



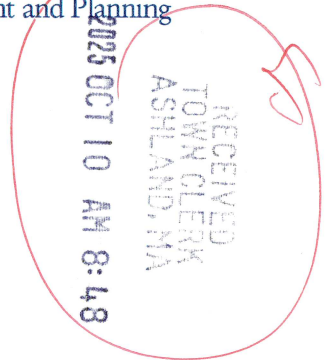
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**TOWN OF ASHLAND MASSACHUSETTS
OFFICE OF
PLANNING BOARD
101 MAIN STREET**

Tricia Kendall, Chair
Jasmin Farinacci, Director of Economic
Development and Planning

**Certificate of Approval – Special Permit Modification
T-Mobile Northeast, LLC
117 Oregon Road, Assessors Map 1, Lot 38
Ashland, Massachusetts**

October 9, 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 August 14, 2025 (the “Application”) and subsequently held a public hearing for the applicant: T Mobile Northeast LLC, 10 Commerce Way, Suite B, Norton, MA 02776 C/O Domenica Tataciore for Crown Castle on behalf of T-Mobile Northeast LLC, 1800 W. Park Drive, Suite 200, Westborough, MA 01581. The applicant is requesting a Special Permit and Special Permit Modification per Chapter 282, Sections 6.4 (Wireless Communication Facilities) and 9.3 of the Ashland Bylaws, to remove six (6) existing antennas and install six (6) new antennas, ancillary equipment, collar mounts and ground equipment. There are no proposed changes to the tower height or compound size. The proposal includes the installation of 5G-capable equipment. The property in question is located at 117 Oregon Road, Assessors Map 1, Lot 38-00-000, in the Residential “A” District.

The Planning Board opened a public discussion of the aforesaid application on September 11, 2025. The public hearing continued to September 30, 2025. The September 30, 2025 hearing did not take place due to a clerical error. The hearing was heard at the next available Planning Board meeting on October 9, 2025. The public hearing was closed on October 9, 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 Tricia Kendall (Chair, Clerk), Anna Tesmenitsky (Vice Chair), Deepa Venkat (Member), and Scott Pelletier (Member).

Voting members of the Planning Board for this application were Tricia Kendall, Anna Tesmenitsky, Deepa Venkat, and Scott Pelletier.

Documents of Record

The application packet stamped at the Town Clerk's Office on August 14, 2025 contained:

- Application for Special Permit and Special Permit Modification dated August 14, 2025.
- Application Letter dated August 14, 2025
Re: Eligible Facilities Request pursuant to Section 6409 of the Spectrum Act and a Request for Minor Modification to Existing Wireless Facility - Section 6409
Site Address: 117 Oregon Rd, Ashland, Middlesex County, MA 01721
Crown Site Number: 822710 / Crown Site Name: BN510/Oregon Club Customer
Site Number: 4BNo51oA / Application Number: 657779
- Certified Abutters List for the Town of Ashland dated July 21, 2025
- Set of Plans titled "T-MOBILE Site Number: 4bn0510a Bu #: 822710 Crown Castle Site Name: Bn510/Oregon Club 117 Oregon Rd Ashland, Ma 01721 Existing 75'-0" Concealment Flagpole". Plans prepared by B&T Engineering, Inc. Plans dated May 28, 2025. Holding a revision date of August 12, 2025. Signed and stamped by Peter D. Smith, P.E., No. 56245, Commonwealth of Massachusetts Registered Professional Engineer.

Sheet:	Description:	Revision Date
T-1	Title Sheet	8/12/2025
T-2	General Notes	8/12/2025
C-1.1	Compound Plan	8/12/2025
C-1.2	Existing Equipment Plan	8/12/2025
C-1.3	Final Equipment Plan	8/12/2025
C-2	Tower Elevations	8/12/2025
C-3	Antenna Plans	8/12/2025
C-4	Final Equipment Schedule	8/12/2025
C-5	Tower Equipment Details and Specifications	8/12/2025
C-5.1	Tower Equipment Details and Specifications	8/12/2025
C-6.1	Enclosure Clearances	8/12/2025
C-6.2	Site Support Cabinet Specifications	8/12/2025
C-6.3	Battery Cabinet Specifications	8/12/2025
C-6.4	Ground Equipment Details	8/12/2025
E-1	Panel Scheduled and One-Line Diagram	8/12/2025
E-2	Electrical Details	8/12/2025
G-1	Typical Grounding Schematic	8/12/2025
G-2	Grounding Details	8/12/2025
G-3	Grounding Details	8/12/2025
Attached	RFDS	
Attached	Mount Specification	

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- Structural Analysis Report for Site Number: 4BN0510A; Site Name: BN510/Oregon Club; BU Number 822710; JDE Job Number 2102347; Work Order Number 2414601; Order Number 657779 Rev. 7. Report completed by Crown Castle – Project Number 2414601. Site Data - 117 Oregon Rd, Ashland, Middlesex County, MA Latitude: 42° 17' 5.25" Longitude: -71° 29' 26.55" 75.0 ft - (Top of Steel) Concealment Tower; Document dated 07/31/2025.
- Radio Frequency Emissions Analysis Report; T-Mobile Water Enclosed Monopole Facility. Site ID: 4BN0510A; Site Name BN510/Oregon Club. Address 117 Oregon Road Ashland, MA 01721. Report dated 08/07/2025.
- Ashland Zoning Board of Appeals Hearing Number: 06-13 Variance Decision record as book: 49808 page: 029 within the Southern Middlesex Registry of Deeds.
- Lease Agreement between John J. Briasco Realty Trust and Omnipoint Communications, Inc. Signed by John and Catherine Briasco, Landlord, and Anne Patrick, Area Director, Tenant.
- Letter from Crown Castle dated September 18, 2025 re: Special Permit Applications at 117 OREGON ROAD, ASHLAND, MA 01721 T-Mobile Northeast LLC 822710 / Application Number: 657779
- Letter from Fox Hill Telecom dated September 12, 2025, re: "...correction notification regarding the RF Emissions Analysis Report completed by Fox Hill Telecom, dated August 7, 2025, for the T-Mobile proposed 4BN0510A – Oregon Club site located at 117 Oregon Road in Ashland MA. "
- Amended Radio Frequency Emissions Analysis Report, dated September 12, 2025, re: T-Mobile Wireless Enclosed Monopole Facility

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 Variance granted by the Zoning Board of Appeals granted June 19, 2007. The applicant shall remove six (6) existing antennas and install six (6) new antennas, ancillary equipment, collar mounts and ground equipment. The equipment will be aesthetically consistent with the existing structure and antenna array. The proposal includes the installation of 5G-capable equipment.
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

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eligible request.

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. All vehicles shall park on the locus thus keeping the public way open for all traffic.
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 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 two (2) years from the grant thereof if a substantial use thereof or construction thereunder has not sooner commenced except for good cause

Decision

Following a presentation by the Applicant's agent, Domenica Tataciore., 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 "T-MOBILE Site Number: 4bn0510a Bu #: 822710 Crown Castle Site Name: Bn510/Oregon Club 117 Oregon Rd Ashland, Ma 01721 Existing 75'-0" Concealment Flagpole". Plans prepared by B&T Engineering, Inc. Plans dated May 28, 2025. Holding a revision date of August 12, 2025. Signed and stamped by Peter D. Smith, P.E., No. 56245, Commonwealth of Massachusetts Registered Professional Engineer.

Planning Board Vote:

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Special Permit Modification Approval, Chapter 282, Sections 6.4 (Wireless
Communication Facilities) and 9.3 of the Ashland Bylaws
T-Mobile Northeast, LLC
117 Oregon Road, Assessors Map 1, Lot 38

Vote: Approved (4-0-0)

VOTE:

(Y) Tricia Kendall, Chair

(Y) Anna Tesmenitsky, Vice Chair

(Y) Deepa Venkat, Member

(Y) Scott Pelletier, 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

(Y) - Aye

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



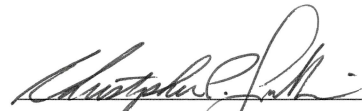
Deepa Venkat, Member



Scott Pelletier, Member

Decision filed with the Town Clerk on:

Date: October 10, 2025



Cynthia T. Livingstone, Town Clerk, DEPUTY
CHRISTOPHER P. SILLIUM

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.

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Date: _____

Cynthia T. Livingstone, Town Clerk