



THE PLANNING BOARD OF WEST BOYLSTON

127 HARTWELL STREET, SUITE 100
WEST BOYLSTON, MASSACHUSETTS 01583

CERTIFICATE OF SPECIAL PERMIT FOR WIRELESS COMMUNICATIONS FACILITY

March 28, 2012

Town Clerk
Municipal Offices
127 Hartwell Street, Suite 100
West Boylston, MA 01583

Applicant: MetroPCS Massachusetts, LLC
Proposal: Co-location on Wireless Communications Facility on Existing Tower
Site: 290A Century Drive
Tower Owner: American Tower

In conformance with the West Boylston Zoning Bylaws, Section 3.6, Site Plan Review and Section 2.7 Wireless Communication Facilities, the Planning Board of West Boylston, Massachusetts hereby certifies that it voted to **ISSUE** a *Special Permit for a Wireless Communication Facility* at the above-noted location at a duly called and properly posted meeting of said Planning Board, held on March 14, 2012.

The Approved Site Plan is entitled "*WOR0107B ATC Century Drive West Boylston*" and contains 8 sheets dated January 18, 2012 with revisions through January 26, 2012 prepared by Chappell Engineering Associates, LLC of Marlborough, MA. The Approved Site Plan is stamped by Clement J. Salek, P.E., Civil License #47382. The Structural Analysis Report was issued by American Tower Corporation of Cary, NC and stamped by Jason M. Seaverson, P.E., MA Civil License #46131. The Special Permit Application was originally filed with the Planning Board on February 8, 2012, concerning the co-location of a wireless communication facility on an existing telecommunications tower and associated ground-based communication equipment at the above location. The public hearing was opened on March 14, 2012 and closed the same day.

Findings:

1. The applicant proposes to install three (3) antennas, at a height of 77 feet, within the existing flag-pole style tower at 290A Century Drive. These antennas will be concealed within the tower and will not be visible.
2. The applicant proposes to install equipment cabinets, backup battery cabinets and a power/telephone demarcation cabinet within the existing stockade fenced compound at the base of the tower.
3. The existing tower was constructed after obtaining a Site Plan Review Approval and Special Permit from the West Boylston Planning Board on May 12, 2010. The tower is located in the Industrial Zone of the Town of West Boylston. Wireless Communications Facilities are allowed in this zoning district by Special Permit of the Planning Board.

4. The tower owner, American Tower, LLC has provided a Letter of Authorization which grants MetroPCS Massachusetts, LLC rights to install its antennas and related telecommunications equipment on the existing tower and tower facility.
5. The applicant has demonstrated that this installation will resolve gaps in service and assist in handling the high call volume in the area.
6. The West Boylston Planning Board's review engineer has found that the structural analysis calculations are acceptable and in general conformance with the design concept of the project.
7. As the tower will be un-manned and only subject to periodic maintenance visits (one or two vehicle trips per month), traffic associated with the new facility does not adversely affect the abutting ways. The personnel will make use of existing access roads and parking at the facility.
8. With the exception of the installation of the proposed equipment, no changes to the facility affecting access or storm-water are proposed.
9. The proposed use is in harmony with uses in the neighborhood, which is an industrial area.
10. The installation will not produce noise, odor, dust, light or other nuisances.
11. Section 2.7 of the West Boylston Zoning Bylaws encourages the co-location of wireless communication facilities to reduce the number of towers necessary to provide the services.
12. No other boards, committees or departments have responded to this application, so their approval is assumed.

Waivers

The applicant requested no waivers.

The following conditions shall apply to the development:

1. Prior to the release of this Approval, the applicant shall reimburse the Town for any professional review fees in excess of the amount originally posted.
2. In the event that equipment and/or antennae owned by MetroPCS are not used for two years, they shall be removed by the applicant in accordance with the requirements of Section 2.7 of the Zoning Bylaws. The Applicants shall provide bonding to the Town of West Boylston to be used to ensure the proper dismantling of installed equipment in the amount of five thousand dollars (\$5,000.) **This bond will be provided to the Town before a building permit will be issued.**

VOTED As Follows:

Patrick J. McKeon III, Chair _____
Marc S. Frieden _____
Karen Fenerty Paré _____
Lawrence E. Salate _____
Vincent P. Vignaly _____

Consented to by the West Boylston Planning Board:

Patrick J. McKeon III, Chair

Marc S. Frieden

Karen Fenerty Paré

Lawrence E. Salate

Vincent P. Vignaly

Filed with the Town Clerk on _____.