



**TOWN OF BELMONT
WARRANT FOR 2016 SPECIAL TOWN MEETING
JUNE 8, 2016
COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss.

To either of the Constables in said County:

Greetings:

In the name of the Commonwealth of Massachusetts you are required to notify and warn the Inhabitants of the Town of Belmont, qualified as the law requires to vote in elections and Town Affairs, to meet at the Chenery Middle School Auditorium on **WEDNESDAY, JUNE 8, 2016, at 7:00 P.M.**, and to notify and warn the Town Meeting Members to meet and act at said time and place on the following Articles, viz:

ARTICLE 1: CITIZENS' PETITION – RELATING TO THE INSTALLATION OF INTERIOR WIRELESS TELECOMMUNICATIONS FACILITIES

To see if the Town will vote to amend § 3.3 of the Town of Belmont Zoning By-law ("Schedule of Use Regulations") by changing the designation for "Interior Wireless Telecommunications Facility", where it appears under "Accessory Uses," from "Y" to "SP" in all districts, as shown in the following table:

| USES | DISTRICTS | | | | | | | |
|---|----------------|------|------|---------|----------|-----------|------|------|
| | SR- A,B,C,D | GR | AH | LB I | LB II | LB III | GB | PL |
| Interior Wireless Telecommunications Facility (see § 6.8 and § 7.3) | Y SP | Y SP | Y SP | Y SP | Y SP | Y SP | Y SP | Y SP |

Purpose of Article

The purpose of this article is to ensure that all applications for the installation of interior wireless communications facilities in Belmont shall require a Special Permit, thus giving interested Belmont residents an opportunity to provide input to the deliberations of the Zoning Board of Appeals.

Submitted by citizens' petition.

This article is reproduced in the exact form as submitted by the Citizens.

The Board of Selectmen will report on this Article.

Majority vote required for passage.

Yes____ **No**____

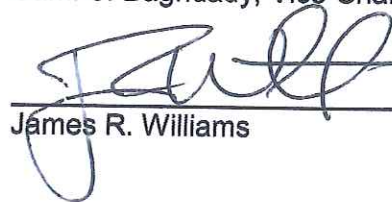


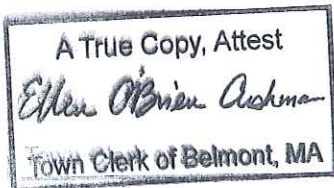
Given under our hands this 2nd day of May, 2016.

BOARD OF SELECTMEN, TOWN OF BELMONT


Mark A. Paolillo, Chair


Sami S. Baghdady, Vice Chair


James R. Williams





**MOTION
TOWN OF BELMONT
2016 SPECIAL TOWN MEETING
JUNE 8, 2016
COMMONWEALTH OF MASSACHUSETTS**

ARTICLE 1: CITIZENS' PETITION – RELATING TO THE INSTALLATION OF INTERIOR WIRELESS TELECOMMUNICATIONS FACILITIES

MOVED: That the Town vote to amend § 3.3 of the Town of Belmont Zoning By-law ("Schedule of Use Regulations") by changing the designation for "Interior Wireless Telecommunications Facility", where it appears under "Accessory Uses," from "Y" to "SP" in all districts, as shown in the following table:

| USES | DISTRICTS | | | | | | | |
|---|------------|------|------|------|-------|--------|------|------|
| | SR-A,B,C,D | GR | AH | LB I | LB II | LB III | GB | PL |
| Interior Wireless Telecommunications Facility (see § 6.8 and § 7.3) | ¥ SP | ¥ SP | ¥ SP | ¥ SP | ¥ SP | ¥ SP | ¥ SP | ¥ SP |

(Two-thirds Vote)

Submitted by citizens' petition.

The Board of Selectmen will report on this Article.

“Interior Wireless Telecommunications Facility” Amendment Frequently Asked Questions (FAQ)

Q1: What is the purpose of this article, and how did it come about?

The purpose of this article is to ensure that all applications for the installation of interior wireless communications facilities in Belmont shall require a Special Permit, thus giving interested Belmont residents an opportunity to provide input to the deliberations of the Zoning Board of Appeals. (Note: This is already a requirement for other wireless communication facilities).

A petition for a Special Town Meeting requires 200 certified voter signatures. This petition gathered **242** certified Belmont voter signatures from every Precinct. This is almost the same number – 288 – that represent Belmont citizens at Town Meeting.

Q2: Does this amendment pertain to my wireless router or cordless phone?

Absolutely not. The proposed amendment would only pertain to commercial cellular base station PCS/cellular antennas *installations* located entirely within an existing building or structure. Wireless routers, repeaters, femtocells, cordless phones, baby monitors and the like are licensed by the FCC for home, residential, general business and institutional use and would not be subject to this or any other part of Belmont’s zoning by-laws.

Q3: If passed, would this amendment prohibit “interior” cell antennas or towers in Belmont?

No. Under this amendment, all types of cell antennas and towers would *still be allowed anywhere in Belmont*. It would only require proposed installations to obtain a “Special Permit” (SP) from the Zoning Board. This process is already required for all non-interior cell antennas/towers per our existing by-laws.

Q4: Under our current by-laws, could my neighbors put an “Interior Wireless Telecommunications Facility” inside their garage, barn, attic, cupola, steeple or attic, clearly visible but enclosed in glass, without being required to seek a Special Permit (SP)?

Yes, under current law, they are allowed to do so “by right”, without being required to obtain a Special Permit.

Q5: When were our by-laws regarding cell towers and antennas written? Have they been updated since?

1998. No.

Q6: How do neighboring towns handle such interior wireless antenna installations?

Our neighbors in **Arlington** and **Lexington** first initiated cell tower zoning around the same time as Belmont, nearly 20 years ago. Since then, they have actively updated their by-laws regarding cell towers. Neither town allows any types of cell tower/antenna installations “by right” in residential districts as Belmont does. Arlington requires the Special Permit (SP) process for both interior and exterior installations in all zoning districts. Lexington requires the Special Permit (SP) process for both interior and exterior installations in all zoning *districts except a single, clearly defined commercial district*.

Q7: If passed, what major additional considerations would come in to play with the Special Permit process for “Interior Wireless Telecommunications Facilities” which are not currently addressed or required under our current by-laws?

- A discussion of the feasibility of addressing such a need with a Wireless Telecommunications Facility located on **municipally owned property**. Siting on municipally owned property would bring revenue to the town.
- A consideration and determination of the hours during which the facility and its equipment, including any ancillary **air conditioning units, diesel backup generators**, etc. can be tested or maintained. The Cell Tower at Highland Meadow has weekly maintenance visits, so depending on how many carriers are installed, there could be **several trucks per week**. 125 Trapelo Road installation, has 6 carriers, each with their own maintenance requirements, for example.
- If warranted, the ZBA may determine that the assistance of independent consultants (engineers, planners, urban designers, architects, attorneys, etc) to review the Special Permit is needed. If so, the board requires that applicants pay a “review fee” to cover all reasonable costs for the employment of such consultants.

Q8: Will this amendment prevent any church from siting cell antennas in its steeple?

No. Again, if adopted, “Interior Wireless Telecommunications Facilities” would still be allowed in church steeples all over town. It would require applicants to go through the Special Permit process before doing so, as is already required for all other types of “Wireless Telecommunications Facilities” under our by-laws.

Q9: Is the Town of Belmont currently receiving any rents or considerations for siting cell towers on municipally owned property?

Yes, the Town currently receives \$43,908.84 annually from two such installations located on municipal property.

Prepared by the sponsors of the “Article 1: Relating to the installation of Interior Wireless Telecommunications Facilities”. Judith Ananian Sarno, TMM, Precinct 3; Danny Morris, Karen Barmakian Herosian, TMM, Precinct 2; Ron Creamer.