



**TOWN OF WEST BOYLSTON PLANNING BOARD** [planningboard@westboylston-ma.gov](mailto:planningboard@westboylston-ma.gov)  
140 Worcester Street \* West Boylston MA 01583 \* Phone 774-261-4073

**PUBLIC HEARING MEETING MINUTES**  
**208 Beaman Street**  
**Public Safety Emergency Communication Radio Tower**  
**April 26, 2017**

Chairman: Christopher Olson

Members Present: Vincent Vignaly, Marc Frieden, Cheryl Carlson, Barur Rajeshkumar  
(arrived 7:36PM)

Members Absent: None

Others Present: See Attached Sign-In Sheet

**All documents referenced in these Minutes are stored and available for public inspection in the Planning Board Office located at 140 Worcester Street.**

The Chair opened the Public Hearing at 7:10 p.m. Gary Cromack (Cromack Industries) was present. Mr. Cromack was informed that DCR is an abutter and Mr. Vignaly is an employee of the DCR. Mr. Cromack chose to proceed with the hearing and have Mr. Vignaly be part of it. Mr. Vignaly read the hearing notice into record. Green card abutter notifications were received as well as proof of advertising in the Telegram & Gazette.

Mr. Cromack represents West Boylston for the project to build the radio tower which was funded by a 911 Grant to improve safety communications for the Fire and Police Departments as part of a regionalization program for 911 calls. As of April 4<sup>th</sup>, calls have been transferred to the Holden Dispatch Center and is working well. The Fire & Police are currently working in the lower band which is becoming obsolete. Two radio sites are required for the new system. There is currently a site on Lawrence Street where the coverage is approximately 73% of the town; adding the Beaman Street location will bring the coverage to 95%.

VHB reviewed the project and forwarded comment letters dated April 13 and April 26, 2017. Mr. Cromack addressed VHB's concerns with a response dated April 24, 2017. Wayne Amico noted to Mr. Cromack today questions about structural calculations for the tower pole. Mr. Cromack will contact the structural engineers for an answer. It will be a condition that those questions are addressed to the satisfaction of the board's engineer. A building permit will be applied for next; construction control documents will be used by the Building Inspector during the process. A condition will be included stating that no other antennae would be allowed on the pole without review from the Planning Board's engineer. Mr. Cromack said it is only designed for one antenna.

Section 2.7 says that no cell tower is allowed within two miles of another tower. Mr. Olson said Section 2.7.1 talks about the purpose of the bylaw which states the purpose of the overlay district is to protect the general public from the hazards associated with wireless communication towers,

and to minimize visual impacts from wireless communications towers on residential districts. The board agreed these are not are significant risks. Mr. Cromack requested a waiver for this.

Two comment letters were received (Board of Health & Water District), both of which gave approval for the project.

Mr. Vignaly discussed the possibility of Mr. Cromack working with the Water District to correct the problem of water runoff coming down the access road and creating icing on Route 140 (coordinate to possibly regrade the access road). A condition will be included that they discuss with the Water District correcting the drainage issues (water flowing out into the roadway). Bond issue: since it is a municipal project, a waiver request per Section 2.7, Non-Use, was requested by Mr. Cromack. A waiver was reiterated to be requested regarding no tower being allowed within two miles of another (Section 2.7.4.c). To address the drainage increase from the small section of the new access road and concrete slabs, Mr. Cromack was asked to install a 6” compost sock on the downhill side (perimeter of the fence) during construction and leave it in place to retain runoff when construction is complete.

Dave Femia asked how long it will take from construction to operation; approximately two months. He asked who maintains it? Mr. Cromack said the town. Chief Minnich said the town currently has a contract with Worcester Radio and would use them after the warranty expires. The Chief said it is imperative to get it operational as soon as possible.

Mr. Rajeshkumar made a motion the close the Public Hearing; Mr. Frieden seconded; all voted in favor; motion approved. Waiver requests are (1) from Section 2.7.4.)c to allow a tower within two miles of another tower, and (2) from Section 2.7 Non-Use, to require no bond on the property. Conditions: (1) no additional antennae are to be co-located on the structure, (2) the applicant will provide documentation that the outstanding structural question has been adequately addressed to the satisfaction of VHB, (3) the applicant is committed to work with the Water District to correct the runoff onto Route 140 at the bottom of the driveway, and (4) 6” compost sock to be installed on the downhill side of the limit of alterations. The approval is for Site Plan Review, Special Permit and Stormwater Permit. The applicant is the Town of West Boylston, the owner is the West Boylston Water District. The proposal is the Public Safety Emergency Communications Radio Tower Facility, and the site is 208 Beaman Street. Mr. Frieden made a motion to approve the draft approval as read by Mr. Vignaly with the waivers as noted; Ms. Carlson seconded; all voted in favor; motion approved. Mr. Frieden made a motion to authorize the Chair to sign for the board; Ms. Carlson seconded; all voted in favor; motion approved.

Date Accepted: \_\_\_\_\_

By: \_\_\_\_\_  
Vincent Vignaly, Clerk

Submitted by: \_\_\_\_\_  
Melanie Rich