



TOWN OF WARE
Planning & Community Development
126 Main Street, Ware, MA 01082
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PERMIT SUMMARY REPORT

To: Planning Board
From: Robert A. Watchilla, Director of Planning & Community Development
Date: May 19, 2022
Permit: **Special Permit (SP-2022-06) for
Cellco Partnership d/b/a Verizon Wireless (148 West Street)**

The applicant is requesting a Special Permit to construct a new wireless communications facility and equipment compound at 148 West Street, on the land behind the Big Y. The following materials were submitted to the Planning & Community Development Office on April 14, 2022:

- Special Permit Application
 - Applicant is listed as Cellco Partnership d/b/a Verizon Wireless
 - Applicant is represented by their Attorney, Gehring & Associates
 - Owner is listed as Big Y Foods, Inc.
 - Zoned as Highway Commercial
 - Entire parcel is approximately 8.6 acres
 - Applicant claims that the selected site is necessary to replace the existing wireless site that will be lost when the Mary Lane Hospital building is decommissioned.
- Site plans containing nine sheets
 - Prepared by Hudson Design Group, LLC.
 - Various scales used throughout the plans
 - Show the site, quarter mile and 300 radius around the site, layout of the equipment compound, location within the flood plain, and a side profile of the proposed wireless communications tower.
- The applicant also provided the following materials (listed in alphabetical order):
 - Acoustics Report
 - Affidavit from Hudson Design Group, LLC
 - Balloon Test Photographs and Report
 - FCC Certification
 - Federal Aviation Report
 - Which indicates that the tower does not pose a risk to federal airspace
 - Housing Market Value Report
 - Which, according to this report, details that having a wireless communications tower within proximity does not lower property values
 - Letter from the applicant detailing the contents of the binders given to the Planning Board members
 - Project Narrative
 - Property Information such as patriot property card, current deed, and a view of the property through the Assessor's Map
 - Radiation Report

- Which indicates that the proposed tower will not exceed mandated levels set by the FCC.
- Requested Waivers including....
 - Waiver from the required fall zone setback of 1.5 times the height of the structure or a distance of 300 feet from the nearest property line
 - Waiver from the landscaping requirement of section 4.8.2(G)(7).
 - Waiver from section 4.8.2(G)(11) in terms of a tower not being placed within 2 miles of an existing tower.
 - Waiver from section 4.8.2(G)(14) which states the need for a removal bond to cover the cost of removing the facility prior the issuance of a building permit.
 - All instances where Applicant’s response to a Bylaw provision is “Not Applicable”
- Statement in support of application from Big Y VP/CFO Theresa Jasmin
- Wetlands Report

Comments from Other Departments

- The applicant has stated to the Director of Planning & Community Development that they had received approval from the Conservation Commission prior to the public hearing before the Planning Board.
- **Fire Department**
 - In a letter from Deputy Fire Chief Jim Martinez, the Fire Department has provided the following comments
 - After review of the materials submitted by your office regarding the proposed cellular tower planned for 148 West Street, I submit the following questions and concerns.
 - What is the total length of the twenty-foot wide access road as shown in the drawings, and will it be of sufficient design to support the weights associated with our apparatus?
 - Will there be full access to the installation from all sides? Are there any plans to provide for this and how will it be maintained?
 - There are provisions for a propane-fired generator on site for emergency power, what is the size of the propane tank for the site?
 - A permit for storage is required at the minimum and if the amount is large, enough may trigger a license for storage. I did not see any provisions for battery storage on the site, if there are plans for this, we must discuss additional fire protection options, a suppression system.
 - Will there be a third party monitored alarm system in place? If there is, it will require the installation of a department key box for access to the site.
 - Will there be possibility for placement of a repeater on this tower for the town’s use?
- **Police Department**
 - The Police Department offers its support the Verizon tower that is proposed behind Big Y. This will be beneficial to the police department because the cruiser’s laptops for running licenses and registration plates has Verizon for its provider. This will continue to provide us with the service signal we need.

END OF REPORT