



TOWN OF ACTON
472 Main Street
Acton, Massachusetts 01720
Telephone (978) 264-9636
Fax (978) 264-9630

Planning Department

INTERDEPARTMENTAL COMMUNICATION

To: Planning Board **Date:** November 16, 2006
From: Kristin K. Alexander, AICP, Assistant Town Planner *KKA*
Subject: 820 Main Street – Verizon Wireless Communications Facility Proposal

Attached is the application for the Verizon Wireless Communications Facility (cell tower) proposed for 820 Main Street. The applicant is requesting a special permit to construct a 120' high wireless communications facility to replace an existing 120' high lattice tower on-site. The existing tower is currently used by Capizzi Landscaping for radio communications. The new facility would be placed in the rear of the property (in a different location than the existing facility).

Below is general information about the proposed special permit and the Planning Department's comments. I've also attached other department/agency comments on the application. The applicant should address all departmental and agency comments.

Location:	820 Main Street
Map:	C-5
Parcel:	60
Zoning:	Small Manufacturing (SM) Groundwater Prot. District (GPD) Zone 3
Proposed Tower Height:	120 feet
Applicant:	Bell Atlantic Mobile of Massachusetts Corp., Ltd., d/b/a Verizon Wireless and Cellco Partnership, Westborough, MA
Owner:	Orlando P. Capizzi, Trustee, Main Street Realty Trust
Engineer:	Bay State Design Associates, Inc., Woburn, MA
Public Hearing:	October 10, 2006 – <i>opened & immediately cont'd w/out discussion</i> November 28, 2006 (8:30 PM)
Decision Due:	January 9, 2007

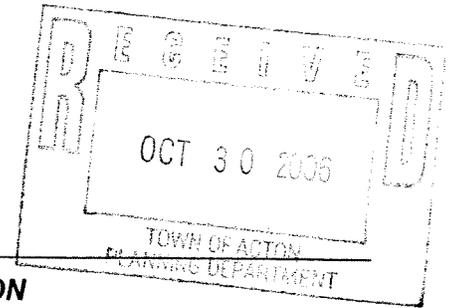
Planning Department Comments

1. The application form does not contain the addresses for: the applicant, the record owner, or the record owner's contact person. The applicant should add this information to the application form and resubmit it to the Planning Department.
2. The Quitclaim Deed refers to an "easement of way" on the property? If any easements are located on the Capizzi property, they should be shown on the Plan (Wireless Communications Facility Special Permit Rules and Regulations (Rules) Section 3.7.3.2).

3. Acton Zoning Bylaw (Bylaw) Section 3.10.6.9c) and Rules Section 3.6.3 require an alternative locations analysis. Verizon Wireless has addressed in their application why they are not proposing to locate on the existing monopole at 982 Main Street and the existing lattice tower at Capizzi Landscaping (820 Main Street). Does the Planning Board want the applicant to explore constructing the wireless communication facility on any other alternative locations?
4. Bylaw Section 3.10 is intended to be exclusively for wireless telecommunications services. Therefore, it is a judgment call for the Planning Board to make to allow Capizzi Landscaping to co-locate their equipment on the proposed pole as long as its equipment does not interfere with maximizing wireless communications capacity.
5. The Plan and photo simulations show an array on the top of the proposed pole. Generally, a stealth monopole is preferred. However, in this industrial location, external arrays may be acceptable to maximize capacity as they require less vertical space.
6. Would there be three additional arrays on the proposed pole if three other carriers occupied the pole? If so, the photo simulations do not accurately portray the proposal.
7. If approved, the Town of Acton wants to install communications equipment on the top of the pole (Bylaw Section 3.10.6.8). Please refer to the 10/4/06 e-mail from Police Chief Frank Widmayer, the 10/4/06 e-mail from Information Technology Director Mark Hald, and the 10/10/06 memo from Fire Chief Robert Craig.
8. The applicant proposes a 120' high pole for four carriers. The maximum pole height allowed in the Bylaw is 175 feet which includes any Town communications equipment at the top. If the proposed location seems appropriate and acceptable, the Planning Board may want to consider requiring an increase to the proposed height if that improves service coverage, capacity, and/or co-location potential. Staff trusts that Broadcast Signal Lab can advise further on this question.
9. It appears that Verizon's equipment would occupy much of the proposed 40'x60' lease area. Would there be adequate space in the lease area for three other carriers' equipment?
10. On Plan Sheet C-1, under "Zoning Information", change the minimum lot frontage requirement to 200 feet.
11. The facility should be shifted slightly west to be located in between the two existing gravel drives (see Plan Sheet C-1). Shifting the facility slightly west should allow some small trees and vegetation to remain to provide a little screening between the facility and adjacent property.
12. Place a note on the Plan that states all structures associated with the wireless communication facilities shall be removed within one year of cessation of use (Bylaw Section 3.10.4.2).
13. Specify the color of the proposed pole on Plan Sheet A-2.
14. Show the flood zone and all wetlands buffers on Plan Sheet A-1 (Rules Sections 3.7.3.4 and 3.7.4.4).
15. Plan Sheet C-1 shows the dimensions of the proposed compound as 40'x38'. Sheet A-1 shows the dimensions of the proposed compound as 58'x38'. Please clarify and make the information on all Plan sheets consistent.

16. Are any site improvements proposed other than the equipment compound and pole? If so, they should be shown clearly on the Plan.
17. On the Plan, show the locations, general wording, and dimensions of all proposed signs (Rules Sections 3.7.5.3 and 3.7.5.9).
18. The applicant requested a waiver from contributing to the Town's sidewalk system (Rules Section 3.7.5.5). Just as with any other special permit proposal, staff recommends that the applicant contribute to the Town's sidewalk system by constructing a sidewalk along the site's frontage on Main Street. Sidewalks exist in front of the adjacent property to the south and two properties away to the north. As part of the Capizzi & Co., Inc. Site Plan Special Permit approval in 1988 (application #11/25/87-292), Capizzi & Co., Inc. agreed that it will at the direction of the Board of Selectmen either install a sidewalk at its expense or contribute to the Town sidewalk fund (letter from Capizzi & Co., Inc. to the Board of Selectmen, 9/14/88). Both documents are attached. If the Capizzi & Co., Inc. sidewalk contribution has never been utilized, then possibly that contribution can also be used and a sidewalk can be constructed that extends as far as the northern sidewalk to make one continuous sidewalk in that area along Main Street.
19. On Plan Sheet A-1, specify the utilities that will be placed underground (telephone and electric).
20. Change "Plan Note" 5 on Sheet A-3 to describe the materials to be used in the construction of impermeable surfaces such as sidewalks and driveways (Rules Section 3.7.14).
21. It appears that the 70 watt low intensity security lights proposed do not comply with Bylaw Section 10.6.7, Table I, "A – SHIELDED" values. The applicant should propose lights that meet this Bylaw requirement.
22. The applicant is requesting waivers from submitting drainage and water balance calculations (Rules Sections 3.8 and 3.9). If the only site improvements proposed by the applicant are to construct the pole and the equipment compound, staff does not have an issue with granting these waivers. However, the Plan should show crushed stone or similar material in the compound to facilitate quick infiltration.

TOWN OF ACTON
472 Main Street
Acton, Massachusetts, 01720
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Engineering Department

INTERDEPARTMENTAL COMMUNICATION

To: Planning Department

Date: September 28, 2006

From: Engineering Department

**Subject: Wireless Communication Facility Special Permit- 820 Main Street, Acton MA
Verizon Wireless**

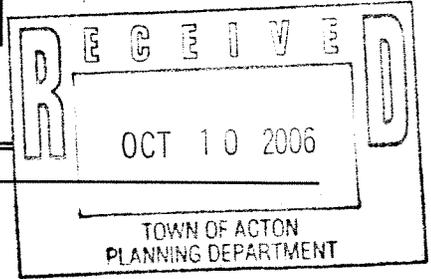
We have reviewed the above referenced Wireless Communication Facility site plan for 820 Main Street dated August 29 2006, submitted as a petition for special permit and have the following comments.

1. Prior to the start of construction, the applicant should be required to hire a land surveyor to stakeout the proposed facility in order to certify the property line setbacks are in accordance with the plans. According to the plan notes, the proposed plans are a compilation of data from the Town's Assessor's Maps and the recorded land court plans. The property lines, buildings, etc shown on these plans are only approximate and are not the result of a boundary survey.
2. A note should be added to the plans requiring the existing survey monuments such as the stone bounds to be marked in the field prior to construction. This note should also state that if these property markers are damaged or destroyed during construction that the applicant will hire a registered land surveyor to reset the monuments and certify the new locations.
3. The contractor will be required to apply for a permit to construct within a public way for any potential work in the right of way for Main Street.
4. We have the following comments in regards to the list of waivers requested by the applicant as part of this submission:
 - The engineer should show the existing 120-foot lattice type tower on the plans.
 - The applicant has not proposed any sidewalks in conjunction with this project. There is an existing sidewalk on Main Street in front of the adjacent property (personal storage facility) located at 816 Main Street (Town Map C-5, Parcel 59). A sidewalk could be constructed along the frontage of this lot extending the sidewalk toward Eastern Road. There is an existing sidewalk on Main Street by Eastern Road that ends about 700 feet north of this property.
 - Given the existing condition of the gravel access road on the property, the applicant might need to propose some modifications to improve accessibility to the new

monopole location.

- The engineer should show the existing driveway access on Main Street on the plans.
 - The engineer should show and dimension any required parking spaces on the plans for the proposed wireless facility.
 - The Fire Chief will need to review the plans to ensure a fire truck can safely maneuver within the existing system of interior driveways to access the proposed facility. The Fire Department will also need to review the plans to determine whether or not they are providing sufficient fire protection for the new facility.
 - The applicant requests waivers from the drainage and water balance calculations. We do not recommend granting this waiver. The engineer should demonstrate that the peak runoff rates from the site will not be increased and the recharge to groundwater will not be reduced due to the proposed facility.
5. A note should be added to the plans requiring survey monuments to be marked prior to start of construction. The note should also state that any damaged or destroyed property markers will be reset and certified by a registered land surveyor.
 6. The engineer should add details on the plans to specify the construction requirements for items such as but not limited to a typical driveway cross section, ground treatment within the proposed fenced area, etc...
 7. The engineer should be required to submit an as-built plan to certify that the project is constructed in accordance with the approved plans.

ACTON PLANNING DEPARTMENT
Inter-departmental Memo
978-264-9636



Date: September 6, 2006

To: Assessors
Conservation Commission
~~Fire Department~~
Municipal Properties
Water District
Building Commissioner
Engineering Administrator
Health Department
Police Department, fyi

From: Kim DelNigro, Secretary *LD*

Subject: Review of a Wireless Communications Facility Special Permit at 820 Main Street

Attached is an application for a Special Permit for a Wireless Communications Facility – 820 Main Street . General information about the address is as follows:

Location: 820 Main Street
Applicant & Owners: Bell Atlantic Mobile of Massachusetts Corporation, Ltd.
d/b/a Verizon Wireless and Celco Partnership
Address: 400 Friberg Parkway
Westborough, MA 01581
Record Owners: Orlando P. Capizzi
820 Main Street
Acton, MA 01720
Attorney for Applicant: James A. Valeriani, Esq.
Area of site: 3.86 acres
Map: C-5
Parcel: 60
Zoning: SM
Decision Date: December 27, 2006

Please review the enclosed application and send your comments to the Planning Department no later than **October 2, 2006**. The public hearing is scheduled for **October 10, 2006 at 7:45 PM**.

If you have any questions, please call the Planning Department at 264-9636

- Review Comments: ① L P Gas Tank may need to be protected by bollards.
② Lock-box or suitable alternative required to gain emergency access.
③ Request standard access provisions for public safety antennas.

Signature: Robert C. Long, Fire Chief Date: 10/10/06

Roland Bartl

From: Mark Hald
Sent: Wednesday, October 04, 2006 11:22 AM
To: Frank Widmayer; Roland Bartl; Don Palma
Cc: Robert Craig; Kevin Lyons; John Surette
Subject: RE: Cell towers

To elaborate on Frank's point, we need the following:

- Space at the highest point on the tower for approximately six antennas.
- An independent and Town-secured structure of dimensions large enough to hold public safety communications equipment (10 foot square).
- A six-strand fiber optic cable run from the structure to the Memorial Library (or the closest municipal building on the I-net would suffice) at the fire alarm level on the poles.
- Electricity to the structure, preferably generator backed-up (we would also install batteries of our own).

If they refuse to install a dedicated structure or are unable to physically place one, space in theirs would be sufficient provided we have unencumbered access by way of combinations, keys and alarm codes provided to the Town at construction and at any time they are changed. We continue to have a significant issue where we can no longer access our radio equipment on Great Hill because keys have changed.

From: Frank Widmayer
Sent: Wednesday, October 04, 2006 11:07 AM
To: Roland Bartl; Don Palma
Cc: Robert Craig; Kevin Lyons; Mark Hald; John Surette
Subject: Cell towers

Roland,

I am requesting space for public safety communications equipment on any new cellular towers proposed in the town in order to enhance our communications capability.

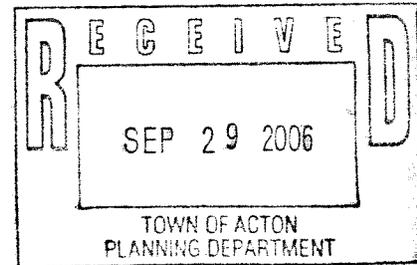
Regards,
Frank

Frank J. Widmayer III
Chief of Police
(978) 263-2911

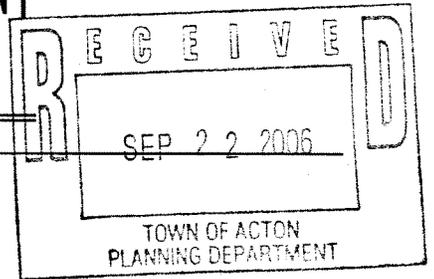
Kim DelNigro

From: Doug Halley
Sent: Friday, September 29, 2006 9:26 AM
To: Kim DelNigro
Subject: Wireless Communications Facility Special Permit at 820 Main Street

Health records indicate a private well may be located near the work area. It should be shown on the plans. This facility will require a hazardous materials control permit from the Health Department.



ACTON PLANNING DEPARTMENT
Inter-departmental Memo
978-264-9636



Date: September 6, 2006

To: Assessors
Conservation Commission
Fire Department
Municipal Properties
Water District
Building Commissioner
Engineering Administrator
Health Department
Police Department, fyi

From: Kim DelNigro, Secretary *(initials)*

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Attorney for Applicant: James A. Valeriani, Esq.
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If you have any questions, please call the Planning Department at 264-9636

Review Comments: no comments

Signature: *Laurel Rod* Date: 9/21/06

ACTON MUNICIPAL PROPERTIES DEPARTMENT

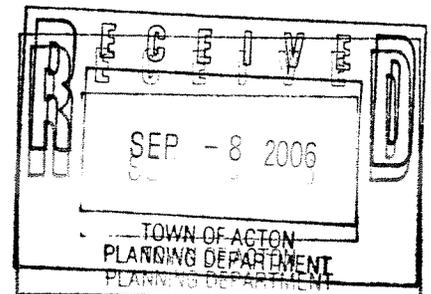
INTERDEPARTMENTAL COMMUNICATION

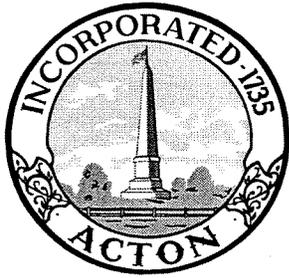
To: Kim DelNigro, Planning Department
From: Dean A. Charter, Municipal Properties Director *(DAC)*
Subject: Wireless communication Facility, 820 Main Street

Date: 9/8/06

I have reviewed the plans and visited the site of the proposed cell tower. The base of the tower and the support building will be well shielded from the street by existing buildings and landscaping, and there is no practical way to provide landscaping to obscure a 120 foot tower, although retaining some of the existing trees will break up the visual lines.

I have no further recommendation to make on this application.





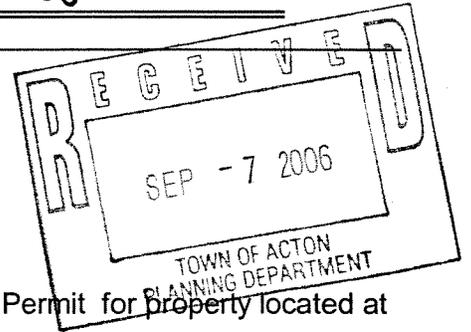
ACTON PLANNING DEPARTMENT
Inter-departmental Memo
978-264-9636

Date: September 6, 2006

To: Steve Barrett, Finance Director

From: Kim DelNigro, Planning Department Secretary *LD*

Subject: Review of a Wireless Communications Facility Special Permit for property located at 820 Main Street - C-5/60



The Planning Board has received an application for the above referenced application and is scheduled to hold a public hearing on October 10, 2006. Please advise the Board of any delinquent taxes owed on the property at this time. If any property taxes are overdue, the Planning Board will include a condition requiring tax payment in their decision.

No property taxes due at this time.

The following property taxes are overdue at this time:

Aharon Faldas

Signature

9/7/06

Date

Thank you for your attention to this request.