

PLANNING BOARD

Michael A. Podolski, Esq., Chair
John R. Bethoney, Vice Chair
Robert D. Aldous, Clerk
James E. O'Brien IV
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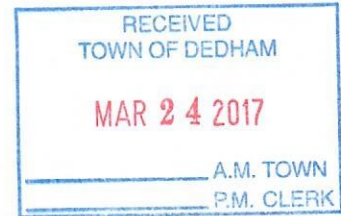
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**TOWN OF DEDHAM
PLANNING BOARD**

CERTIFICATE OF ACTION

APPLICATION FOR SITE PLAN APPROVAL



Applicant: Empire Telecom, d/b/a AT & T
Property: 8 Industrial Way, Dedham, MA
Project: Modification of Wireless Communications Link
Property Owner: Hurley/Readville Realty Company, LLC, 2500 Washington Street, Boston, MA 02119
Date: March 9, 2017

On December 19, 2016, Jack Andrews, Zoning Manager, Empire Telecom, d/b/a AT & T Wireless, 10130 Donleigh Drive, Columbia, MD 21046, filed an application pursuant to Section 9.5 of the Dedham Zoning By-Law for Site Plan Review pertaining to property located at 8 Industrial Way (Map 144, Lot 3). The Applicant submitted the following in connection with said application:

1. Form X Site Plan Review Application
2. Site Plan Approval Application Narrative prepared by Jack Andrews
3. Landlord Authorization
4. Title Sheet, General Notes 1, General Notes 2, Compound Plan and Elevation, Antenna Plans and Details prepared by Hudson Design Group, LLC, 1600 Osgood Street, Building 20 North, Suite 3090, North Andover, MA 01845, dated October 3, 2016, revised through February 15, 2017.

The Applicant proposes to replace three (3) existing LTE 1900 remote radio head (RRH) units with three (3) new RRUS-32 B2 RRH units on the exterior of smokestack/chimney.

On March 9, 2017, the Planning Board¹, consisting of Michael A. Podolski, Esq., Chair, John R. Bethoney, Vice Chair, Robert D. Aldous, Clerk, and James E. O'Brien IV, held a meeting to consider the application for site plan review. Steven Findlen of McMahon Associates was present on behalf of the Planning Board as was Richard J. McCarthy, Jr., Planning Director.

The Planning Board did not solicit any comments on said application from the other town boards since the project did not require Zoning Board of Appeals review and approval. The Planning Board did not receive any comments in opposition from any parties.

David Cooper served as the Applicant's designated representative.

After discussion, the Planning Board² at its meeting held on March 9, 2017, voted unanimously (4-0) to approve the "Site Plan Review" with the following **CONDITIONS**:

1. All permits shall be pulled through the Dedham Building Department including electrical permits, and must receive final sign-off.
2. The sizing of the grounding wire will be reviewed by the Dedham Electrical Department and installed according to applicable standards.
3. The Planning Director will be contacted by the Applicant upon completion of the project to verify that the project has been completed in full compliance with the specifications of the plans as submitted and approved in this Certificate of Action, which includes a certification by the Applicant's engineer that the project has been constructed according to said plans. A compliance letter will be issued forthwith once found to be properly completed.
4. The Applicant agrees that, no later from **one year** from the date of this Certificate of Action, the Applicant shall file a written report with the Town Planner detailing the progress of the project, compliance with all terms and conditions of this certificate, and the expected completion date. The Planning Board reserves the right to require the Applicant to appear before the Planning Board to further discuss and review compliance with this certificate of action.

Dated: March 15, 2017

Dedham Planning Board



Robert D. Aldous, Clerk

¹ Member Ralph I. Steeves was out of state, and was not present for this meeting.

² Member Ralph I. Steeves was out of state, and was not present for this meeting.