

**STATEMENT IN SUPPORT OF APPLICATION FOR  
DESIGN AND SITE PLAN REVIEW**

**TOWN OF BELMONT  
PLANNING BOARD**

**Applicant:** Bell Atlantic Mobile of Massachusetts Corporation, Ltd.,  
d/b/a Verizon Wireless  
**Property:** 582 Pleasant Street  
**Parcel ID:** 34-150A  
**Owner:** Plymouth Congregational Church  
**Zoning:** Residence C  
**Proposed Use:** Interior Wireless Telecommunications Facility

**BACKGROUND**

The Applicant, Bell Atlantic Mobile of Massachusetts Corporation, Ltd., d/b/a Verizon Wireless (“Applicant” or “Verizon Wireless”), is licensed by the Federal Communications Commission (“FCC”) to provide wireless services within the market area that includes the Town of Belmont. Verizon Wireless proposes to install antennas and communications equipment within the cupola of the existing Plymouth Congregational Church at 582 Pleasant Street (the “Site”), in accordance with plans titled “Verizon Wireless, Belmont 3 MA, 582 Pleasant Street, Belmont, MA 02478” prepared by Dewberry Engineers Inc., last revised March 9, 2016, sheets T-1 and Z-1 through Z-7 (“Revised Site Plans”).

This proposed installation will constitute an Interior Wireless Telecommunications Facility which requires design and site plan review from the Belmont Planning Board under Sections 6.8.4 and 7.3 of the Belmont Zoning By-law (the “By-law”). For the following reasons, and as will further be demonstrated by the materials accompanying the application and at the hearing on this application, the proposed Interior Wireless Telecommunications Facility fully satisfies the applicable requirements of the By-law.

On January 5, 2016, after a public hearing, the Belmont Planning Board granted conditional design and site plan approval for an earlier design of this proposed facility. Verizon Wireless now seeks to modify that approval to reflect the Revised Site Plans submitted with this Application. **In particular, Verizon Wireless notes that in light of the Revised Site Plans, the conditions imposed on the Planning Board’s approval at the January 5, 2016 hearing are no longer applicable, because Verizon Wireless is no longer proposing to remove or replace the existing wood louvres, is no longer proposing to install any HVAC units, and is no longer making any changes to the exterior of the church that will be subject to public view, and therefore the proposed work no longer falls within the jurisdiction of the Historic District Commission.**

## DESCRIPTION OF PROPOSED PROJECT

The proposed Interior Wireless Telecommunications Facility, as shown on the Site Plans submitted with this application, will consist of four (4) arrays each with two (2) panel antennas for a total of 8 antennas, with 16 associated radio heads and junction boxes located in the cupola of the existing church, with associated equipment located in a room to be constructed in the second floor of the church beneath the cupola. Cables will connect the equipment room to the antenna installations.

**The difference between the Revised Site Plans and the plans approved at the Planning Board's January 5<sup>th</sup> meeting, is that the revised design proposes no external changes to the church building and no equipment that is subject to public view. The existing wooden louvres on each side of the cupola will remain in place. There will be no air conditioning equipment installed. A gps antenna will be mounted to the inside of the balcony that surrounds the steeple in a manner that ensures it will not be visible to the public from any location.** This proposed Verizon Wireless Interior Wireless Telecommunications Facility will be a personal wireless services facility within the meaning of the Federal Telecommunications Act ("TCA"), 47 U.S.C. § 332(c)(7)(C)(ii).

The purpose of the proposed facility is to fill a substantial gap in coverage for users of the Verizon Wireless network in the vicinity of the Site, and allow Verizon Wireless to provide more reliable coverage to people living, working and travelling in Belmont.

## SATISFACTION OF CRITERIA FOR DESIGN AND SITE PLAN REVIEW

1. The proposed Verizon Wireless Interior Wireless Telecommunications Facility satisfies the criteria of the By-law for Design and Site Plan review under section 7.3.5.b as follows:

- The dimensions of the proposed building(s), lot and lot coverage shall comply with the requirements provided in table form per Section 4 of these By-Laws

***There are no proposed exterior changes that would affect compliance with any building dimensional or lot coverage requirements. The proposed Interior Wireless Telecommunications Facility satisfies the additional dimensional requirements of Section 6.8.2.***

- The arrangement of parking and loading spaces, internal traffic circulation and traffic controls in relation to the proposed uses of the building(s) and adjacent uses shall comply with Section 5.1 of these By-Laws

***The proposed Interior Wireless Telecommunications Facility is unoccupied and no change to the existing parking or circulation is proposed or warranted.***

- All Signs shall comply with Section 5.2 of these By-Laws,

*There is no exterior signage proposed in connection with this application.*

- All Landscaping requirements shall comply with Section 5.3 of these By-Laws,

*Not landscaping changes are proposed or warranted in connection with this proposed Interior Wireless Telecommunications Facility.*

- The method to dispose of refuse and other waste if it is not within the structure shall be defined. Screening of exterior dumpsters or similar trash receptacles shall comply with Section 5.3 of these By-Laws, and

*The proposed facility will not generate any refuse or other waste and no additional exterior dumpsters or receptacles are proposed after construction is completed. Any debris associated with the construction will be properly disposed of off-site.*

- All Environmental Controls shall comply with Section 5.4 of these By-Laws.

*The operation of the proposed facility will not generate any excessive noise, will not cause vibration, will not require additional external lighting, and will not exceed the standards of Section 5.4 for air quality and use of hazardous materials. The Verizon Wireless equipment will operate within licensed frequencies and will not create any impermissible interference.*

2. The proposed Verizon Wireless Interior Wireless Telecommunications Facility also satisfies the applicable requirements of Section 6.8.3 of the Zoning Bylaw concerning performance standards as follows:

a) All Wireless Telecommunications Facilities shall, at all times, be in compliance with all applicable standards of Federal law, State regulations including, but not limited to the Regulations of the Department of Public Health, 105 CMR 122.000, the State Building Code and the published standards of the Electronic Industries Association.

*The proposed Verizon Wireless Interior Wireless Telecommunications Facility is designed and will operate in compliance with all applicable standards.*

b) Except as otherwise authorized by the Board of Appeals, a Freestanding Wireless Telecommunications Facility shall be completely fenced for security within an area no greater than 25 feet in radius from the base of the Facility tower, to a height of 6 feet. Such fencing shall be compatible with the character of the property and neighboring properties, and shall not be of barbed wire or razor wire.

*Not Applicable*

c) All Wireless Telecommunications Facilities shall be constructed utilizing materials colors and textures that minimize the visual impact of the proposed Facility on the Town, the District and neighborhood in which the Facility is located, and adjoining properties. A Façade-Mounted Wireless Telecommunications Facility shall utilize materials, colors and textures that minimize the viewer's ability to distinguish the Facility from the building surface adjacent to it. Where appropriate, plantings and screening shall also be utilized to minimize such visual impact.

***The Interior Wireless Telecommunications Facility will not make any changes to the exterior of the church building and will not have any visual impact.***

d) Except as specifically authorized by a Special Permit or required by the U.S. Federal Aviation Administration, no Wireless Telecommunications Facility shall incorporate any artificial exterior lighting.

***No exterior lighting is proposed.***

e) No Wireless Telecommunications Facility shall incorporate any signs except for those essential for the provision of safety or ownership information. Each Wireless Telecommunications Facility shall incorporate a sign, approved by the Planning Board, providing essential emergency response information including, at a minimum, a telephone number that can be used to contact the Facility operator's representative at all times.

***No exterior signs are proposed. A sign with safety and contact information will be placed on the exterior of the equipment room inside the church.***

f) Any Freestanding Wireless Telecommunications Facility shall be designed so that, in the event of a structural failure, such Facility shall collapse and fall entirely within the boundaries of the lot on which it is located. Such design shall be certified by a professional engineer.

***Not Applicable***

g) Except in an emergency, no servicing of a Wireless Telecommunications Facility or associated equipment, other than an Interior Wireless Telecommunications Facility, shall occur except during hours authorized by Special Permit.

***Not Applicable.***

h) All Wireless Telecommunications Facilities shall comply with §60 Article 6 of the General Bylaws of the Town of Belmont, governing sources of noise.

***The operation of the Interior Wireless Telecommunications Facility will not generate noise in violation of Town of Belmont Noise Bylaw.***

## CONCLUSION

For all of the foregoing reasons, and with full reservation of its rights under federal, state and local law, Verizon Wireless respectfully requests that the Planning Board modify the previous Design and Site Plan approval for the proposed Interior Wireless Telecommunications Facility.

Respectfully Submitted,  
Verizon Wireless,  
by its attorneys,

  
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