



Town of Sterling
1 Park Street, Sterling, MA 01554

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Email: planningboard@sterling-ma.gov

SITE PLAN REVIEW APPLICATION

☐ Check if Site Plan Modification

Name of Applicant: Cellco Partnership d/b/a Verizon Wireless by its attorney Michael S. Giaimo

Address of Applicant: One Boston Place, 25th Floor, Boston, MA 02108

Telephone Number & Email Address: 617.557.5959 mgiaimo@rc.com

Owner of Record (if different from Applicant): Sally Beckwith

Address of Owner of Record: 56 Kendall Hill Road

Property Address: 56 Kendall Hill Road

Deed of Property Recorded in Book 54134 Page 205

Assessor's Map 112 Lot 12

Zoning District: Rural Residential and Farming

Area of Land: 73.82

Engineer or Surveyor: Chappell Engineering Associates

Address: 201 Boston Post Road West, Suite 101, Marborough, MA 01752

Telephone Number & Email Address: 508.481.7400

Zoning district: Neighborhood Residence, Rural Residence, Commercial, Light Industrial, Town Center, Performance Zone I

Total Number of Buildings: n/a Square Footage: n/a

Total Number of Parking Spaces: Existing n/a New n/a Total

Describe Existing Use of Property: Private residence and utility easement

Describe Proposed Use of Property (may answer by attaching a separate letter): Construction of a wireless communications facility and associated improvements detailed in attached narrative in Back 69532, Page 342

Date: March 8, 2024

Michael S. Giaimo
Signature of Owner/Applicant

**STERLING, MASSACHUSETTS
PLANNING BOARD**

**STATEMENT IN SUPPORT OF
SITE PLAN REVIEW**

Applicant:	Cellco Partnership, d/b/a Verizon Wireless
Owner:	Sally Beckwith
Subject Property:	56 Kendall Hill Road
Parcel #:	112-12
Zoning:	Rural Residential and Farming
	Wireless Communications Facility Overlay ("WCF District")
Proposed Use:	Wireless Communications Facility

BACKGROUND

The Applicant, Cellco Partnership, d/b/a Verizon Wireless ("Applicant" or "Verizon Wireless"), proposes to construct and operate a wireless communications facility on property at 56 Kendall Hill Road (the "Subject Property"). The Applicant is licensed by the Federal Communications Commission ("FCC") to provide personal wireless services within area that includes the Town of Sterling and needs a wireless facility at this location in order to address a substantial gap in the wireless service its network provides in this area. The Applicant has received a special permit from the Board of Appeals authorizing this proposed facility.

The proposed wireless communications facility is a personal wireless service facility within the meaning of the Federal Telecommunications Act ("TCA"), 47 U.S.C. § 332(c)(7)(C)(ii). This application is submitted with full reservation of the Applicant's rights under federal, state, and local law.

DESCRIPTION OF PROJECT

As shown on the Site Plans submitted with this application, Verizon Wireless proposes to construct a 125-foot tall wireless communications monopole tower located in a 50' x 50' fenced equipment compound within a 51'6" x 51'6" leased area of the Subject Property ("Leased Area"). Nine (9) panel antennas (three sectors of three antennas) will be mounted to the proposed wireless communications tower at a centerline elevation of 120' above ground level. Six remote Radio Heads ("RRHs") (two per sector) and a junction box will be mounted alongside the antennas. The compound will include an 18' x 29' equipment area with telecommunication cabinets, a back-up generator and utility connections, a 5' x 18' concrete pad with a 1,000-gallon propane tank, and an ice bridge from the proposed equipment cabinets to the proposed monopole to protect cabling between Verizon Wireless' equipment and the cable entry port located near the base of the monopole. A 12-foot wide gravel access driveway is proposed from Kendall Hill Road to the location of the wireless facility. This road follows an existing driveway and cart path for much of its length. The proposed utility connections for the wireless facility will run underground along the proposed access way, from a utility pole on Kendall Hill Road to the proposed equipment compound. There will be no new curb cut on Kendall Hill

Road. The proposed facility has no on-site employees and will operate 24 hours a day, 365 days a year to provide wireless services on the Verizon Wireless network to the surrounding area.

SITE PLAN REVIEW REQUIREMENT

As a threshold matter, it is the position of Verizon Wireless that this project does not require Site Plan Review, because it is exempt under Section 301-6.4.2.2 of the Protective Bylaw, which exempts:

The construction or enlargement of any nonresidential building, structure or use in any district where such construction will not exceed a total gross floor area of 1,200 square feet or will not generate the need for more than five parking spaces.

The Protective Bylaw (Section 301-5.4) defines “floor area, gross” as “The sum of the horizontal areas of the several floors of a building excluding areas used for accessory garage purposes and such basement and cellar areas as are devoted exclusively to uses accessory to the operation of the building. All measurements shall be taken from the exterior faces of the walls, including the exterior of any enclosed porches.”

The proposed facility will not involve the construction of more than 1,200 square feet of total gross floor area (which is defined in the Protective Bylaw to mean area within a building) or generate the need for more than five parking spaces. By the plain language of this provision, the proposed Verizon Wireless facility is exempt from the Site Plan Review requirement. The Applicant reserves all of its rights with respect to this issue.

SATISFACTION OF SITE PLAN REVIEW STANDARDS

To the extent that Site Plan Review were required, the proposed wireless communications facility would fully satisfy the standards of the Protective Bylaw for the granting of site plan approval, pursuant to Section 301-6.4.6 as follows:

(1) Minimize the volume of cut and fill, the number of removed trees six-inch caliper or larger, the length of removed stone walls, the area of wetland vegetation displaced, the extent of stormwater flow increase from the site, soil erosion, and threat of air and water pollution.- *The facility is located where it will not require substantial cut and fill, the removal of large trees, and it will not be near wetland areas on the property and will not impact any existing stone walls. The facility will require minimal new impervious surface by utilizing crushed stone surface on the access driveway and the equipment compound, with the exception of the concrete equipment pads mentioned in the description above. Any disturbed areas adjacent to the equipment compound or driveway will be revegetated, minimizing the volume of new stormwater flow and the threat of soil erosion and water pollution. The facility will not have an impact on air quality.*

(2) Maximize pedestrian and vehicular safety both on the site and egressing from it.- *The facility will be on private property and will not be open to public pedestrian and vehicular traffic. Once in operation, the facility will require infrequent vehicle trips*

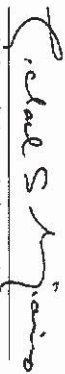
and will not impact the safety conditions on Kendall Hill Road or on the surrounding roadway network. There will be no new curb cut onto Kendall Hill Road. During construction, vehicles associated with the construction of the facility will be parked on the Property and not on Kendall Hill Road.

- (3) Minimize obstruction of scenic views from publicly accessible locations. - The Subject Property is a 73.82-acre parcel. It has a 250-foot-wide National Grid easement with multiple sets of overhead power lines crossing it. The proposed location of the wireless facility is adjacent to this easement, which will help to reduce any potential visual impact. The proposed location of the tower is about 500 feet from Kendall Hill Road. Existing vegetation will be maintained between the Leased Area and the public way and adjacent properties.*
- (4) Minimize visual intrusion by controlling visibility of parking, storage, or other outdoor service areas viewed from public ways or premises residentially used or zoned. The proposed facility will not require additional parking or storage areas. The visibility of the equipment area will be minimized by maintaining existing vegetation between it and Kendall Hill Road as well as other residentially used or zoned properties.*
- (5) Minimize glare from headlights through plantings or other screening. The operation of the Site will generate no vehicle trips except for occasional maintenance visits, in addition, the Site is set back from Kendall Hill Road and surrounding properties so glare from headlights should not be an issue.*
- (6) Minimize lighting intrusion through use of devices confining illumination to the site. The proposed facility will not involve the use of lighting except during the rare occasions when a maintenance visit needs to occur after dark because of an emergency. Even then, the lighting will be designed to illuminate only the site compound area so there will be no light intrusion on adjacent properties.*
- (7) Minimize unreasonable departure from the color, character, scale and architectural style of buildings in the vicinity, as viewed from public ways. The existing vegetation will be maintained between the site of the facility and adjacent residences and public ways. The closest style context is the National Grid easement with numerous utility towers and overhead wires that have a much greater visual impact on the area.*
- (8) Minimize contamination of groundwater from on-site wastewater disposal systems or operations on the premises involving the use, storage, handling, or containment of hazardous substances. The facility will not produce wastewater or hazardous substances.*
- (9) Compliance with the provisions of the Protective Bylaw, including parking and landscaping. The Zoning Board of Appeals granted a special permit for this facility based on a determination that it fully satisfies the requirements of the Protective Bylaw for the grant of a special permit. (Exhibit A).*

CONCLUSION

For all of the foregoing reasons and the additional information to be presented at the hearing on this application, and with full reservation of its rights under federal, state and local law, Verizon Wireless respectfully requests that the Planning Board determine that the proposed facility is exempt from the requirement for site plan approval under the Protective Bylaw, or in the alternative, that it grant site plan approval authorizing the construction of the proposed wireless communications facility at the Subject Property.

Respectfully submitted,
Verizon Wireless
By its attorney,



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Dated: March 20, 2024

EXHIBITS

Exhibit A: Zoning Board of Appeals 7/17/2023 Decision granting special permit.