

**FYI**

**Town of Westford**

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Westford, MA 01886  
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**Office of the  
Planning Board**

**SITE PLAN APPROVAL: PB09013-SP/SPR (WCF)  
"WIRELESS COMMUNICATIONS FACILITY – 8 NIXON ROAD"  
TOWN OF WESTFORD ZONING BYLAW SECTION: 9.4  
SITE PLAN REVIEW**

**Applicant:** Sprint/Nextel  
14 Hollywood Ave  
Narragansett, RI 02882

**Landowner:** Westford Retail, LLC  
c/o Realm Realty Corp.

**Property Location:** 8 Nixon Road  
Westford, MA 01886

**Assessors Map and Parcel:** Map 22, Parcel 122

**Application Submitted:** December 8, 2009

**Public Hearing:** January 25, 2010

**Planning Board Vote:** 5-0-0

**Filed with Town Clerk:**

**RECEIVED**  
MAR 3 2010  
TOWN CLERK  
WESTFORD

**DECISION**

At its regular meeting on Monday, January 25, 2010, the Planning Board voted 5-0-0 to APPROVE the Site Plan of Sprint/Nextel to add three (3) Backhaul Dish (BH) antennas to the existing tower. Two (2) BH antennas will be 30" in diameter and one (1) will be 24" in diameter mounted at 136'-6". The proposed work is shown on plans entitled "Sprint clear wire" clearwire site name: MA-31P Westfield MA-BOS5522a, 8 Nixon Road Westford, MA 01886" prepared by Morrison Hershfield, dated June 04, 2009 revised through December 04, 2009, consisting of 8 sheets, for a site located at 8 Nixon Road and known as Assessors Map 22, Lot 122.

### Findings:

The Planning Board made the following findings based on the criteria set forth in the Zoning bylaw under Section 9.4.7:

- 1) **Environmental Impact:**  
The project will be contained within the existing wireless communications tower compound. No additional construction is anticipated outside of this area. The applicant will provide annual updates to the Planning Board in regards to RF levels from this equipment
- 2) **Pedestrian and Vehicular Safety:**  
The site is contained within a chain link fenced area. The site will not be accessed by the general public.
- 3) **Scenic Viewshed:**  
The additional antennas and equipment will be located on the existing tower. Two (2) dish antennas will be mounted at the 137' location on the tower and one (1) dish antenna will be located at the 100' location on the tower. This is below two (2) of the existing services on the tower and will not increase the existing impact to the view shed. The disk antennas shall be non reflective in nature and compatible with the existing services.
- 4) **Visual Intrusion:**  
No additional services will be installed for the disk antennas other than those located in the existing compound
- 5) **Glare intrusion:**  
Landscaped screening exists on the site as a result of previous approvals. No additional screening will be necessary for the proposed additional services.
- 6) **Lighting Intrusion:**  
No additional lighting shall be included on the tower or associated structure other than that required by the FAA.
- 7) **Character and Scale:**  
The additional service will be located on an existing tower. The proposed service will not detract from the existing scale and character of the tower.
- 8) **Groundwater Contamination:**  
The proposal does not include an onsite wastewater disposal system. No uses are anticipated on the structure to endanger groundwater.

### General Conditions of Approval:

- 1) The Applicant acknowledges that this approval is subject to completion of all necessary filings with the Conservation Commission. In addition, if any of the approved site features are amended by the Conservation Commission in a way that would require a site plan amendment, then the Applicant shall submit these changes to the Planning Board for their review and approval;
- 2) The Applicant shall provide the Planning Department with five (5) sets of full sized and five (5) sets of reduced copies of the final set of approved plans as well as a digital copy of the final set of approved plans prior to the issuance of a building permit. The digital copy of the final set of approved plans must follow the five requirements listed below"

- i. All plans and specifications must be submitted on electronic media (CD or DVD\_ROM using an IBM-PC or compatible file format). Acceptable file formats include: AutoCAD \*.dwg, AutoCAD \*.dxf, ArcView \*.shp, or ArcGIS Geodatabase \*.mdb. The files must be identical to the printed plan and contain all information included on the written plan. Upon project completion a digital submission of the “as-built” plan is required prior to receiving a Certificate of Completion from the Building Department.
  - ii. All digital mapping data must be delivered in the Massachusetts State Plane Coordinate system with a horizontal datum of NAD83 and vertical datum of NGVD88.
  - iii. Each feature type must be organized in the CAD or GIS data structure as a separate layer using logical layer names. For example, there must be separate CAD layers for buildings, roads, parcel lines, and wetlands. Having all these features in a single CAD layer or GIS file will not be accepted.
  - iv. Documentation of the data format must be provided with a description of the CAD layers and list of the types of features placed in each layer. Submission of multiple files must also include a list of the files and their purpose.
  - v. The data submitted must include documentation on the method used to gather the data, the name of the person(s) responsible for preparing the data, contact information, an estimation of the horizontal and vertical accuracy, and the date of data capture. All media shall be free from any and all defects and viruses, and labeled as to their contents.
- 3) No structures, other than permitted free standing signs, shall be constructed within the setback areas as established in the Town of Westford Zoning Bylaws or as may be determined by the Westford Zoning Board of Appeals.
  - 4) All site lighting shall provide security for the site and structures however it must not create any glare or project any light onto adjacent residential properties;
  - 5) All work is to be done in accordance with the endorsed plans;
  - 6) All construction shall comply with State regulations;
  - 7) The provision of this approval shall apply to and be binding upon the Applicant, its employees and all successors and assigns in interest or control;
  - 8) Any revisions amendments or modifications to the approved plans shall come before the Planning Board for Approval;
  - 9) This approval shall lapse within five (5) years from the date of the Planning Boards vote. Continued use following this date shall require re-submittal;
  - 10) The following information shall be deemed part of the decision

Plan: Sprint clear wire” clearwire site name: MA-31P Westfield MA-BOS5522a, 8 Nixon Road Westford, MA 01886”  
 Prepared by: Morrison Hershfield  
 Dated: June 04, 2009 revised through December 04, 2009, consisting of 8 sheets

**Site Specific Conditions:**

- 11) The addition of the BH antennas will be completed by lengthening the existing mounting pipe for the existing panel antennas by four (4) feet downward and attaching the BH directly to the pipe.
- 12) No lights shall be installed except those required by the FAA and no signage will be permitted, except that necessary for public information (e.g. No Trespassing).
- 13) Prior to the issuance of a building permit for this additional carrier, the Applicant shall establish a performance bond to ensure that all associated equipment and site changes will be properly removed upon discontinuance of use by Fiber Tower. This bond is to be established to the satisfaction of the Planning Board.
- 14) The proposed dish antennas to be located on the tower shall be non reflective in nature and colored to blend in with the existing tower and antennas. The equipment cabinets associated with the panel antennas shall be non-reflective in nature and shall be contained within the chain-link fence as indicated on the approved plans.
- 15) If the existing permit holder for the tower ceases operation the remaining users shall re-apply for a new special permit and site plan approval as per Section 6.2.8 (15) of the Town of Westford Zoning Bylaws.
- 16) Any damage caused by construction vehicles to curbing, roadway, sidewalk, trees, or any other object located in the public way shall be replaced at the applicant's expense

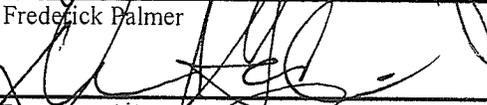
Members present and voting in the affirmative

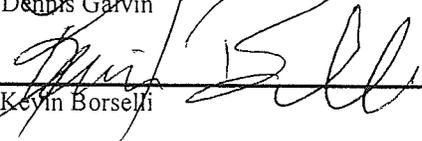
Site Plan Application Decision - PB09013-SP/SPR (WCF)  
Sprint/Nextel  
8 Nixon Road, Westford, MA

  
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Michael Green, Chairman

  
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Andrea Peraner-Sweet

  
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Frederick Palmer

  
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Dennis Galvin

  
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Kevin Borselli

cc; Sprint/Nextel; Westford Retail, LLC. c/o Realm Realty Corp; Board of Selectmen; Board of Appeals; Board of Assessors; Board of Health ; Building Inspector; Conservation Commission; Engineering Department; Police Chief; Fire Chief; Highway Superintendent; Tax collector; Water Department; Planning Boards of Acton, Carlisle, Chelmsford, Groton, Littleton, Tyngsborough; Abutters within 300 feet.