

January 18, 2023

Wireless Service Facility Dimensional Requirements – Regional Survey

Acton (zbl §3.10)	<ul style="list-style-type: none"> • Height Limit: 175ft (3.10.6.3) • Setback: 175 ft (3.10.6.6) • Buffer to dwellings: 350 ft, unless the residential building and tower are on the same site (3.10.6.7) • Shall not be located within a Local Historic District or within 1000 ft of any district boundary (3.10.4.2) • In certain districts, a monopole tower is allowed by right if height does not exceed those for the district, and the setback is equal to or greater than the height (3.10.5.2) • Allowed by right if located within or mounted on a pre-existing structure used for other purposes (3.10.5.1(b))
Boxborough (§7203)	<ul style="list-style-type: none"> • Height Limit: 100 ft (7203(4)) • Setback: Equal to height of tower, except where site abuts I-495 or Route 2 (7203(5)) • Special setback of 500 ft to any school building (7203(5)) • Towers shall not be within 1500 ft of one another
Harvard (§125-27)	<ul style="list-style-type: none"> • Height limit: 75 ft, unless demonstrated that service cannot be provided, then maximum 105 ft • Setback: Equal to height of tower, unless abutting 495 or Route 2 • Setback 500 ft from street centerline, except 495/rt2, unless Planning Board finds it will not be visible from street • Buffer to dwellings: 500 ft, or 6 times height of tower, whichever is greater
Bolton (§250-25)	<ul style="list-style-type: none"> • Height Limit: 75 ft, unless applicant can prove to Select Board that greater height required, in no case to exceed 150 ft, shall not require aviation warning lighting • Setback: 400 ft from property line, unless abutting 495, then at least equal to tower height. Not less than 500 ft from centerline of ROW • Buffer to dwellings: 1000 ft
Hudson (§5.9)	<ul style="list-style-type: none"> • Height Limit: 120 ft • Setback: Equal to tower height (“fall zone”)
Sudbury (§4300)	<ul style="list-style-type: none"> • Height: 100 ft • Setback: 125 ft • In overlay district, interior mounted equipment allowed by right where equipment will be less than 12 ft above roof height • Allowed by right in residential districts in steeples, bell towers, cupolas, and spires of non-residential buildings or structures
Maynard (§7.5)	<ul style="list-style-type: none"> • Height: 125 feet, or height requiring FAA safety lighting, 190 ft for buildings or structures in existence prior to 2000 • Setback: Equal to tower height • 50 ft undisturbed buffer from security fencing to property line
Littleton (c. 173 §§173-128 – 173-133)	<ul style="list-style-type: none"> • Height: 100 ft • Setback: As required in district • Buffer to Dwellings: 300 ft

Westford (§6.2.4)	<ul style="list-style-type: none"> • Height: 100 ft, up to 150 given certain findings. 60 ft in residential districts • Setback: Equal to tower height in non-residential, 1.25x height in residential • Buffer to dwellings: 3x tower height (300 ft)
Carlisle (§5.9)	<ul style="list-style-type: none"> • Height: 80 ft • Setback: 1.5 x tower height (160 ft) • Buffer to dwellings: 900 ft
Concord (§7.8)	<ul style="list-style-type: none"> • Height: 120 ft • Setback: Equal to height (120 ft), may be raised to 150 by Board • Buffer to dwellings: 1000 ft, 300 ft if located on an existing structure
Wayland (c. 158 Article 15)	<ul style="list-style-type: none"> • Height: 55 ft, unless significant canopy, then greater? • Setback: equal to tower height, 55 ft • Buffer to dwellings: 900 ft
Marlborough (§650-25)	<ul style="list-style-type: none"> • Height: 190 ft • Setback: equal to tower height (190 ft) • Buffer to dwellings: 150 ft
Berlin (§570)	<ul style="list-style-type: none"> • Height: 80 ft at grade or 60 ft above mean height of screening vegetation • Setback: 1.2 x tower height (96 ft), 2x tower height to public way • Buffer to dwellings, 1000 ft or 750 if applicant proves no impact of radiation
Clinton (§8200)	<ul style="list-style-type: none"> • Height: 130 ft, 100 ft if no co-location proposed • No other limitations
Lancaster (C. 240 Article XI)	<ul style="list-style-type: none"> • Height: 100 ft or 20 ft above height of existing structure • Setback: Equal to proposed tower height (100 ft)
Shirley (§4.15)	<ul style="list-style-type: none"> • Height: 75 ft, 125 ft given certain findings • Setback: Equal to tower height
Ayer (§8.3)	<ul style="list-style-type: none"> • Height: 140 ft, up to 190 ft if co-locators proposed • Setback: 1.1x tower height •