

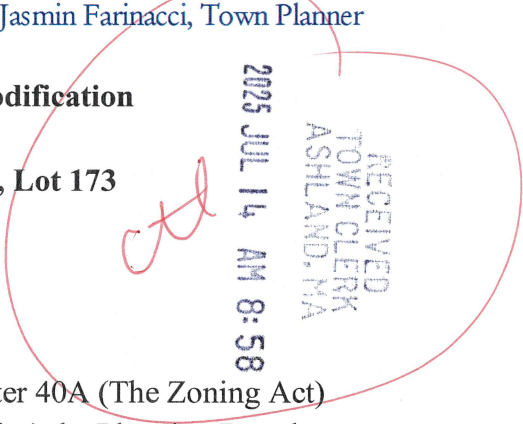
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**TOWN OF ASHLAND MASSACHUSETTS  
OFFICE OF  
PLANNING BOARD  
101 MAIN STREET**

Tricia Kendall, Chair  
Jasmin Farinacci, Town Planner

**Certificate of Approval – Special Permit Modification  
MetroPCS Massachusetts, LLC  
34 Albert Ray Drive, Assessors Map 9, Lot 173  
Ashland, Massachusetts**

**July 10, 2025**



In Accordance with Massachusetts General Law (MGL), Chapter 40A (The Zoning Act) and Chapter 282, Section 6.4 (Wireless Communication Facilities) the Planning Board (the “Board”) received an application on May 8, 2025 (the “Application”) and subsequently held a public hearing for the applicant: MetroPCS Massachusetts, LLC (MetroPCS), C/O Domenica Tatasciore for Crown Caste, 1800 W. Park Drive, Suite 200, Westborough, MA 01581. The applicant seeks to modify the existing special permit for the removal and replacement of antennas and ancillary equipment. The collocation will be aesthetically consistent with the existing structure and antenna array.

The property is located at 34 Albert Ray Drive Assessors Map 9 Lot 173. The parcel is within the Residential A Zoning District.

The Public Hearing and continuances were held pursuant to notice published in the Metro-West Daily News on Thursday, June 12, 2025 and Thursday, June 19, 2025 and mailed to parties of interest within 300’ ft. of the locus in both Framingham and Ashland.

The Planning Board opened a public discussion of the aforesaid application on June 28, 2025 and continued the discussion to July 10, 2025. The public hearing was closed on July 10, 2025. The Planning Board public hearing was held via video conference via Zoom and in person at the Ashland Town Hall, and was held in full compliance with Massachusetts Open Meeting guidelines as modified by Governor Charlie Baker’s Emergency Order dated March 12, 2020. Agendas and meeting material were available on the Town of Ashland website. Members of the Planning Board who sat on this public meeting were Tricia Kendall (Chair), Anna Tesmenitsky (Vice Chair), Scott Pelletier (Member), Deepa Venkat (Member), and Camilo Espitia (Member). Voting members of the Planning Board for this application were Tricia Kendall, Anna Tesmenitsky, Scott Pelletier, Deepa Venkat, and Camilo Espitia.

34 Albert Ray Drive Special Permit Modification  
T-Mobile Northeast Planning Board Decision

***Documents of Record***

The application packet stamped at the Town Clerk's Office on June 23, 2025 contained:

- Application for Special Permit Modification dated May 8, 2025
- Certified Abutters List dated March 4, 2025
- Set of Plans titled "T-Mobile Site Number: 4BSM233A; BU#806042; Crown Castle Site Name: BOS Ashland 959026; Albert Ray Dr Fountain and Green St, Ashland, MA 01721; Existing 99'-10" monopole" dated March 10, 2025, holding a revision date of May 1, 2025 signed and stamped by Eric V. Iglesias., No. 59531. Commonwealth of Massachusetts Registered Professional Engineer.

Sheet:	Description:	Plan Date:	Rev. Date
T-1	Title Sheet	7/7/25	7/7/25
T-2	General Notes	7/7/25	7/7/25
C-1.1	Compound Plan	7/7/25	7/7/25
C-1.2	Existing Equipment Plan	7/7/25	7/7/25
C-2	Tower Elevations	7/7/25	7/7/25
C-3	Antenna Plans	7/7/25	7/7/25
C-4	Final Equipment Schedule	7/7/25	7/7/25
C-5	Ground Equipment Details & Specs	7/7/25	7/7/25
E-1	AC Panel Schedule	7/7/25	7/7/25
G-1	Typical Grounding Schematic	7/7/25	7/7/25
G-2	Grounding Details	7/7/25	7/7/25
G-3	Vertical Tower Lease Area Details		

- Radio Frequency- Electromagnetic Energy (RF-EME) Site Compliance Report. Site Number 674349, Ashland, MA, Albert Ray Drive. Ashland, MA 01721. Dated April 30, 2025, Prepared by Fox Hill Telecom.
- Structural Analysis Report completed by Crown Castle, 2000 Corporate Drive, Canonsburg, PA 15317. Dated January 13, 2025. Holding a stamp of Truc Lac, Structural Engineer No. 52856, Commonwealth of Massachusetts Registered Professional Engineer. Signed on January 13, 2025.

***Materials submitted during the public hearing:***

- None

**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**

34 Albert Ray Drive Special Permit Modification  
T-Mobile Northeast Planning Board Decision

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 with the proposed removal of six (6) existing antennas and installing three (3) antennas, 3 radios, and one (1) mount modification.
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.
3. The proposed modifications will not extend above the current height of the tower.

**Conditions**

1. 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.
2. 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.
3. 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.
4. Prior to the issuance of building permits the Applicant shall provide the name and contact information of the contractor on site. Furthermore, the Applicant shall provide the Town of Ashland with emergency contact information for site
5. The as-built plans shall be in full size paper plan, PDF and as a geo-referenced CAD files.
6. 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.
7. In accordance with Section 9.3.8 of the Zoning Bylaw, a special permit shall lapse after two (2) years from the grant thereof if a substantial use thereof or construction thereunder has not sooner commenced except for good cause.

34 Albert Ray Drive Special Permit Modification  
T-Mobile Northeast Planning Board Decision

**Decision**

Following a presentation by the Applicant's agent, Domenica Tatasciore, and a review by Board members, the Board voted 5-0 to approve the special permit modification as substantially shown on plans titled "T-Mobile Site Number: 4BSM233A; T-Mobile Site Name: Crown Ashland MP, Site Type: Monopole; Tower Height: 100'-0"; Business Unit #: 806042; Site Address: 34 Albert Ray Drive, Ashland, MA 01721" prepared by B+T Group, dated July 7, 2025, holding a revision date of July 7, 2025, signed and stamped by Peter D. Smith, P.E., No. 56245. Commonwealth of Massachusetts Registered Professional Engineer.

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34 Albert Ray Drive Special Permit Modification  
T-Mobile Northeast Planning Board Decision

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

**MetroPCS**

Vote: Approved (4-0-0)

VOTE: (Y) Tricia Kendall, Chair (Y) Anna Tesmenitsky, Vice Chair

(Y) Scott Pelletier, Member

(Y) Deepa Venkat, Member

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

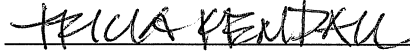
*(NA) = Associate Member no vote cast*

*(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




Scott Pelletier, Member



Deepa Venkat, Member

Decision filed with the Town Clerk on:

Date: July 14, 2025

  
Cynthia T. Livingstone, Town Clerk

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