



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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Case #: ZBA 2014-43

Date: June 12, 2014

Recommendation: Conditional Approval

PLANNING STAFF REPORT

Site: 15 Weston Ave

Applicant Name: Bell Atlantic Mobile of Massachusetts Corporation, Ltd. d/b/a Verizon Wireless

Applicant Address: 40 Friberg Parkway, Westboro, MA 01581

Property Owner Name: Somerville Housing Authority

Property Owner Address: 30 Memorial Drive Somerville, MA 02145

Agent Name: Daniel Klasnick, Esq.

Agent Address: 16 Olde Farms Road, Boxford, MA 01921

Alderman: Katjana Ballantyne

Legal Notice: Applicant, Bell Atlantic Mobile of Massachusetts Corporation, Ltd. d/b/a Verizon Wireless, and Owner, Somerville Housing Authority, seek a Special Permit under SZO §7.11.15.3 and SZO §14 to establish a collocation wireless communication facility, which includes the installation of panel antennas, remote radio heads, a basement equipment room and other related equipment. RB zone. Ward 7.

Dates of Public Hearing: **Zoning Board of Appeals – Wednesday, June 18, 2014**

I. PROJECT DESCRIPTION

1. Subject Property: The subject property is a 23,612 square foot parcel located in both a Residence B (RB) and a Neighborhood Business (NB) zoning district near Broadway in Teele Square. Weston Manor, a Somerville Housing Authority development, is located on the parcel. Weston Manor is an eight story masonry structure that contains 88 residential units. Three penthouses are located on the rooftop. One is at the northern edge; one is at the southern edge and a third is located in the center of the rooftop.

The subject property is currently a wireless communication facility for Sprint, T-Mobile, and MetroPCS. This property has received prior zoning relief related to the establishment of and modifications to these wireless facilities. Sprint established their facility at the subject property in 1998 and most recently applied to replace, relocate, and install equipment (ZBA 2011-85).

2. Proposal: The proposal is to add 4 panel antennas to the rooftop and to side mount 8 panel antennas to the facade of the building, painted to match, all with remote radio heads. The antennas will be mounted in three sectors of four antennas per sector behind the screen wall and to the facade. The proposal also requests to construct a 252 square foot equipment room in the existing basement of the building. Last, the Applicant proposes to install a natural gas emergency generator located on a concrete pad at the side of the building, behind the stockade fence, which requires a cable tray down the facade of the building. This generator will be connected to an existing underground gas line, to be used for back-up power only in the event of an emergency.



15 Weston Avenue

3. Green Building Practices: None listed on the application.

4. Comments:

Fire Prevention: Does not have fire issue concerns.

Lights & Lines: Has been contacted and has not provided comments at this time.

Ward Alderman: Alderman Ballantyne has been contacted and has not provided comments at this time.

II. FINDINGS FOR SPECIAL PERMIT (SZO §14):

In order to grant a special permit, the SPGA must make certain findings and determinations as outlined in §5.1.4 of the SZO. This section of the report goes through §5.1.4 in detail.

1. Information Supplied: The Staff finds that the information provided by the Applicant conforms to the requirements of §5.1.2 of the SZO and allows for a comprehensive analysis of the project with respect to the required Special Permits.

2. Compliance with Standards: The Applicant must comply "with such criteria or standards as may be set forth in this Ordinance which refer to the granting of the requested special permit."

Under SZO §7.11.15.3 establishment of a wireless communications facility, which includes the addition and replacement of wireless equipment, requires a Special Permit. The Ordinance requires the Applicant to follow guidelines and procedures as set forth in Article 14 for the "regulation of wireless telecommunications facilities so as to allow and encourage such uses in the City with minimal harm to the public health, safety, and general welfare."

Staff finds that minimal harm would be imposed upon the health, safety, and welfare of the surrounding neighborhood. NSAC, LLC is an FCC licensed company that is required to comply with all FCC rules governing construction requirements, technical standards, interference protection, power and height limitations, and radio frequency standards.

Review Criteria for Telecommunications Facilities SZO §14.5.1:

- a. *Height of proposed facility*: The masonry building is eight stories (roughly 90 feet) with 3 penthouses that extend above the roofline. This installation would install four antennas on the north wall with the same height as the existing parapet, four antennas on the south wall with the same height as the existing parapet and four antennas on the rooftop behind a fiberglass screen enclosure that is 8'-10" x 10".
- b. *Proximity of facility to residential structures and residential zoning districts*: The building at 15 Weston Avenue is a residential structure in both Neighborhood Business and Residence B districts. Other residential structures directly abut this property. Metro PCS, Spring and T-Mobile have also established a wireless communications facility on the rooftop of this structure. Therefore, additional equipment would have a limited impact on the surrounding residential structures.
- c. *Nature of uses on adjacent and nearby properties*: The subject property is located near Broadway in Teele Square. Properties that front onto Broadway are either mixed use or commercial and St. James Episcopal Church is located nearby on the corner of Broadway and Clarendon Avenue. Two condominium developments are located adjacent to the subject property along Weston Avenue and the larger surrounding neighborhood is predominantly two- and three-family dwellings. The proposed installation will not generate any objectionable odor, fumes, glare, smoke, or dust nor require additional lighting or signage. Noise from the equipment will be minimal and should not be heard beyond the confines of the property where it will be placed. No increased traffic or hindrance to pedestrian movements will result from the proposed installation.
- d. *Surrounding topography and prominence of proposed facility*: The subject building is the tallest in the area. The surrounding area is relatively flat and no other buildings of comparable height or prominence are located in the surrounding area. Although the proposed antennae are visible from several vantage points, the antennae will be painted to match the color of the existing antennae which will reduce their prominence from the public way.
- e. *Surrounding tree cover and foliage*: The surrounding area includes a park and several street trees that are significantly lower in height than the building roofline.

- f. *Design of tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness, as specified in Section 14.3:* The proposal is designed to be compatible with the surrounding area. Though the panel antennae and radio heads are visible from several vantage points, a condition of this report is that both are painted to match the existing equipment, which will reduce their visibility to the public.
 - g. *Location of tower, considering more suitable locations:* The guidelines in Article 14 state that service providers, when possible, should co-locate and/or locate on facilities owned or managed by the City of Somerville. This proposal is compliant with the intent of this guideline since there is an existing wireless facility at this site and the Somerville Housing Authority is a nonprofit organization that services senior residents.
 - h. *Proposed ingress and egress:* The existing stairwell and penthouse will be utilized to access the rooftop.
 - i. *Distance from existing facilities:* The site currently operates as a wireless facility for other entities. The nearest Verizon facility is in Arlington.
 - j. *Availability of suitable existing towers, poles, other structures, or alternative technologies, as discussed in Section 14.5.2:* This subject property is an existing wireless communications facility. The Applicant has demonstrated that the location and antennae technology are most suitable. They will be mounted in a way that is symmetrical with the existing panel antennas or behind a fiberglass enclosure.
3. Consistency with Purposes: The Applicant has to ensure that the project "is consistent with (1) the general purposes of this Ordinance as set forth in Article 1, and (2) the purposes, provisions, and specific objectives applicable to the requested special permit which may be set forth elsewhere in this Ordinance, such as, but not limited to, those purposes at the beginning of the various Articles."

The Staff finds that the proposal, as conditioned, is consistent with the general purposes of the Ordinance as set forth under §1.2, which includes, but is not limited to promoting "the health, safety, and welfare of the inhabitants of the City of Somerville; to provide for and maintain the uniquely integrated structure of uses in the City; to protect health; to secure safety from fire, panic and other dangers; to conserve the value of land and buildings; to encourage the most appropriate use of land throughout the City; and to preserve and increase the amenities of the municipality.

The proposal is consistent with the purpose of the Residence B district, §6.1.2, which is, "To establish and preserve medium density neighborhoods of one-, two- and three-family homes, free from other uses except those which are both compatible with and convenient to the residents of such districts."

The proposal is consistent with the purpose of the Neighborhood Business district, §6.1.4, which is, "To establish and preserve areas for small-scale retail stores, services and offices which are located in close proximity to residential areas and which do not have undesirable impacts on the surrounding neighborhoods."

The wireless communication facility expansion is consistent with the purposes of both the Neighborhood Business and Residence B districts as the additional antennae will increase speed of the wireless network for local residents, businesses, and visitors.

Furthermore, the Staff finds that the proposal, as conditioned, is consistent with the purposes set forth in Article 14 of the Zoning Ordinance as conditioned in this report, to:

- a) *Protect residential areas and land uses from potential adverse impacts of towers and antennas;*
- b) *Encourage the location of telecommunications facilities in non-residential areas; (as noted in finding 2b, the proposal is in a residential area but it complies with the other purposes and standards of the Ordinance);*
- c) *Minimize the total number of towers and antennas throughout the community;*
- d) *Strongly encourage the joint use of new and existing tower sites as a primary option rather than construction of additional single-use towers;*
- e) *Encourage users of towers and antennas to locate them in areas where the adverse impact on the community is minimal;*
- f) *Encourage users of towers and antennas to configure them in ways that minimize the adverse visual impact of the towers and antennas through careful design, siting, landscape screening, and innovative camouflaging techniques;*
- g) *Enhance the ability of the providers of telecommunications services to provide such services to the community quickly, effectively, and efficiently;*
- h) *Consider the public health and safety of communications facilities;*
- i) *Avoid potential damage to adjacent properties from tower and antenna failure through sound engineering and careful siting of structures.*

4. Site and Area Compatibility: The Applicant has to ensure that the project "(i)s designed in a manner that is compatible with the characteristics of the built and unbuilt surrounding area, including land uses."

The subject property is located near Broadway in Teele Square. Properties that front onto Broadway are either mixed use or commercial and St. James Episcopal Church is located nearby on the corner of Broadway and Clarendon Avenue. Two condominium developments are located adjacent to the subject property along Weston Avenue and the larger surrounding neighborhood is predominantly two- and three-family dwellings.

There will be few impacts from this proposal. The site is an existing wireless facility and while there is addition equipment being installed within, along side, and down the building, the equipment being installed will be painted to match the existing equipment. This building is the most appropriate building in the area because of the height and low architectural quality. Staff finds the project to be compatible with the surrounding area and land uses.

5. Adverse Environmental Impacts: The proposed use, structure or activity will not constitute an adverse impact on the surrounding area resulting from: 1) excessive noise, level of illumination, glare, dust, smoke, or vibration which are higher than levels now experienced from uses permitted in the surrounding area; 2) emission of noxious or hazardous materials or substances; 3) pollution of water ways or ground water; or 4) transmission of signals that interfere with radio or television reception.

III. RECOMMENDATION

Special Permit under SZO §7.11.15.3 and §14

Based on the materials submitted by the Applicant, the above findings and subject to the following conditions, the Planning Staff recommends **CONDITIONAL APPROVAL** of the requested **SPECIAL PERMIT**.

The recommendation is based upon a technical analysis by Planning Staff of the application material based upon the required findings of the Somerville Zoning Ordinance, and is based only upon information submitted prior to the public hearing. This report may be revised or updated with new recommendations, findings and/or conditions based upon additional information provided to the Planning Staff during the public hearing process.

#	Condition	Timeframe for Compliance	Verified (initial)	Notes										
1	<p>Approval is for a Special Permit under SZO §7.11.15.3 and SZO §14 to establish a collocation wireless communication facility, which includes the installation of panel antennas, remote radio heads, a basement equipment room and other related equipment. This approval is based upon the following application materials and the plans submitted by the Applicant:</p> <table border="1" data-bbox="261 1003 899 1467"> <thead> <tr> <th data-bbox="261 1003 581 1037">Date (Stamp Date)</th> <th data-bbox="581 1003 899 1037">Submission</th> </tr> </thead> <tbody> <tr> <td data-bbox="261 1037 581 1138">(May 14, 2014)</td> <td data-bbox="581 1037 899 1138">Initial application submitted to the City Clerk's Office</td> </tr> <tr> <td data-bbox="261 1138 581 1239">May 12, 2014</td> <td data-bbox="581 1138 899 1239">Photo Sims</td> </tr> <tr> <td data-bbox="261 1239 581 1339">(June 10, 2014) May 12, 2014</td> <td data-bbox="581 1239 899 1339">Coverage Key (Before & After)</td> </tr> <tr> <td data-bbox="261 1339 581 1467">(June 10, 2014)</td> <td data-bbox="581 1339 899 1467">Plans submitted to OSPCD Plans submitted to OSPCD (T-1 Title Sheet, C-1, A-1, A-2, A-3, &A-4)</td> </tr> </tbody> </table> <p>Any changes to the approved plans, photo simulations, and/or elevations that are not <i>de minimis</i> must receive SPGA approval.</p>	Date (Stamp Date)	Submission	(May 14, 2014)	Initial application submitted to the City Clerk's Office	May 12, 2014	Photo Sims	(June 10, 2014) May 12, 2014	Coverage Key (Before & After)	(June 10, 2014)	Plans submitted to OSPCD Plans submitted to OSPCD (T-1 Title Sheet, C-1, A-1, A-2, A-3, &A-4)	BP/CO	ISD/PIng.	
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2	The Applicant or Owner shall meet the Fire Prevention Bureau's requirements.	CO	FP											
3	<i>Compliance with Noise Control Ordinance.</i> Prior to the issuance of a Certificate of Use and Occupancy Permit for the installation of the wireless telecommunications facility, the Applicant shall submit to the Inspectional Services Division, with a copy to the Zoning Board of Appeals, a sound level measurement certified as accurate by a professional acoustician and shall perform such sound level	Continuous	ISD											

	measurements six months after issuance of the certificate of occupancy, with subsequent sound level measurements annually on or before the anniversary date of the original six month measurement to document that all of the Applicant's installed equipment complies and continues to comply with the decibel level standards established by the City of Somerville, Noise Control Ordinance. The Applicant shall provide the results of such measurements and certify that the facility complies with the decibel level standards established by the City of Somerville, Noise Control Ordinance, with a copy to the Zoning Board of Appeals.			
4	<i>Compliance with Federal Communications Commission Guidelines for Human Exposure to Electromagnetic Fields.</i> To ensure compliance with the standards established by the Federal Communications Commission Office of Engineering and Technology ("FCC") in OET Bulletin 65 as adopted by Massachusetts Department of Public Health under 105 CMR 122.021, the Applicant shall perform measurements, within two (2) months of the date that the Applicant's wireless telecommunications facility commences operation and at intervals of twelve (12) months thereafter, to establish that the Applicant's wireless telecommunications facility complies and continues to comply with the FCC guidelines and applicable state regulations for human exposure to radio frequency electromagnetic fields for human exposure to radio frequency electromagnetic fields. The Applicant shall provide the results of such measurements with certification of compliance to the City of Somerville Health Department, with a copy to the Zoning Board of Appeals.	Continuous	Health Dept.	
5	Any antenna that is not operated continuously for a period of twelve (12) months shall be considered abandoned, and the owner of such antenna shall remove the same within ninety (90) days of notice from the City of Somerville informing the owner of such abandonment.	Continuous	ISD	
6	The Applicant shall at his/her expense replace any existing equipment (including, but not limited to street sign poles, signs, traffic signal poles, traffic signal equipment, wheel chair ramps, granite curbing, etc) and the entire sidewalk immediately abutting the subject property if damaged as a result of construction activity. All new sidewalks and driveways must be constructed to DPW standard.	Final Inspection	DPW	
7	All construction materials and equipment must be stored onsite. If occupancy of the street layout is required, such occupancy must be in conformance with the requirements of the Manual on Uniform Traffic Control Devices and the prior approval of the Traffic and Parking Department must be obtained.	During Construction	T&P	
8	The panel antennas and remote radio heads (existing and new) will be painted to match the existing equipment.	Final Sign Off	Plng.	
9	The Applicant shall screen the generator with fencing or vegetation.	Final Sign Off	Plng	

10	The Applicant shall contact Planning Staff at least five working days in advance of a request for a final inspection by Inspectional Services to ensure the proposal was constructed in accordance with the plans and information submitted and the conditions attached to this approval.	Final Sign Off	Plng.	
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