TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02181-5992

JOHN A. DONOVAN
KENDALL P. BATES
WILLIAM E. POLLETTA

ELLEN D. GORDON
EXECUTIVE SECRETARY
TELEPHONE
(617) 431-1019 EXT. 208

SUMNER H. BABCOCK
ROBERT A. BASTILLE

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181
JUN 17 9 32 AM '97

ZBA 97-40
Petition of Sprint Spectrum L.P./Wellesley College
Wellesley College Campus

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 22, 1997 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley, on the petition of SPRINT SPECTRUM L.P./WELLESLEY COLLEGE requesting a Special Permit pursuant to the provisions of Section XXIIC and Section XXV of the Zoning Bylaw to allow installation of a 65 foot monopole wireless communication service facility on the WELLESLEY COLLEGE CAMPUS adjacent to the Water Tank, which will exceed the allowed height of 45 feet.

On May 5, 1997, 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 was Britt Sang of SBA, Inc., representing Sprint Spectrum L.P. Mr. Sang said that Sprint is a wireless company that is building a national network for PCS (Personal Communication Services), which is a digital system thought to be one step ahead of current cellular technology, as it will be able to provide advantages of increased clarity, security, longer battery life for handsets, data transmission and color ID paging capabilities.

The Board asked why the monopole was to be sited on Wellesley College property. Mr. Sang replied that it was the best site in town because it sets high on a hill which will provide the necessary coverage. There are three carriers in operation on the adjacent Water Tank at present. The college will not allow any more carriers on the tank, so Sprint is requesting to install a monopole.

The Board asked if, with the cellular technology changing so rapidly, Sprint would be returning in the future for a taller monopole. Mr. Sang said that the proposed 65 foot monopole is just above the treeline, which is necessary to provide coverage in the area. At this point, there is no need to go higher.

A Board member stated that he had visited the site, but had difficulty in locating it, and requested Mr. Sang to provide a plan showing a more specific location for the pole. Mr. Sang agreed to provide a more detailed plan. He stated that it is a remote location. The roads leading to the site do not have names, and the actual access is through a widened walkway, which is accessible to an emergency vehicle.

No other person present had any comment on the petition.

RECEIVED
TOWN CLERK
WELLESLEY, MA 02181
JUN 17 9 32 AM '97

Statement of Facts

The subject premises for the location of the proposed 65 foot monopole is a site on the Wellesley College Campus adjacent to the Water Tower, in an Educational District. The petitioner is requesting a Special Permit to allow the proposed monopole to exceed the allowed height of 45 feet as the lowest height at which the antenna can operate effectively is 65 feet, at which height the antenna will be above treetop level for a radius of approximately two miles. The monopole will be used only by the petitioner.

The proposed monopole will have a setback of 900 feet from the front lot line, 1,300 feet from the rear lot line, 3,000 feet from the left side lot line, and 220 feet from the right side lot line. Three or four 3 feet by 3 feet by 3 feet base equipment cabinets will be installed on slab at the site for which 200 square feet of land must be cleared. The installation will be surrounded by a chain link fence. A small sign attached to the fence will list an emergency telephone number.

The following information materials were submitted: A Summary of Reasons for Request; FCC Fact Sheet; Summary of Section 704 of the Telecommunications Act of 1996; Complete Text of Section 704 of the Telecommunications Act of 1996;Technical Information concerning Cellular, Specialized Mobile Radio & Personal Communications Services dated April, 1996; an Information Survey; Owner's Consent to Testing dated March 18, 1997, signed by Adel Rida, Vice President/Physical Plant for Wellesley College.

The following plans were also submitted: Partial Site Plan, dated 10/4/96, revised 4/22/97, revised 4/25/97, drawn by Floyd B. Austin, Registered Professional Land Surveyor; Telecommunications Device Drawing dated 3/5/97, revised 3/28/97, revised 4/21/97, revised 4/25/97, drawn by Paul P. Erhard, Registered Professional Engineer; Landscape Plan dated 4/23/97, drawn by Paul C.K. Lu, Registered Landscape Architect.

On April 10, 1997, the Design Review Board reviewed the proposal in light of the guidelines enumerated in Section XXIIC-D-1, and concluded that the site was appropriate for the monopole installation and voted to approve the proposal as presented with the condition that no barbed wire would be allowed on the proposed chain link fence.

On May 22, 1997, the Planning Board reviewed the petition and voted to offer no objection to the request and to support the recommendations of the Design Review Board.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject 65 foot monopole will exceed the allowed height limitation of 45 feet pursuant to Section XXIIC of the Zoning Bylaw.

ZBA 97-40
Petition of Sprint Spectrum L.P./Wellesley College
Wellesley College Campus

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MASS.
JUN 17 9 32 AM '97

This Authority has made the following findings:

1. The requested installation is essential to the proper functioning of the telecommunications services to be provided by the device at that location, as in order to function properly, the monopole must be at a height of 65 feet, which is the least height at which the monopole would be higher than the treetops and buildings within a radius of two miles.

2. The requested installation will not adversely impact adjacent property materially. The site is in a secluded area of the Wellesley College campus and is barely observable from any town location.

3. The center point of the base of the monopole is set back from all property lines of the lot on which such device is located more than total of the 65 foot height of the monopole plus five feet (70 feet) as the closest setback is that of 220 feet from the right side lot line.

4. The overall height exceeds the allowed 45 feet at 65 feet. The applicant has demonstrated that the additional 20 feet is essential to the proper functioning of the telecommunications services to be provided by the device at that location, as the device will not function unless it is above the treetops and all buildings within a radius of two miles.

5. The report of the Design Review Board has been received and the installation and special permit are consistent with that report under the guidelines established in Part D.1.

Therefore, a Special Permit is hereby granted, as voted unanimously by this Authority at the Public Hearing, for the installation of a 65 foot monopole with 3 or 4 base equipment cabinets at a site adjacent to the Water Tower on the Wellesley College Campus, subject to construction in accordance with the submitted plans and on the condition that no barbed wire shall be used in any fencing of the installation.

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

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.

John A. Donovan, Jr., Chairman

Kendall P. Bates

Willliam E. Polletta

cc: Planning Board
Inspector of Buildings
edg Adel Rida/Wellesley College