

TOWN OF WESTWOOD

COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

ADMINISTRATIVE APPROVAL ENVIRONMENTAL IMPACT AND DESIGN REVIEW

APPLICANT: Jack Andrews
Empire Telecomm o/b/o AT&T Wireless
10130 Donleigh Drive
Columbia, MD 21046

PROPERTY OWNER: Dedham-Westwood Water District
50 Elm Street
Dedham, MA 02025

PROPERTY LOCUS: 213 Fox Hill Street
Assessor's Map 9, Lot 65

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TOWN CLERK
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BACKGROUND AND PROJECT SUMMARY

The Applicant, AT&T Wireless, proposes to undertake certain modifications to an existing wireless communication facility at the Dedham-Westwood Water District Water Tank located at 213 Fox Hill Street. The proposed modifications include the removal and replacement of three (3) new antennas at the same location. The Applicant proposes to install three (3) new RRH units with an A-2 module, three (3) new surge arresters, six (6) DC power cables, and three (3) fiber runs.

Said facility operates under a Wireless Communication Overlay District (WCOD) EIDR granted by the Planning Board to New Cingular Wireless PCS, LLC on September 4, 2007 and modified by the Board on January 15, 2013.

The property is located in the Single Residence E (SRE) Zoning Districts, and within the Wireless Communications Overlay District (WCOD). The proposed alterations to the existing wireless communications facility are permitted, subject to WCOD-EIDR Approval, pursuant to Sections 9.4 and 7.3 of the Westwood Zoning Bylaw.

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Administrative EIDR Decision AT&T Mobility Corp./AT&T Wireless

213 Fox Hill Street - October 24, 2016

The proposed alterations have been reviewed by the Building Commissioner and found to be minor in nature. As such, the proposed alterations are subject to Administrative WCOD-EIDR review and approval by the Town Planner pursuant to Section 7.3.6 of the Zoning Bylaw.

STATEMENT OF FINDINGS

After having reviewed all the plans and reports filed by the Applicants and their representatives, and having considered the technical analysis, and all supplemental information, the Town Planner makes the following findings:

1. On September 27, 2016, an application was filed by or on behalf of Empire Telecomm o/b/o AT&T Wireless, pursuant to Sections 9.4 [Wireless Communications Overlay District] and 7.3 [Environmental Impact and Design Review] of the Westwood Zoning Bylaw with the Westwood Planning Board (hereinafter "Application").
2. On October 19, 2016, the Application was forwarded to the Building Commissioner for review and consideration of Administrative EIDR Approval pursuant to Section 7.3.6 of the Zoning Bylaw.
3. On October 19, 2016, the Building Commissioner determined that the proposed alterations were minor in nature, and that the Application would be subject to review and approval by the Town Planner pursuant to Section 7.3.6 of the Zoning Bylaw.
4. On October 20, 2016, the Town Planner reviewed the Application and found the same to be complete for the purpose of Administrative WCOD-EIDR Review.
5. The subject property consists of approximately 35,832 Sq. Ft. located at 213 Fox Hill Street and is shown as Map 9, Lot 65 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
6. The Property is located in Single Residence E (SRE) Zoning District, and within the Wireless Communications Overlay District (WCOD). The proposed alterations to the existing wireless communications facility are permitted, subject to WCOD-EIDR Approval, pursuant to Sections 9.4 and 7.3 of the Westwood Zoning Bylaw.
7. The Applicant proposes to undertake certain alterations, including the proposes to undertake certain modifications to an existing wireless communication facility at the Dedham-Westwood Water District Water Tank located at 213 Fox Hill Street hereinafter referred to as the "Project". The proposed modifications include the removal and replacement of three (3) new antennas at the same location. The Applicant proposes to install three (3) new RRH units with an A-2 module, three (3) new surge arresters, six (6) DC power cables, and three (3) fiber runs. The existing 9E surge arrestors, fiber power connector, two DC power cables and one fiber run are proposed to be removed.

8. Said facility operates under a WCOD-EIDR granted by the Planning Board on September 4, 2007 and modified by the Planning Board on January 15, 2013.
9. The Project, as modified by the conditions of this decision, is consistent with all applicable standards under Section 9.4 and 7.3 of the Westwood Zoning Bylaw.
10. The Project, as modified by the conditions of this decision, will not present a public safety hazard to the Town, or the surrounding residential properties.
11. The Project, as modified by the conditions of this decision, will not be detrimental to the Town or to the general character or visual appearance of the surrounding residential properties, and will be consistent with all applicable standards set forth in Section 7.3.7 of the Westwood Zoning Bylaw.

DECISION

The Town Planner hereby submits an Administrative WCOD-EIDR **Approval** pursuant to Section 7.3 of the Westwood Zoning Bylaw for the Project as described above and in the application therefor and the following related submissions filed by or on behalf of the Applicants in the Office of the Planning Board on September 27, 2016 and modified application Narrative on October 20, 2016:

1. Plan set entitled "AT&T, Site Number: MA 1233, Site Name: Westwood Fox Hill, Project: LTE 2C 2017 Upgrade", prepared by Empire Telecom of Billerica and stamped by Derek J. Creaser, dated June 9, 2016 and revised through September 8, 2016, consisting of six (6) sheets, including:

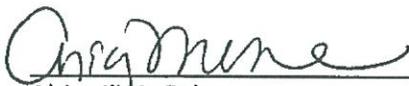
T-1	Title Sheet
GN-1	General Notes
A-1	Compound & Equipment Plan
A-2	Antenna Layout & Elevations
A-3	Details
RF-1	RF Plumbing Diagram
G-1	Grounding Details
2. EIDR Application, Narrative and Cover Letter, Planning Board 2013 Approval, prepared by Jack Andrews, Zoning Manager, Empire Telecomm, consultant to AT&T, dated September 27, 2016, narrative revised and received by Planning Department on October 20, 2016.

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

CONDITIONS

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

1. Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans, and with all conditions of prior approvals, in all respects, and the Applicant shall pursue completion of the project with reasonable diligence and continuity.
2. The Applicant shall verify, through post-installation monitoring and report of an independent radio engineering consultant, that the new and replacement antennas will not interfere with nor have any negative effect on the Town's emergency radio communications.
3. The Applicant shall submit one or more maps demonstrating visual representation of the area of solid RFR coverage and the area of marginal RFR coverage of the wireless communications facility as modified.
4. All antennas, cabling and accessory equipment shall be removed within ninety (90) days of abandonment or discontinuance of use. The Planning Board shall receive notification of any abandonment or discontinuance of use.
5. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.



Abigail McCabe
Town Planner

DATED: October 24, 2016

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