

Franklin Zoning Board of Appeals  
For Meeting Held On  
Thursday, June 22, 2017  
355 East Central Street  
Franklin, MA 02038

Members Present: Bruce Hunchard  
Robert Acevedo  
Philip Brunelli  
Ian Luke

TOWN OF FRANKLIN  
TOWN CLERK  
2017 AUG -7 AM 9:17  
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**886 Washington Street – Varsity Wireless Investors, LLC**

7:30 pm: Applicant is seeking to erect a monopole steel tower 150' tall where 35' is required and in a location that is not in the Wireless Communication Services District. The building permit is denied without a Variance from the ZBA. Applicants Present: Francis Parisi, Attorney representing Varsity Wireless, LLC and Steve Kelliher, Director of Operations for Varsity Wireless as well as several engineers and a health physicist within the audience for technical questions.

Mr. Parisi explains that they are here for a use variance due to height restrictions in a rural residential area. He introduces Varsity Wireless and explains what they do. They are essentially real estate developers that partner up with telecommunications companies to build wireless infrastructure. The anchor tenant for this particular facility is T-Mobile and they are about to secure Verizon as well. Future deals with AT & T and Sprint are expected. A facility will be designed to accommodate all of them in a structural and technological sense. He gave statistics on wireless use in the state of MA (50% of households are wireless, 90% of 9-1-1 calls come from mobile phones, more and more internet traffic and data is increasing at a staggering rate). The site is in the southwest corner, a very residential area, is a known area where there is a need for better telecommunications coverage. 886 Washington St. is an abandoned residential parcel that suffered a fire many years ago and the landlord never repaired the property. He explains what the monopole will look like. Although it is not required by Franklin bylaw, the applicant put a balloon 150' up in the air and he shows a variety of photos taken within a one-mile radius around the property to the audience. According to the pictures, the tower is not invisible, but has very limited visibility. The need for 9-1-1 to be able to pinpoint exactly where a call is coming from was explained in detail. Chairman asks if the tower is expandable. The design was made for four or five users, down from the top. Top carrier will be at 145', not over 150'.

Chairman opens the floor to the public. Concerns that the tower will look "horrendous" in the winter-time when the leaves are down. Will there be an access road? There will be an extension of the driveway that is already there. Are any existing trees being removed? Any trees that come down will be behind the property. Will Varsity Wireless own or lease the land? They are in a long-term lease agreement with the land owner. Concerns regarding the effects on the environment and health. These facilities are federally regulated by NEPA. They do impact studies for all resources to include migratory birds, endangered plant species, Native American resources, underground issues etc. It meets all standards for any kind of health-related issues. Analysis has been done to show there is no impact on property values. Dr. Donald Haes prepared a report for this facility to look at what could be emitted in comparison to both federal and state regulations and the bottom line is that, even if every single carrier that is licensed in the Commonwealth were to be on this pole, it would still be much less than 1% of the allowable limits. One neighbor asks if there is any deal with Varsity Wireless to clean up the site as well. One resident does not understand how a cell tower can be put up in an area that is not an allowed use for a cell tower. Robert Acevedo asks how far this will expand cell phone usage? It will expand roughly two miles.

Motion made by Philip Brunelli to close the public hearing and seconded by Robert Acevedo. Unanimous by board. Motion made to take under advisement by Robert Acevedo and seconded by Philip Brunelli. Unanimous by board.

471 & 481 West Central Street – Roger Calarese (West Central Plaza, LLC)

7:35 pm: Applicant is seeking a Special Permit for Earth Removal of 7,250 cu. yds. of material where only 1,000 cu. yds. is allowed. The building permit is denied without a Special Permit from the ZBA. Applicants Present: Richard Cornetta and Roger Calarese who is the principal of West Central Plaza, LLC. This is a continuation of the last public meeting on June 8, 2017. The amount of material to be removed is 9,555 cu. yards. Robert Acevedo asked about hammering the ledge as opposed to blasting. Mr. Calarese explains that: 1) they really don't know how much ledge is underneath as testing has been done up at the top; 2) a long, arduous study would be needed to figure out and survey the particular foundations of the condominiums close by. Chairman notes that blasting would only take three or four shots whereas hammering could be six months. Mr. Cornetta explains that they expect hammering to last approximately 20 – 28 days. Chairman asks that the following stipulations be included in the Decision: travel will be right-only towards 495; no dust is to be brought out into the road and the road will need to be cleaned daily; applicants will need to submit weekly logs to building commissioner; the performance guarantee will be \$25,000 in cash and the applicant needs to be aware that he will not get the money back until the project is completed (to include landscaping, etc.); the hours of operation to be Monday through Saturday 8:00 am – 4:00 pm; no crushing is to be done on-site.

Motion made by Philip Brunelli to close the public hearing and seconded by Robert Acevedo. Unanimous by board. Motion made by Philip Brunelli to Grant a Special Permit for the earth removal not to exceed 10,000 yards, direction of travel will be from the site west on West Central Street (right hand turn only), hours of operation to be Monday through Saturday 8:00 am – 4:00 pm, bond amount to be \$25,000 in cash, no crushing on site, proper dust and mud control mitigation on Rte 140 and West Central Street daily (to include sweeping of the street) and weekly reports to the building commissioner based upon any earth removal activity during that particular week. Seconded by Robert Acevedo. Unanimous by board.

The Chairman requests that Francis Parisi return to the council chambers to discuss the wireless tower at 886 Washington Street. Philip Brunelli motions to approve the wireless communication tower at 886 Washington Street as presented based on a favorable review and acceptance of Attorney Parisi's draft decision. Seconded by Robert Acevedo. Unanimous by board.

Motion made by Robert Acevedo to approve minutes as presented for Thursday, 06/08/2017. Seconded by Philip Brunelli. Unanimous by Board. Motion made to adjourn by Philip Brunelli. Seconded by Robert Acevedo. Unanimous by board.

Signature Leeanne Kerwin

Date 8-3-17