

# **TOWN OF MEDWAY**

## **ZONING BOARD OF APPEALS**

### **MINUTES OF MEETING DECEMBER 3, 2008**

Present were Messrs. Musmanno, Cole, Biocchi, Gluckler and Flotta, and Ms. Gould.

The meeting was called to order at 7:20 p.m.

A motion was made by Mr. Flotta, seconded by Mr. Musmanno and passed unanimously to adopt the Minutes of the November 5, 2008 meeting with three minor corrections.

There being no objection from any member, the Board proceeded to hear the application of Cellco Partnership, on whose behalf appeared Mr. Thomas Hildreth of McLane, Graf, Mr. Anthony Pearsall, and Mr. Michael Creamer, a wireless engineer. Mr. Hildreth stated that the application related to co-location of additional antennas at the existing monopole within an electrical transmission tower at 40 Hill Street within the NStar easement. Twelve panel antennas would be installed below the existing antennas on the monopole, together with a 12 x 30 foot shelter, approximately 10 feet tall, on the ground, this shelter to be unmanned but checked monthly. The fenced equipment shelter is shown on the left side of Plan A1 provided to the Board, and lies on the opposite side of the tower from the existing equipment. A radio coverage map was presented to show that, although Verizon already has antennas at the Route 109 tower, there is a gap in coverage along the Medway-Holliston line, which the proposed antennas would remove. The shelter would contain a backup power generator and backup batteries sufficient to run the equipment for about eight hours in the event of failure of mains power. The generator would run for about 30 minutes per week to keep the battery charged. The equipment would normally run on standard 110 V mains power.

No equipment would be located outside the shelter, which would have two air conditioning units similar to domestic window air conditioning units. A noise analysis was presented. There would be a solid wall within the fence surrounding the generator, and cowlings on the air conditioning units. Applicant's representative noted that a temporary generator, installed on an as-needed basis, would generate far more noise.

All equipment would be at least 80 feet from the edge of the easement. The generator would be diesel fueled, with a capacity of 250 gallons, refilled about every six months during regular monthly maintenance. No DEP permit is required for the generator or fuel storage. The noise analysis presented took into account some of the existing Nextel equipment at the site. A load analysis is presently being conducted. A letter regarding control of the site is included with the application.

In response to questions from the public, applicant's representative stated that the batteries would be valve regulated lead acid batteries similar to conventional automotive batteries but with a gel electrolyte to prevent leakage; a description of such batteries was entered in the record of the hearing). The shelter is provided with containment wells below individual components and the shelter is steel and acts as a final containment structure for liquids with a capacity of 150% of the liquid used. The noise analysis presented does not allow for the possibility of a temporary generator at the Nextel facility. One wall of the shelter forms part of the fence; the remainder of the fence is about 4 feet from the shelter. There is no increase in height of the existing tower. Verizon has signed a lease with the Gallan's, the owners of the property, including a lease of the equipment space.

No one spoke in favor of the application. Mr. Charles Myers, of 9 Curtis Lane, spoke against the application. Mr. Myers urged the Board to restrict the type of ground equipment allowed. The subject site drains to Lake Winthrop, which is a watershed area. The application raises concerns about both noise and emissions from the diesel generator. A fuel cell solution to the provision of backup power is now available and has been tested by Verizon in other locations and should be used here.

David and Catherine Morgan, of 38 Hill Street, also spoke in opposition to the application, stating that the proposed structure looks like a power plant, would affect property values in the areas, is visible from a driveway and is close to wetlands. The particular site is close to houses and greatly affects four or five houses close to the tower. Landscape of the site has not been addressed.

In response to these comments, applicant's representative noted that access to the site is via a gated drive and snow removal is the responsibility of NStar. The site is

300 feet from the nearest wetlands, and the diesel fuel tank is double walled and double lined.

On a motion made, with the consent of applicant's representative, by Mr. Musmanno, seconded by Mr. Flotta and passed unanimously, the hearing was continued to January 7, 2009 at 7:30 pm.

By unanimous consent, the application of Bedell was approved for advertising.

The Board then agreed unanimously to adjourn.