



TOWN OF DOUGLAS
Personal Wireless Service (PWS) Facilities
SPECIAL PERMIT APPLICATION FORM
Pursuant to Section 6.5 & 9.3 of the Douglas Zoning Bylaw

Zoning Bylaw Section 6.5

OFFICE USE ONLY

APPL No. _____

SUBMITTED _____

FEE _____

I. Owner Information

Organization Name _____ Contact Person _____
Street Address _____ Additional Address _____
City/Town _____ State _____ Zip Code _____
Telephone Number _____ Fax Number _____ Email Address _____
Other Comments _____

II. Applicant Information

Organization Name _____ Contact Person _____
Street Address _____ Additional Address _____
City/Town _____ State _____ Zip Code _____
Telephone Number _____ Fax Number _____ Email Address _____
Other Comments _____

III. Representative Information

Organization Name _____ Contact Person _____
Street Address _____ Additional Address _____
City/Town _____ State _____ Zip Code _____
Telephone Number _____ Fax Number _____ Email Address _____
Other Comments _____

IV. Operator Information

Organization Name _____ Contact Person _____
Street Address _____ Additional Address _____
City/Town _____ State _____ Zip Code _____
Telephone Number _____ Fax Number _____ Email Address _____



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V. Site Information

Assessors Map Assessors Parcel Deed Book Deed Page

Street Address Additional Address

City/Town State Zip Code

Other Comments

VI. Purpose 6.5.1 Zoning By-Law

In order to conform to its responsibilities under the Federal Telecommunications Act of 1996 in a manner consistent with the protection of the health, safety and welfare of the public, and the preservation of property values in the Town, this Zoning By-Law is adopted to govern the establishment of personal wireless service ("PWS") facilities in the Town. The Town does not intend this By-Law to prohibit or have the effect of prohibiting the provision of personal wireless services in the Town. For purposes of this By-law, the terms "personal wireless services" and "personal wireless service facility" shall have the same meaning as in the Telecommunications Act of 1996, 47 USC s. 332[c](7)[c].

VII. PWS Regulations 6.5.3 Zoning By-Law

Does the proposed project meet the following conditions?

1) A PWS facility is a permitted use in all zoning districts if totally enclosed in a structure which exists for purposes other than to house wireless communications facilities. (section 6.5.3.1) YES NO

2) A PWS facility which includes an extension of up to 20 –feet in height above the height of a structure, as defined herein, on which it is mounted may be authorized by special permit granted by the Planning Board in all zoning districts provided that the Planning Board finds after review of comments from other Town Boards, Departments, Agencies, and their staff, that reasonable measures shall be or already have been taken to: YES NO

2A) Mitigate against negative impacts on visual quality affecting properties and streets by incorporating reasonable design, siting and screening methods; and YES NO

2B) Protect against potential damage to properties and streets from structural failure or collapse or from falling ice. YES NO

3) A free-standing PWS facility of up to 130-feet in height may be authorized by special permit in Industrial Zoning Districts only. YES NO



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VIII. Conditions 6.5.3 Zoning By-Law PWS facilities shall conform to the following standards.

Does the proposed project meet the following conditions?

- 1) Any PWS facility shall be located such that if it were to fall or collapse, it would fall or collapse entirely within the boundaries of the parcel on which it is to be located. (section 6.5.3.1) YES NO
- 2) Any ground-level PWS facility shall be sited, designed and constructed in such a manner that existing vegetation is preserved to the maximum extent practicable. (section 6.5.3.2) YES NO
- 3) Any fencing proposed shall be screened by a landscape buffer. (section 6.5.3.3) YES NO
- 4) Lighting shall be limited to that needed for emergencies and /or as required by the FAA. (section 6.5.3.4) YES NO
- 5) To the extent technologically feasible, all interconnections from the PWS facility shall be via land lines. (section 6.5.3.5) YES NO
- 6) Lattice-style towers requiring three or more legs and/or guy wires for support are prohibited. (section 6.5.3.6) YES NO
- 7) The applicant shall demonstrate that the proposed technology is the safest and least obtrusive to the landscape currently available. (section 6.5.3.7) YES NO
- 8) PWS facilities proposed to be enclosed in a structure, as defined herein, shall be concealed from view and shall not significantly alter the exterior of such " existing structure within which the PWS facility is to be enclosed." (section 6.5.3.8) YES NO
 N/A
- 9) Freestanding PWS facilities shall be sited and designed in a manner which minimizes its visibility from properties and streets and shall not be located within three hundred (300) linear feet of a public or private way or an existing residential dwelling and must be set back a minimum of three hundred (300) linear feet from all property lines. No freestanding PWS facilities may be located less than three hundred (300) linear feet from another zoning district as measured from all property lines of the proposed use. (section 6.5.3.9) YES NO
 N/A
- 10) PWS facilities mounted on a roof shall be stepped back from the front façade in order to limit their impact on the building's silhouette. (section 6.5.3.10) YES NO
- 11) PWS facilities which are side mounted shall blend with the existing structure's architecture and, if over five (5) feet square, shall be painted or shielded with material which is consistent with the design features and material of the existing structure. (section 6.5.3.11) YES NO
- 12) The total height of a free-standing PWS structure, including attached accessories, shall not exceed 130-feet in height as measured from the ground level at the base of the structure. (section 6.5.3.12) YES NO



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13) The PWS facility shall be designed to accommodate co-location of multiple users, on the same facility, to the maximum extent technologically practicable in order to reduce the number of PWS facilities or sites which will be required to be located in the Town. (section 6.5.3.13) YES NO

14) Proposed PWS facilities must demonstrate within the application a special permit that existing or already approved facilities cannot accommodate the equipment planned for the new facility. (section 6.5.3.14) YES NO

15) Are taxes current on the property? YES NO

IX. Waiver 6.5.4 Zoning By-Law

The Planning Board may waive compliance with any of the above-listed standards, except subsection 5 or 14 provided it determines that such would not derogate from the intent of this By-law.

X. Application 6.5.5 Zoning By-Law

Please check if the proposed project meets the following conditions.

Any application under this section shall include a plan of the following:

1) A drawing to-scale accurately depicting the proposed facility within the context of the site on which it is to be located and the surrounding area; (section 6.5.5.1) YES NO

2) A report or reports prepared by professional engineers describing: YES NO
 (section 6.5.5.2)

A. The technical, economic and other reasons for the facility height, location and design; (section 6.5.5.2a) YES NO

B. The capacity of the facility, including the number and type of transmitters and receivers it can accommodate and the basis for the calculation of the capacity; (section 6.5.5.2b) YES NO

C. How the proposed facility complies with all applicable Federal and State standards; (section 6.5.5.2c) YES NO

D. Statements of compliance with , or exemption from, the regulations of all federal and state agencies governing personal wireless services facilities or uses, including but not limited to: The FAA, FCC, Massachusetts Aeronautics Commission, and Massachusetts Department of Public Health; (section 6.5.5.2d) YES NO

3) A demonstration of the visual impact of the proposed PWS structure by raising a balloon, or temporary structure, on the proposed site to the height of the proposed structure for such period of time as the Planning Board determines to be necessary. (section 6.5.5.3) YES NO

4) Are taxes current on the property? YES NO



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Section 9.3 Special Permits of the Zoning Bylaws

Section 9.3.2 Criteria

Special permits shall be granted by the Special Permit Granting Authority, unless otherwise specified herein, only upon its written determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site. In addition to any specific factors that may be set forth in this by-law, the determination shall include consideration of each of the following:

Has a narrative describing the items below been submitted?

- 1) Traffic flow and safety, including parking and loading; (section 9.3.2.1) YES NO
- 2) Social, economic, or community needs which are served by the proposal. (section 9.3.2.2) YES NO
- 3) Adequacy of utilities and other public structures; (section 9.3.2.3) YES NO
- 4) Neighborhood character and social structures; (section 9.3.2.4) YES NO
- 5) Impacts on the natural environment; (section 9.3.2.5) YES NO
- 6) Potential fiscal impact, including impact on town services, tax base, and employment. (section 9.3.2.6) YES NO



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XI. FEES

The fees for work proposed under this Special Permit Application shall be in accordance with the Town of Douglas Fee Schedule for Special Permit Applications.

Applicants must submit the following information with fee payment:

Fee Calculations

Check Number

Check date

Payor name on check

Applicant name (if different from payor)

Administrative Filing Fee:

Base: \$250

No. of property Abutters: _____ x \$5.00/EA = _____

TOTAL ADMIN FEE: _____

Project Review & Inspection Fee:

III) Total Application Fee:

I) ADMIN TOTAL: \$ _____

II) REVIEW TOTAL: \$ _____

TOTAL FEE: \$ _____

* Please make all checks payable to the Town of Douglas *

Note: Any fees determined to be refundable by the Board having jurisdiction over these fees and the Town Accountant will be returned to the ORIGINAL APPLICANT ONLY- regardless of who funded the application or whose name is on the check.

XII. SIGNATURES



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I hereby certify under the penalties of perjury that the foregoing Special Permit Application and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Planning Board will place notification of this Submittal in a local newspaper at the expense of the applicant in accordance with the requirements of the State Zoning Act.

I further certify under penalties of perjury that a current list of all abutters and other relevant parties of interest were provided to the Planning Board office with current mailing addresses. These parties will be notified by the Douglas Planning Board pursuant to the requirements of the State Zoning Act. Notice must be made in writing by hand delivery or certified mail (return receipt requested) to all abutters within 300 feet of the property line of the project location.

Signature of Applicant

Date

Signature of Property Owner (if different)

Date

Signature of Representative (if any)

Date