

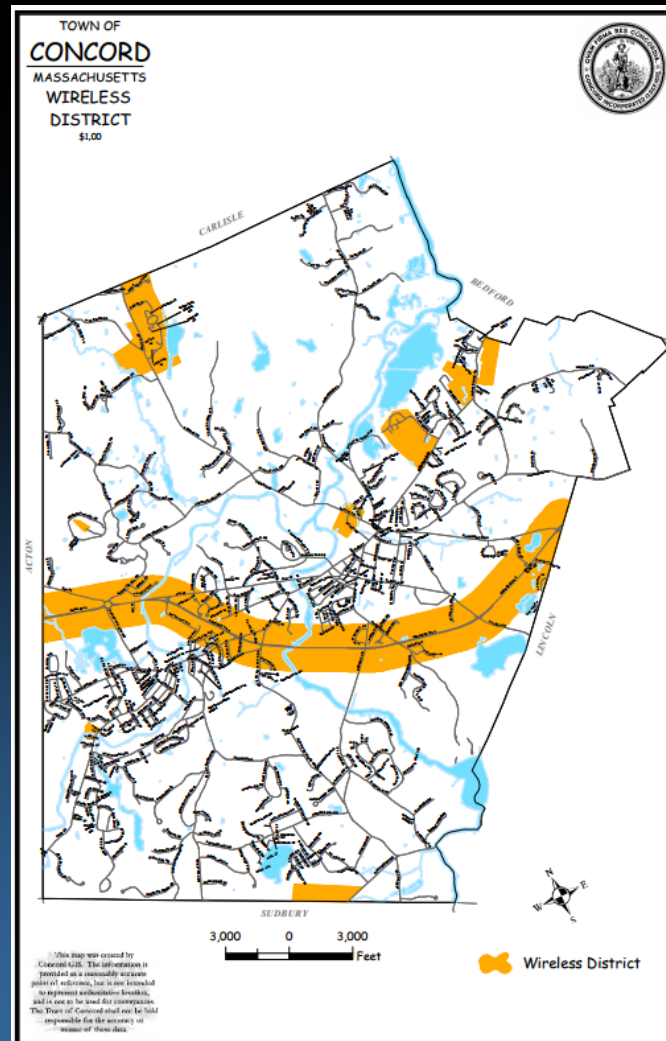
Article 52

Zoning Bylaw Amendment

Wireless Facility Modifications

ARTICLE 52. ZONING BYLAW AMENDMENT

Wireless Facility Modifications



ARTICLE 52. ZONING BYLAW AMENDMENT
Wireless Facility Modifications

Recent changes in the interpretation of section 704 of the Telecommunications Act of 1996 clarify the definition of substantial changes. The added language for “Procedure for review by the Board” allows the wireless provider to make minor changes to an existing tower, facility or equipment, as well as to remove equipment without needing a special permit from the Board of Appeals.

ARTICLE 52. ZONING BYLAW AMENDMENT
Wireless Facility Modifications

Since 2010, there have been eight applications for Special Permits (thru the Planning Board and the BOA) to modify existing equipment.

With this amendment, modifications like this will no longer need a Special Permit; conserving Town resources and time.

ARTICLE 52. ZONING BYLAW AMENDMENT

Wireless Facility Modifications

Examples of modifications:

- install 3 new LTE panel antennas and additional equipment on an existing platform on the roof of Emerson Hospital
- remove 3 antennas and install 3 new LTE panel antennas in a 28" diameter stealth canister at a height of 93' on an existing 110' tower at Waste Water Treatment Plant/509 Bedford St.
- install 3 new LTE panel antennas on the smokestack and install additional equipment inside an existing equipment shelter at the Middlesex School.

ARTICLE 52. ZONING BYLAW AMENDMENT Wireless Facility Modifications



ARTICLE 52. ZONING BYLAW AMENDMENT

Wireless Facility Modifications

The proposed amendment will change the definition of modification of an existing facility, as follows:

“7.8.2.13 Modification of an existing facility: Any material change or proposed change to a personal wireless communication facility including but not limited to power input or output, number of antennas, ~~change in antenna type or model,~~ ~~repositioning of antenna(s),~~ or change in number of channels per antenna above the maximum number approved under an existing special permit.”

ARTICLE 52. ZONING BYLAW AMENDMENT

Wireless Facility Modifications

“7.8.4 Procedure for review by the Board: Any person who desires to construct or install a personal wireless communication facility, including co-location on an existing facility, shall submit a written application for a special permit and site plan approval to the Board, ... A special permit is required for: a) new tower construction (or modification of an existing tower); and b) personal wireless communication service facilities (or modification of an existing facility) to be mounted in or on an existing or newly permitted tower or structure, except where modification of an existing tower or facility does not substantially change the physical dimensions or appearance of such tower or facility or transmission equipment, or involves the removal of transmission equipment.”

ARTICLE 52. ZONING BYLAW AMENDMENT
Wireless Facility Modifications

Draft Motion: that the Town vote to take affirmative action as written in the warrant.