



Town of Ashland
Planning Department
101 Main St.
Ashland, MA 01721
508.881.0101
Ashlandmass.com/193/Planning

Application for Planning Board Approval/Permit

Note: Application must be complete, with a certified plot plan and all application fees to be accepted.

Property Information:

Street Address: 400 Cedar Street, Ashland, MA 02721

Zoning District: Residential A Overlay District: None

Assessor's Map: 29 Lot: 132 Deed Book: 11569 Page: 356

Current Property Owner: Town of Ashland Massachusetts

Permit/Approval Sought:

Special Permit (§9.3) Special Permit Amendment/Modification Design Plan Review (§9.6)

Site Plan Review (§9.4) Site Plan Modification Scenic Road Permit (Ch. 249 §20)

Earth Removal Permit (Ch. 242 §3) Site Alteration Special Permit (§5.8)

Subdivision (Include Subdivision Application Form) Wireless Communication Facilities (§6.4)

Use Type: Residential: Commercial: Industrial: Mixed Use:

Applicant Information: Owner: Tenant: Prospective Purchaser/Tenant:

Name: T-Mobile Northeast LLC

Address: 10 Commerce Way, Suite B, Norton, MA 02776

Phone: _____ Email: _____

Agent's Name: Adam F. Brailard, Esq.

Agent's Address: Prince Lobel Tye LLC, One International Place, Suite 3700, Boston, MA 02110

Agent's Phone: 617-456-8153 Agent's Email: abrailard@princelobel.com

Additional Information:

Are all real estate taxes and other assessments to the Town current?: N/A

Is the parcel on a scenic road?: No Is the parcel in a flood plain?: No

Is the parcel within 100 feet of a wetland or 200 feet of a river: No

Is this an amendment to a previously issued Special Permit? (attach approved permit): Yes

Date structure(s) built?: Applicant's facility was constructed in 2002.



Description of the Relief Sought: (attach additional pages if needed)

T-Mobile has been operating its wireless communications facility on the Water Tank (WT) for over 21 years, since 2002, and now proposes to remove its existing facility on top of the WT and relocate it to the side of the WT as more specifically referenced on the plans attached with this Application. T-Mobile seeks a Special Permit Modification, and to the extent necessary, a Special Permit from the Planning Board pursuant to MGL Ch 40A, Section 9 and pursuant to Sections 6.4 and 9.3 of the Town of Ashland zoning bylaws. Also, please note that the proposal is further allowed under Section 6409 of the Federal Tax Relief Act of 2012, commonly known as the "Spectrum Act", because the proposal is an Eligible Facilities Request under the Spectrum Act. We have included a supporting statement with additional information relating to the proposed relief sought.

What specific zoning bylaws and/or Special Permit types are relevant to this application?:

Section 6409 of the Federal Tax Relief Act of 2012, the "Spectrum Act", as an Eligible Facilities Request; Sections 6.4 and 9.3 of the Town of Ashland zoning bylaw; and MGL Ch 40A, Section 9 (Special Permits)

Benefits of Project:

As note above, T-Mobile has been operating its facility on the WT for over 21 years. Recently, the Town of Ashland requested T-Mobile to relocate its equipment from the top of the WT to the sides, and therefore T-Mobile is moving its equipment accordingly. In doing so, T-Mobile is also upgrading its facility to improve its wireless service in the vicinity of the WT. Therefore, this proposal benefits the Town, its residence and businesses by enhancing T-Mobile's wireless coverage and capacity in the vicinity of the WT, and by relocating the equipment on the WT so that there is no antennas on the top of the WT.

Existing use and condition of the property and surrounding neighborhood: (Please list all non-conformities.)

The property has been improved by the existing WT as well as numerous wireless communications facilities installed on the WT, including T-Mobile's existing facility. As noted above, T-Mobile has been operating its wireless communications facility on the WT for over 21 years.

Attach Building Permit Denial letter if applicable. N/A

By signing below you assert this application is complete and accurate to the best of your knowledge:

Signatures: Adam Braillard, of Prince Lobel Tye LLP
Agent to the Applicant
Applicant/Agent: _____ Applicant's Name: T-Mobile Northeast LLC

Agent's Relationship to Applicant: Counsel to Applicant Firm: Prince Lobel Tye LLP

Owner: Michael Herbert Owner's Name: Michael Herbert

Note: If the applicant is not the owner, please have the owner sign above or submit a letter of permission with the application.

