

**TOWN OF WEYMOUTH
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
MINUTES – April 26, 2017**

A site plan review was held in the Kelly Room at Town Hall, 75 Middle Street, by the Planning Director of the Department of Planning and Community Development for the Town of Weymouth.

Staff Present: Robert Luongo, Planning Director
Eric Schneider, Principal Planner, Weymouth
Anne Paradis, Recording Secretary, Weymouth

Mr. Luongo, the Planning Director, opened the Site Plan Review meeting at 11:00 A. M. and read the meeting notice. He then asked the applicant to introduce himself and explain the proposals.

Attorney Daniel Klasnick, representing Cellco Partnership d/b/a Verizon Wireless explained that he was here with two proposals, the first being for property located at 24 Athens Street, also shown on the Weymouth Town Atlas Sheet 7, Block 97, Lot 8, in the POS zoning district, for the installation, maintenance and operation of a roof top wireless communications facility to include eight (8) antennas, twelve (12) Remote Radio Heads (RRH), two (2) junction boxes, construct a basement equipment room, and 2 condensers and backup natural gas powered generator on a concrete pad.

Attorney Klasnick explained that the property is a church facility with existing T-Mobile and Sprint wireless communication equipment located in the tower. He went on to state that they planned to match any fiberglass sheathing that needed to be replaced as a result of their installation and that the equipment room in the basement would be 10' X 19' as shown on Sheet A-2 of the plans. On the outside of the building there are existing condenser units, possibly owned by the church, and they planned to install two (2) condensers with a back-up emergency generator on a concrete pad, which would be enclosed. The generator would be remotely tested once a week, and that a sound assessment had been done and found to be fully compliant with all regulations.

Mr. Luongo stated that he wants to be sure the generator and condensers are screened, that he prefers the natural screen to remain, and requested that the applicant enhance the current screening landscape by replacing any unhealthy shrubs.

Attorney Klasnick agreed that the shrubs will be evaluated for replacement, as requested.

Mr. Schneider stated that there were no comments received from other Town departments.

Mr. Luongo approved the Site Plan Review application submitted by Cellco Partnership d/b/a Verizon Wireless, for property located at 24 Athens Street, for installation of a roof top wireless communications facility to include eight (8) antennas, twelve (12) Remote Radio Heads (RRH), two (2) junction boxes, construct a basement equipment room, and 2 condensers and backup natural gas powered generator on a concrete pad, per plan "Verizon Weymouth 3 MA 24 Athens Street Weymouth, MA 02191" final revision date of 1/24/2017, with the following conditions: that the color of the equipment be as close as possible to the façade of the building; that the shrubs used for the natural landscaped screen be replaced with healthy shrubs.

Attorney Klasnick, representing Cellco Partnership d/b/a Verizon Wireless explained that the second proposal was for property located at 109 Broad Street, an existing residential apartment building, also shown on the Weymouth Town Atlas Sheet 20, Block 274, Lot 19, located in the B-1, R-4 zoning district, for the installation, maintenance, and operation of wireless communication equipment to include twelve (12) antennas, twelve (12) remote radio heads, three (3) junction boxes, 12' X 16' metal frame for its rooftop equipment cabinets and a backup natural gas powered generator.

Mr. Luongo asked if the equipment cabinet would be camouflaged, Attorney Klasnick responded that the cabinet would be grey, in order to blend in with the background.

Mr. Luongo asked if the equipment proposed for the center of the building would be screened. Attorney Klasnick stated that the equipment would not be very visible and that it would appear to be usual rooftop equipment.

Mr. Schneider stated that, in his opinion, metal screening would call more attention to the proposed equipment. Mr. Luongo agreed.

Mr. Schneider stated that there were no comments received from other Town departments.

Mr. Luongo approved the Site Plan application submitted by Cellco Partnership d/b/a Verizon Wireless for property located at 109 Broad Street, for the installation, maintenance and operation of wireless communication equipment to include twelve (12) antennas, twelve (12) remote radio heads, three (3) junction boxes, 12' X 16' metal frame for its rooftop equipment cabinets and a backup natural gas powered generator. Per plan "Verizon wireless Weymouth 8 MA 109 Broad Street Weymouth, MA 02188" final revision date of 3/24/17.

Mr. Luongo then stated that Mayor Hedlund is involved in several aggressive projects to enhance the beautification and safety issues in the Town. Mr. Luongo then asked if Verizon would be willing to make a contribution of \$20,000.00 to the Town to be used specifically for beautification and safety projects at the Athens Street and Broad Street sites. Attorney Klasnick stated that he would inform Verizon of the request.

Mr. Luongo adjourned the Site Plan Review at 11:20 A. M.



Robert Luongo, Planning Director

5/2/2017
Date