



IN CITY COUNCIL

Marlborough, Mass., DECEMBER 1, 2014

ORDERED:

DECISION FOR SPECIAL PERMIT IN CITY COUNCIL

NOTICE OF DECISION GRANT OF SPECIAL PERMIT

Special Permit Application of:
Sprint Spectrum Realty Co., L.P.
1 International Blvd., Suite 800
Mahwah, NJ
Order No. 14-1005987B

Locus:
157 Union St.
Assessors Map 43, Parcel 56

DECISION

The City Council of the City of Marlborough hereby GRANTS the application of Sprint Spectrum Realty Co., L.P. as provided in the DECISION and subject to Procedural Findings and Findings of Facts and Conditions.

Decision date: December 11, 2014

The Decision of the City Council was filed in the Office of the City Clerk of the City of Marlborough on the 11th day of December, 2014.

This is to certify that twenty (20) days have passed since the filing of the within decision and no appeal has been filed with this office.

Given at Marlborough this 5th day of January, 2015.

Given under Chapter 40A Section 17 of the General Laws.

A TRUE COPY
ATTEST


City Clerk



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ORDERED:

DECISION ON AN APPLICATION TO FURTHER MODIFY A SPECIAL PERMIT

SPRINT

CITY COUNCIL ORDER NO. 14-1005987B

Re: 157 Union Street (Marlborough Hospital)

The City Council of the City of Marlborough hereby GRANTS the application to modify Special Permit No. 11/12-1003072D which had previously modified Special Permit No. 99-8205B, submitted by Sprint, having a usual place of business at 1 International Blvd., Suite 800, Mahwah, NJ, as provided in this Decision and subject to the following Findings of Fact and Conditions.

EVIDENCE

1. The Applicant is Sprint Spectrum Realty Company, L.P., acting by and through its agent, Bill Hanrahan, Network Building + Consulting, LLC (hereinafter "the Applicant").
2. The site is located at 157 Union Street, Marlborough, MA, and is more particularly identified on the Assessor's Map of the City of Marlborough as Map 43, Lot 56 (hereinafter, "the Site"). The owner of record for the Site is Marlborough Hospital.
3. On December 6, 1999, the City Council granted to Nextel Communications a Special Permit to locate and operate a wireless communications facility at the existing building located at the Site (hereinafter, "the Original Special Permit"). The Original Special Permit allowed up to nine (9) antennas and additional equipment to be installed. The Original Special Permit is recorded in the Middlesex South District Registry of Deeds ("the MSDRD") at Book 30970, Page 260.



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4. On April 9, 2012, the City Council granted a special permit to Sprint to modify the Original Special Permit in order to replace six (6) CDMA antenna with three (3) Network Vision antenna and install six (6) RRH; install two (2) new BBU cabinets and replace one (1) existing CDMA cabinet with one (1) MM-BTS cabinet, replace existing GPS with a new GPS, remove existing coax cable and install three (3) hyperflex cables ("the Modified Special Permit"). The Modified Special Permit is recorded in the MSDRD at Book 59064, Page 394.
5. Through its Application for Modification of Special Permit for a Wireless Communication Facility (hereinafter "the Application"), the Applicant seeks to modify the Modified Special Permit by adding to its currently installed equipment three (3) 2.5 GHz antennas, three (3) 2.5 GHz remote radio heads and three Hybriflex fiber cables (hereinafter, "the Proposed WCF Project"), all substantially as depicted on a set of plans entitled "Sprint 2.5 Equipment Deployment, Site Number: BS13XC625, Site Name: Marlborough Hospital, 157 Union Street, Marlborough, MA 01752," by Krupakaran Kolandaivelu, P.E., dated 10/2/2014, revised 10/8/14, a copy of which was provided in the Application (hereinafter "the Plans").
6. The Applicant is a lessee of the Site's owner for purposes of the Application.
7. The Proposed WCF Project is located in the Residential A-3 Zoning District. Wireless communication devices are allowed by grant of Special Permit in the Residential A-3 Zoning District.
8. The modification of the Original Special Permit is being sought pursuant to Article VI, Section 650-25 and Article VIII, Section 650-59 of the Zoning Code of the City of Marlborough.
9. Pursuant to the Rules and Regulations of Application for Special Permit ("Rules and Regulations"), the Interim Building Commissioner, on behalf of the City Planner, certified that the Special Permit application materials are complete and conform to said Rules and Regulations and that the Plans conform in all respects to the City Code.
10. The Applicant has complied with all of the applicable Rules and Regulations.



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ORDERED:

11. The City of Marlborough City Council held a public hearing on the Proposed WCF Project on November 17, 2014, for which proper notice had been published and for which proper notice had been given to all parties entitled to notice under the law.
12. The Applicant presented oral testimony and demonstrative evidence at the public hearing, demonstrating that the Proposed WCF Project meets all the applicable Special Permit criteria of Article VI, Section 650-25 and Article VIII, Section 650-59. In anticipation of eventual Council approval of the Application, a motion was made at the conclusion of the public hearing, seconded and carried to refer this matter to the City's Legal Department to place the proposed decision in proper legal form, subject to all conditions already in place for the existing Modified Special Permit at the Site, as if said conditions were recited herein in their entirety.
13. The Council, in reviewing the Application, considered the Review Standards and Development Requirements, as enumerated in Article VI, Section 650-25 and Article VIII, Section 650-59 of the City of Marlborough Zoning Ordinance, applicable to the Proposed WCF Project.

**BASED UPON THE ABOVE, THE MARLBOROUGH CITY
COUNCIL MAKES THE FOLLOWING FINDINGS OF FACT
AND TAKES THE FOLLOWING ACTIONS**

- A) The Applicant has complied with all the Rules and Regulations promulgated by the Marlborough City Council pertaining to the said Application.
- B) The Site is an appropriate location for the Proposed WCF Project and the Proposed WCF Project is in harmony with the general purpose and intent of the Zoning Ordinance of the City of Marlborough when subject to the appropriate terms and conditions of this approval.
- C) The Applicant has complied with the applicable Review Standards and Development Requirements pertaining to Wireless Communications Devices, enumerated in Article VI, Section 650-25 and Article VIII, Section 650-59 of the City of Marlborough Zoning Ordinance, by siting, designing and screening its Proposed WCF Project to minimize adverse impact on the abutting neighborhood and on nearby residential properties.



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ORDERED:


D) The Council, pursuant to its authority under M.G.L. Chapter 40A and the City of Marlborough Zoning Ordinances, **GRANTS** the Applicant a modification of the Modified Special Permit (hereinafter, "Further Modified Special Permit"), **SUBJECT TO THE FOLLOWING CONDITIONS NUMBERED 1 THROUGH 2:**

- 3) Applicant agrees that conditions 1 through 8 of the Modified Special Permit are fully incorporated herein as conditions of this Further Modified Special Permit, and that Applicant shall comply with said conditions.
- 4) In accordance with the provisions of M.G.L. c. 40A, § 11, the Applicant at its expense shall record this Further Modified Special Permit in the Middlesex South District Registry of Deeds after the City Clerk has certified that the twenty-day period for appealing this Further Modified Special Permit has elapsed with no appeal having been filed, and before the Applicant has applied to the Interim Building Commissioner for a building permit concerning the Proposed WCF Project. Applicant shall provide a copy of the recorded Further Modified Special Permit to the City Council's office and to the City Solicitor's office.

Yea: 10 – Nay: 0 – Abstain: 1

Yea: Delano, Page, Elder, Tunnera, Irish, Clancy, Landers, Ossing, Pope & Oram

Abstain: Robey


Signed by City Council President
Patricia A. Pope

ADOPTED
In City Council
Order No. 14-1005987B