

## WATERTOWN PLANNING BOARD

DATE: February 11, 2009 PLACE: Lower Hearing Room TIME: 7:00 PM COMMENCED: 7:00 PM

PURPOSE OF MEETING: Regular Monthly Meeting

PRESENT: John Hawes, Chairman; Jack Zollo; Jeff Brown; Linda Tuttle-Barletta

Chairman John Hawes opened the meeting at 7:00 PM.

### ADMINISTRATIVE BUSINESS

Jack Zollo motioned to approve Minutes of 1/14/09 meetings.

Jeff Brown seconded the motion.

VOTE: 4-0 In favor

### CASE PENDING

- **617 a/k/a 485 Arsenal Street; Roger D. Linquist, Manager, MetroPCS** – Special Permit

Scott Lacy, Atty, representing MetroPCS, we are proposing a roof top installation of a wireless communications facility on the Bugaboo Creek building, located in I-1 zoning district. The antennas will be placed in the four corners of the rooftop. Two antennas will be within one faux vent pipe and 4 antennas will be mounted onto existing penthouses and will be painted to match the structure. This will allow seamless coverage for our customers.

Danielle Fillis, staff reviewed the request, the special permit is subject to 4 criteria that have been met. The facility is located in I-1 district on a rooftop of existing commercial building. The antennas will be 13 feet high and the façade panels will be painted to match. The site is an appropriate location for such a use and it will not adversely affect the neighborhood. This unmanned use will not generate any traffic or hazard, the equipment will be serviced twice a month. The site has adequate facility to allow this use. Staff recommends an approval of the Special Permit.

Angie Kounelis, District A Councilor, we all have concerns about the antennas but the federal laws dictate. The property owners need to notify current and future tenants. The owners get the profit but tenants need to know what is above them. It should be a condition in the decision.

John Hawes, what are the requirements of notifying tenants? Could a condition be added?

Danielle Fillis, Chapter 40A requires that only property owners are notified.

Steve Magoon, if the Board feels that it should be addressed, we will follow up and contact the Town's legal Counselor.

Scott Lacy, Atty, MetroPCS would oppose such a condition, it would give an impression that such antennas are dangerous.

Linda Tuttle-Barletta motioned to recommend to the Board of Appeals approval of the Special Permit under Section 5.13 based upon the finding that it meets the criteria set out in the Zoning Ordinance subject to conditions set forth in the staff report.

Jack Zollo seconded the motion.

VOTE: 4-0 In favor

Linda Tuttle-Barletta motioned to recommend to the Board of Appeals approval of the Special Permit under Section 9.05 based upon the finding that it meets the criteria set out in the Zoning Ordinance subject to conditions set forth in the staff report.

Jeff Brown seconded the motion.

VOTE: 4-0 In favor

- **462 Mt.Auburn Street; Roger D. Linquist, Manager, MetroPCS** – Special Permit & Use Variance

Scott Lacy, Atty, this is a 24 unit apartment building located in a T zone. This is the only available site to provide the coverage needed. We will try to minimize the impact by painting to match the building. The screen will be 10' above the roof line. Other antennas will be side mounted on the faux penthouse. T-Mobile placed other antennas on the roof.

Danielle Fillis, this is a request for a Special Permit under Section 5.13, Federal Communications Act Use Variance under Section 5.13(a)(1)(2) and a Special Permit Finding under Section 4.06(a). The applicant is requesting a Variance from locating the facility in a T zone and on rooftop of residential structure. The antennas will be painted and textured to match the faux penthouse. Another carrier is already located on the same building. It is not expected that there will be adverse impact and there are no foreseen hazards to pedestrians and vehicles. The Board has to determine that there is no other site that would cover the gap. The proposal will not be substantially more detrimental and staff recommends approval.

Jeff Brown, is there a possibility that this new equipment will affect the T Mobile facility?

John Hawes, could the penthouse be moved from the edge?

Brian Wilson, MetroPCS, because of the separation and potential placement by the owner of HVAC unit, it is important that the antennas would be placed as shown on the plans.

Angie Kounelis, District A Councilor, we all know about the federal rules but we do not want to see anymore carriers. How many more will come? Only one was denied based on the aesthetics. I do not support this proposal.

Cynthia Munch, 27 Winsor Ave, I am very surprised with this proposal, did anyone reviewed the other sites? This facility will be located within 1000 feet of Hosmer School. The EMF evaluation of my house is already above average. People need to be made aware of this, they need to be notified.

Linda Tuttle-Barletta motioned to recommend to the Board of Appeals approval of the Special Permit under Section 5.13, 9.05 based upon the finding that it meets the criteria set out in the Zoning Ordinance subject to conditions set forth in the staff report.

Jack Zollo seconded the motion.

VOTE: 3-1 In favor  
Linda Tuttle-Barletta against

Linda Tuttle-Barletta motioned to recommend to the Board of Appeals approval of the Special Permit Finding under Section 4.06(a) based upon the finding that it meets the criteria set out in the Zoning Ordinance subject to conditions set forth in the staff report.

Jeff Brown seconded the motion.

VOTE: 3-1 In favor  
Linda Tuttle-Barletta against

Linda Tuttle-Barletta motioned to recommend to the Board of Appeals approval of the TA Use Variance under Section 5.13(a)(1)(2) based upon the finding that it meets the criteria set out in the Zoning Ordinance subject to conditions set forth in the staff report.

Jack Zollo seconded the motion.

VOTE: 3-1 In favor  
Linda Tuttle-Barletta against

John Hawes, there are some bigger issues that needs to be addressed. Other companies will be coming with their proposals, Watertown is very dense. The only thing that we have control over are the aesthetics, which did not allow antenna at Oakley Country Club.

### **CONTINUED CASE**

- **105 Coolidge Hill Road & 165 Grove Street;** Roberto Huet, President, Aggregate Industries – Special Permit Finding

Linda Tuttle-Barletta motioned to continue the above petition to June 2009 Planning Board meeting.  
Jack Zollo seconded the motion. VOTE: 4-0 In favor

### **OTHER**

Steve Magoon, the cable access has stated that in the next few months they will start televising the Planning Board meetings. We will also start the process of giving some of the permitting authority directly to the Planning Board.

John Hawes, the Zoning and Planning Boards had a joint meeting, and ZBA expressed their interest to have the PB recommendations for their meetings. We should open up the discussions. We need to address the East End situation.

Steve Magoon, there will be more effort toward long range planning, updating the Community Development Plan and create a vision for the entire Town.  
Daphne Collins has decided that her previous position as a part time clerk to Conservation commission is preferable to her. The planner position will remain unfilled. The Town Manager instituted town wide hire freeze.

Chairman John Hawes adjourned the meeting at 8:15 PM.

MEETING ADJOURNED: 8:15 PM MINUTES APPROVED: \_\_\_\_\_  
For more detailed Minutes see tapes dated 2/14/2009 available in the DCD&P office.