

Present: Chairman Henry Dellicker, John Love, Brian Liberis and Associate Member Jay R. Peabody. Associate Member Mark Bush was absent.

Call to Order: The Chairman called the meeting to order at 7:05 p.m. in Room 014 of the Town Hall.

Approval of Minutes: On a motion by Mr. Peabody, seconded by Mr. Love with all in favor, the members approved the minutes of November 19, 2014 as drafted.

Continued Special Permit Public Hearing

Verizon Wireless, Pope Road

The Chairman re-opened the public hearing at 7:10 p.m. Atty. Chris Winiarski and Andrew Pearsall were present for the Applicant, Bell Atlantic Mobile of Massachusetts Corporation, Ltd. d/b/a Verizon Wireless. He provided an overview of the request (i.e. specifications of the array and mechanicals) as well as an update of the December 4th crane test.

Chris Heller of 125 Hemlock Drive and Keith Waryas of 44 Kingsbury Drive provided the members with photographs of the area from the crane test. Kevin McErlean provided a document entitled "The Impact of Cell Phone Tower on House Prices in Residential Neighborhoods" authored by Sandy Bond, PhD and Ko-Kang Wang (The Appraisal Journal, Summer 2005). Also asking questions and providing testimony were the following individuals: JoAnn Naughton of 66 Oak Street, Clare and Ken Shastany of 130 Hemlock Street, Alison Spina and Byron Bolas of 145 Hemlock Drive, Aaron Schachter of 98 Hemlock Drive, Nancy Barron of 133 Hemlock Drive, Don DeCastro of 150 Hemlock, Kevin McErlean of 51 Kingsbury Drive, Jose Albonoz of 48 Kingsbury Drive, Tracey Reihle of 109 Hemlock Drive and Vicki Keller of 117 Hemlock Drive.

Some discussion of the Board's responsibilities, by-law standards and potential peer review followed. Atty. Winiarski clarified the extent of tree clearing (100' driveway and 10,000 s.f. fenced compound) and construction schedule, if granted. He added that there will be an on-site generator with weekly testing. Mr. Pearsall clarified that the water tower at Hopping Brook Park represents a different service area although it is a potential site which would provide some redundant coverage.

Mr. Love made a motion to close the public. p.m. Mr. Liberis seconded with all in favor.

DELIBERATION:

Special Permit – Verizon Wireless, 0 Pope Road

Findings of Fact

The Board reviewed the application materials and testimony provided by the Petitioner as well as comment letters from the Fire Chief (dated October 15, 2014) and Conservation Agent (dated October 8, 2014). The members also carefully considered the testimony and exhibits provided by parties in interest and neighborhood residents at the two public hearing sessions.

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In accordance with the provisions of Section V-O and VI-E, the Board finds that the application is consistent with the intent and purpose of the Zoning By-Law and the Special Permit criteria outlined therein. The Board weighed the benefits of improving wireless communication service through a comprehensive network against localized visual impacts and finds that the use as proposed and herein mitigated with conditions of approval is permissible.

The Applicant represented that the equipment will comply with all applicable FCC standards. Vegetation will be preserved with a minimal area cleared for the fenced-in compound. The antennas and pole will be a neutral color to minimize visual impact. The proposed installation will be located within the Industrial zoning district, where its presence is most harmonious with existing and future industrial uses. An RF Report prepared by C Squared Systems, LLC of Auburn, NH dated September 12, 2014 was submitted with the application and it demonstrates that the 150' height is essential to the proper functioning of the telecommunications services to be provided by the device at the locus and that a less intrusive, alternative installation (or installations) is not workable. The site plans of record prepared by Hudson Design Group, LLC of N. Andover, MA dated July 10, 2014 with revisions through September 11, 2014 denote the "fall zone" and property line setbacks specified in Section V-O.

Zoning Board Vote

The Board's vote to grant the Petitioner's Special Permit application for relief under Section V-O(4)(c) for property described and located at Pope Road was as follows on a motion by Mr. Liberis, seconded by Mr. Love:

Chairman Dellicker	Aye
Mr. Love	Aye
Mr. Liberis	Aye

Conditions of Approval

1. This Special Permit is not valid until recorded and indexed at the Registry of Deeds in accordance with the provisions of MGL, c. 40A, s. 11. The copy of the decision to be filed must contain a certification by the Town Clerk that 20 days have elapsed since after the decision was filed and that no appeal has been filed or if such appeal has been filed, that it has been dismissed or denied.
2. A neutral-colored non-metallic-finished monopole is allowed at a height not to exceed 150' to allow for a single carrier (Verizon Wireless) with a single array as proposed. Any equipment alterations beyond the single 12-panel array or addition of another carrier/service provider will require an additional Special Permit.
3. If required, warning lighting to alert emergency flights accessing a nearby landing zone shall be installed at the direction of the Fire Chief. Lighting shall be capable of being activated remotely as it is the Board's wish to minimize impacts to the surrounding neighborhood; the pole shall not be lighted at all times, unless required by the Federal Aviation Administration.
4. Tree and land clearing shall be limited to improvements to the gravel drive and the area within the identified lease area required for installation and maintenance of the equipment, tower and surrounding fence.
5. Construction hours shall be limited to Monday through Friday 7:00 a.m. to 5:00 p.m. with no work on weekends or holidays. The Applicant shall, at all times, use reasonable means to

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minimize inconvenience to residents in the general area. Construction activities shall include but not be limited to: start-up of equipment or machinery; delivery of building materials and supplies; removal of trees; grubbing; clearing; grading; filling; excavating; import or export of earth materials; installation of utilities (both on and off the site); removal of stumps and debris; and erection of new structures. Hours of operation shall be enforced by the Holliston Inspector of Buildings and Police Department.

6. The owner shall comply with Section V-O(5), "Cessation of use", at the end of life of the structure and equipment.

Adjournment: The meeting adjourned at 9:40 p.m. on a motion made and duly seconded with all in favor. The next meeting was scheduled for January 21, 2015.

Respectfully submitted,

Karen Sherman
Town Planner