21 New Lane Cell Tower Modifications
DRI 640-M

Martha’s Vineyard Commission
November 4, 2021
21 New Lane Cell Tower Modifications

**Applicant:** Centerline Communications (Kimberly Revak)

**Owner:** American Tower

**Permits:** Building permit, electrical permit, ZBA

**Checklist:** 1.3D (Previous DRI)

*Modification review*

*LUPC: 11/1/21 – Voted 7-4 to recommend public hearing*
Project history

• DRI 640 was approved with conditions in 2013, allowing for the installation of a 66-foot-high Personal Wireless Service Facility tower, with associated ground equipment.

• The tower was approved as either a “stealth monopole or monopine (artificial tree) – if a monopine, an additional 5-foot de minimis taper crown without equipment may be added to the top to give a more natural appearance provided this meets the West Tisbury zoning regulations.”

• The structure was built as a monopine tower, following review by the West Tisbury ZBA.
Proposal

Co-locate new AT&T equipment at the tower site in order to provide service to the area, including for first responders.

Proposed equipment:
• Walk-in cabinet (WIC)
• 15kW diesel generator and concrete pad
• Cables and underground conduits
• 7’ GPS antenna (1’ antenna mounted to a 6’ support post)

Changes to the tower:
• Extend the tower about 15 feet
• Add a new mount for AT&T antennas and other equipment

According to the plans, the tower is currently 65 feet high, including the artificial tree branches; the proposed height, including branches, is about 80 feet (nine feet higher than the allowable height under the 2013 MVC approval).
Planning concerns

• Scenic values
• Energy
• Spill prevention for the generator
• Noise and lighting
Planning concerns

**Scenic values:**

• The tower is visible from nearby properties.

• The project would increase the tower height by about 15 feet, making it about nine feet higher than originally approved by the MVC.

• The closest property line is 142 feet to the north, and the closest buildings are within about 290 and 580 feet of the tower.
Planning concerns

Environment:
• The tower has shed a fair amount of plastic into the nearby environment, including inside and outside the compound.
• The proposal would add about 15 feet of additional synthetic branches to the tower.
Outside of compound
Outside of compound
Outside of compound
Outside of compound
Planning concerns

**Energy:**

- The proposed Polar Power D-15-03 15kW diesel generator would come on automatically during outages, and once a week for 20 minutes as part of its maintenance cycle.

- The compound is currently used by Verizon, which has a building and generator on the site. The Applicant has stated that it would not be possible to share the Verizon generator, which is located inside the building and is configured differently.

- The Applicant has stated that the WIC will have a battery backup system that is designed to provide temporary backup during an emergency (for the period before a generator turns on), but that a diesel generator would still be necessary.

- The Applicant has stated that battery backup for this purpose is not currently used by the industry, and cannot be accommodated by AT&T.
Planning concerns

**Spill prevention:** The generator will be self-contained and double-walled, with a catch basin, an alarm system for the fuel tank, and other spill-prevention measures.

**Noise and lighting:**
- According to the manufacturer, the proposed generator will produce about 66 decibels at a distance of about 23 feet. (60-70 decibels is about equal in volume to a spoken conversation.)
- The closest property line is about 137 feet to the north, and the closest buildings are within about 290 and 580 feet of the tower.
- The plans show two LED motion-controlled lights mounted on the proposed walk-in cabinet. No lighting is proposed for the tower.