

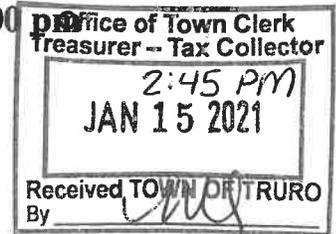


Truro Planning Board Agenda

Remote Meeting

Wednesday, January 20, 2021 – 5:00 pm

www.truro-ma.gov



Open Meeting

This will be a remote meeting. Citizens can view the meeting on Channel 18 in Truro and on the web on the "Truro TV Channel 18" button under "Helpful Links" on the homepage of the Town of Truro website (www.truro-ma.gov). Click on the green "Watch" button in the upper right corner of the page. Please note that there may be a slight delay (approx. 15-30 seconds) between the meeting and the television broadcast/live stream.

Citizens can join the meeting to listen and provide public comment via the link below, which can also be found on the calendar of the Board's webpage along with the meeting Agenda and Packet, or by calling in toll free at 1-866-899-4679 and entering the following access code when prompted: 809-515-669. Citizens will be muted upon entering the meeting until the public comment portion of the hearing. If you are joining the meeting while watching the television broadcast/live stream, please lower or mute the volume on your computer or television during public comment so that you may be heard clearly. Citizens may also provide written comment via postal mail or by emailing the Town Planner at planner1@truro-ma.gov.

Meeting link: <https://global.gotomeeting.com/join/809515669>

Public Comment Period

The Commonwealth's Open Meeting Law limits any discussion by members of the Board of an issue raised to whether that issue should be placed on a future agenda. Speakers are limited to no more than 5 minutes.

Public Hearing – Continued

2020-014/PB – T-Mobile Northeast, LLC for property located at 344 Route 6 (Atlas Map 39, Parcel 172A). Applicant seeks a Special Permit under Section 40.5 of the Truro Zoning Bylaw to modify its existing antenna facility on the tower located at 344 Route 6, by replacing three (3) existing panel antennas with three (3) new panel antennas. The new antennas will be installed to be consistent with the original decision by the Planning Board. [*Material in 1/6/2021 packet*]

2020-006/SPR – Anne Labouisse Peretz; William T. Burdick & Richard C. Vanison, Trustees, Dune House Nom. Tr. for property located at 112 North Pamet Road (Atlas Map 48, Parcel 1). Applicants seek a Residential Site Plan Review under Section 70 of the Truro Zoning Bylaw for demolition and removal of existing single-family dwelling in the Seashore Zoning District and construction of new smaller dwelling at a new location, set back from the coastal bank. The existing dwelling is at risk of sudden destruction due to storm-driven coastal bank erosion in its current location. [*Material in 1/6/2021 packet*]

Board Action/Review

2020-011/PB – Samantha Perry, Hillside Farm, LLC seeks approval of Form A – Application for Determination that Plan Does Not Require Approval (ANR) pursuant to Section 2.2 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property at 23 Perry Road, Truro MA, Map 45, Parcel 131. [*Material in 10/21/2020 packet*]

- ◆ Extension Agreement presented at December 2, 2020 meeting and January 6, 2021 meeting; Title information requested by Board

- 2021 ATM Potential Articles and Reports [*Warrant closes 2/26/2021*]
 - ◆ 2020 ATM postponed Warrant Articles
 - ◆ Zoning Bylaw 40.6

- Policy – late submissions to Board/Agenda [*Language below taken from Application Procedures*]
 - ◆ “Additional information may be submitted prior to the scheduled public hearing provided it is received no less than **ten (10) days** prior to the hearing so that it can be included in the packet for Board Members to read and review. Submit fifteen (15) paper copies **AND** an electronic copy to the Town Planner (at planner1@truro-ma.gov). Plans must be submitted to the Town Clerk for filing. Information received less than **ten (10) days** before the scheduled hearing may result in a continuance of the hearing. New material brought to the meeting, that has not previously been filed/submitted, will not be reviewed at that meeting.”

- Cloverleaf update

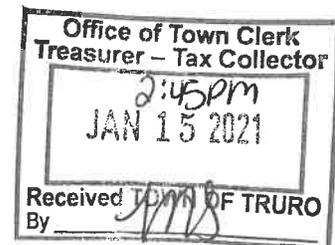
- Housing Initiative: “How do we create a more diverse housing stock in Truro that includes a range of year-round housing options for populations including seniors, young families, and members of the local workforce while protecting our water and environment?”

- Board public workshops:
 - ◆ Wednesday, January 27, 2021 at 2:30 pm
 - Planning Board and Climate Action Committee Joint Project
 - Update on review of the effect of Section 50.2 of the Zoning Bylaw upon the Town of Truro to submit a report to the 2021 Truro Annual Town Meeting

Minutes – None

Next Meeting – Wednesday, February 3, 2021, at 5:00 p.m.

Adjourn





T-MOBILE SITE NAME:
HY568/CINGULAR TRURO

T-MOBILE SITE NUMBER:
4HY0568A

CROWN BU: 841273 / APP#: 479923
67D01D CONFIGURATION

344 ROUTE 6
 TRURO, MA 02652

EXISTING 170'-0" SELF-SUPPORT TOWER

PROJECT SUMMARY

SITE TYPE: EXISTING EQUIPMENT UPGRADE
SITE ADDRESS: 344 ROUTE 6
 TRURO, MA 02652
JURISDICTION: TOWN OF TRURO

NAD83
LATITUDE: 42.02260° N
LONGITUDE: 70.07525° W
TOWER OWNER: CROWN CASTLE
 12 GILL STREET, SUITE 5800
 WOBURN, MA 01801

CUSTOMER/APPLICANT: T-MOBILE
 15 COMMERCE WAY SUITE B
 NORTON, MA 02786
 (508) 286-2700
OCCUPANCY TYPE: UNMANNED
A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT
 FOR HUMAN HABITATION

CONTACT INFORMATION

AGE FIRM: B+T GROUP
 1717 S. BOULDER, STE. 300
 TULSA, OK 74119
CONTACT: MIKE OAKES
PHONE: (918) 587-4630

ELECTRIC PROVIDER: N/A
TELCO PROVIDER: N/A

CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CODE TYPE
 BUILDING/DWELLING
 STRUCTURAL
 MECHANICAL
 ELECTRICAL

CODE
 MA NINTH EDITION
 MA NINTH EDITION
 MA NINTH EDITION
 NEC 2017

LOCATION MAP



DRIVING DIRECTIONS

DEPART LOGAN INTERNATIONAL AIRPORT ON SERVICE RD. ROAD NAME CHANGES TO FRANKFORD ST. TURN LEFT ONTO NEPTUNE RD. ROAD NAME CHANGES TO RT-145 [NEPTUNE RD]. TAKE RAMP (LEFT) ONTO RT-1A [WILLIAM F MCCLELLAN HWY]. KEEP STRAIGHT ONTO I-90 [MASS PIKE]. *TOLL ROAD* STAY ON I-90 [MASS PIKE]. AT EXIT 20, TURN RIGHT ONTO RAMP. AT EXIT 20, KEEP LEFT ONTO LOCAL ROAD(S). TAKE RAMP (LEFT) ONTO I-90 [MASS PIKE]. AT EXIT 24A-B-C, TURN LEFT ONTO RAMP. KEEP LEFT TO STAY ON RAMP. KEEP LEFT TO STAY ON RAMP. MERGE ONTO I-93 [US-1]. KEEP LEFT ONTO RT-3 [PILGRIMS HWY]. ROAD NAME CHANGES TO US-44 [RT-3]. AT EXIT 6A, ROAD NAME CHANGES TO RT-3. AT EXIT 1A, ROAD NAME CHANGES TO US-6. AT ROUNDABOUT, TAKE THE SECOND EXIT ONTO US-6 [STATE HWY]. TURN LEFT ONTO PARKER DR. TURN RIGHT ONTO LOCAL ROAD(S) AND ARRIVE AT TRURO.

PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES:

- REMOVE (3) EXISTING ANTENNAS AT 97'-0".
- REMOVE (3) EXISTING RRUS AT 97'-0".
- REMOVE (6) EXISTING TMAS AT 97'-0".
- REMOVE (1) DUS41 & (1) XML
- INSTALL (3) NEW ANTENNAS AT 97'-0".
- INSTALL (3) NEW RRUS AT 97'-0".
- INSTALL (2) BB6630.

DO NOT SCALE DRAWINGS

ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR 11X17. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

SEE SHEET SP-1 & SP-2 FOR ADDITIONAL CONSTRUCTION NOTES

A/E DOCUMENT REVIEW STATUS

TITLE	SIGNATURE	DATE
T-MOBILE PROF:		
T-MOBILE R.F. MGR.:		
T-MOBILE NetOps:		
T-MOBILE CONST. MGR.:		
INTERCONNECT:		
T-MOBILE SITE DEV. MGR.:		
PROPERTY OWNER:		
PLANNING:		

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

CALL MASSACHUSETTS ONE CALL
 (888) 344-7233
 CALL 3 WORKING DAYS
 BEFORE YOU DIG!

DRAWING INDEX

SHEET #	TITLE SHEET	SHEET DESCRIPTION	REV. #
T-1	TITLE SHEET		2
A-1	OVERALL SITE PLAN		2
A-2	ENLARGED SITE PLAN		2
A-3	TOWER ELEVATION AND ANTENNA ORIENTATION		2
A-4	ANTENNA, RRH AND TMA SCHEDULE		2
E-1	FINAL T-MOBILE PANEL SCHEDULE		2



4HY0568A
 BU #: 841273

HY568/CINGULAR TRURO
 344 ROUTE 6
 TRURO, MA 02652

EXISTING 170'-0" SELF-SUPPORT TOWER

PROJECT NO: 100736.004.01
 CHECKED BY: GEH

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
A	3/29/19	FWP	PRELIMINARY REVIEW
0	4/7/19	GEH	CONSTRUCTION
1	5/23/19	JUD	CONSTRUCTION
2	1/11/21	JUD	CONSTRUCTION

B&T ENGINEERING, INC.



IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE PERSONAL SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT.

SHEET NUMBER: T-1
 REVISIONS: 2



4HY0568A
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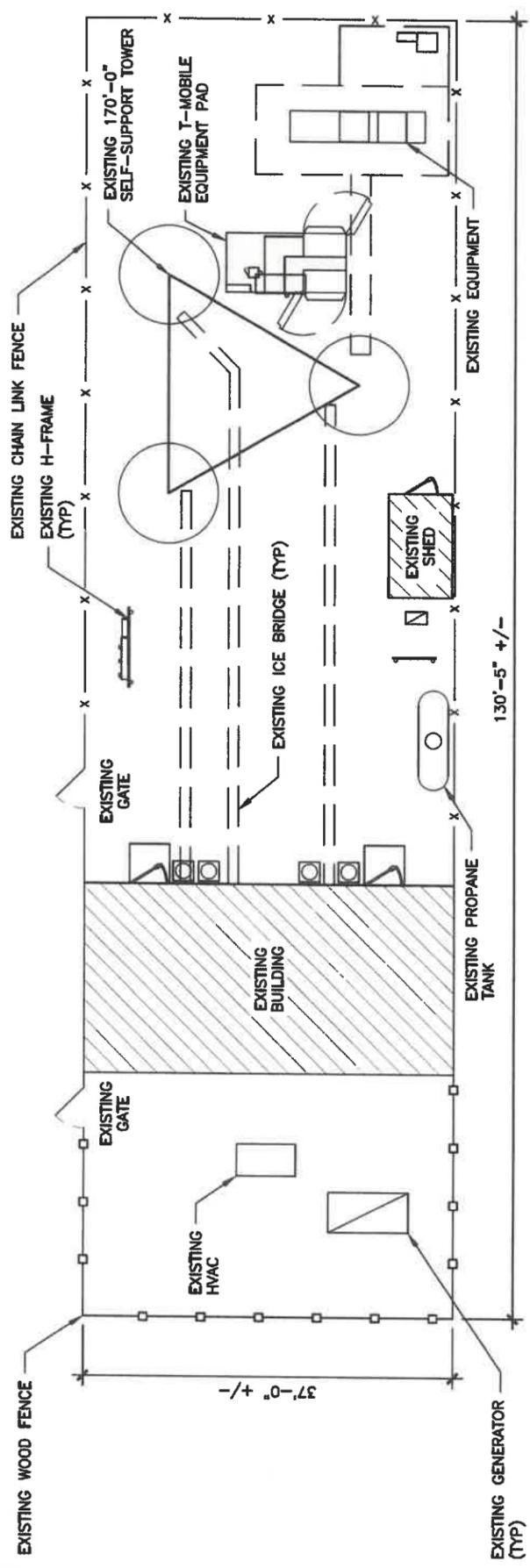


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SHEET NUMBER: A-1
REVISION: 2

- GENERAL NOTES:**
- SUBJECT PROPERTY IS KNOWN AS BLOCK TBD LOT TBD AS SHOWN ON THE TRURO TOWNSHIP TAX MAP AND IS SITUATED AT 344 ROUTE 6, TRURO, MA 02652.
 - APPLICANT: T-MOBILE
15 COMMERCE WAY, SUITE B
NORTON, MA 02766
OFFICE: (508) 286-2700

TOWER OWNER: CROWN CASTLE INTERNATIONAL
 - THE APPLICANT IS TO UPDATED THEIR NETWORK BY INSTALLING SIX (6) NEW PANEL ANTENNAS, THREE (3) TMAS, THREE (3) RRUS, AND EIGHT (8) ADDITIONAL CABLES MOUNTED ON AN EXISTING SELF-SUPPORT TOWER.
 - THIS FACILITY SHALL BE VISITED ON THE AVERAGE OF ONCE A MONTH FOR MAINTENANCE AND SHALL BE MONITORED FROM A REMOTE FACILITY.
 - THE EXISTING SITE IS LOCATED AT LATITUDE OF 42.02260° N± AND LONGITUDE OF 70.07529° W±. THE HORIZONTAL DATUM ARE IN TERMS OF NORTH AMERICAN DATUM OF 1983 (NAD 83).
 - THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND EACH OF THE DRAWINGS HAVE BEEN REVISED TO INDICATED "ISSUED FOR CONSTRUCTION"
 - ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - CURRENT PREVAILING UTILITY COMPANY AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
 - THE CONTRACTOR SHALL NOTIFY B+T GROUP, P.A. IMMEDIATELY IF ANY FIELD-CONDITIONS ENCOUNTERED DIFFER FROM THOSE REPRESENTED HEREON, AND/OR IF SUCH CONDITIONS WOULD OR COULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE AND/OR INEFFECTIVE.
 - THE CONTRACTOR IS RESPONSIBLE TO PROTECT, REPAIR AND/OR REPLACE ANY DAMAGED STRUCTURES, UTILITIES OR LANDSCAPED AREA WHICH MAY BE DISTURBED DURING THE CONSTRUCTION OF THIS FACILITY.
 - THE CONSTRUCTION CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ALL CONSTRUCTION MEANS AND METHODS. THE CONSTRUCTION CONTRACTOR IS ALSO RESPONSIBLE FOR ALL JOB SITE SAFETY.
 - SITE INFORMATION SHOWN TAKEN FROM CROWN CASTLE SITE PLANS AND FROM CROWN CASTLE INSPECTION PHOTOS.
 - NO GUARANTEE IS MADE NOR SHOULD BE ASSUMED AS TO THE COMPLETENESS OR ACCURACY OF THE HORIZONTAL OR VERTICAL LOCATIONS. ALL PARTIES UTILIZING THIS INFORMATION SHALL FIELD VERIFY THE ACCURACY AND COMPLETENESS OF THE INFORMATION SHOWN PRIOR TO CONSTRUCTION ACTIVITIES.
 - ALL IMPROVEMENTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE TOWNSHIP ENGINEER WHO WILL BE GIVEN PROPER NOTIFICATION PRIOR TO THE START OF ANY CONSTRUCTION.



1 OVERALL SITE PLAN
SCALE: 0' 8' 16' 32' 48'

LEGEND	
EXISTING/DEMOLITION NOTES	INSTALLATION NOTES
(A) EXISTING DUS41 TO BE REMOVED (TOTAL OF 1)	INSTALL RPS APXVARR24_43-U-NA20 (8 FT) ANTENNAS ON EXISTING MOUNT. PROVIDE NEW 2 7/8" OD SCH.40 PIPE MAST (LENGTH TO BE V.I.F) (TYP. OF 1 PER SECTOR, TOTAL OF 3)
(B) EXISTING XMU TO BE REMOVED (TOTAL OF 1)	INSTALL NEW ATM1900D-1A20 TMA BEHIND ANTENNA (TYP. OF 1 PER SECTOR, TOTAL OF 3)
(C) EXISTING COMMSCOPE SBNH-1D65C ANTENNA TO BE REMOVED (TOTAL OF 3)	INSTALL RADIO 4478 B12/B71 (TYP. OF 1 PER SECTOR, TOTAL OF 3)
(D) EXISTING KRY 112 144/1 TMA TO BE REMOVED (TYP. OF 2 PER SECTOR, TOTAL OF 6)	INSTALL (2) NEW BB6630
(E) EXISTING RRU 11 B12 TO BE REMOVED (TYP. OF 1 PER SECTOR, TOTAL OF 3)	

ANTENNA AND CABLE SCHEDULE

SECTOR	POSITION	ANTENNAS	PROPOSED ANTENNA CONFIGURATION	E-TILT	M-TILT	ANTENNA CENTERLINE	TMA/RRH	CABLES	JUMPER TYPE	CABLE LENGTH	
350° - ALPHA	A1	ERICSSON AIR 21 B4A B2P	LTE/UMTS	4/4°	0°	97'-0"	0/1	3x6 HCS	DC/FIBER & 1/2" COAX	147'-0"	
	A2	-	-	-	-		-	-	-	-	-
	A3	RPS APXVARR24_43-U-NA20	LTE/GSM	4/4°	0°		(2) 7/8" COAX	DC/FIBER & 1/2" COAX	110'-0"		
130° - BETA	B1	ERICSSON AIR 21 B4A B2P	LTE/UMTS	4/4°	0°	97'-0"	0/1	3x6 HCS	DC/FIBER & 1/2" COAX	147'-0"	
	B2	-	-	-	-		-	-	-	-	-
240° - GAMMA	B3	RPS APXVARR24_43-U-NA20	LTE/GSM	4/4°	0°	97'-0"	1/1	(2) 7/8" COAX	DC/FIBER & 1/2" COAX	110'-0"	
	G1	ERICSSON AIR 21 B4A B2P	LTE/UMTS	4/4°	0°		0/1	3x6 HCS	DC/FIBER & 1/2" COAX	147'-0"	
	G2	-	-	-	-		-	-	-	-	-
	G3	RPS APXVARR24_43-U-NA20	LTE/GSM	4/4°	0°	(2) 7/8" COAX	DC/FIBER & 1/2" COAX	110'-0"			



4HY0568A
BU #: 841273
HY568/CINGULAR TRURO
344 ROUTE 6
TRURO, MA 02652
EXISTING 170'-0" SELF-SUPPORT TOWER

PROJECT NO: 100736.004.01
CHECKED BY: GEBH

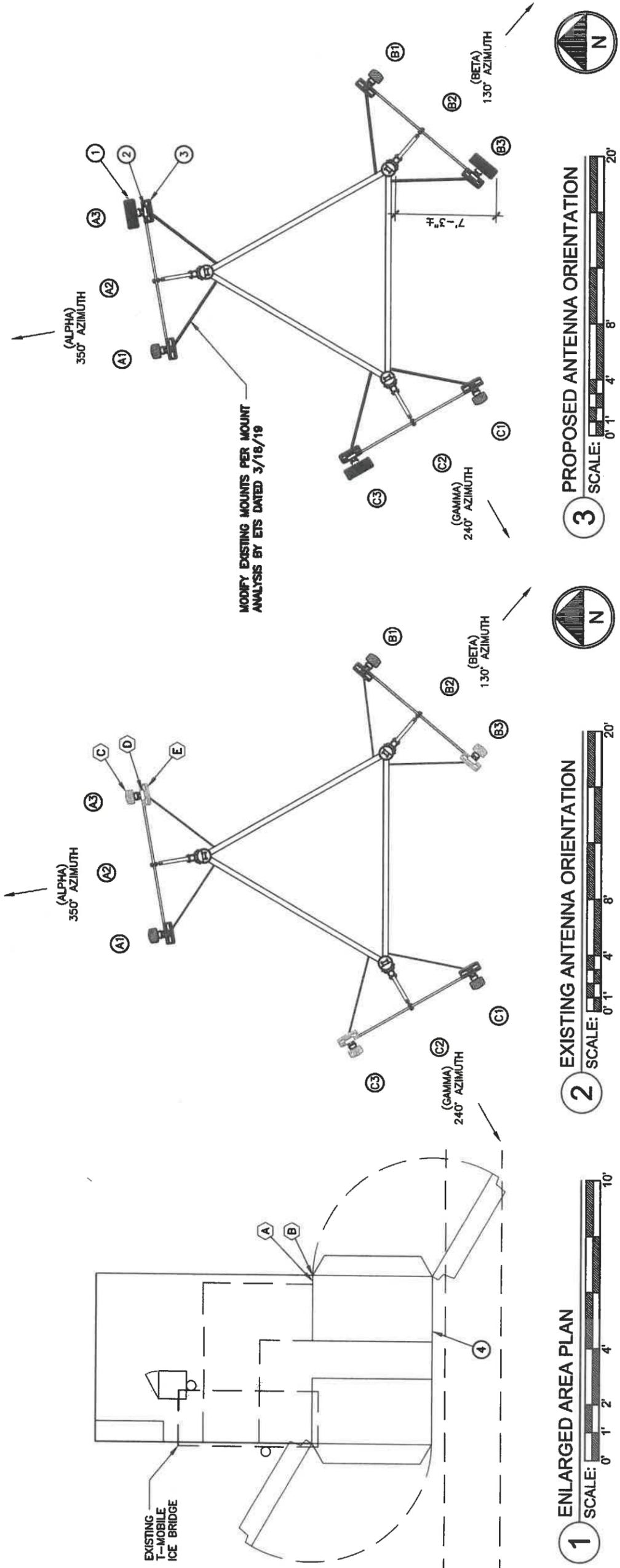
ISSUED FOR:	
REV	DATE
A	3/25/19
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1	5/23/19
2	1/11/21

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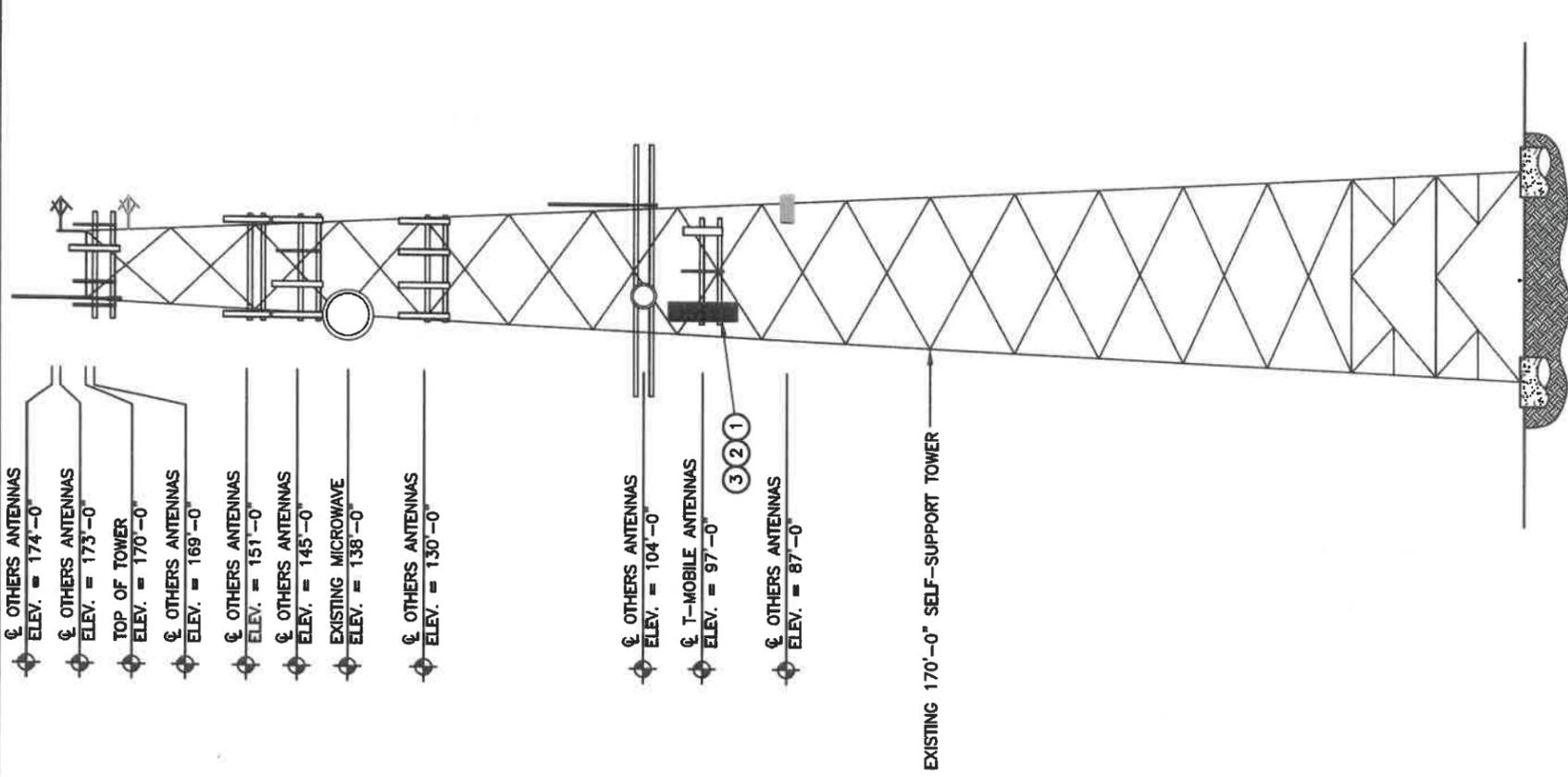
SHEET NUMBER: A-2
REVISION: 2



LEGEND	
EXISTING/DEMOLITION NOTES	INSTALLATION NOTES
(A) EXISTING DUS41 TO BE REMOVED (TOTAL OF 1)	INSTALL RPS APXVAARR24_43-U-NA20 (8 FT) ANTENNAS ON EXISTING MOUNT. PROVIDE NEW 2 7/8" OD SCH.40 PIPE MAST (LENGTH TO BE V.I.F) (TYP. OF 1 PER SECTOR, TOTAL OF 3)
(B) EXISTING XMU TO BE REMOVED (TOTAL OF 1)	INSTALL NEW ATM1900D-1A20 TMA BEHIND ANTENNA (TYP. OF 1 PER SECTOR, TOTAL OF 3)
(C) EXISTING COMMSCOPE SRNH-1D65C ANTENNA TO BE REMOVED (TOTAL OF 3)	INSTALL RADIO 447B B12/B71 (TYP. OF 1 PER SECTOR, TOTAL OF 3)
(D) EXISTING KRY 112 144/1 TMA TO BE REMOVED (TYP OF 2 PER SECTOR, TOTAL OF 6)	INSTALL (2) NEW BB6630
(E) EXISTING RRU 11 B12 TO BE REMOVED (TYP OF 1 PER SECTOR, TOTAL OF 3)	

STRUCTURAL ANALYSIS NOTE:
REFER TO STRUCTURAL ANALYSIS OR STRUCTURAL LETTER FOR APPROVAL OF ADDITIONAL NEW APPURTENANCES.

LEGEND:
 NEW
 EXISTING
 FUTURE



4HY0568A
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SHEET NUMBER: A-3
REVISION: 2



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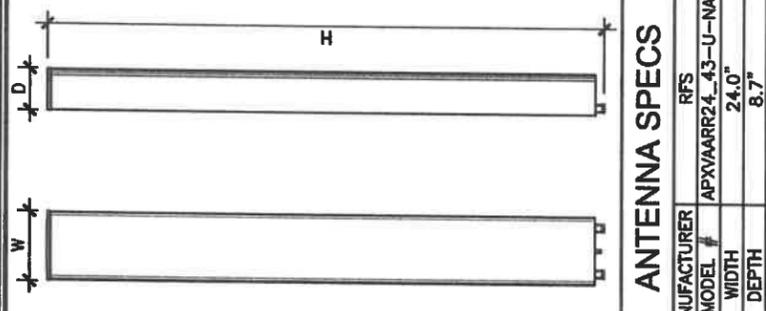
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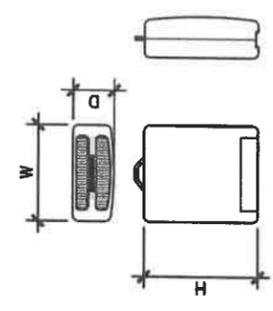
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SHEET NUMBER: **A-4**
 REVISION: **2**



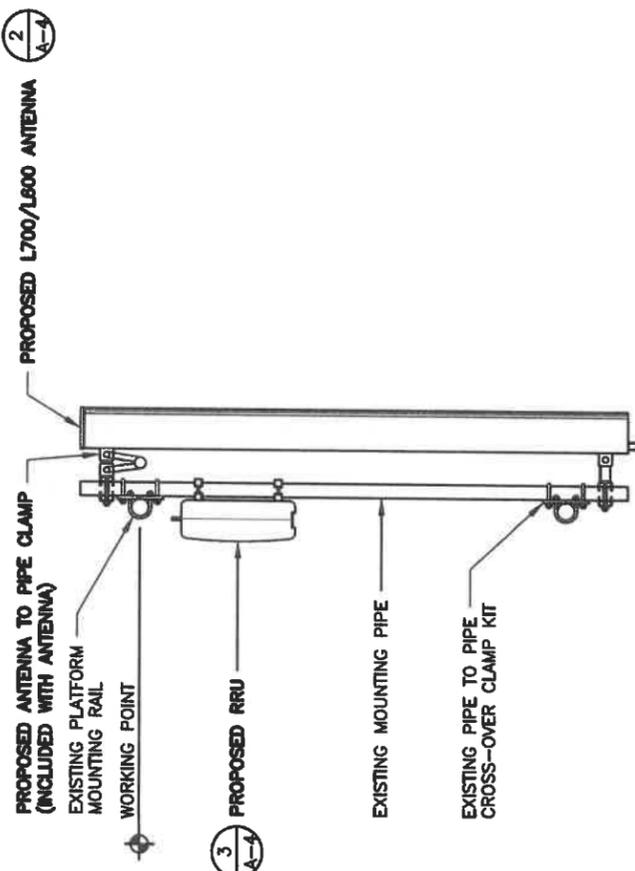
ANTENNA SPECS	
MANUFACTURER	RFS
MODEL #	APXVAARR24_43-U-NA20
WIDTH	24.0"
DEPTH	8.7"
HEIGHT	95.9"
WEIGHT	128.0 LBS

2 L700/L600 ANTENNA DETAIL
 SCALE: N.T.S.



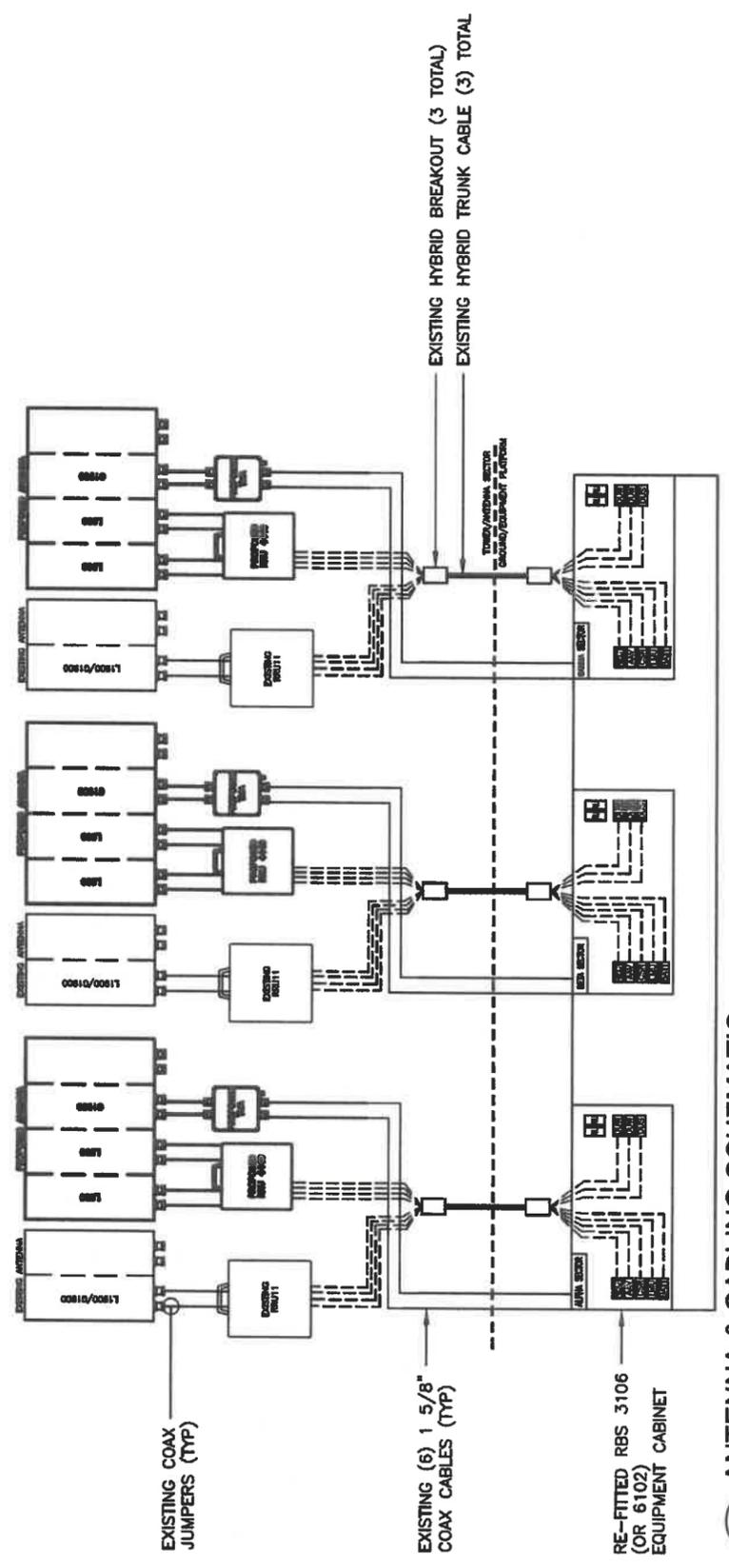
RRU SPECIFICATIONS	
MANUFACTURER	ERICSSON
MODEL #	4449
WIDTH	13.2"
DEPTH	10.4"
HEIGHT	14.9"
WEIGHT	74 LBS

3 REMOTE RADIO UNIT (RRU)
 SCALE: N.T.S.



1 PROPOSED L1900 ANTENNA & RRU MOUNTING DETAIL
 SCALE: N.T.S.

NOTES:
 1. TAG ALL EXISTING AND PROPOSED CABLES/JUMPERS PER T-MOBILE SPECIFICATIONS.
 2. SEE RF SCHEDULE FOR CABLE AND JUMPER LENGTHS.
 3. REFER TO ANTENNA ORIENTATION ON SHEET C-3 FOR EXACT ANTENNA POSITIONING.



4 ANTENNA & CABLING SCHEMATIC
 SCALE: N.T.S.



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SHEET NUMBER: E-1
 REVISION: 2

FINAL PANEL SCHEDULE

LOAD	POLES	AMPS	BUS		AMPS	POLES	LOAD
			L1	L2			
SURGE ARRESTER	2	60A	1	2	20A	1	GFI
BTS-1	2	125A	3	4	10A	2	BOOSTER
			5	6			
			7	8			

RATED VOLTAGE: 120/240 1 PHASE, 4 WIRE
 BRANCH POLES: 12 24 30 42 APPROVED MF'RS
 RATED AMPS: 100 200 400 CABINET: SURFACE FLUSH NEMA 1 3R 4X
 MAIN LUGS ONLY MAIN 200 AMPS BREAKER FUSED SWITCH HINGED DOOR KEYPED DOOR LATCH
 FUSED CIRCUIT BREAKER BRANCH DEVICES TO BE GFCI BREAKERS FULL NEUTRAL BUS GROUND BAR
 ALL BREAKERS MUST BE RATED TO INTERRUPT A SHORT CIRCUIT ISC OF 10,000 AMPS SYMMETRICAL

REPLACE EXISTING BREAKER IN POSITION 5 AND 7 WITH A NEW 2P 125A BREAKER
 REPLACE EXISTING WIRES FOR EXISTING 3106 CABINET WITH (3) 1/0 AWG THWN (COPPER) AND (1) #6G AWG. MINIMUM CONDUIT SIZE TO BE 2".
 IF 125A BREAKER WILL NOT PROPERLY FIT IN EXISTING PANEL OR PANEL MAIN CAPACITY IS EXCEEDED, REPLACE (E) PANEL WITH SQUARE D PANEL Q0142M0225RB (OR APPROVED EQUAL).
 FINAL PANEL DESIGN AND CALCULATIONS FOR WIRE SIZE WERE BASED OFF OF EXISTING DOCUMENTS AND PHOTOS

FINAL T-MOBILE PANEL DETAIL

SCALE: N.T.S.



Planning Board

Town of Truro

24 Town Hall Road
Truro, MA 02666
(508) 349-7004

DECISION OF THE PLANNING BOARD

Special Permit

and

Eligible Facilities Request Approval

Atlas Map 39 Parcel 172A

Address: 344 Route 6

Case Reference No.: 2020-014/PB

Applicant: T-Mobile Northeast, LLC

Hearing Date: January 6, 2021

Decision Date:

Sitting: Anne Greenbaum, Chair; Steve Sollog, Vice Chair; Jack Riemer, Clerk; Paul Kiernan; Bruce Boleyn; Peter Herridge

Following duly posted and noticed Truro Planning Board hearing held on January 6, 2021, the Board voted to approve the application for a Special Permit under Sections 40.5 and 30.8 of the Zoning Bylaw, and to approve the applicant's Eligible Facilities Request, for modifications to existing antennas and other equipment on the tower sited at this property.

The following materials were submitted as part of the complete application for review:

- Application for Special Permit dated December 3, 2020
- Cover Letter from Adam F. Braillard, Esq. December 3, 2020
- Eligible Facilities Request to Modify Transmission Equipment at an Existing Base Station (letter dated December 3, 2020)
- Application to Renew the Existing Special Permit (letter dated December 3, 2020)
- Certified Abutters List
- Plan Set, "HY568/Cingular Truro, 344 Route 6, Truro, MA 02652, Existing 170'-0" Self Support Tower," T1; A1-A-4, inclusive; E1.
- "Rigorous Structural Analysis Report" dated March 27, 2019 prepared by B+T GRP, stamped by John W. Kelley, PE
- "Mount Analysis Report" dated March 18, 2019 prepared by Engineered Tower Solutions, PLLC, stamped by Frederic G. Bost, PE, CWI, GC

- Radio Station Authorization, Federal Communications Commission, Wireless Telecommunications Bureau dated November 29, 2006 (expires November 29, 2021) issued to T-Mobile License LLC
- Consent for Modifications request by Crown Castle dated March 14, 2019, signed April 9, 2019 by Robert Weinstein, Chair, Select Board
- Special Permit dated issued to T-Mobile Northeast LLC dated December 8, 2016 and other prior decisions relating to site
- Lease, Lease Assignment and Site License Agreement

Proposed Project

T-Mobile has an existing set of three panel antennas and related equipment on the tower located on this Town-owned property in the General Business District. The existing T-Mobile antennas and related equipment are located at a height of 97' on the tower. New T-Mobile antennas and related equipment are proposed to replace the existing ones at the same height. Specifically, T-Mobile describes its proposal as:

- replacing three panel antennas with three like kind panel antennas;
- replacing three remote radio units (RRU) with three like kind RRUs;
- replacing six tower mounted amplifiers (TMA) with three like kind TMAs; and
- replacing two radio cabinets with two like kind radio cabinets currently installed at the base of the tower.

Prior Permits

A special permit was originally granted in 2000 for Sprint to construct the 170 foot lattice tower and for Sprint and Nextell to install antennas. A modification to the special permit in 2006 allowed Omnipoint/T-Mobile to collocate on the tower. In 2016, the Board granted a special permit with conditions to T-Mobile under Zoning Bylaw Section 40.5 to replace equipment on the tower.

Special Permit under Zoning Bylaw Section 40.5, Communication Structures, Buildings and Appurtenances, and Section 30.8

Waivers

The Applicant requests waivers of the requirements for written information under Section 40.5(B)(19)(a) – (i). Where the tower is existing, and the antennas and other equipment proposed will replace existing equipment at the same height, the Board finds strict compliance with these Bylaw requirements is unnecessary. The Board further finds pursuant to Section 40.5(B)(24) that waiver of these requirements would not be detrimental to the public interest, cause the Town any expense, or be inconsistent with the intent and purpose of the Bylaw. These waivers are granted.

On the same grounds, the Board grants waivers of Section 40.5(B)(20)(b), (c), and (d).

The motion to approve the requested waivers, made by M. X and seconded by M. X, passed on a vote of X-X, *Anne Greenbaum, Chair; Steve Sollog, Vice Chair; Jack Riemer, Clerk; Paul Kiernan; Bruce Boleyn; Peter Herridge* voting in favor.

Findings under Bylaw Section 40.5 and Section 30.8

The Board makes the following findings:

1. The Board finds that the proposal complies with the Purpose of Section 40.5, in particular, where the proposed modifications “maximize the use of existing and approved towers and buildings to accommodate new wireless telecommunications antennas.”
2. The Board finds that in replacing existing equipment on the tower, the Applicant satisfies all applicable requirements of Section 40.5(B)(1-18).
3. With respect to Section 40.5(B)(16), execution of a covenant, the Applicant states that it will comply with this requirement, and compliance is required as a condition of this permit. The Applicant will execute a covenant agreeing to remove all T-Mobile equipment from the tower, and all equipment from the lot/premises, under the circumstances described Section 40.5(B)(16), or under any other circumstances in which T-Mobile discontinues use of the equipment installed. T-Mobile does not own the tower, occupying it as a licensee of another carrier.
4. With respect to Section 40.5(B)(20)(a), submission of a draft contract, the Applicant has provided the original 2000 lease between Town and Sprint; 2004 assignment of lease by Sprint to Nextel/Southwestern/Cingular, and 2006 Site License Agreement between Cingular (now AT&T) as licensor and T-Mobile as licensee. The obligation addressed by Section 40.5(B)(20), removal of structures and site restoration, is now held by AT&T pursuant to Section 11 of the original lease and the 2004 assignment. The Applicant’s execution of the covenant described in paragraph 4 above will satisfy any obligation of the Applicant to comply with Section 40.5(B)(20).
5. Pursuant to Bylaw Section 30.8(C), the Board finds that the proposed use is in the opinion of the Board in harmony with the general public good and intent of this bylaw.

Approval of Eligible Facilities Request

Pursuant to 47 U.S.C. s. 1455 (the “Spectrum Act”), the Board makes the following additional findings:

1. The modifications to the Transmission Equipment do not increase the height of the Base Station by more than ten (10) per cent or ten (10) feet, whichever is greater.
2. *The modifications to the Transmission Equipment do not protrude from the edge of the support structure by more than 20 feet. APPLICANT TO VERIFY*
3. The modifications to the Transmission Equipment do not involve the installation of more than the standard number of equipment cabinets for the technology involved, not to exceed four.
4. The modifications to the Transmission Equipment do not entail any excavation or deployment outside of the Base Station site.

5. The modifications to the Transmission Equipment do not defeat any existing concealed or stealth-design.
6. The modifications to the Transmission Equipment comply with prior conditions of approval of the Base Station, unless the non-compliance is due to an increase in height, increase in width, addition of equipment cabinets, or new excavation that does not exceed the corresponding “substantial change” thresholds in numbers 1-4.

On motion by M. X., seconded by M. X, the Board voted to grant the special permit under Sections 40.5 and 30.8 of the Zoning Bylaw, subject to the following condition, and to grant approval of the Eligible Facilities Request, to T-Mobile Northeast, LLC:

Conditions:

1. The Applicant shall execute the Covenant required under Section 40.5(B)(16), as modified by this decision, and file the same with the Town Clerk prior to recording this Decision in the Registry.
2. The equipment shall be installed and maintained so as to minimize noise and vibration levels. This includes but is not limited to: cutting vertical pipes flush or below the antenna panel; capping the mount pipes to minimize any additional wind noise resulting; bundling wires where feasible; securing cables so as to prevent “whistling”; and utilizing any additional abatement measures where feasible.
3. *The equipment shall be grounded.*
4. *The subcontractor will report any results or adverse findings to the Town of Truro Planning Board.*

Commented [BHC1]: Taken from previous permit

Commented [BHC2]: These are from previous permit, not sure if needed.

The motion passed on a vote of X-X, with *Anne Greenbaum, Chair; Steve Sollog, Vice Chair; Jack Riemer, Clerk; Paul Kiernan; Bruce Boleyn; Peter Herridge* voting in favor.

This Special Permit is valid for the Applicant T-Mobile Northeast, LLC only and it may not be re-assigned, leased or sold. Pursuant to Section 30.8 of the Zoning Bylaw, this Special Permit shall lapse after one year if substantial use thereon has not sooner commenced except for good cause.

Anne Greenbaum, Chair

Date

Received, Office of the Town Clerk:

Signature

Date

I hereby certify that this decision was filed with the Office of the Town Clerk on _____ and 20 (twenty) days have elapsed since the date of filing, and:

No Appeal has been filed.

An Appeal has been filed and received in this office on: _____

Signature

Date

NOTE: Any person aggrieved by a decision of the Planning Board may appeal to the Superior or Land Court by bringing action within twenty days after the decision has been filed with the Town Clerk of Truro. (Massachusetts General Laws, Chapter 40A, Section 17)

THE COPY OF THIS DECISION PROVIDED BY THE TOWN CLERK MUST BE FILED WITH THE REGISTER OF DEEDS OF BARNSTABLE COUNTY BY THE APPLICANT.

Elizabeth Sturdy

From: Emily Beebe
Sent: Friday, December 11, 2020 10:26 PM
To: Elizabeth Sturdy; Barbara Huggins Carboni
Subject: RE: 112 North Pamet Road

Good afternoon,

The project described in this application will require permitting by the Conservation Commission and the Health Department.

However, we have reviewed this project with the applicants representatives and find nothing extraordinary about the work proposed.

We believe that the Conservation permitting will be straight forward, as the applicants will file a notice of intent for the removal of the existing dwelling, and the restoration of the site. The new location is out of the Commission's jurisdiction.

The septic system work will likely be able to follow the simple permitting process for the Health Department and not require Board of Health action.

Thanks very much,
Emily Beebe

From: Elizabeth Sturdy <ESturdy@truro-ma.gov>
Sent: Thursday, December 10, 2020 12:31 PM
To: Emily Beebe <EBeeBe@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov>
Cc: Barbara Huggins Carboni <BHugginsCarboni@k-plaw.com>
Subject: 112 North Pamet Road

Emily and Rich,

The attached application will be heard before the Planning Board on 1/6/2021. Please review and comment back to me. Thanks,

Liz

Elizabeth Sturdy

Elizabeth Sturdy, Office Assistant
Truro Town Hall
24 Town Hall Road, P.O. Box 2030
Truro, MA 02666
Tel: (508) 214-0935
Fax: (508) 349-5505
Email: esturdy@truro-ma.gov

Elizabeth Sturdy

From: Rich Stevens
Sent: Monday, December 14, 2020 9:14 AM
To: Elizabeth Sturdy; Emily Beebe
Cc: Barbara Huggins Carboni
Subject: RE: 112 North Pamet Road

Good Morning,
As Always, be mindful of square footage allowance and building height.
Thank You,

Rich

From: Elizabeth Sturdy <ESturdy@truro-ma.gov>
Sent: Thursday, December 10, 2020 12:31 PM
To: Emily Beebe <EBeeBe@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov>
Cc: Barbara Huggins Carboni <BHugginsCarboni@k-plaw.com>
Subject: 112 North Pamet Road

Emily and Rich,

The attached application will be heard before the Planning Board on 1/6/2021. Please review and comment back to me. Thanks,

Liz

Elizabeth Sturdy

Elizabeth Sturdy, Office Assistant
Truro Town Hall
24 Town Hall Road, P.O. Box 2030
Truro, MA 02666
Tel: (508) 214-0935
Fax: (508) 349-5505
Email: esturdy@truro-ma.gov





Jeffrey Ribeiro

From: ellen@QuirkyCircus.com
Sent: Thursday, January 7, 2021 9:30 AM
To: Town Planner; Jeffrey Ribeiro
Subject: Letter re 112 N Pamet Hearing
Attachments: Letter to Town Planner and Planning Board Chair.docx

Dear Ms. Carboni and Ms. Greenbaum,

Thank you for affording me the opportunity to speak at the hearing for 112 N. Pamet Rd. last night.

I appreciate the care and thoroughness of the Board in examining this proposal. I hear the concern for stewardship in this sensitive environment. I appreciate that the Broom Crowberry issue will be referred to MESA. I hear the diligence in requesting completed stamped documents with the necessary details. I hear the pursuit of accountability in requiring that "abandoned" elements are removed. Thank you for your work on behalf of the Town of Truro.

I'd like to follow up with further comments:

1. As several Board members noted, "Aren't you running away from Nature?" Mr Sollog and "Nature is taking away land. How should the Town plan?" Ann Greenbaum.

Here is a resource that might be helpful. Towns in New Jersey have addressed this with town ordinances to protect and replenish the dunes. Example: <https://ecode360.com/7164889>

2. I believe Ms. Carboni said (regarding the Cliff Rd proposal) "We're not asking him to comply after he gets the permit." Could you clarify the process in general please? Is there any leverage for compliance AFTER a permit is granted?

If the answer is "No", then I see this moment, this moment of approval or not, as the only leverage the town has with an owner who has not complied for 30 years. I refer you to the Building Department's history with this non-conforming building.

3. I have an overriding concern about the rationale for this project.

At the hearing, Attorney Ben Zehnder said, "It's (the dune) going to be disturbed no matter where it's (the house) located."

At the site visit, Architect Charles Zehnder said, "When a house has been here thirty years, what can you do?"

This is a rationale with a self-serving blindspot. There IS an alternative: Don't disturb. Don't build. Now is the time for us to stop the cycle of disturbing. And Yes, later, when this new house has been there thirty years... Will we say, "What can you do?"

Thank you for your consideration,
Ellen Anthony 508 349 3439
48 S. Pamet Rd.

Our family has been residing in the National Seashore at this address for 98 years.
Current owner year-round 37 years.

I'm also attaching the above here:

§ 40.6 Growth Management

- A. Purpose. The purpose of § 40.6 of the bylaw is to provide adequate time for the Town to plan and prepare for the effects of future residential growth, and ensure that the pace of growth does not diminish the Town's rural character, impair natural resources or overwhelm town services or infrastructure. The gradual pace of development afforded by the bylaw will provide opportunities for the Town to: 1) purchase and protect open spaces, thereby reducing the Town's ultimate density and preserving, as much as possible, the Town's rural character; 2) undertake comprehensive planning to identify a community land use vision to guide the regulation of land use and development; 3) assess the impacts of anticipated growth on town infrastructure, roads, drinking water supply and fresh and marine wetlands and water bodies, and plan appropriate measures to protect the integrity of those resources; and 4) develop a financially sustainable plan for the provision of town services and infrastructure necessary to support the community's land use vision. This section, 40.6, shall expire on December 31, 2021. (4/16)
- B. Residential Development Limitation.
1. There shall be no more than forty (40) building permits for new single family dwelling units authorized within any calendar year, beginning January 1 and ending December 31. Permits not issued within the calendar year may be carried over and added to the next calendar year's quantity. This bylaw shall be effective as of March 3, 2006.
 2. The Building Commissioner shall issue building permits in accordance with the following:
 - a. For the purposes of this section, an application shall be accepted for review only if it conforms to all applicable building and zoning requirements, and has received all necessary approvals from pertinent Town boards, including the Board of Health, Planning Board, Board of Appeals, Conservation Commission, and so forth.
 - b. Applications for building permits for single family dwelling units certified complete by the Building Commissioner shall be dated and time-stamped upon determination of completeness. Building permits shall be issued on a first-come/first-served basis.
 - c. Within any calendar month, no more than six (6) permits for single family dwelling units may be issued. Permits not issued during one month may be carried forward and issued the next month, assuming it is within the same calendar year.
 - d. No applicant may have more than one (1) application processed for a single family dwelling unit in any given month.
 - e. No more than four (4) building permits for single family dwelling units shall be issued to any one applicant within a single calendar year unless 1) there are available permits within the yearly limit and 2) no other applicant has applied for them before the fifteenth day of December.
- C. Exemptions.
1. Construction of affordable housing units provided such housing units have deed restrictions to ensure they remain affordable for the maximum period permitted under Massachusetts law. Occupancy permits for such affordable units are not to be issued until the restricted deed has been recorded or registered.
 2. A presently existing structure which is otherwise subject to this bylaw but which is destroyed by fire or other calamity. Such a structure may be rebuilt outside of these limitations as long as: 1) the structure is not expanded beyond one additional bedroom; 2) it complies with all other provisions of these bylaws; and 3) so long as application for a building permits is submitted within two (2) years of the destruction.
 3. A presently existing structure which, following demolition, is being rebuilt to no more than one hundred twenty-five percent (125%) of its current footprint. Such a structure may be rebuilt so long as: 1) the structure is not expanded beyond one additional bedroom; 2) it complies with all other provisions of these bylaws; and 3) the application for a building permit is submitted within two (2) years of the existing structure's demolition. (4/06)