001 and subsequently amended on January 21, 2003 shall be further amended by deleting the language "eighty (80) feet" and substituting therefor the language "eighty-five (85) feet" so that Condition 2 reads as follows: "The highest point of the monopole shall not exceed eighty-five (85) feet above ground level."
2. Condition 3 of the Special Permit governing the installation of the freestanding monopole at 60-90 Glacier Avenue granted to Nextel Communications on November 27, 2001 and subsequently amended on January 21, 2003 and October 25, 2005, shall be further amended by deleting the language "three (3)" and substituting therefor the language "four (4)" so that Condition 3 reads as follows: "The maximum number of wireless communications carriers to locate on the monopole shall be no more than four (4) carriers."
3. Condition 5 of the Special Permit governing the installation of the freestanding monopole at 60-90 Glacier Avenue granted to Nextel Communications on November 27, 2001 and subsequently amended on January 21, 2003 and October 25, 2005, shall be further amended by changing the word "antennae" to "antennas" and adding the words "except for the existing GPS antenna and existing ports shown on submitted plans" to the end of the second sentence, so that Condition 5 reads as follows: "All antennas and associated cabling shall be located entirely within the interior of the monopole. There shall be no fixtures affixed to the exterior of the monopole except for the existing GPS antenna and existing ports shown on submitted plans."
4. The Special Permit for this Project, as amended herein, shall be valid for a period of five (5) years from the date of the recording of this decision in the Office of the town Clerk. At the end of this period, the monopole and all equipment shelters must be removed and the Project Site be returned to a condition satisfactory to the property owner, unless the Applicant received approval from the Planning Board to renew the Special Permit for a specified period to be determined by the Board.
5. Except as modified herein, all other terms and conditions of the Special Permit governing the installation of the freestanding monopole at 60-90 Glacier Avenue granted to Nextel Communications on November 27, 2001 and subsequently amended on January 21, 2003 and October 25, 2005 shall remain the same.
6. Except as modified by the conditions and findings hereof, the installation of the antennas shall comply with the specifications of the Project Plans in all respects, and

the Applicant shall pursue completion of the Project with reasonable diligence and continuity.

7. All antennas and accessory equipment, including the five (5) foot monopole extension granted herein, shall be removed within six (6) months of abandonment or discontinuance of use as required in Section 9.4.8. The Applicant shall notify the Planning Board of such abandonment or discontinuance of use within thirty (30) days.
8. This amended Special Permit shall not take effect until a copy of the Decision, bearing the certification of the Town Clerk that twenty (20) days have elapsed after the filing of the Decision and no appeal has been filed, is recorded in the Registry of Deeds and indexed under the name of the property owner of record and parcel address. A copy of this recording shall be provided to the Planning Board.
9. This amended Special Permit shall lapse within a specified period of time, not more than two (2) years, which shall not include such time required to pursue or await the determination of an appeal referred to in Chapter 40A § 17, from the grant thereof, if a substantial use thereof has not sooner commenced except for good cause or, in the case of permit for construction, if construction has not begun by such date except for good cause. Prior to the expiration of the amended Special Permit, the Applicant may apply for an extension of the amended Special Permit for a period not to exceed one (1) year if the substantial construction or use thereof has not commenced for good cause.
10. Any alterations, modifications, deletions or amendments to this amended Special Permit shall be done in accordance with the requirements of MGL Chapter 41A § 9.

I hereby certify that the notice of approval of this plan by the Westwood Planning Board was received in this office on June 24, 2008 and no appeal was received during the twenty days next after such receipt and recording of said notice.


Town Clerk of Westwood



9



Prepared For:
Verizon Wireless
Site Name:
Westwood 5 MA
Site Address:
90 Glacier Drive
Westwood, MA 02090

Prepared By:
Caron & Associates Design
Benjamin E. Caron
301 Concord Street
Haverhill, MA 01830
(978) 360-3671
ben@cadsim.com



General Information:

Balloon Test for these renderings was completed Sunday 12/13/2015
Bottom of Red 7" diameter balloon = 100' AGL
Top of proposed 4" diameter stealth pole = 100' AGL
Photographs were taken only when the inclination was reported
as near vertical by an associate on site throughout the test.
Weather conditions were overcast skies and little to no wind.

For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location. Based upon Rev. 1 Drawings by Dewberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Photographic Renderings

Created By: Benjamin Caron & Mike Barreiros
 Caron & Associates Design
(978) 360-3671 info@cadsim.com

Cyan shaded areas define where proposed 100ft tall structure could potentially be visible based upon TOPOGRAPHY ONLY. No tree cover or vegetation is considered. This would represent where the structure would be visible if the land were completely barren and no vegetation existed. This could be considered a "Worst Case" visibility study as vegetation does exist in this viewshed area.

Red shaded areas define where proposed 100ft tall structure could potentially be visible based upon topography AND an assumed 55ft average tree cover in areas of forestation. Areas of forestation were acquired from the MRLC.Gov site's database of the U.S. Forest Service data (NLCD 2011 Tree Canopy).

Viewer height used for this study = 6ft.

This study may not account for all road clearings and/or buildings, therefore for best results the examiner should review both the Red and Cyan analysis and interpolate areas of probable visibility.

This study does not claim in any way to show the only areas of visibility. It is meant only to show a broad representation of areas where the proposed installation may be visible based upon the best information for topography and vegetation locations available to date.



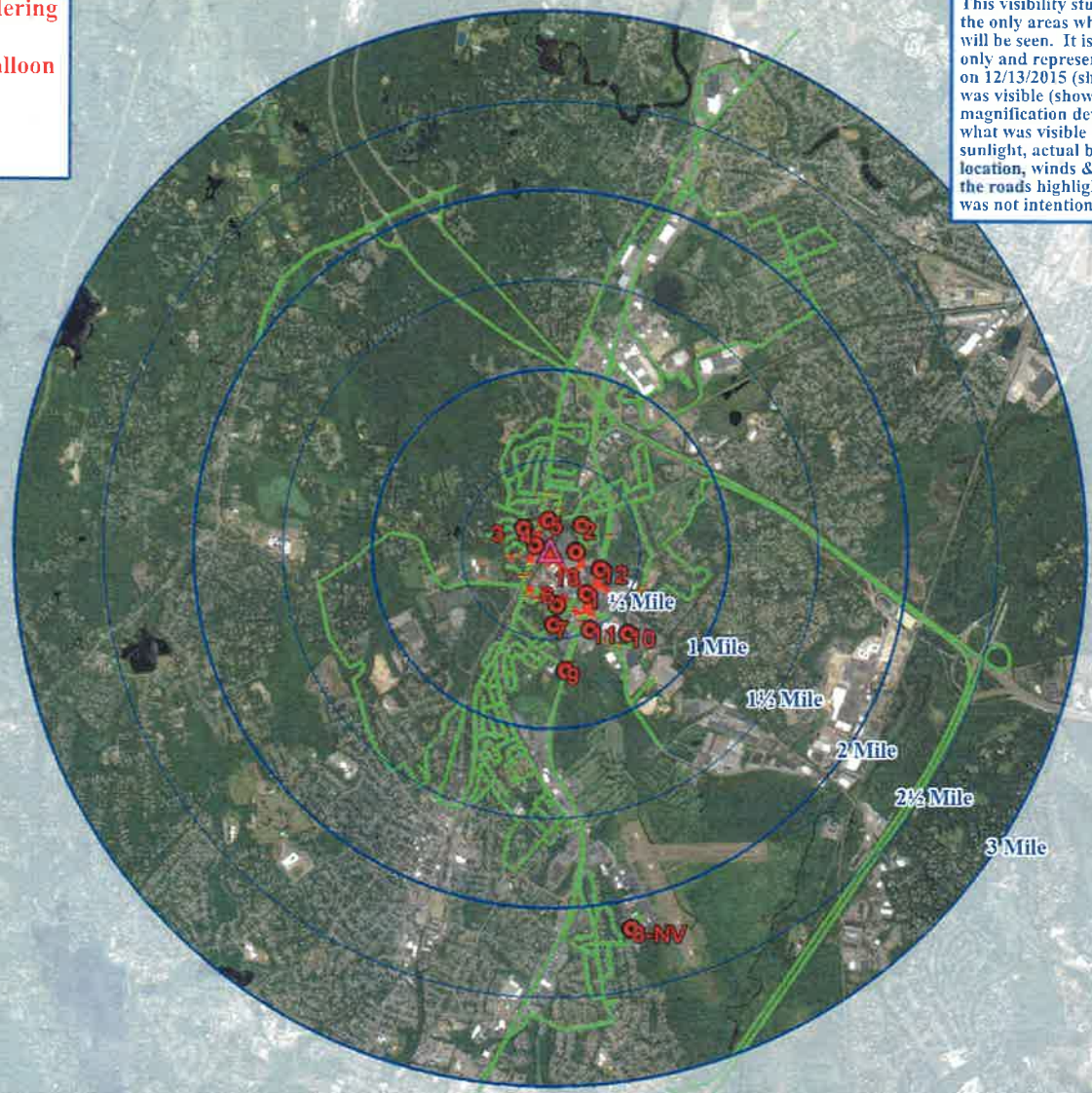
For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location. Based upon Rev. 1 Drawings by Desberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Predictive Viewshed Mapping based upon terrain with and without tree cover ~ 3 Mile Radius

Created By: Benjamin Caron & Mike Barreiros
CAD Caron & Associates Design
(978) 360-3671 info@cad sims.com

- Photographic Rendering Location
- Locations where balloon was visible
- Roads Investigated on 12/13/2015

This visibility study claims in no way to show the only areas where the proposed installation will be seen. It is meant for a visual reference only and represents where our survey crew drove on 12/13/2015 (shown in green) and where the balloon was visible (shown in red) without the aid of a magnification device. Several factors play a role in what was visible during the drive test, such as foliage, sunlight, actual balloon location versus proposed tower location, winds & weather. It should be noted that only the roads highlighted were checked (private property was not intentionally investigated).



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.
Based upon Rev. 1 Drives by Dewberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)

Driven/Verified Visibility Map
 3 Mile Radius

Created By: Benjamin Caron & Mike Barreiros
CAD Caron & Associates Design
 (978) 360-3671 info@cadsim.com

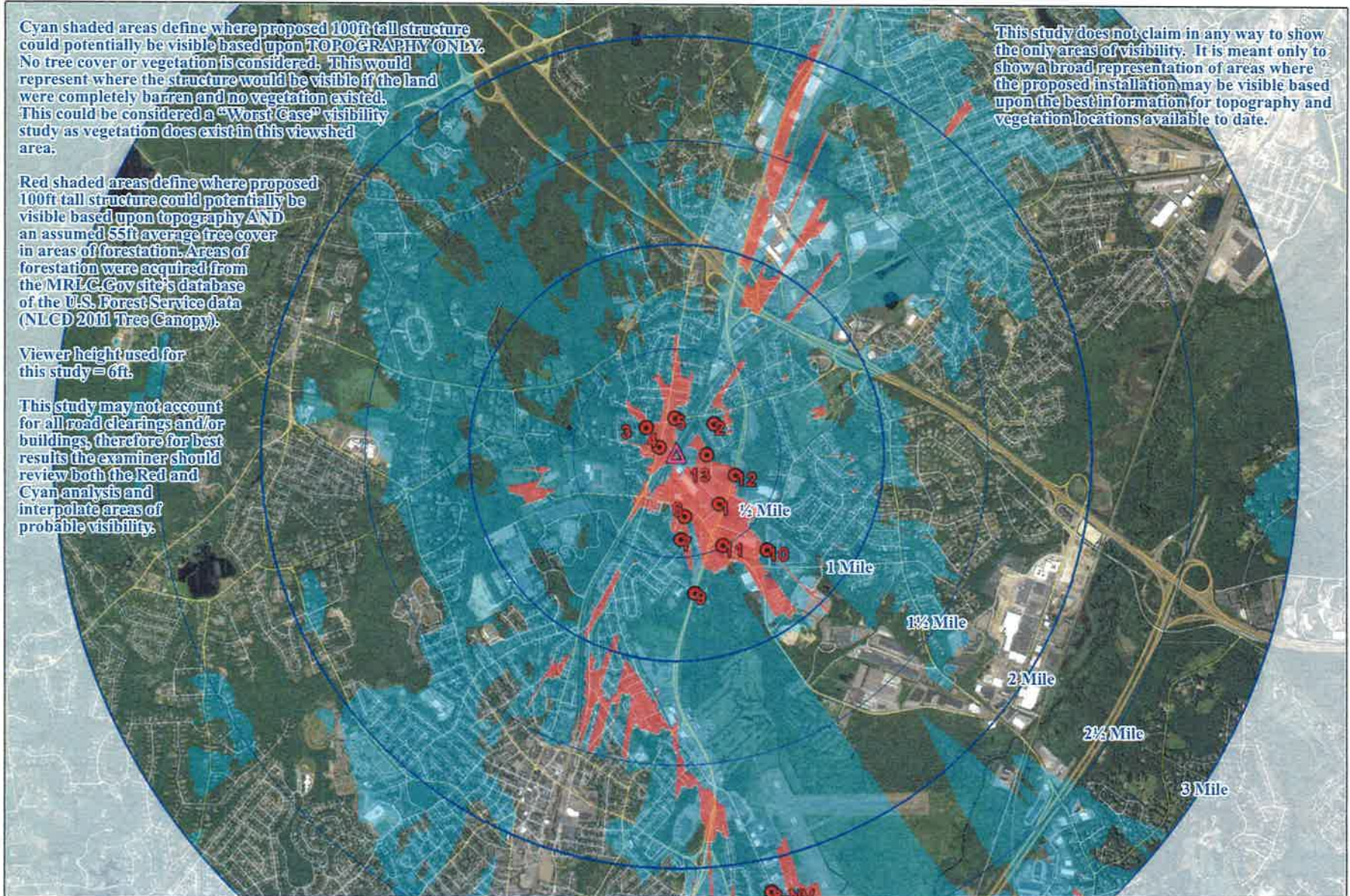
Cyan shaded areas define where proposed 100ft tall structure could potentially be visible based upon TOPOGRAPHY ONLY. No tree cover or vegetation is considered. This would represent where the structure would be visible if the land were completely barren and no vegetation existed. This could be considered a "Worst Case" visibility study as vegetation does exist in this viewshed area.

Red shaded areas define where proposed 100ft tall structure could potentially be visible based upon topography AND an assumed 55ft average free cover in areas of forestation. Areas of forestation were acquired from the MRLC.Gov site's database of the U.S. Forest Service data (NLCD 2011 Tree Canopy).

Viewer height used for this study = 6ft.

This study may not account for all road clearings and/or buildings, therefore for best results the examiner should review both the Red and Cyan analysis and interpolate areas of probable visibility.


This study does not claim in any way to show the only areas of visibility. It is meant only to show a broad representation of areas where the proposed installation may be visible based upon the best information for topography and vegetation locations available to date.



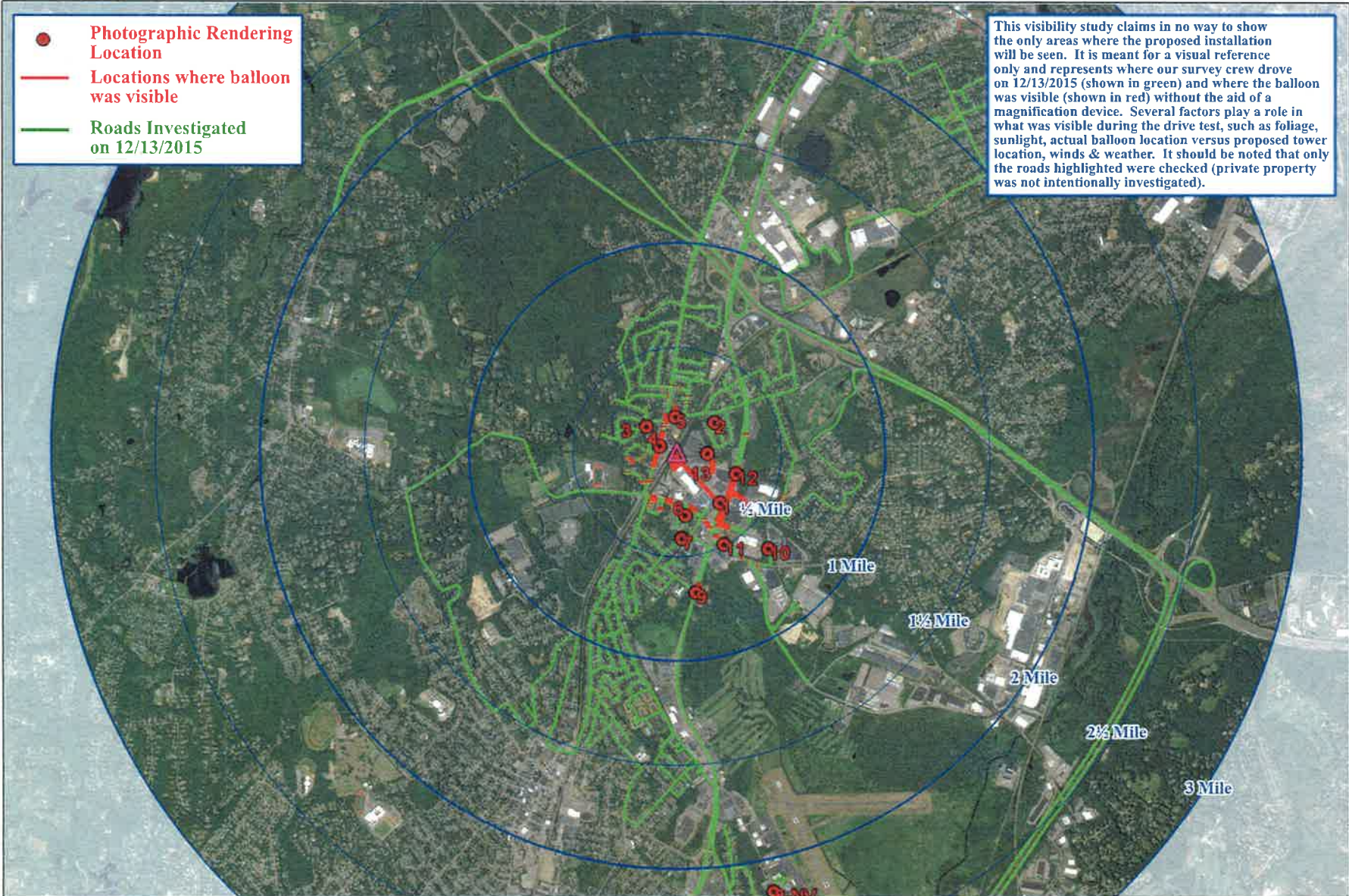
For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location. Based upon Rev. 1 Drawg by Dewberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Predictive Viewshed Mapping based upon terrain with and without tree cover ~ 2 Mile Radius

Created By: Benjamin Caron & Mike Barreiros
CAD Caron & Associates Design
(978) 360-3671 info@cadsim.com

-  **Photographic Rendering Location**
-  **Locations where balloon was visible**
-  **Roads Investigated on 12/13/2015**

This visibility study claims in no way to show the only areas where the proposed installation will be seen. It is meant for a visual reference only and represents where our survey crew drove on 12/13/2015 (shown in green) and where the balloon was visible (shown in red) without the aid of a magnification device. Several factors play a role in what was visible during the drive test, such as foliage, sunlight, actual balloon location versus proposed tower location, winds & weather. It should be noted that only the roads highlighted were checked (private property was not intentionally investigated).



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.
Based upon Rev. 1 Drives by Dewberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Driven/Verified Visibility Map
2 Mile Radius

Created By: Benjamin Caron & Mike Barreiros
 Caron & Associates Design
(978) 360-3671 info@cadsim.com

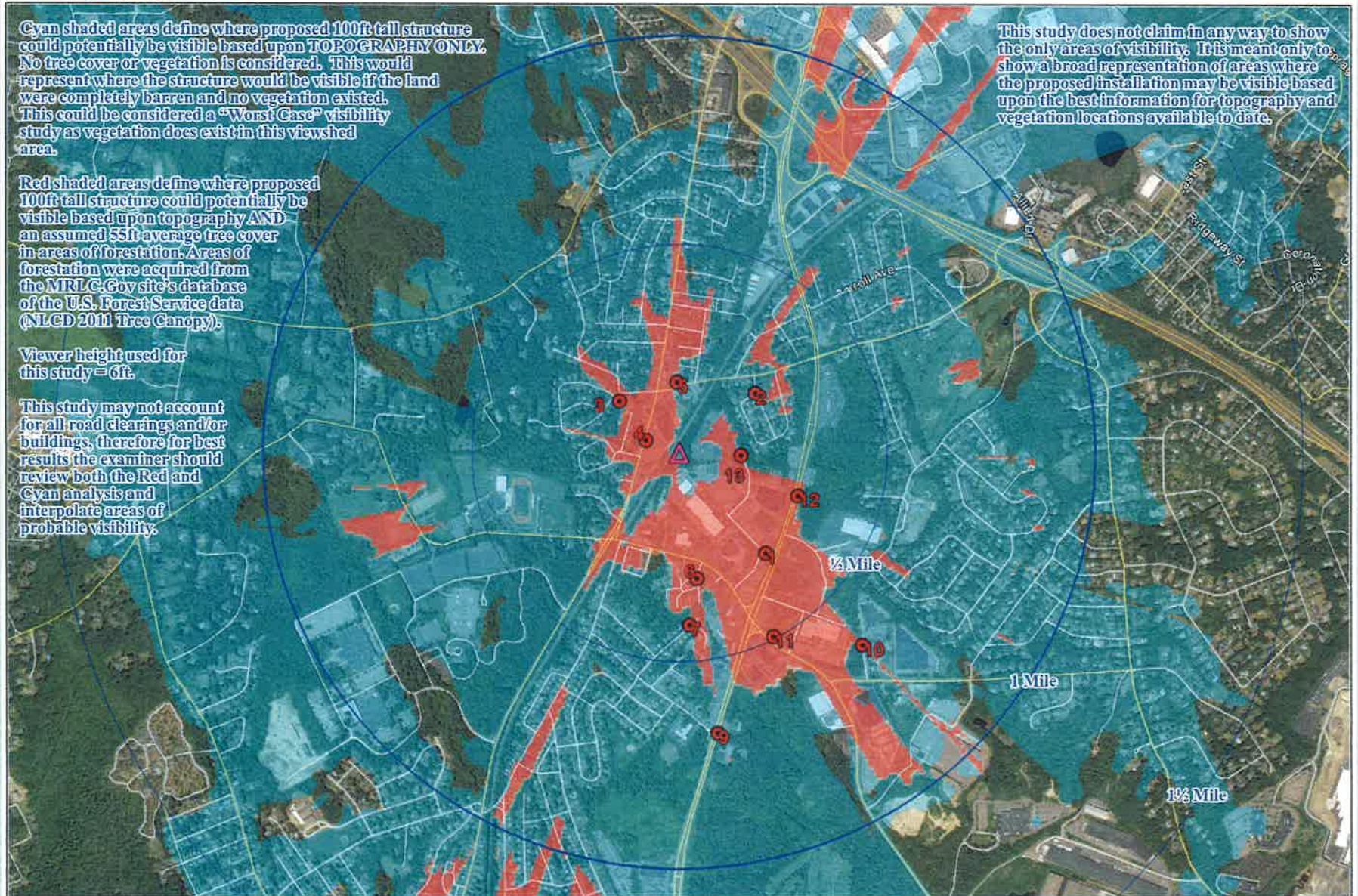
Cyan shaded areas define where proposed 100ft tall structure could potentially be visible based upon TOPOGRAPHY ONLY. No tree cover or vegetation is considered. This would represent where the structure would be visible if the land were completely barren and no vegetation existed. This could be considered a "Worst Case" visibility study as vegetation does exist in this viewed area.

Red shaded areas define where proposed 100ft-tall structure could potentially be visible based upon topography AND an assumed 55ft average tree cover in areas of forestation. Areas of forestation were acquired from the MRL C. Gov site's database of the U.S. Forest Service data (NLCD 2011 Tree Canopy).

Viewer height used for this study = 6ft.

This study may not account for all road clearings and/or buildings, therefore for best results the examiner should review both the Red and Cyan analysis and interpolate areas of probable visibility.

This study does not claim in any way to show the only areas of visibility. It is meant only to show a broad representation of areas where the proposed installation may be visible based upon the best information for topography and vegetation locations available to date.



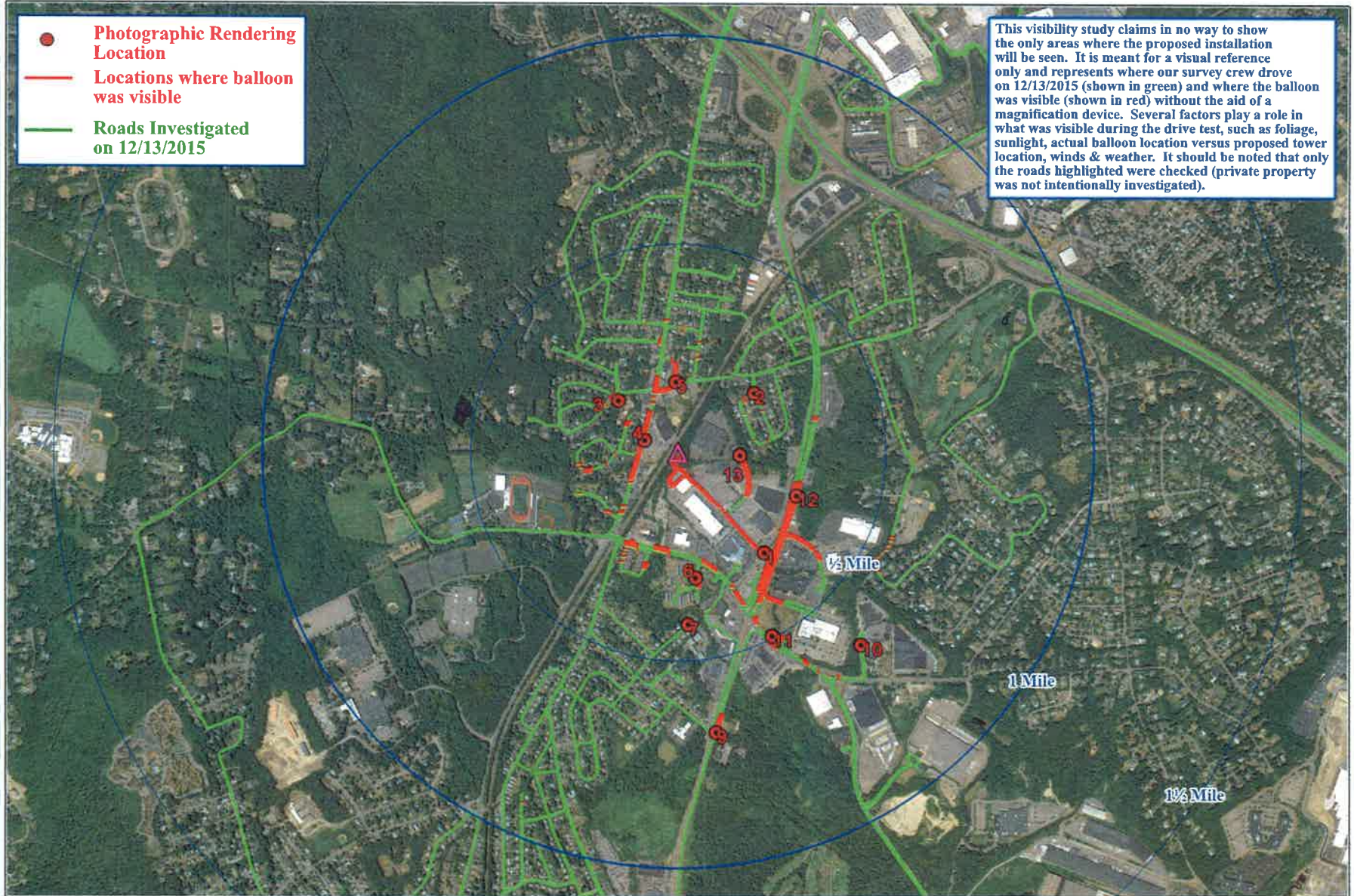
For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location. Based upon Rev. 1 Drawings by Dewberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Predictive Viewshed Mapping based upon terrain with and without tree cover ~ 1 Mile Radius

Created By: Benjamin Caron & Mike Barreiros
CAD Caron & Associates Design
(978) 360-3671 info@cadsim.com

- **Photographic Rendering Location**
- **Locations where balloon was visible**
- **Roads Investigated on 12/13/2015**

This visibility study claims in no way to show the only areas where the proposed installation will be seen. It is meant for a visual reference only and represents where our survey crew drove on 12/13/2015 (shown in green) and where the balloon was visible (shown in red) without the aid of a magnification device. Several factors play a role in what was visible during the drive test, such as foliage, sunlight, actual balloon location versus proposed tower location, winds & weather. It should be noted that only the roads highlighted were checked (private property was not intentionally investigated).



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location. Based upon Rev. 1 Drawings by Dewberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Driven/Verified Visibility Map
1 Mile Radius

Created By: Benjamin Caron & Mike Barreiros
CAD Caron & Associates Design
(978) 360-3671 info@cadsim.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location. Based upon Rev. 1 Drawings by Dewberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Photo Location 1 ~ 50mm ~ 1678' +/- (0.32mi) Away
From Glacier Drive

Created By: Benjamin Caron & Mike Barreiros
 Caron & Associates Design
(978) 360-3671 info@cadsim.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location. Revised upon Rev. 1 Drawings by Desberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Photo Location 1 ~ 50mm ~ 1678' +/- (0.32mi) Away
From Glacier Drive

Created By: Benjamin Caron & Mike Barreiros
 Caron & Associates Design
(978) 360-3671 info@cad sims.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

Based upon Rev. 1 Dwg's by
Dawberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Photo Location 2 ~ 50mm ~ 1242'+/- (0.24mi) Away
Near 2 St Dennis Drive

Created By: Benjamin Caron & Mike Barreiros
 Caron & Associates Design
(978) 360-3671 info@cad sims.com



Proposed installation is almost completely obscured by intervening terrain and vegetation from this photo location.



Proposed installation outlined to show relative size and position.



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location. Based upon Rev. 1 Drawings by Dewberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Photo Location 2 ~ 50mm ~ 1242' +/- (0.24mi) Away
Near 2 St Dennis Drive

Created By: Benjamin Caron & Mike Barreiros
 Caron & Associates Design
(978) 360-3671 info@cadsim.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.
Based upon Rev. 1 Drawg by Dewberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Photo Location 3 ~ 50mm ~ 1002'+/- (0.19mi) Away
From School Street Playground

Created By: Benjamin Caron & Mike Barreiros
 Caron & Associates Design
(978) 360-3671 info@cad sims.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location. Based upon Rev. 1 Drawings by Dewberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Photo Location 3 ~ 50mm ~ 1002' +/- (0.19mi) Away
From School Street Playground

Created By: Benjamin Caron & Mike Barreiros
 Caron & Associates Design
(978) 360-3671 info@cadsim.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.
Based upon Rev. 1 Drawings by Danberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Photo Location 4 ~ 50mm ~ 447' +/- (0.08mi) Away
From Roche Brother's Parking Lot

Created By: Benjamin Caron & Mike Barreiros
 Caron & Associates Design
(978) 360-3671 info@cadsim.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location. Based upon Rev. 1 Drawings by Dewberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Photo Location 4 ~ 50mm ~ 447' +/- (0.08mi) Away
From Roche Brother's Parking Lot

Created By: Benjamin Caron & Mike Barreiros
CAD Caron & Associates Design
(978) 360-3671 info@cadsim.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location. Based upon Rev. 1 Dwg's by Dewberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Photo Location 5 ~ 50mm ~ 905'+/- (0.17mi) Away
Across from East Street Baseball Field

Created By: Benjamin Caron & Mike Barreiros
 Caron & Associates Design
(978) 360-3671 info@cadsim.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location. Based upon Rev. 1 Drawings by Dewberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Photo Location 5 ~ 50mm ~ 905'+/- (0.17mi) Away
Across from East Street Baseball Field

Created By: Benjamin Caron & Mike Barreiros
 Caron & Associates Design
(978) 360-3671 info@cadsim.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location. Based upon Rev. 1 Drawings by Dewberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Photo Location 6 ~ 50mm ~ 1598' +/- (0.30mi) Away
From Brookview Circle

Created By: Benjamin Caron & Mike Barreiros
CAD Caron & Associates Design
(978) 360-3671 info@cadsim.com



Proposed Conditions



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location. Revised upon Rev. 1 Drawings by Dewberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Photo Location 6 ~ 50mm ~ 1598'+/- (0.30mi) Away
From Brookview Circle

Created By: Benjamin Caron & Mike Barreiros
 Caron & Associates Design
(978) 360-3671 info@cadsims.com



Existing
Conditions



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

Based upon Rev. 1 Drawg by Dewberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Photo Location 7 ~ 65mm ~ 2176' +/- (0.41mi) Away
Near 52 David Terrace

Created By: Benjamin Caron & Mike Barreiros
 Caron & Associates Design
(978) 360-3671 info@cad sims.com



Proposed installation is almost completely obscured by intervening terrain and vegetation from this photo location.

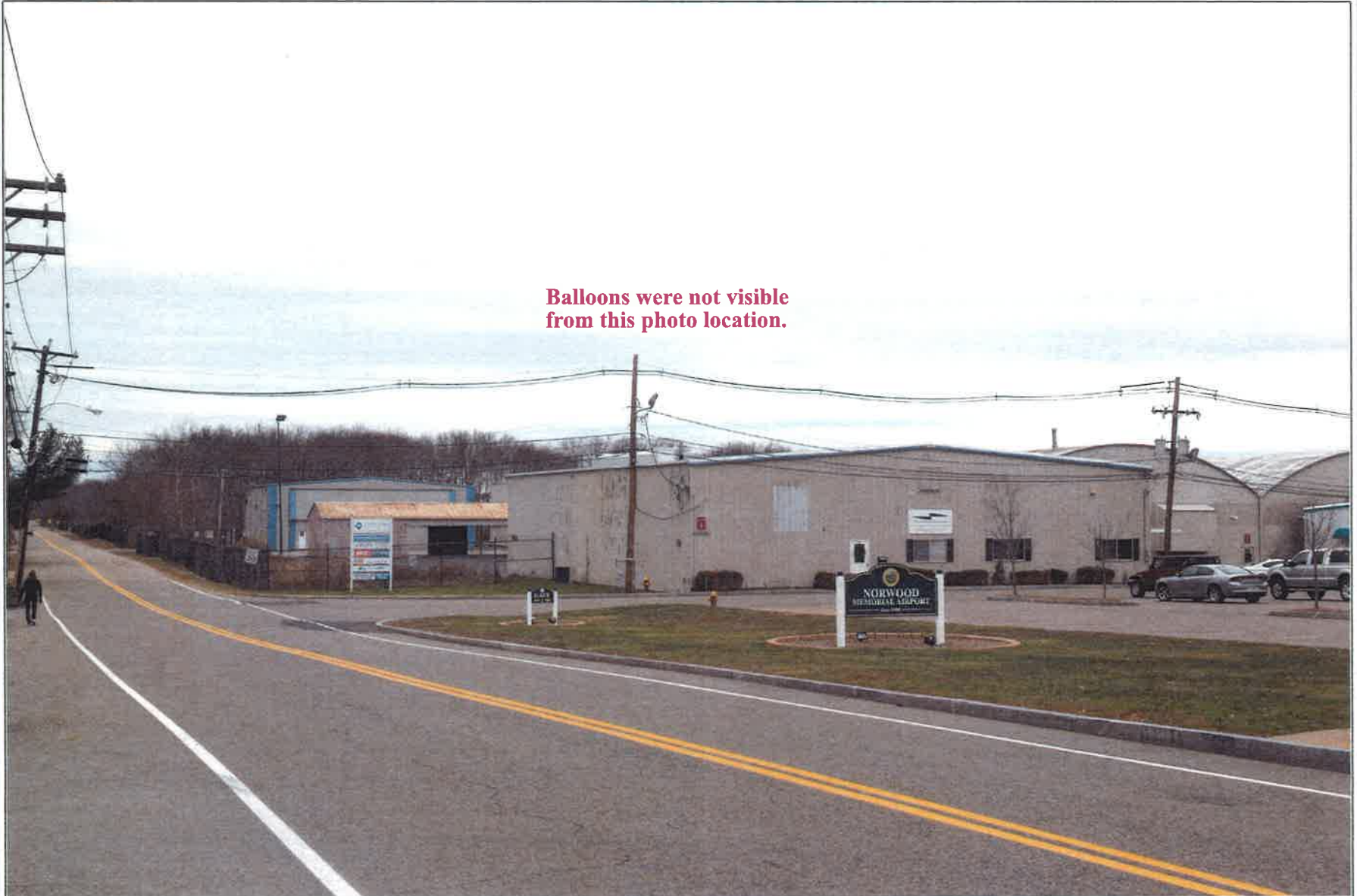
Proposed installation outlined to show relative size and position.

For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.
Based upon Rev. 1 Drawings by Danbury dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Photo Location 7 ~ 65mm ~ 2176' +/- (0.41mi) Away
Near 52 David Terrace

Created By: Benjamin Caron & Mike Barreiros
 Caron & Associates Design
(978) 360-3671 info@cadsim.com

Balloons were not visible
from this photo location.



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.
Based upon Rev. 1 Drawg by Dewberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Photo Location 8 ~ 50mm ~ 11,392' +/- (2.16mi) Away
Across from Norwood Memorial Airport

Created By: Benjamin Caron & Mike Barreiros
 Caron & Associates Design
(978) 360-3671 info@cadsim.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location. Based upon Rev. 1 Drawg by Dewberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Photo Location 9 ~ 85mm ~ 3568'± (0.68mi) Away
From Route 1 Northbound

Created By: Benjamin Caron & Mike Barreiros
CAD Caron & Associates Design
(978) 360-3671 info@cadsim.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.
Based upon Rev. 1 Drawings by Dewberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Photo Location 9 ~ 85mm ~ 3568'± (0.68mi) Away
From Route 1 Northbound

Created By: Benjamin Caron & Mike Barreiros
 Caron & Associates Design
(978) 360-3671 info@cadsim.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location. Based upon Rev. 1 Drawings by Dewberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Photo Location 10 ~ 65mm ~ 3369' +/- (0.64mi) Away
From Downey Street

Created By: Benjamin Caron & Mike Barreiros
 Caron & Associates Design
(978) 360-3671 info@cadsim.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location. Based upon Rev. 1 Dwg's by Daveberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Photo Location 10 ~ 65mm ~ 3369'± (0.64mi) Away
From Downey Street

Created By: Benjamin Caron & Mike Barreiros
 Caron & Associates Design
(978) 360-3671 info@cadsim.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location. Based upon Rev. 1 Drawings by Dewberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Photo Location 11 ~ 65mm ~ 2612' +/- (0.49mi) Away
From Analog Devices Parking Lot

Created By: Benjamin Caron & Mike Barreiros
CAD Caron & Associates Design
(978) 360-3671 info@cadsim.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.
Based upon Rev. 1 Drawings by Dewberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Photo Location 11 ~ 65mm ~ 2612' +/- (0.49mi) Away
From Analog Devices Parking Lot

Created By: Benjamin Caron & Mike Barreiros
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(978) 360-3671 info@cadsim.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.
Based upon Rev. 1 Drawings by
Dawberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Photo Location 12 ~ 50mm ~ 1608' +/- (0.30mi) Away
From Rt 1 Northbound

Created By: Benjamin Caron & Mike Barreiros
 Caron & Associates Design
(978) 360-3671 info@cadsim.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location. Based upon Rev. 1 Drwg by Dewberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Photo Location 12 ~ 50mm ~ 1608' +/- (0.30mi) Away
From Rt 1 Northbound

Created By: Benjamin Caron & Mike Barreiros
 Caron & Associates Design
(978) 360-3671 info@cadsim.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.
Based upon Rev. 1 Drawings by Dewberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Photo Location 13 ~ 50mm ~ 796' +/- (0.15mi) Away
From Wilson Way

Created By: Benjamin Caron & Mike Barreiros
 Caron & Associates Design
(978) 360-3671 info@cadsim.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location. Based upon Rev. 1 Drawings by Dewberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Photo Location 13 ~ 50mm ~ 796' +/- (0.15mi) Away
From Wilson Way

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For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location. Based upon Rev. 1 Drawings by Dewberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Photo Location 14 ~ 50mm ~ 114'+/- Away from pole
Compound View from parking lot near site

Created By: Benjamin Caron & Mike Barreiros
CAD Caron & Associates Design
(978) 360-3671 info@cad sims.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.
Based upon Rev. 1 Drawings by
Dawberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Photo Location 14 ~ 50mm ~ 114'+/- Away from pole
Compound View from parking lot near site

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For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location. Based upon Rev. 1 Drawings by Desberry dated: 3/11/2016

Westwood 5 MA ~ (3/16/2016)
Balloons Used for Test Completed on Sunday 12/13/2015
(Flown from 7:39am through 3:10pm)

Created By: Benjamin Caron & Mike Barreiros
CAD Caron & Associates Design
(978) 360-3671 info@cadsim.com

10



**TOWN OF WESTWOOD
BOARD OF ASSESSORS**

580 High St.
Westwood, Ma. 02090

Maureen Bleday
Michael P. Krone
Mark F. Murphy

phone: 781-326-1904
fax: 781-251-2588

November 6, 2015

*Janice Barba, Planning Board
50 Carby St.
Westwood, Ma. 02090*

To Whom It May Concern:

*Attached please find a list of abutters and abutters to abutters within 300' of the locus
60 – 90 Glacier Drive, in Westwood known as Assessor's Map 23, Lot 231.*

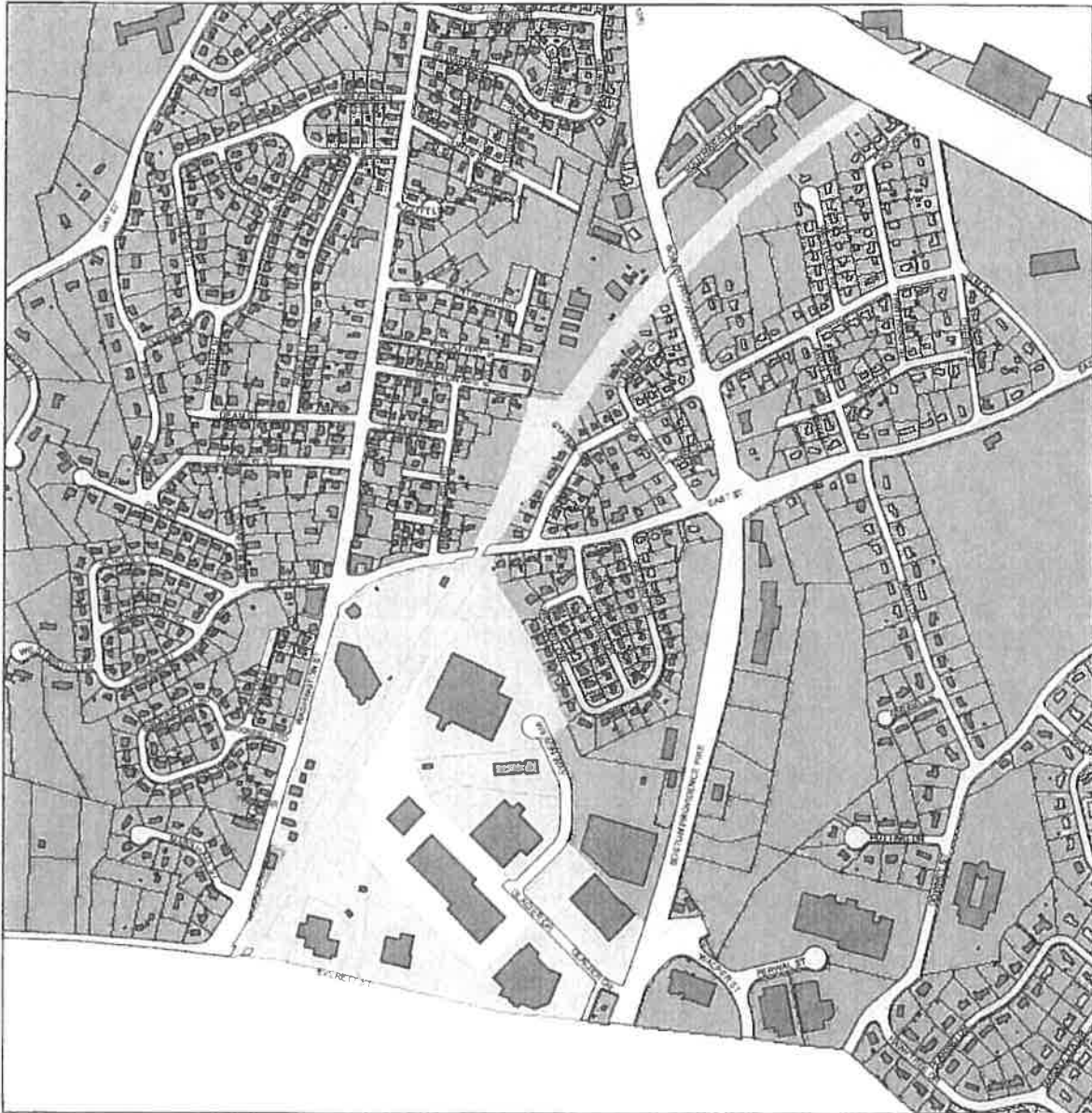
*This list reflects owners of record as of January 1, 2015 or current owners, according to our
records.*

Sincerely,

*Michael Krone
Assessor*

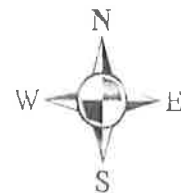
djr

ABUTTERS FOR 60-90 GLACIER DRIVE



MAP 23, LOT 231

WESTWOOD BOARD OF ASSESSORS



**ABUTTERS LIST FOR 60-90 GLACIER DRIVE
WESTWOOD, MA**

OWNER	CO-OWNER	Mailing Address	City	St Zip	Location
TOWN OF WESTWOOD	ISLINGTON FIRE STATION	580 HIGH ST	WESTWOOD	MA 02090	300 WASHINGTON ST
AT & T CO-INTERSTATE DIVISION	TAX DIRECTOR	PO BOX 7207	BEDMINSTER	NJ 07921	300 WASHINGTON ST
ROCHE BROS SUPERMARKETS LLC		70 HASTINGS STREET	WELLESLEY	MA 02481	338 WASHINGTON ST
COEN PATRICK C TRUSTEE	MOY REALTY CO	82 SMITH DRIVE	WESTWOOD	MA 02090	372 WASHINGTON ST
C&R HOLDINGS GROUP LLC		378 WASHINGTON STREET	WESTWOOD	MA 02090	378 WASHINGTON ST
LAMBRIANDIS J TRS	ESJ RE TRUST	384 WASHINTON ST	WESTWOOD	MA 02090	384 WASHINGTON ST
WASHINGTON 390 PROPERTY LLC		70 BAY COLONY DRIVE	WESTWOOD	MA 02090	390 WASHINGTON ST
WASHINGTON STREET OF WESTWOOD		1C HARTFORD STREET	DOVER	MA 02090	396 WASHINGTON ST
DLT FAMILY LIMITED PARTNERSHIP		5 FOX HOLLOW LN	SHARON	MA 02067	400 WASHINGTON ST
EVERETT STREET REALTY CORP		PO BOX 1140	EAST SANDWICH	MA 02537	22 EVERETT ST
HARTLING CORP	C/O DONALD FOSTER	PO BOX 1140	EAST SANDWICH	MA 02537	EVERETT ST
PROGRESSIVE CASUALTY INSURANCE	REAL ESTATE NOTIFICATIONS - OH	PO BOX 89429	CLEVELAND	OH 44124	62 EVERETT ST
AMR REAL ESTATE HOLDINGS LLC W	C/O MATT MCGOVERN	425 PROVIDENCE HWY.	WESTWOOD	MA 02090	425 PROVIDENCE HWY
GLACIER LIMITED PARTNERSHIP		116 FLANDERS RD	WESTBOROUGH	MA 01581	60-90 GLACIER DR
KISIEL MM & WERNER ER TRUSTEES	THE MAC DONALD TRUST	PO BOX 2781	FRAMINGHAM	MA 01703	24 WILSON WAY
ALGONQUIN GAS TRANSMISSION CO	C/O DUKE ENERGY ATTN LLOYD KEL	P.O.BOX 1642	HOUSTON	TX 77251-1642	70-72 WILSON WAY
FAIRLANE WESTWOOD LLC	C/O FAIRLANE PROPERTIES INC	1035 CAMBRIDGE STREET	CAMBRIDGE	MA 02141	80-84 WILSON WAY
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THE MAC DONALD TRUST
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C O MARK M KISIEL
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