



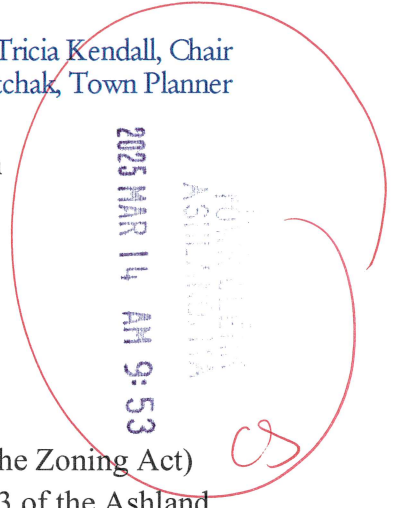
TEL.: (508)881-0100x7927  
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**TOWN OF ASHLAND MASSACHUSETTS  
OFFICE OF  
PLANNING BOARD  
101 MAIN STREET**

Tricia Kendall, Chair  
Peter Matchak, Town Planner

**Certificate of Approval – Special Permit Modification  
Verizon Wireless  
20 Ponderosa Road, Assessors Map 13, Lot 035  
Ashland, Massachusetts**

**March 13, 2025**



In Accordance with Massachusetts General Law (MGL), Chapter 40A (The Zoning Act) and Chapter 282, Section 6.4 (Wireless Communication Facilities) and 9.3 of the Ashland Bylaws the Planning Board (the “Board”) received an application on February 27, 2025 (the “Application”) and subsequently held a public hearing for the applicant: Verizon, 20 Alexander Drive, Wallingford, CT 06492 requesting to modify the existing special permit for the removal of three (3) existing antennas, and collar mount, installing (8) new antennas, three (3) new antennas with integrated radio heads, eight (8) radio heads, one (1) OVP, two (2) hybrid cables, and one (1) new platform mount at the 123-foot centerline of the existing 150-foot tower. There is no proposed change to the tower height or compound size. The added equipment is 5G capable. The property in question is located at 20 Ponderosa Road, Assessors Map 13, Lot 35, in the Residential “A” District.

The Public Hearing was held pursuant to notice published in the Metro-West Daily News on Wednesday, February 12, 2025 and Wednesday, February 19, 2025 and mailed to parties of interest within 300ft. of the locus.

The Planning Board opened a public discussion of the aforesaid application on February 27, 2025. The Public hearing was closed on February 27, 2025. The Planning Board public hearing was held via a hybrid meeting combining an in person and zoom video conference in full compliance with Massachusetts Open Meeting guidelines. Agendas and meeting material were available on the Town of Ashland website. Members of the Planning Board who sat on this public meeting were the following:

- |                       |                          |
|-----------------------|--------------------------|
| Tricia Kendall, Chair | Catherine Jurczyk, Clerk |
| Deepa Venkat, Member  | Amanda Hayes, Member     |

***Documents of Record***

The application packet stamped at the Town Clerk’s Office on February 4, 2025 contained:

- Application for Special Permit Modification dated February 4, 2025.
- Certified Abutters List for the Town of Ashland
- Application Letter dated January 28, 2025. Re: Notice of Eligible Facilities Request; Request for Minor Modification to existing Wireless Facility – Section 6409.
- Document titled: In Support of the Special Permit Findings of Fact; RE: Application for Special Permit for Modification of a Wireless Communication Facility. Property: 20 Ponderosa Road, Ashland MA.
- Radio Frequency Emissions Analysis Report, dated January 17, 2025. Completed by Fox Hill Telecom. Prepared for Crown Castle and Verizon. Site Address: 20 Ponderosa Road.
- Structural Analysis Report, dated August 23, 2024. Completed by Telamom. Report signed and stamped by David Chickering, P.E. No. 57456. Commonwealth of Massachusetts Registered Professional Engineer.
- Set of Plans titled “Verizon Site Number: 5000195854, Site Name: ASHLAND\_2\_MA, Site Address: 20 Ponderosa Road, Ashland, MA 01721, Middlesex County. Plans prepared by B+T GRP, 1717 S. Boulder, Suite 300, Tulsa, OK 74119. Plans dated February 21, 2024, holding a revision date of December 9, 2024 signed and stamped by Peter D. Smith P.E. No. 56245. Commonwealth of Massachusetts Registered Professional Engineer. Signed December 9, 2024.

<b>Sheet:</b>	<b>Description:</b>	<b>Plan Date:</b>	<b>Rev. Date:</b>
T-1	Title Sheet	2/21/24	12/9/24
T-2	General Notes	2/21/24	12/9/24
C-1	Site Plan	2/21/24	12/9/24
C-2	Tower Elevation and Antenna Plan	2/21/24	12/9/24
C-3	Equipment Schedules	2/21/24	12/9/24
C-4	Equipment Details	2/21/24	12/9/24
C-5	Equipment Details	2/21/24	12/9/24
C-6	Plumbing Diagram	2/21/24	12/9/24
G-1	Grounding Details	2/21/24	12/9/24
G-2	Grounding Details	2/21/24	12/9/24

- Set of Plans titled “Monopole Square Platform”. Prepared by Fall-Safe: L.I.F.E Mounts. Document number SLPP-ENG-01-R5. Plans dated February 13, 2020 with a 5<sup>th</sup> revision date June 9, 2020.
- Ashland Zoning Board of Appeals Hearing Number: 02-01 Special Permit Decision record as book: 35239 pages: 136 with the Southern Middlesex Registry of Deeds.

**Documents of Record Subject to the Following Facts, Findings and Conditions**

As used herein, the term “Applicant” shall mean the Applicant, its heirs, successors and assignees and the term “Board” shall mean the Planning Board, whoever its members shall be from time to time.

**Facts and Findings**

Based on the evidence presented by the Applicant, the Board makes the following findings outlined in Chapter 282, Section 9.4 (Wireless Communication Facilities) of the Ashland Zoning Bylaws:

1. The applicant seeks to modify the existing special permit granted by the Zoning Board of Appeals on 2002. The Applicant shall modify the existing special permit for the removal of three (3) existing antennas, and collar mount, installing (8) new antennas, three (3) new antennas with integrated radio heads, eight (8) radio heads, one (1) OVP, two (2) hybrid cables, and one (1) new platform mount at the 123-foot centerline of the existing 150-foot tower. New equipment to be installed will be 5G capability. The equipment will be aesthetically consistent with the existing structure and antenna array.
2. 47 US Code §1455(a) and 47 C.F.R. §1/6100(b) requires permitting authorities to approve an eligible facilities request. This modification is an eligible request.

**Conditions**

1. Preconstruction meeting with all subcontractors shall be held by the Town before any work is started.
2. Install Verizon placards in each sector if not present.
3. No work shall occur on the locus, nor shall any building permits issue, until the Applicant has first obtained all necessary permits from all municipal town departments including but not limited to the Ashland Building Office.
4. Safety instructions for addressing fire-based issues at this location shall be placed in Ashland Fire Department apparatus to an extent deemed reasonable by the Department.
5. The Applicant shall at all times use all reasonable means to minimize inconvenience to residents in the general area. Construction activities shall not commence on any day before 7:00 AM and shall not continue beyond 7:00 PM. There shall be no construction activities on any Sunday or federal legal holidays.
6. Prior to the issuance of building permits the Applicant shall provide the name and contact information of the contractor on site. Furthermore, the Applicant

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Planning Board Decision

shall provide the Town of Ashland with emergency contact information for site supervision.

7. This approval decision and approved plans shall be recorded at the South Middlesex Registry of Deeds. A copy of the recorded documents and approved plans bearing the date of recording and the book and page number shall be delivered to both the Planning and Building Departments prior to the issuance of all town permits and the commencement of work.
8. In accordance with Section 9.3.8 of the Zoning Bylaw, a special permit shall lapse after twenty-four months (24) from the grant thereof if a substantial use thereof or construction thereunder has not sooner commenced except for good cause.

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**Decision**

Following a presentation by the Applicant's agent, Domenica Tatasciore, and a review by Board members, the Board voted 4-0 to approve the special permit modification incorporating all of the Conditions noted above, as substantially shown on plans titled:

Set of Plans titled "Verizon Site Number: 5000195854, Site Name: ASHLAND\_2\_MA, Site Address: 20 Ponderosa Road, Ashland, MA 01721, Middlesex County. Plans prepared by B+T GRP, 1717 S. Boulder, Suite 300, Tulsa, OK 74119. Plans dated February 21, 2024, holding a revision date of December 9, 2024 signed and stamped by Peter D. Smith P.E. No. 56245. Commonwealth of Massachusetts Registered Professional Engineer. Signed December 9, 2024.

**Planning Board Vote:**

Special Permit Modification Approval, Section 9.3 (Chapter 282, Section 6.4 (Wireless Communication Facilities)

Verizon  
20 Ponderosa Road

Vote: Approved (4-0-0)

VOTE: (Y) Tricia Kendall, Chair (A) Anna Tesmenitsky, Vice Chair  
(Y) Catherine Jurczyk, Clerk (Y) Deepa Venkat, Member  
(Y) Amanda Hayes, Member

*(A) = Absent or not present during the entire hearing process and therefore not eligible to vote.*

*(NA) = Associate Member no vote cast*


*(R) = Recused from Public Hearing*

By a 4-0-0 vote, the Planning Board approves the Special Permit Modification under Section 9.3 (Chapter 282, Section 6.4 (Wireless Communication Facilities)

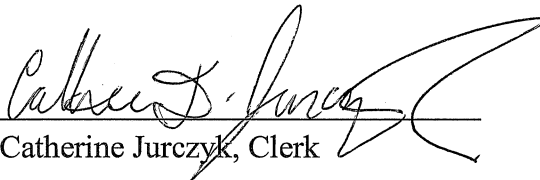
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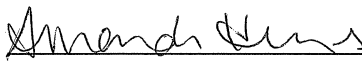
**Town of Ashland Planning Board**

  
\_\_\_\_\_  
Tricia Kendall, Chair

\_\_\_\_\_  
Anna Tesmenitsky, Vice Chair

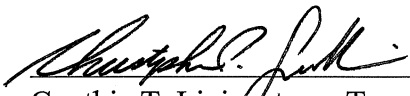
  
\_\_\_\_\_  
Catherine Jurczyk, Clerk

  
\_\_\_\_\_  
Deepa Venkat, Member

  
\_\_\_\_\_  
Amanda Hayes, Associate Member

Decision filed with the Town Clerk on:

Date: MARCH 14, 2025

  
\_\_\_\_\_  
~~Cynthia T. Livingstone, Town Clerk~~ **DEPUTY**  
CHRISTOPHER P. SULLIVAN

In accordance with Section 11 of Chapter 40A, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Ashland Town Clerk, and that no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied.

Date: \_\_\_\_\_

\_\_\_\_\_  
Cynthia T. Livingstone, Town Clerk