

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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ZBA 2016-62

Petition of Wellesley College
106 Central Street

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WELLESLEY MA 02482
2016 AUG 25 P 2:12

Pursuant to due notice, the Special Permit Granting authority held a Public Hearing on Thursday, August 11, 2016, at 7:30 p.m. at the Town Hall, 525 Washington Street, Wellesley, on the petition of Wellesley College requesting a Special Permit pursuant to the provisions of Section XXIIC and Section XXV of the Zoning Bylaw for installation of a 90' monopole, 9 panel antennas at the 86' AGL antenna centerline mark, extending to 90', together with related amplifiers, cables, fiber and other associated antenna equipment, including remote radio heads, surge arrestors, and global positioning antennas with associated electronic equipment, emergency backup power generator and other appurtenances located within AT&T's existing equipment shelter and fenced compound, as expanded, at 106 Central Street, in an Educational District and a Water Supply Protection District.

On July 26, 2016, 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 Ed Pare, Esq., Brown Rudnick LLP, representing New Cingular Wireless PCS, AT&T.

Mr. Pare said that Wellesley College has sought to have the carriers come off the water tank where AT&T is currently located. He said that on Plan A-2, there is a depiction of the water tank with AT&T's equipment on the top. He said that the proposal is to build a monopole, as depicted on Plan A-2. He said that AT&T will use its existing equipment shelters. He said that cabling that currently runs from the equipment shelter to the top of the water tank will come out the other side of the building and run inside monopoles and will not be visible. He said that the cabling will go up to the antennas at the top. He said that they are proposing a 90-foot pole so that they can get over the water tank, the tree line, water and other towers in the area. He said that the request is for a special permit. He said that the Board has previously granted four special permits to do pretty much the exact same thing to get AT&T's competitors off of the water tank.

Mr. Pare said that they did a balloon test and the results were submitted.

The Board asked how many other poles are there. Mr. Pare said that this will be the fifth pole. The Board asked if there is a reason why the antennas are not co-located. Mr. Pare said that, from what he had read in the previous decisions, the Board decided to keep the height to the minimum necessary, so they have required singular poles where each carrier attaches to its own, so they keep closer to the tree line. He said that it does minimize visibility from above the tree line. He said that decision was for the poles to go

shorter. He said that all of the poles are 60 to 70 feet and are on the other side of the tank. He said that this pole has to go up over the tank.

Mr. Pare said that they flew a balloon for the photo simulations at 90 feet. He said that there is very little visibility other than some shots on the campus. He said that a couple of photos show the antennas rising just above the trees with minimal visibility for a tower facility.

Mr. Pare said that the third photograph is a locus map that shows where the photographs were taken from. He said that each of the following photographs have the balloon and then the tower digitized in at 90 feet. He said that they use the balloon as the reference point so that they can highlight exactly where the tower will be and what the visibility will be like.

A Board said that this is based on a 2009 lease. He asked if the lease will be amended. Mr. Pare said that they reached an agreement with Wellesley College earlier this year to come off of the tank and move to the new location. He said that the lease will be amended accordingly.

The Board asked why Wellesley College wants the antennas off of the tank. Mr. Pare said that he thinks that it is safety issue with having others on the tank. He said that they want it fenced in for homeland security. He said that AT&T is finding that they have to go with enhanced security measures. He said that some of the Water Departments just want them off of the tanks. He said that this is not unusual these days.

The Board said that a number of years ago there was an application that included a razor fence that violated the bylaw. He said that is not this issue. Mr. Pare said that AT&T typically provides some security measures with a barbed wire fence. He said that they can take it off if that is the case.

The Chairman asked why AT&T's monopole needs to be 15 feet taller than the others. Mr. Pare said that they will be shooting over the existing water tank. He said that the way that the signal works is like a flashlight. He said that the beam gets pointed towards the horizon and then pans out so that it picks up all of the mobile devices in the area. He said that the water tank blocks the signal going down so they get shadowing. He said that radio frequency engineers designed the monopole at 90 feet. He said that they would like to be higher but understand that they need to balance visibility with signal coverage. He said that there are compromises. He said that they are three to five feet lower in terrain. He said that there is significant drop off from where they are on the water tank. He said that they have decent coverage now. He said that they do get customer complaints from people in the neighborhoods to the east of the facility and this will go a long way to resolve those coverage issues. He said that the current and proposed coverage is shown in the materials in Tab 6 of the application. He said that having to relocate off of the site would create a significant gap in coverage.

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 pursuant to the provisions of Section XXIIC and Section XXV of the Zoning Bylaw for installation of a 90' monopole, 9 panel antennas at the 86' AGL antenna centerline mark, extending to 90', together with related amplifiers, cables, fiber and other associated antenna equipment, including remote radio heads, surge arrestors, and global positioning antennas with associated electronic equipment, emergency backup power generator and other appurtenances located within AT&T's existing equipment shelter and fenced compound.

The following materials were submitted:

- Completed Zoning Board of Appeals Application form and Antenna Survey
- Project Description, dated 6/9/16, prepared by Edward D. Pare, Esq., Brown Rudnick LLP
- Letter of Authorization
- Lease Agreements
- Copy of AT&T FCC Licenses
- Report of Radiofrequency Engineer, dated 6/8/16, signed by Deepak Rathore, RF Engineer, AT&T
- Coverage Maps
- Photographs and Simulations
- Maximum Permissible Exposures (MPE) Report, dated 5/31/16, prepared by Donald L. Haes, Jr., Ph.D, Certified Health Physicist
- Data Sheets for TPA-65R-LCUUUU-H8, BSA-RET200, HPA-65R-BUU-H4 & DC6-48-60-18-8C

Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
T-1	Title Sheet	3/7/16	Derek J. Creaser, P.E.	4/11/16, 6/7/16
C-1	Abutters Plan	6/3/16	Daniel F. Stasz, Professional Land Surveyor	2016 AUG 25 P 2:42 RECEIVED TOWN CLERK'S OFFICE WELLESLEY MA 01982
C-2	Existing Conditions	6/3/16	Daniel F. Stasz, Professional Land Surveyor	
A-1	Compound and Equipment Plans	3/7/16	Derek J. Creaser, P.E.	4/11/16, 6/7/16
A-2	Elevation	3/7/16	Derek J. Creaser, P.E.	4/11/16, 6/7/16
A-3	Details	3/7/16	Derek J. Creaser, P.E.	4/11/16, 6/7/16

On June 22, 2016, the Design Review Board voted to recommend the Zoning Board of Appeals approve the proposed project as presented.

On July 27, 2016, the Planning Board reviewed the petition and recommended that the Special Permit be approved.

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 90' monopole, 9 panel antennas at the 86' AGL antenna centerline mark, extending to 90', together with related amplifiers, cables, fiber and other associated antenna equipment, including remote radio heads, surge arrestors, and global positioning antennas with associated electronic equipment, emergency backup power generator and other appurtenances located within AT&T's existing equipment shelter and fenced compound, as expanded, in an Educational District and a Water Supply Protection District:

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 ^{90' AGL} 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.

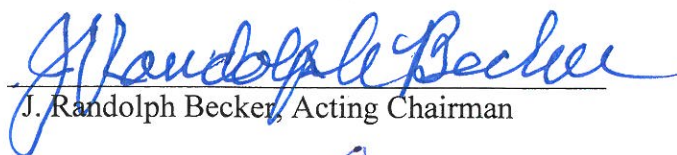
Therefore, a Special Permit is hereby granted, as voted unanimously by this Authority at the Public Hearing, for installation of a 90' monopole, 9 panel antennas at the 86' AGL antenna centerline mark, extending to 90', together with related amplifiers, cables, fiber and other associated antenna equipment, including remote radio heads, surge arrestors, and global positioning antennas with associated electronic equipment, emergency backup power generator and other appurtenances located within AT&T's existing equipment shelter and fenced compound, as expanded, in an Educational District and a Water Supply Protection District, in accordance with the submitted plans.

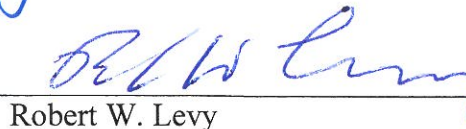
The Inspector of Buildings is hereby authorized to issue a permit for the installation upon receipt and approval of a building application and detailed constructions plans.


ZBA 2016-62
Petition of Wellesley College
106 Central Street

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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


Robert W. Levy


Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm