

ARTICLE 38: Citizen Support for a New Cell Tower Located at the
Landfill at 755 Walden Street

ARTICLE 38. Citizen Petition: Citizen Support for a New Cell Tower Located at the Landfill at 755 Walden Street

Ms. Boyajian moves:

that the Town take affirmative action on Article 38 as printed in the Warrant, with the change that issuance of an RFP is urged to take place within six months, instead of three months, of adoption of this resolution.

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RFP Requirement in the State of MA

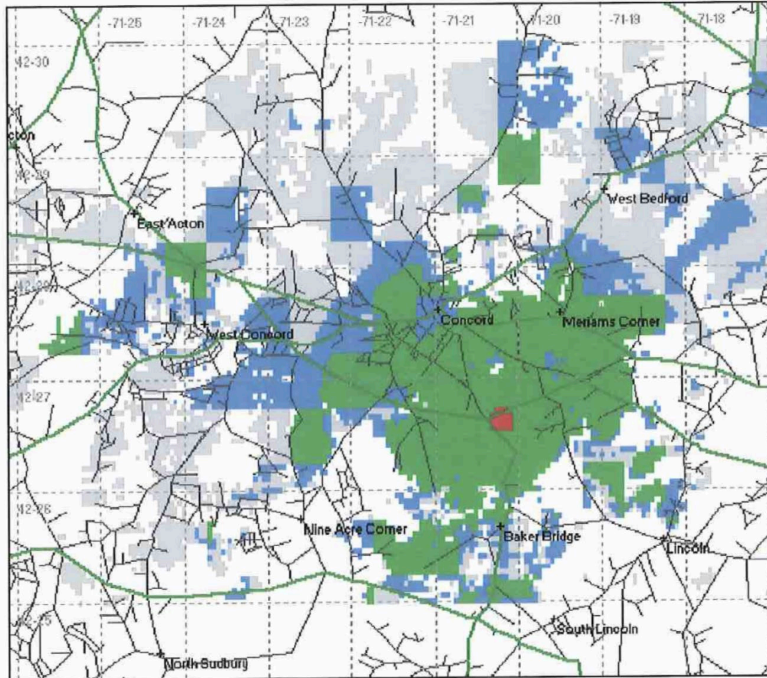
- A Request for Proposals (RFP) must be publicly issued in order for town-owned land to be leased for private use.
- An affirmative vote on Article 38 will support the Town in moving forward with this necessary legal step to access a portion of the landfill parcel to house a new wireless communication facility (aka cell tower).



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- Previous temporary cell tower site in 2001
- Parcel is approximately 35 acres with at least 10 acres having never been capped landfill.
- Residents voted twice at Town Meeting to **not** place the parcel under conversation restriction

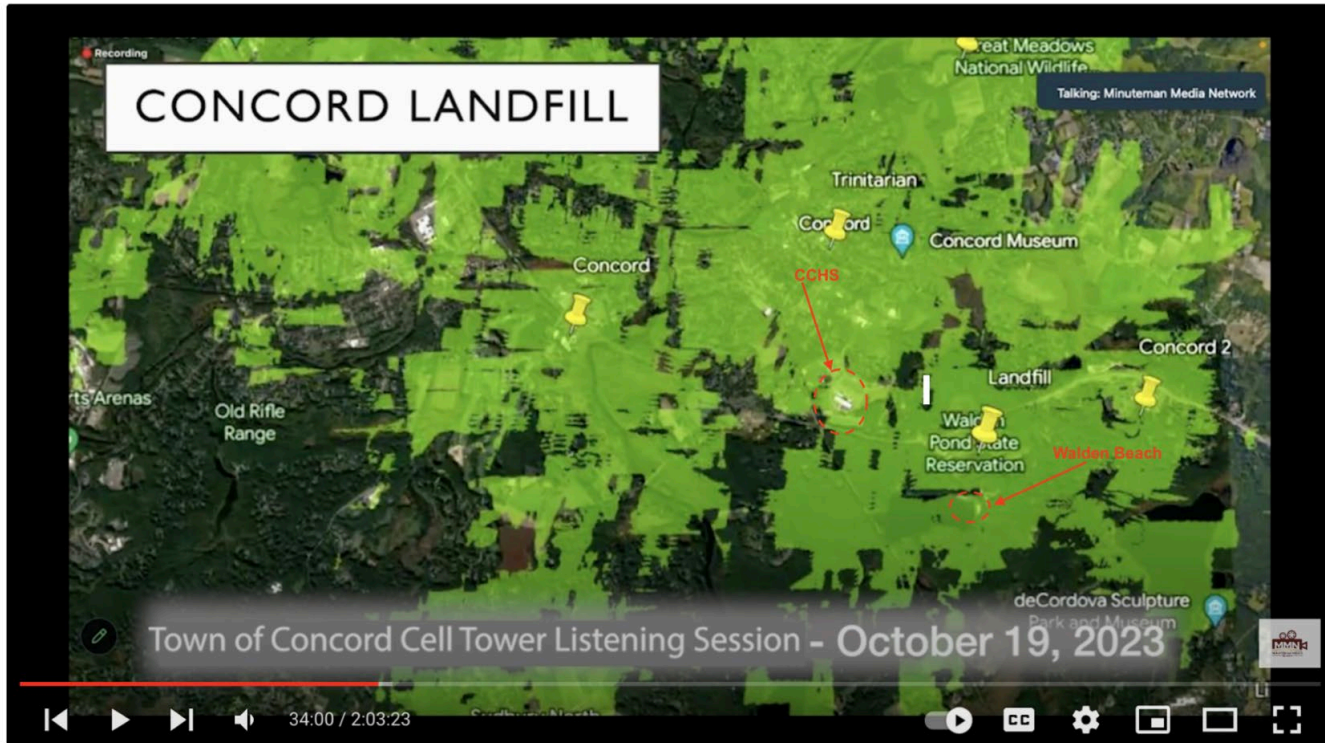
PARCEL 4093
Landfill @ 130ft



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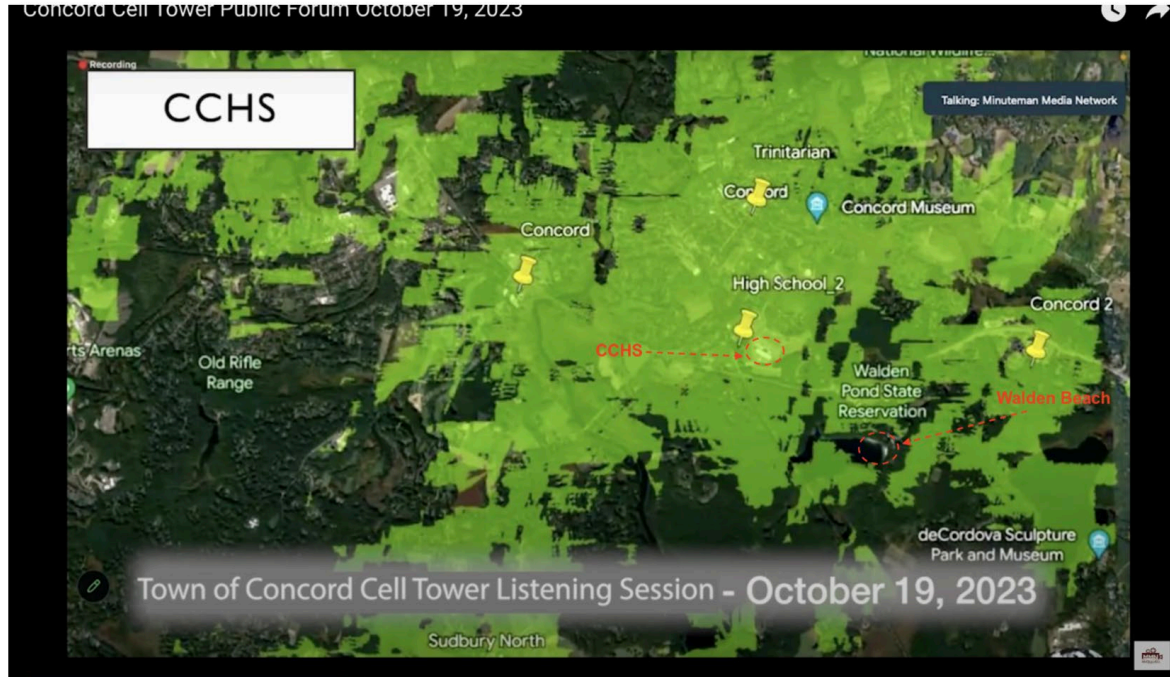
- Projected coverage map from RF analysis commissioned by the Town in 2003.
- Red circle represents a potential cell tower on the landfill parcel.
- Green area represents areas of reliable coverage

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- Projected coverage map from RF analysis commissioned by the Town in 2023.
- Green area represents areas of reliable coverage

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	<u>Landfill as Cell Tower Site</u>	<u>CCHS Campus as Cell Tower Site</u>
Distance from schools and homes	1000' achievable (consistent with current town bylaws)	School ~500' Nearest home ~600' (deviates from current town bylaws)
Who controls lease terms & revenue	Town (with flexibility to allocate funds)	School Committee only
Site security	More removed location minimizes curiosity and opportunities for trespassing	Places an attractive nuisance on active campus near students and playing fields
Site suitability	Makes productive use of land that already has limited future use (because of its past development as a waste site)	Removes a portion of school grounds from educational use indefinitely, and potentially limits immediate surrounding land use
Timing	Mostly limited to standard permitting processes	Unknown potential time delays due to community concerns and opposition

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An affirmative vote on Article 38 will demonstrate strong community support for a new tower at the landfill and will help our town move forward with improving cell coverage with confidence.

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