



## ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

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ROBERT W. LEVY  
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ZBA 2015-28  
Petition of Town of Wellesley  
Municipal Light Plant  
134 Weston Road

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TOWN CLERK'S OFFICE  
WELLESLEY MA 02482  
MAR 27 P 12:32

Pursuant to due notice, the Special Permit Granting authority held a Public Hearing on Thursday, March 19, 2015 at 7:30 p.m. at the Town Hall, 525 Washington Street, Wellesley, on the petition of TOWN OF WELLESLEY MUNICIPAL LIGHT PLANT requesting a Special Permit pursuant to the provisions of Section II A.10, Section III, Section XIVE C.3 and Section XXV of the Zoning Bylaw for construction of a 329 square foot one-story building on a concrete slab to shelter electronic equipment used for wireless communication, enclosed by a 9 foot high galvanized chain link fence, on existing land at the Weston Road Substation, at 134 WESTON ROAD, in a General Residence District and a Water Supply Protection District.

On February 20, 2015, the petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing were Dick Joyce, Director, Kevin Sullivan, Assistant Superintendent, and Michael Coppellotti, Supervisory Electrical Engineer, Municipal Light Plant (MLP).

Mr. Joyce said that the request is for a special permit to expand the Weston Road Substation, which is located in a General Residence District. He said that the expansion is needed to accommodate a hub for the Town's anticipated full mounted distributed antenna system, commonly referred to as DAS. He said that it will provide cellular coverage around town without the need to install a large cell tower.

Mr. Joyce said that the MLP has been experimenting with DAS since 2007 with a T-Mobile pilot program. He said that rather than design a separate system for every carrier, MLP issued an RFP for a partner to install a DAS system that could accommodate all major carriers. He said that American Tower was selected. He said that they are currently in negotiations with one of the major carriers.

Mr. Joyce said that the expansion is relatively minor. He said that it consists of a 36 foot by 82 foot fenced in area, a 12 foot by 28 foot block building, and a 300 KV8 pad mounted transformer. He said that, for comparative purposes, it is the same transformer that is to the east of Town Hall, only half of the size. He said that it will have two (2) 24 by 28 foot slabs within the fenced area to accommodate future carriers' equipment.

Mr. Joyce said that MLP has taken care that the proposed substation will blend in with the existing substation. He said that the fence will be aesthetically the same as the existing fence, only much smaller.

He said that the block building will be the same in every respect including the light gray color. He said that the carriers' self contained equipment and cabinets will be the same as the existing.

Mr. Joyce said that there will be no additional lighting or noise. He said that they expect no discernible traffic impacts. He said that switching and monitoring of the signals are automated and done off site. He said that in the seven years and a half years that MLP housed the T-Mobile Hub at the old substation, there was only once instance when they had to access the old substation.

Mr. Joyce said that the plans were designed to allow the Trails Committee to continue to use the substation parking to access the adjoining trail.

The Board asked if it is anticipated that there will be more equipment located on the site by the providers. Mr. Joyce said that there will be two other carriers. He said that they expect that when each carrier comes on, the equipment will be pad mounted, self-enclosed cabinets.

The Board confirmed that no antennas are anticipated. Mr. Joyce said that all of the antennas will be connected with a fiber network that MLP will put in. He said that the fiber network will come into the block building underground to the equipment and monitoring devices in the building. The Board confirmed that this will be a hub for the antennas around town. The Board confirmed that the only additions anticipated are a couple of pads in the future. Mr. Joyce said that the block building will be another addition.

The Board asked if any trees will be removed as part of this project. Mr. Joyce said that they will be planting six trees. The Board confirmed that no parking spaces will be removed. Mr. Joyce no spaces will be eliminated and there will be no additional asphalt on-site. The Board asked if there is enough grass to handle the runoff from the pads and the block building. Mr. Joyce said that MLP invested in landscaping the area. He said that they put a park bench in there for the Trails Committee. He said that MLP will take care as much as possible to see that the area is maintained.

The Board said that the pads are located at a low point on the site. The Board said that a swale has been provided on two sides of the installation. The Board said that there is one catch basin just outside of the fence line. The Board asked if there will be sufficient drainage at the low point. The Board questioned the need for a second catch basin for any overflow. Mr. Joyce said that he can look into that. He said that when they looked at the drainage, that was a huge issue with Dewberry, who is the consultant that was brought on. He said that everything is geared to go to the center drain that is fairly low down on the existing site. The Board said that it is just adjacent to the pads. The Board said that if the drain gets clogged there is a potential to come up onto the pads. Mr. Joyce said that MLP has someone going to the site every day for routine maintenance. He said that MLP can add that to the maintenance list to make sure that the drain never clogs.

The Board said that this area has occasionally been used as a lay down area for construction projects elsewhere in town. The Board questioned whether that will be possible in the future. Mr. Joyce said that it has been used three or four times in the past nine years. He said that there is area behind the substation that is not as big as the area in the front but would be available for smaller projects. He said that the plan for the last five years has been to not allow the area to be used as a staging area.

The Board asked about noise emissions from this installation. Mr. Joyce said that there are none. He said that there will be no additional lighting.

There was no one present at the Public Hearing who wished to speak to the petition.

#### Statement of Facts

The subject property is located at 134 Weston Road, on a 63,598 square foot lot, in a General Residence District and a Water Supply Protection District.

The Petitioner is requesting a Special Permit pursuant to the provisions of Section II A.10, Section III, Section XIVE C.3 and Section XXV of the Zoning Bylaw for construction of a 329 square foot one-story building on a concrete slab to shelter electronic equipment used for wireless communication, enclosed by a 9 foot high galvanized chain link fence, on existing land at the Weston Road Substation, in a General Residence District and a Water Supply Protection District.

Plans T-1, Title Sheet, G-1, General Notes, Legend & Abbreviations, C-1, Plot Plan, C-2, Detailed Site & Grading Plan, C-3, Construction Details – I, C-4, Construction Details – II, C-5, Construction Details – III, C-6, Elevations & Equipment Plan, stamped by Benjamin B. Revette, Professional Civil Engineer, dated 10/03/14, revised 10/08/14, 10/09/14, 10/16/14 & 10/20/14, E-1, Riser Diagrams, E-2, Schematic Grounding Plan, E-3, Ground Details, stamped by Ravi S. Kuchibhotla, Professional Electrical Engineer, dated 10/03/14, revised 10/08/14, 10/09/14, 10/16/14 & 10/20/14, Wellesley oD.A.S. Hub ~ (1/29/2015) Photo Location Map, Existing Conditions - Wellesley oD.A.S. Hub ~ (1/29/2015) Photo Location from Weston Road ~ 50mm ~ 149' +/- (0.03 mi) Away, & Proposed Conditions - Wellesley oD.A.S. Hub ~ (1/29/2015) Photo Location from Weston Road ~ 50 mm ~ 149' +/- (0.03 mi) Away were submitted.

On February 25, 2015, the Design Review Board reviewed the petition and recommended approval of the project as presented, with a condition.

On March 3, 2015, the Planning Board reviewed the petition and recommended that the special permit be granted.

#### Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. Construction of a 329 square foot one-story building on a concrete slab to shelter electronic equipment used for wireless communication, enclosed by a 9 foot high galvanized chain link fence, on existing land at the Weston Road Substation requires a Special Permit, as it is a use not allowed by right in a General Residence District. Construction of a 329 square foot one-story building on a concrete slab to shelter electronic equipment used for wireless communication, enclosed by a 9 foot high galvanized chain link fence, on existing land at the Weston Road Substation is a use that is allowed by right in a Water Supply Protection District, pursuant to the provisions of Section XIVE C. 3.

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It is the opinion of this Authority that the Petitioner has complied with all of the Special Permit Use Standards enumerated in Section XXV of the Zoning Bylaw.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for construction of a 329 square foot one-story building on a concrete slab to shelter electronic equipment used for wireless communication, enclosed by a 9 foot high galvanized chain link fence, on existing land at the Weston Road Substation, in a General Residence District and a Water Supply Protection District, subject to the condition:

- Six (6) 8 to 10 foot evergreen trees shall be planted in a clustered and random formation ten feet from the front of the new building.

This Special Permit shall expire two years from the date time stamped on this decision.

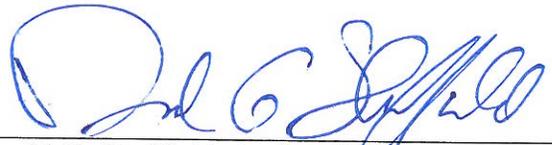
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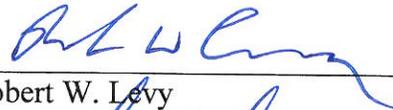
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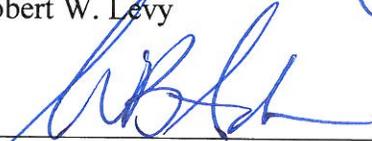
APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS DECISION IN THE  
OFFICE OF THE TOWN CLERK.



David G. Sheffield, Acting Chairman

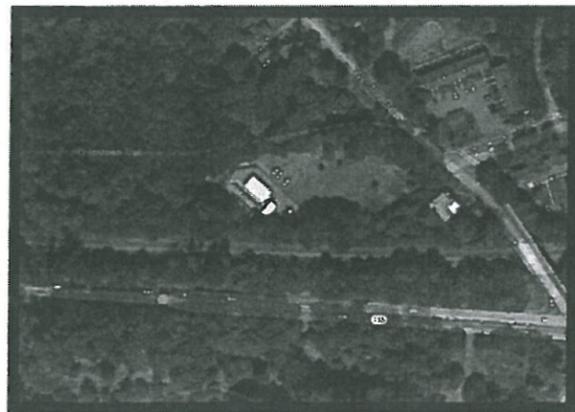


Robert W. Levy



Walter B. Adams

cc: Planning Board  
Inspector of Buildings  
lrm



**AERIAL MAP**

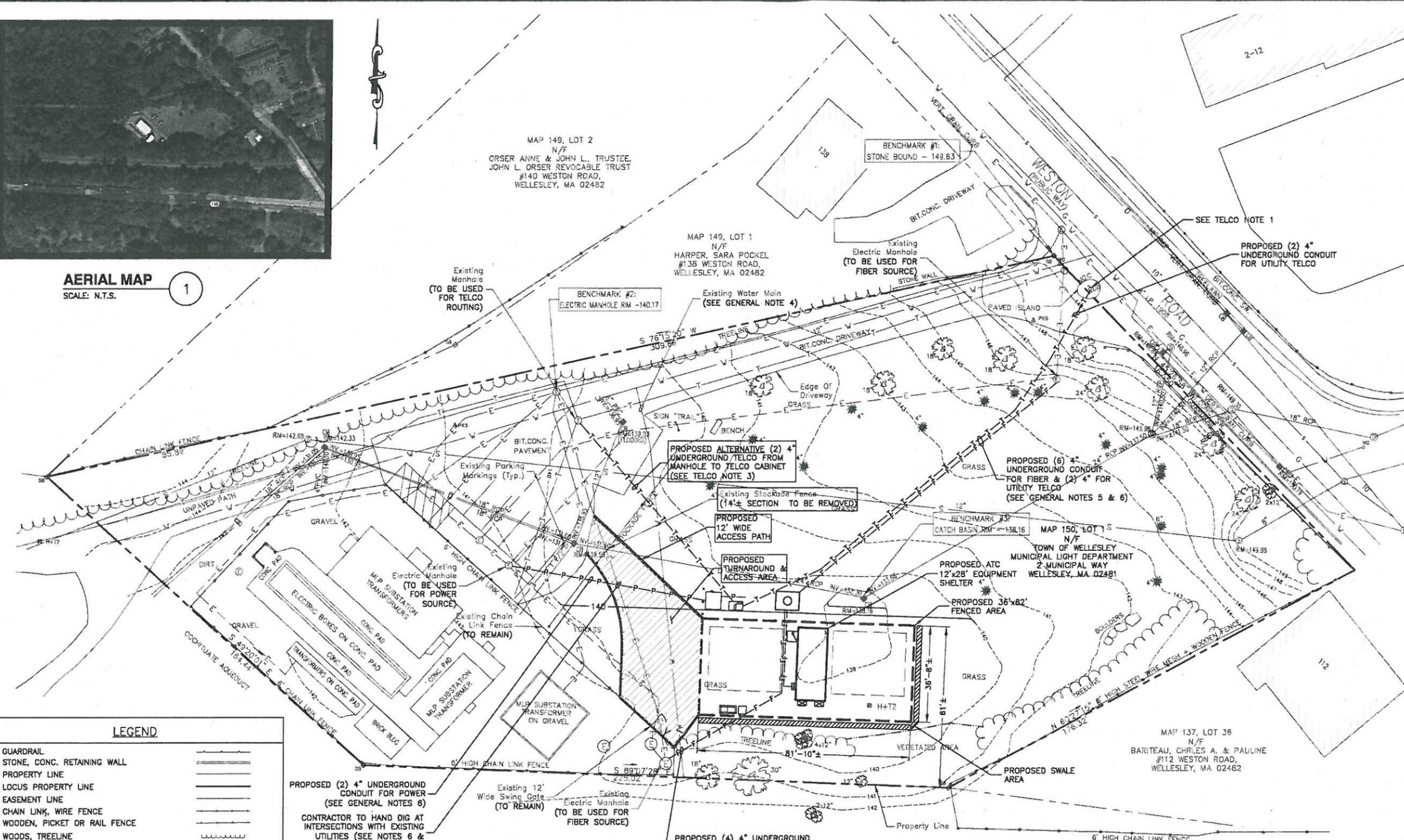
SCALE: N.T.S.

1

MAP 149, LOT 2  
N/F  
ORSER ANNE & JOHN L. TRUSTEE,  
JOHN L. ORSER REVOCABLE TRUST  
#140 WESTON ROAD,  
WELLESLEY, MA 02482

MAP 149, LOT 1  
N/F  
HARPER, SARA POCKEL  
#138 WESTON ROAD,  
WELLESLEY, MA 02482

MAP 137, LOT 36  
N/F  
BARITEAU, CHRIS A. & PAULINE  
#112 WESTON ROAD,  
WELLESLEY, MA 02462



**LEGEND**

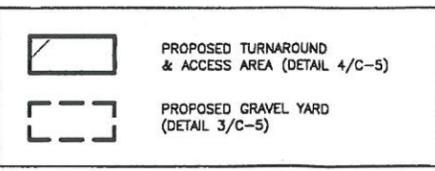
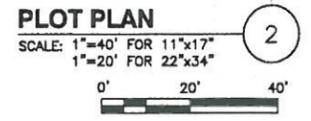
GUARDRAIL	---
STONE, CONC. RETAINING WALL	=====
PROPERTY LINE	-----
LOCUS PROPERTY LINE	-----
EASEMENT LINE	-----
CHAIN LINK, WIRE FENCE	-----
WOODEN, PICKET OR RAIL FENCE	-----
WOODS, TREELINE	-----
VEGETATION LINE	-----
BUSH, SHRUB	●
TREE (DECIDUOUS)	●
TREE (CONIFEROUS)	●
CONTOURS	-----
UNDERGROUND DRAIN LINE	-----
UNDERGROUND GAS LINE	-----
UNDERGROUND SEWER LINE	-----
UNDERGROUND ELECTRIC LINE	-----
UNDERGROUND WATER LINE	-----
DRAIN MANHOLE	⊙
CATCH BASIN	⊙
SEWER MANHOLE	⊙
ELECTRIC MANHOLE	⊙
STONE BOUND	⊙
"PK" NAIL TRAVERSE POINT	△
HUB+TACK TRAVERSE POINT	△
PROPOSED POWER CONDUIT	---P---
PROPOSED TELCO CONDUIT	---T---
PROPOSED FIBER CONDUIT	---F---

PROPOSED (2) 4" UNDERGROUND CONDUIT FOR POWER (SEE GENERAL NOTES 6)  
CONTRACTOR TO HAND DIG AT INTERSECTIONS WITH EXISTING UTILITIES (SEE NOTES 6 & STANDARD CIVIL ON G-1)

**TRENCHING LENGTHS**

FIBER FROM ELECTRIC MANHOLE (WESTON ROAD)	230'±
FIBER FROM ELECTRIC MANHOLE (RAILROAD SOUTH SIDE)	180'±
POWER FROM MANHOLE	270'±
TELCO FROM UTILITY POLE ON WESTON ROAD	450'±
ALTERNATIVE TELCO ROUTING	170'±

PENDING TELCO PROVIDER & TOWN OF WELLESLEY FINAL ROUTING APPROVAL.



**GENERAL NOTES:**

- SOME PROPOSED AND EXISTING INFORMATION NOT SHOWN FOR CLARITY.
- NORTH ARROW SHOWN AS APPROXIMATE.
- PLANS BASED ON DRAWINGS PROVIDED TO DEWBERRY ENGINEERS INC. BY THE TOWN OF WELLESLEY TITLED "WESTON ROAD M/P SUBSTATION EXISTING CONDITIONS PLAN" PREPARED BY THE TOWN OF WELLESLEY DEPARTMENT OF PUBLIC WORKS DATED 04/29/14 AND FIELD MEASUREMENTS TAKEN BY A DEWBERRY ENGINEERS INC., ON 08/27/14.
- UNDERGROUND WATER LINE PENDING TOWN OF WELLESLEY WATER DEPARTMENT'S INVESTIGATION LOCATION AND CONFIRMATION.
- CONTRACTOR TO PROVIDE ALL NECESSARY PROTECTION FOR EXISTING TREES. MINIMIZE BELOW GRADE IMPACT TO EXISTING ROOT SYSTEMS.
- CONTRACTOR TO COORDINATE WITH THE TOWN OF WELLESLEY FOR CONDUIT CROSSINGS AND ROUTING PATHS.

**GROUND NOTES:**

- EQUIPMENT WILL BE GROUNDED & TIED INTO EXISTING UNDERGROUND GROUND RING AT EXISTING SUB STATION COMPOUND
- D.A.S. NOTES:**
- EQUIPMENT CABINETS, CABLE TRAYS AND ASSOCIATED EQUIPMENT NOT SHOWN.
  - CONDUIT ROUTING FOR CONNECTION TO FIBER DAS SYSTEM NOT SHOWN.

**TELCO NOTES:**

- CONDUITS TO TERMINATE ACCORDING TO TOWN OF WELLESLEY AND TELCO PROVIDER APPROVED LOCATION.
- PROVIDE PULL BOXES AND MANHOLE PER WMLP SPECIFICATIONS.
- VERIFY FINAL TELCO ROUTING WITH TOWN OF WELLESLEY AND LOCAL TELCO UTILITY PROVIDER.



**WELLESLEY  
oD.A.S. HUB**



Dewberry Engineers Inc.  
280 SUMMER STREET  
10TH FLOOR  
BOSTON, MA 02210  
PHONE: 617.895.3400  
FAX: 617.895.3310

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**CONSTRUCTION DRAWINGS**

REV	DATE	ISSUED FOR
1	10/20/14	FOR COMMENT
0	10/16/14	FOR COMMENT
C	10/09/14	FOR COMMENT
B	10/08/14	FOR COMMENT
A	10/03/14	FOR COMMENT

DRAWN BY:	SK
REVIEWED BY:	OAS
CHECKED BY:	BBR
PROJECT NUMBER:	50056731
JOB NUMBER:	50056751



SITE ADDRESS  
134 WESTON ROAD  
WELLESLEY, MA 02482  
SHEET TITLE  
PLOT PLAN  
SHEET NUMBER  
1

**WELLESLEY  
oD.A.S. HUB**



Dewberry Engineers Inc.  
280 SUMMER STREET  
10TH FLOOR  
BOSTON, MA 02210  
PHONE: 617.695.3400  
FAX: 617.695.3310

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DRAWN BY: SK

REVIEWED BY: OAS

CHECKED BY: BBR

PROJECT NUMBER: 50056731

JOB NUMBER: 50056751



SITE ADDRESS

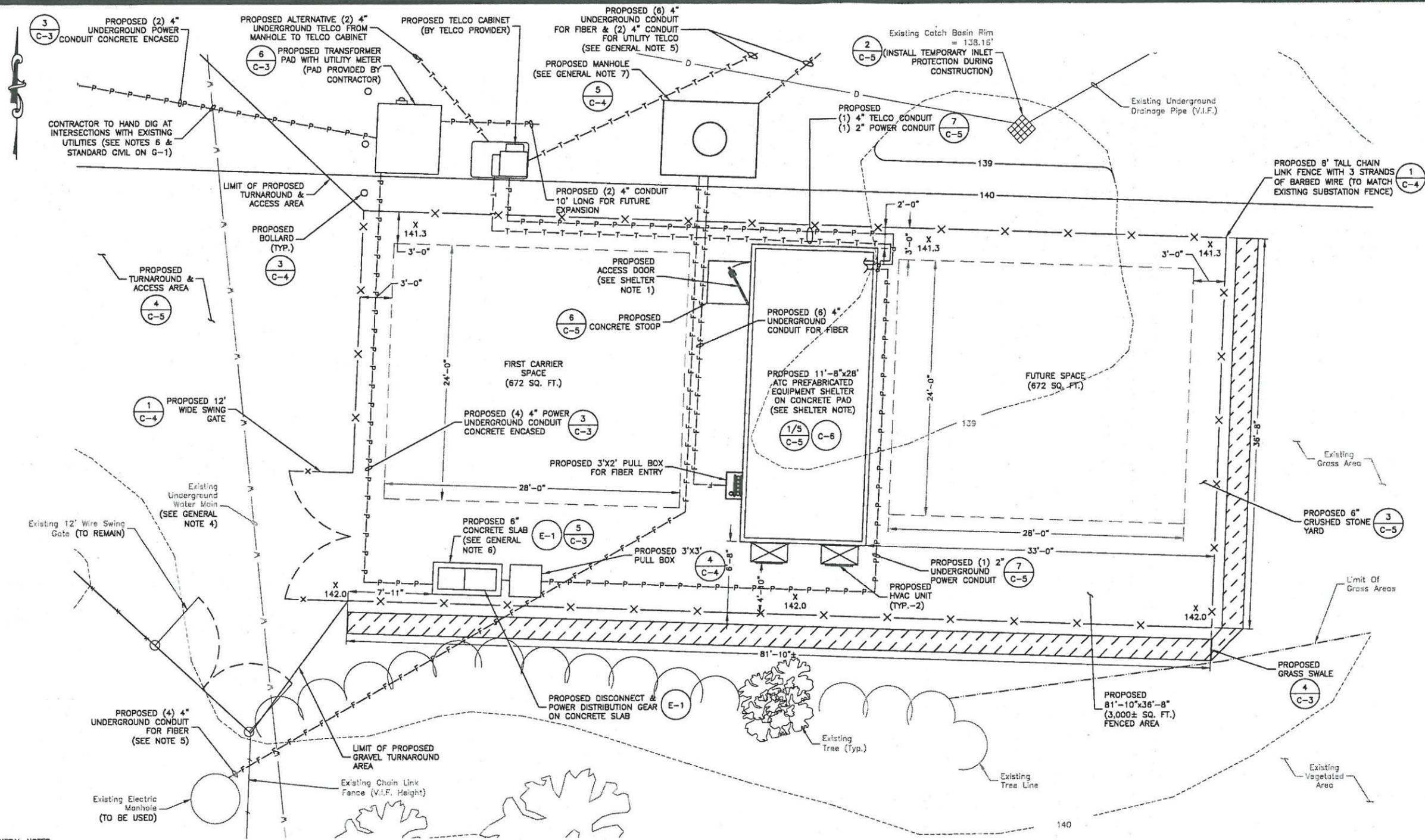
134 WESTON ROAD  
WELLESLEY, MA 02482

SHEET TITLE

**DETAILED SITE &  
GRADING PLAN**

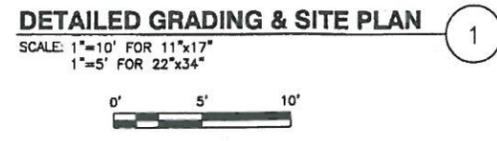
SHEET NUMBER

C-2



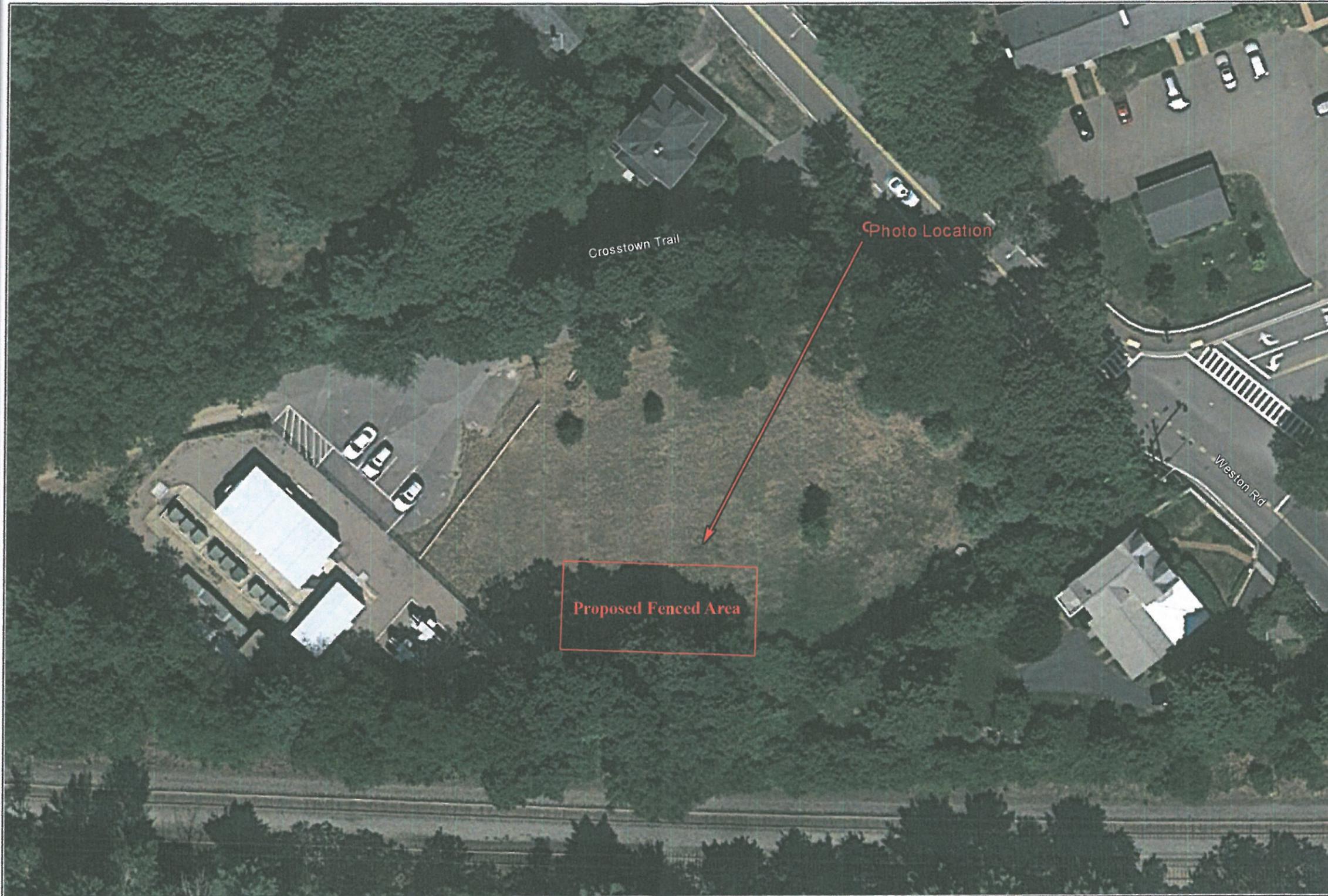
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  - CONTRACTOR TO PROVIDE ALL NECESSARY PROTECTION FOR EXISTING TREES. MINIMIZE BELOW GRADE IMPACT TO EXISTING ROOT SYSTEMS.
  - CONTRACTOR TO VERIFY LOCATION OF CONDUITS STUB UPS WITH SWITCHBOARD INSTALLER PRIOR TO POUR CONCRETE SLAB. DO NOT CREATE TRIP HAZARDS WITHIN AREA.
  - PROVIDE PULL BOXES AND MANHOLE PER WMLP SPECIFICATIONS.

- GROUND NOTES:**
- EQUIPMENT WILL BE GROUNDED TO EXISTING UNDERGROUND GROUND RING AT EXISTING SUB STATION COMPOUND
- D.A.S. NOTES:**
- EQUIPMENT CABINETS, CABLE TRAYS AND ASSOCIATED EQUIPMENT NOT SHOWN.
  - CONDUIT ROUTING FOR CONNECTION TO BUILDING D.A.S. SYSTEM NOT SHOWN.
- SHELTER NOTE:**
- FINAL PREFABRICATED SHELTER & LAYOUT PENDING FINAL DESIGN BY OTHERS.



**LEGEND**

PROPOSED SPOT GRADE	X
Existing Contour Line	-----140-----
PROPOSED CONTOUR LINE	--- 140.0 ---
PROPOSED POWER CONDUIT	---P---P---
PROPOSED TELCO CONDUIT	---T---T---
PROPOSED FIBER CONDUIT	---F---F---



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location. Based upon Rev.1 CDs by Dewberry dated: 10/20/14

## Wellesley oD.A.S. Hub ~ (1/29/2015)

Photo Location Map

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

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Existing  
Conditions



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**Wellesley oD.A.S. Hub ~ (1/29/2015)**  
Photo Location from Weston Road ~ 50mm ~ 149' +/- (0.03mi) Away

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Proposed  
Conditions



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**Wellesley oD.A.S. Hub ~ (1/29/2015)**  
Photo Location from Weston Road ~ 50mm ~ 149'+/- (0.03mi) Away

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