

TOWN OF WELLESLEY



MASSACHUSETTS

## ZONING BOARD OF APPEALS

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ZBA 2012-13  
Petition of Bell Atlantic Mobile of MA Corp., Ltd  
d/b/a Verizon Wireless  
106 Central Street

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### Record Owner of Property: Wellesley College

Pursuant to due notice, the Special Permit Granting authority held a Public Hearing on Thursday, March 1, 2012 at 7:30 p.m. at the Town Hall, 525 Washington Street, Wellesley, on the petition of VERIZON WIRELESS requesting a Special Permit pursuant to the provisions of Section XIVE, Section XXII-C and Section XXV of the Zoning Bylaw for installation of a 72 foot monopole tower with 12 flush mounted antennas at center line heights of 60 feet and 70 feet with use of the existing 11 foot 3 inch by 26 foot equipment shelter inside an existing fenced area, at 106 CENTRAL STREET, in an Educational District and a Water Supply Protection District. Twelve existing water tank frame mounted antennas will be decommissioned and removed.

On February 13, 2012, 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 Daniel Klasnick, Esq., representing Bell Atlantic Mobile of MA Corp., Ltd d/b/a Verizon Wireless (the "Petitioner") and Melinda Petit, Site Acquisition Consultant.

Mr. Klasnick submitted and discussed Application for Special Permit for Wireless Communications Facility.

Mr. Klasnick said that the project will be a modification of an existing facility. He said that the facility is visible only on the property.

Mr. Klasnick said that the request is for relief for a tower that will exceed 45 feet in height. He said that the centerline height of the existing antennas on the water tower is 67 feet. He said that they could not reduce the height and still satisfy the current coverage objectives. He said that they provided data and a RF Engineer's affidavit that substantiates that.

Mr. Klasnick said that the proposed facility will be visible only on the property.

Mr. Klasnick said that the minimum setback will be 190 feet from the nearest property line.

Mr. Klasnick said that the Applicant went before the Design Review Board (DRB) on February 8, 2012. He said that the DRB voted unanimously to recommend approval of the project.

Mr. Klasnick said that the 72 foot tall tower will be located within the existing fenced in area. He said that there will be six antennas at each RAD center, one at 60 feet and one at 70 feet, stacked on top of each other. He said that the RF Engineer's affidavit states that the antennas have to be at that height to maintain coverage.

Mr. Klasnick said the Verizon Wireless is trying to maintain service in a manner that is consistent with facilities that have already been approved.

Mr. Klasnick said that the center antennas on the water tower belong to Verizon Wireless and will be taken down. He said that the antennas above and below Verizon's belong to other carriers and will remain. He said that all of Verizon's cabling will be removed after the new tower is brought on-air. He said that Verizon's facilities will be removed to the extent that it will not affect the antennas above it.

Mr. Klasnick said that Wellesley College had asked them to look at alternatives to the current installation. He said that subsequent to the water tower installations were the installations of three monopoles. He said that a tower is a much better platform for wireless antenna deployment as well as better direction for the antennas. He said that flush mounting the antennas at the two different heights will improve the network.

The Board asked if there will be enough space on the monopole to co-locate other carriers' antennas. Mr. Klasnick said that the height of the monopole might limit the ability to co-locate more antennas on it. The Board said that if the desire of Wellesley College is to remove all of the antennas from the water tower, the Board would prefer to not handle it in a piecemeal manner.

The Board said that it was concerned about an antenna farm at the Wellesley College location. The Board said that if this was done as a more concerted effort there could be more co-locations to satisfy coverage requirements without as much impact. Mr. Klasnick said that the poles would have to be much higher for co-location.

The Board said that it would be helpful for the Board to know if Wellesley College has a long range plan with respect to the antenna site. The Board said that there appears to be a good amount of space for adding monopoles.

Mr. Klasnick said that the antennas may project one foot over the tree canopy. He said that they submitted photosimulations of the views from surrounding areas. He said that there will be no visibility from any particular location other than on the campus. He said that it is consistent with what the Board has previously approved for the three other service providers with monopoles there.

Mr. Klasnick said that the existing monopoles are 65 feet high. He said that the request for a 72 foot pole is for improved coverage.

Mr. Klasnick said that the current lease has expired. He said that they have entered into a new lease agreement with Wellesley College subject to installation of the monopole. He said that the Applicant submitted a Letter of Authorization from Wellesley College. He said that the lease will have a five-year

initial term with three (3) five-year renewal options, for a total of 20 years. He said that he would submit a copy of the lease.

The Board said that if there is barbed wire on the fence it should be taken down because it violates the bylaw.

The Board said that it would be requesting a long-term plan from Wellesley College.

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 106 Central Street, in an Educational District and a Water Supply Protection District.

The petitioner is requesting a Special Permit for installation of a 72 foot monopole tower with 12 flush mounted antennas at center line heights of 60 feet and 70 feet with use of the existing 11 foot 3 inch by 26 foot equipment shelter inside an existing fenced area. Twelve existing water tank frame mounted antennas will be decommissioned and removed.

The following materials were submitted:

- Completed Zoning Board of Appeals Application form and Antenna Survey
- Project Description
- Verizon Wireless Profile
- Letter of Authorization, dated 2/3/10, Signed by R. Michael Dawley, Director of Operations, Facilities Management and Planning, Wellesley College
- College Support Letter, dated 2/9/10, Signed by R. Michael Dawley, Director of Operations, Facilities Management and Planning, Wellesley College
- Title Sheet T-1, dated 1/18/12, stamped by Eamon T. Kernan, Professional Engineer
- Compiled Site Plan Z-1, dated 1/18/12, stamped by Eamon T. Kernan, Professional Engineer
- Detailed Plan Z-2, dated 1/18/12, stamped by Eamon T. Kernan, Professional Engineer
- Compound Plan & Elevation Z-3, dated 1/18/12, stamped by Eamon T. Kernan, Professional Engineer
- Details Z-4, dated 1/18/12, stamped by Eamon T. Kernan, Professional Engineer
- Photosimulations, prepared by Structure Consulting Group
- Antenna Specifications, X7C-665 & AXP18-60, CSS Antenna, Inc.
- Map of Coverage without PWSF
- Map of Coverage with PWSF
- Affidavit of Radio Frequency Engineer, dated 3/25/11, signed by Jason Flanagan
- FCC License to Operate
- RF Exposure Guidelines for Verizon Wireless, dated 3/10/11, signed by Donald L Haes, Jr., Ph.D, Certified Health Physicist
- Town of Wellesley Application for Special Permit for Wireless Communications Facility

On February 8, 2012, the Design Review Board voted to recommend the Zoning Board of Appeals approve the proposed project as presented.

On February 28, 2012, 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 72 foot monopole tower with 12 flush mounted antennas at center line heights of 60 feet and 70 feet with use of the existing 11 foot 3 inch by 26 foot equipment shelter inside an existing fenced area and decommissioning and removal of twelve existing water tank frame mounted antennas:

1. Is essential to the proper functioning of the telecommunications services to be provided by the device at 106 Central Street 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 of 72 feet is essential to the proper functioning of the telecommunications services to be provided by the device at 106 Central Street and that an alternative installation meeting the requirements of Section XXIIC of the Zoning Bylaw any less invasive is not workable; 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 72 foot monopole tower with 12 flush mounted antennas at center line heights of 60 feet and 70 feet with use of the existing 11 foot 3 inch by 26 foot equipment shelter inside an existing fenced area and decommissioning and removal of twelve existing water tank frame mounted antennas.

It is the Board's understanding that the new lease between the Petitioner and Wellesley College for the monopole location will be submitted.

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.

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David G. Sheffield, Acting Chairman

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Robert W. Levy

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Walter B. Adams

cc: Planning Board  
Inspector of Buildings  
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