

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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ZBA 2015-49
Petition of Babson College
231 Forest Street – Coleman Parking Lot

Pursuant to due notice, the Special Permit Granting authority held a Public Hearing on Thursday, June 4, 2015 at 7:30 p.m. at the Town Hall, 525 Washington Street, Wellesley, on the petition of BABSON COLLEGE requesting a Special Permit pursuant to the provisions of Section XIVE, Section XXIIC and Section XXV of the Zoning Bylaw for installation of a metal light pole with a new foundation that will rise to 35 feet from ground level. Two 32" by 9.6" by 8.6" cabinets with a smaller junction box below the cabinets will be mounted at a height of 14 feet to the top of the cabinets. A four foot antenna and shroud will be attached to the top of the pole bringing the total height from the ground to the top of the antenna to 39 feet 11 inches, at COLEMAN PARKING LOT, MAP HILL DRIVE, in an Educational District and a Water Supply Protection District.

On May 19, 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, Municipal Light Plant (MLP), Phil Knutel, Vice President and Chief Information Officer, Babson College, Greg Mercier, Technical Expert, American Tower, James Verner, Superintendent, MLP, and Dan Tonelli, Director of Information Services, Babson College.

Mr. Joyce said that the request is for special permits for two antenna locations on the Babson College Campus as part of Wellesley's MLP 48 node network system to be built later this year. He said that one of the antennas will be on a median in the Coleman Parking Lot on a 35 foot decorative pole that will blend in with the existing poles. He said that on top of the pole is 4 foot antenna surrounded by a shroud. He said that the total height from the ground to the top will be less than 40 feet. He said that the second antenna will be located on an existing 62 foot pole at MacDowell Field and will have 3 antennas at 45 feet. He said that everything was designed to blend in with the existing pole.

The Board asked about the town's use of the antennas. Mr. Joyce said that a carrier expressed interest. He said that there are 48 locations that are designed to provide coverage to areas where there is currently poor or no coverage. He said that it will be connected with a fiber optic network to the Wellesley substation. He said that the technology allows them to provide cell coverage to Wellesley residents and commuters without putting in large cell towers.

Mr. Knutel said that Babson's interest is in the safety and security of the students. He said that they currently have a number of dead spots on campus that are causing a fair amount of concern in terms of parents being able to reach their children. He said that they had a student who left Babson. He said that

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one of the reasons that she cited was the inability to be able to make a cell phone call during a particular incident. He said that Babson is happy to be part of this project. He said that they look forward to having much better coverage on campus.

The Board asked if this is for a single carrier at this point. The Board asked if it will preclude another carrier from using it. Mr. Mercier said that they have capacity for additional tenants on the nodes. The Board asked if that will require different types of antennas. Mr. Mercier said that this technology is called DAS, Distributed Antenna System, and is a technology where the carriers share. He said that there is one accommodation for the antennas on the poles which is a box half way up the pole that has slots that the carriers can put their cards in to interface with the antennas and provide service. The Board confirmed that there will not be multiple antennae on a single pole.

Mr. Mercier said that they have taken great care to camouflage the two nodes. He said that the color of the antennas, cabinets and junction box at MacDowell Field will be painted to match the appearance of the pole. He said that all cabling will be run inside of the pole. He said that the antennas on Coleman Lot pole, which is a decorative metal pole, will be surrounded by a shroud that will be painted to match. He said that the cabinets and junction box will be painted to match. He said that all cabling will be run inside of the pole.

Mr. Mercier said that the antennas will fit in seamlessly with the Babson College community and will provide a benefit in terms of coverage. He said that the primary intention of these two nodes is to provide coverage to the Babson College Campus but will also interface with nodes 24 and 77 of the town wide DAS System on Wellesley Avenue and will provide coverage along Wellesley Avenue. He said that they will be installing one other installation in the Babson Campus that did not require ZBA approval. He said that will interface with node 69 of the town wide system on Forest Street. He said that the primary coverage objective is Babson College but it will also interface to improve town wide service.

The Board asked how the proposed devices are essential to the proper functioning of the telecommunication services. The Board asked what other alternatives could have been done by right without a free standing tower. Mr. Mercier said that the other node that they will install on Hollister will be a by-right roof mount installation. He said that they did seek to utilize by-right locations for the devices. He said that the layout of the College Campus has a number of buildings on the northern and eastern portions. He said that there were no suitable buildings in the large area in the middle which is mainly parking lots and fields. He said that they chose to locate on poles in those areas which, by their nature, do require a special permit. He said that this was the least intrusive means to provide coverage in this area.

The Board asked about the image, Verizon LTE 700 (Ch5230) RSRP. Mr. Mercier said that it is a drive test where the radio engineer goes out with a meter and gauges signal strength. He said that the image, 48 Nodes – LTE 700MHz RSRP Coverage is a theoretical depiction of the coverage.

The Board asked about the distance from the property lines for both of the devices. Mr. Joyce said that they used Wellesley Avenue as the front setback. He said that the Coleman Pole will be 2,219 feet to the front property line, 153 feet from the rear, 1,684 feet from the left, and 1,971 feet from the right. He said that this is the 40 foot pole. He said that the pole at the MacDowell will have a front setback of 1,202 feet, a rear setback of 1,504 feet, a left setback of 1,170 feet, and a right setback of 1,791 feet.

The Board said that the pole in the parking lot makes a lot of sense. The Board asked about access for the service truck to park at MacDowell Field. Mr. Tonelli said that there is a driveway to the athletic field. He said that there is an archway that they can pass through. He said that the driveway stops right where the pole is located.

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

Statement of Facts

The subject property is located on the Babson College Campus, Coleman Parking Lot, Map Hill Drive, in an Educational District and a Water Supply Protection District.

The petitioner is requesting a Special Permit pursuant to the provisions of Section XIVE, Section XXIIC and Section XXV of the Zoning Bylaw for installation of a metal light pole with a new foundation that will rise to 35 feet from ground level. Two 32" by 9.6" by 8.6" cabinets with a smaller junction box below the cabinets will be mounted at a height of 14 feet to the top of the cabinets. A four foot antenna and shroud will be attached to the top of the pole bringing the total height from the ground to the top of the antenna to 39 feet 11 inches.

The following materials were submitted:

- Completed Zoning Board of Appeals Application form and Antenna Survey
- Project Description
- Email to Dick Joyce, from Carissa Davis, Senior Regulatory Specialist, FAA/FCC, dated 5/6/15, re: ZBA Application
- Wellesley Municipal Light Plant Distributed Antenna System, dated 5/7/15
- Coleman Parking Lot – Photographic Renderings, dated 5/6/15, prepared by Caron & Associates Design
- Coleman Parking Lot – Photo Location 2, dated 5/6/15
- 48 Nodes – LTE 700MHz RSRP Coverage
- Verizon LTE 700 (Ch 5230) RSRP
- Plan T-1, Title Sheet, dated 4/16/15, revised 4/29/15 & 5/7/15, stamped by Benjamin B. Revette, P.E.
- Plan Z-1, Campus Plan, dated 4/16/15, revised 4/29/15 & 5/7/15, stamped by Benjamin B. Revette, P.E.
- Plan Z-5, Coleman Lot Site Plan & Elevation, dated 4/16/15, revised 4/29/15 & 5/7/15, stamped by Benjamin B. Revette, P.E.

On May 28, 2015, the Design Review Board voted unanimously to recommend that the Zoning Board of Appeals approve the Special Permit.

On June 4, 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. The subject structure does not conform to the current Zoning Bylaw, as noted in the foregoing Statement of Facts.

It is the finding of this Authority that installation of a metal light pole with a new foundation that will rise to 35 feet from ground level. Two 32" by 9.6" by 8.6" cabinets with a smaller junction box below the cabinets will be mounted at a height of 14 feet to the top of the cabinets. A four foot antenna and shroud will be attached to the top of the pole bringing the total height from the ground to the top of the antenna to 39 feet 11 inches, and found that the antenna:

1. Is essential to the proper functioning of the telecommunications services to be provided by the device at Babson College, Coleman Parking Lot and that an alternative installation meeting the By-Right limitations of Section XXIIC Part D.2 of the Zoning Bylaw is not workable; and
2. The requested installation will not adversely impact adjacent property materially; and
3. The center point of the base of the monopole shall be setback from the property lines of the lot on which such device is located by a distance equal to the overall vertical height of the monopole and mounted device plus five feet; and
4. The overall height is less than 45 feet; and
5. The report of the Design Review Board has been received and the installation and the special permit are consistent with that report under the guidelines established in Section XXIIC Part D.1 of the Zoning Bylaw.

Therefore, a Special Permit is hereby granted, as voted unanimously by this Authority at the Public Hearing, for installation of a metal light pole with a new foundation that will rise to 35 feet from ground level. Two 32" by 9.6" by 8.6" cabinets with a smaller junction box below the cabinets will be mounted at a height of 14 feet to the top of the cabinets. A four foot antenna and shroud will be attached to the top of the pole bringing the total height from the ground to the top of the antenna to 39 feet 11 inches.

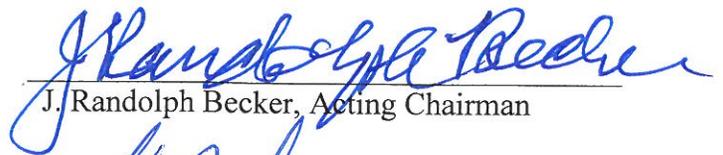
The Inspector of Buildings is hereby authorized to issue a permit for the installation upon receipt and approval of a building application and detailed constructions plans.

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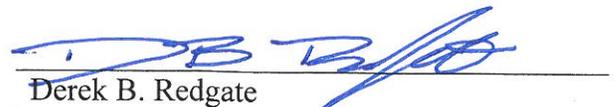
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



J. Randolph Becker, Acting Chairman



Walter B. Adams



Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm