

BZA APPLICATION FORM

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: X Variance: _____ Appeal: _____

2017 MAR 10 AM 9:51
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

PETITIONER: Cellco Partnership, d/b/a Verizon Wireless

PETITIONER'S ADDRESS: 118 Flanders Road, Westborough, MA

LOCATION OF PROPERTY: 1654 Massachusetts Avenue

TYPE OF OCCUPANCY: Mixed Retail/Multi-Family ZONING DISTRICT: Residence C-2; Mass. Ave Overlay; Basement Housing Overlay

REASON FOR PETITION:

- Additions
- Change in Use/Occupancy
- Conversion to Addi'l Dwelling Unit's
- Dormer
- Other: Mobile Communication Facility Modification (Eligible Facilities Request under Section 6409(a) of the Federal Spectrum Act)
- New Structure
- Parking
- Sign
- Subdivision

DESCRIPTION OF PETITIONER'S PROPOSAL:

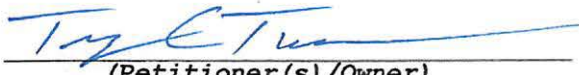
Upgrade existing mobile communications facility by replacing three existing sectors of three antennas each (for a total of 9 antennas). Two new remote radio heads (for a total of 6) and one large junction box (for a total of 3) will be added to each sector. All new equipment will be painted to match the chimneys. See attached Statement, Photosims, and Site Plan for more detail.

SECTIONS OF ZONING ORDINANCE CITED:

- Article 4 Section 4.32(g)(1) and footnote 49 (Section 4.40.49)
- Article 10 Section 10.40 through 10.46
- Article 6409(a) Section Middle Class Tax Relief Act (Spectrum Act)

Applicants for a Variance must complete Pages 1-5
Applicants for a Special Permit must complete Pages 1-4 and 6
Applicants for an Appeal to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):



(Petitioner(s)/Owner)

* Timothy C. Twardowski, attorney for Cellco Partnership
d/b/a Verizon Wireless

(Print Name)

Address: Cellco Partnership d/b/a Verizon Wireless
 118 Flanders Road
 Westborough, MA 01581

Tel. No.: (508) 330-3300

E-Mail Address: ttwardowski@rc.com

Date: March 9, 2017

* Robinson & Cole LLP
One Boston Place, 25th Floor, Boston, MA 02108
(617) 557-5959

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.


I/We John Kurt Miller, Trustee
(OWNER)

Address: 1396 Beacon Street, Brookline, MA 02446

State that I/We own the property located at 1654 Massachusetts Avenue, which is the subject of this zoning application.

The record title of this property is in the name of Clifford V. Miller Trust

*Pursuant to a deed of duly recorded in the date 6/27/63, Middlesex South County Registry of Deeds at Book 10300, Page 84; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.


SIGNATURE BY HAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

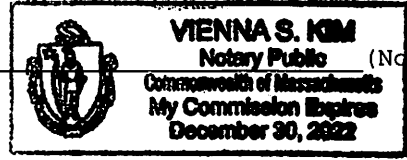
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Norfolk

The above-name John Kurt Miller personally appeared before me, this 6th of February, 2017, and made oath that the above statement is true.

Vienna S. Kim Notary

My commission expires _____ (Notary Seal).



- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.



RECEIVED
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
100 COMMERCIAL STREET
BOSTON, MA 02110



BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 1654 Massachusetts Avenue (location) would not be a detriment to the public interest because:

- A) Requirements of the Ordinance can or will be met for the following reasons:

As demonstrated by the documents and information provided with this application, and as will be further demonstrated at the hearing on this matter, the modification constitutes an Eligible Facilities Request which must be allowed and cannot be denied, pursuant to Section 6409 of the Federal Spectrum Act and regulations thereunder.

- B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

The upgraded facility will not change existing traffic demand or effect ingress or egress. The facility will continue to generate only about one to two vehicle trips per month by a standard passenger vehicle during normal business hours for routine maintenance.

- C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The upgraded facility will have no adverse effects on the operation or development of adjacent uses. The upgraded facility will emit no light, odor, dust or glare and generates no unusual noise or other adverse impacts.

- D) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The upgraded facility will generate no additional traffic or other negative impacts on surrounding properties or within the City of Cambridge. The facility requires no water or sewer service and emits no light, odor, dust, or glare and generates no unusual noise or other adverse impacts. The facility will be unoccupied, with no employees or customers. The availability of wireless communication enhances the health, safety, and welfare of the community.

- E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The facility has been designed to minimize its visual impact and is in harmony with the general purpose of the Zoning Ordinance and the previously issued special permit for this use, and in accordance with the requirements for an Eligible Facilities Request under Federal Law.

BEA APPLICATION FORM
DIMENSIONAL INFORMATION

APPLICANT: Cellco Partnership d/b/a Verizon Wireless PRESENT USE/OCCUPANCY: Retail/Multi-Family

LOCATION: 1654 Massachusetts Avenue ZONE: Residence C-2; Mass. Ave Overlay;
Basement Housing Overlay

PHONE: (508) 330-3300 REQUESTED USE/OCCUPANCY: Mobile Communications Facility

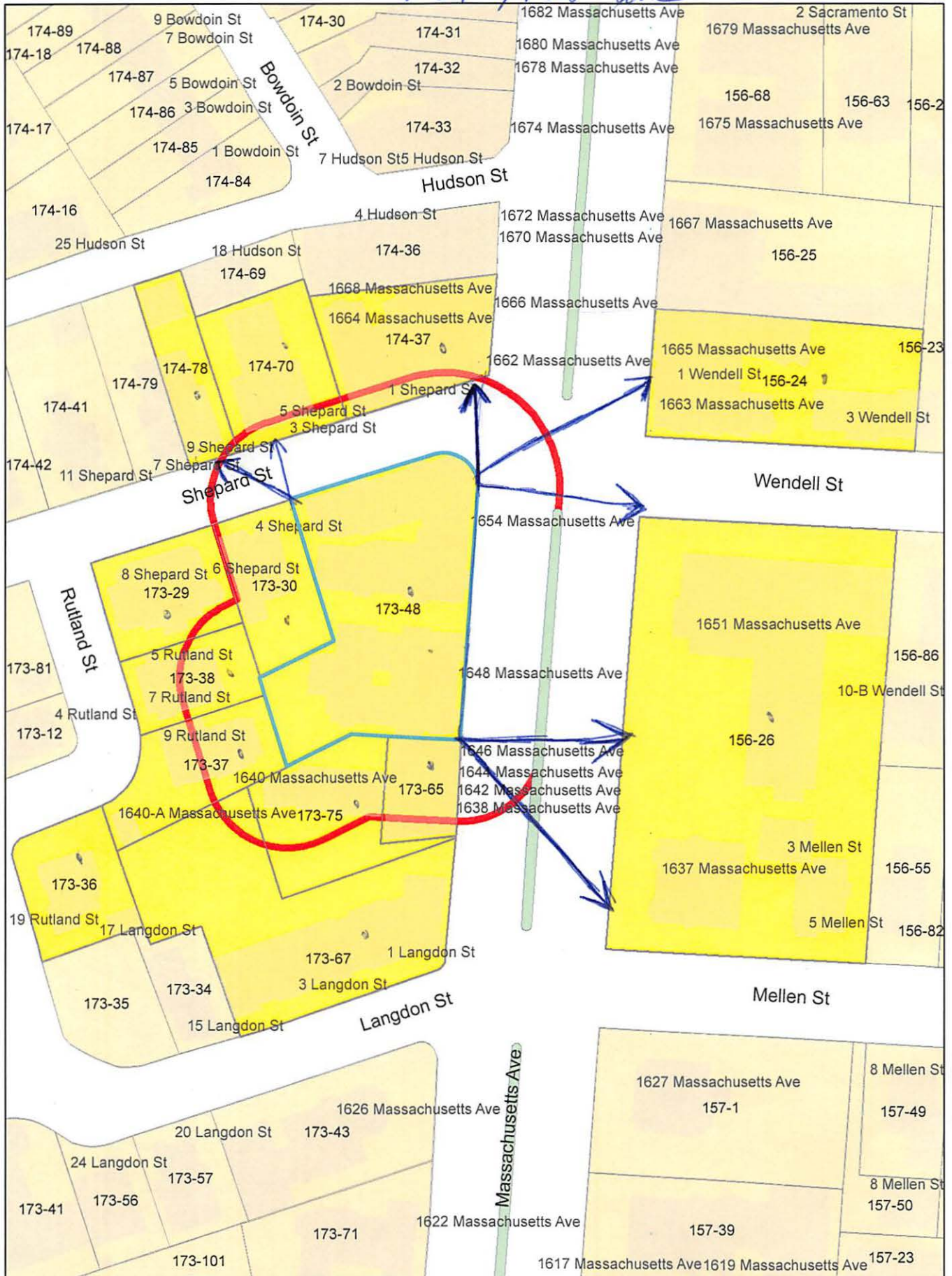
	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>22,978 sf</u>	<u>No change</u>	<u>NA</u>	<u>(max.)</u>
<u>LOT AREA:</u>	<u>17,578 sf</u>		<u>5,000 sf</u>	<u>(min.)</u>
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>		<u>No change</u>	<u>1.75</u>	<u>(max.)</u>
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>NA</u>	<u>No change</u>	<u>600 sf</u>	<u>(min.)</u>
<u>SIZE OF LOT:</u>			<u>50'</u>	<u>(min.)</u>
	WIDTH			
	DEPTH			
<u>Setbacks in Feet:</u>	FRONT	<u>No change</u>	<u>H+L/4</u>	<u>(min.)</u>
	REAR	<u>No change</u>	<u>H+L/4</u>	<u>(min.)</u>
	LEFT SIDE	<u>No change</u>	<u>H+L/5</u>	<u>(min.)</u>
	RIGHT SIDE	<u>No change</u>	<u>H+L/5</u>	<u>(min.)</u>
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>62'6" (roof level)</u>	<u>No change</u>	<u>85'</u> (max.)
	LENGTH	<u>69' (top of chimneys)</u>		
	WIDTH			
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>	<u>NA</u>	<u>NA</u>	<u>None</u>	<u>(min.)</u>
<u>NO. OF DWELLING UNITS:</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>(max.)</u>
<u>NO. OF PARKING SPACES:</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>(min./max)</u>
<u>NO. OF LOADING AREAS:</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>(min.)</u>
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>NA</u>	<u>No change</u>	<u>NA</u>	<u>(min.)</u>

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

Not applicable

- SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
- TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
- OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

1654 Mass Ave



1654 Mass Ave

Petitioner

173-65
TABIT, SALIM, NANCY C TABIT & EDDY TABIT
TRUSTEES THE TABIT FAMILY 2010 IRREV TR.
1804 DOGWOOD CIRCLE
NORTH ANDOVER, MA 01845

173-67
JOHN HARVARD LLC,
C/O CHESTNUT HILL REALTY CORP
P.O. BOX 396
CHESTNUT HILL, MA 02467

ROBINSON & COLE, LLP
C/O TIMOTHY C. TWARDOWSKI, ESQ.
ONE BOSTON PLACE - 25TH FL.
BOSTON, MA 02108

174-37
STONE INVESTMENT HOLDING LLC,
9 SHEPARD ST.
CAMBRIDGE, MA 02138

174-70
LEE, SHIRLEY Y. & FRANK S. LEE.,
TR. FRANK S. LEE & SHIRLEY Y. LEE FAMILY TR.
3 SHEPARD ST., UNIT #1
CAMBRIDGE, MA 02139

CELLCO PARTNERSHIP
D/B/A VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581

174-70
ZUCKER, DEBORAH
3 SHEPARD ST #3
CAMBRIDGE, MA 02138

174-70
BRIDGES, BARBARA
5750 S. BEECH ST
LITTLETON, CO 80121

174-70
METTLER, BERNARD
2120 KEYWOOD PARKWAY
MINNEAPOLIS, MN 55405

174-78
KANTOR, DAVID,
TR. THE KANTOR SHEPARD ST. NOMINEE TR.
7 SHEPARD STREET
CAMBRIDGE, MA 02138

156-24
LESLEY COLLEGE
29 EVERETT STREET
CAMBRIDGE, MA 02138

156-26
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER, ROOM 1017
1350 MASS. AVE.
CAMBRIDGE, MA 02138

173-38
RUTTER, JOHN A. & KATHLEEN HUNTER RUTTER
5-7 RUTLAND ST. UNIT#5/1
CAMBRIDGE, MA 02139

173-38
WANG, XIAOGUNG
5-7 RUTLAND ST. UNIT#7/2
CAMBRIDGE, MA 02139

173-38
PUTRIH, TOBIAS & MOJCA SKOBERNE
5-7 RUTLAND ST. UNIT#7/1
CAMBRIDGE, MA 02139

156-24
LESLEY COLLEGE
29 EVERETT STREET
CAMBRIDGE, MA 02138

173-75
HORST, ARCH WILLIAM, JR.
55 BREWSTER STREET
CAMBRIDGE, MA 02138

173-29
SIMPSON, ANITA RAE
8 SHEPARD ST. UNIT#1
CAMBRIDGE, MA 02138

173-29
WHELAN, PATRICIA MARIE
6 SHEPARD ST #2
CAMBRIDGE, MA 02138

173-29
WATKINS, JUSTIN J. & ANNE WATKINS
8 SHEPARD ST, #3
CAMBRIDGE, MA 02138

173-29
BASS, STEEDMAN
6 SHEPARD ST., UNIT #4
CAMBRIDGE, MA 02139

173-29
GIDDIS, ELAINE J.
8 SHEPARD ST. #5
CAMBRIDGE, MA 02138

173-29
MOULTON, MARGARET M. &
PETER F. MOULTON
6-8 SHEPARD ST #6
CAMBRIDGE, MA 02138

173-30
OTIS, MELISSA W. &
SAMUEL A. OTIS, JR. TRUSTEES
4 SHEPARD ST
CAMBRIDGE, MA 02138

173-36
WESTHEIMER, ELLEN
19 RUTLAND ST
CAMBRIDGE, MA 02138

173-37
MOORE, GORDON T., CHARLOTTE B. MOORE
9 RUTLAND ST
CAMBRIDGE, MA 02138

173-48
MILLER, TUCKER REED
JOHN KURT MILLER
C/O CLIFFORD V MILLER INC
1396 BEACON ST
BROOKLINE, MA 02446

174-70
KAUPPILA, ANDREA M.
TRUSTEE OF ST. GEORGE FAMILY TRUST
3 SHEPARD ST. UNIT 2
CAMBRIDGE, MA 02138



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

1000 JUL 18 A 10 13
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

MDSX. SO. DIST. DEEDS
BOOK 47975-138 PAGE
DATE: 8-11-2006
TIME: 2:35 pm

Owners: J. Curt Miller
Tucker Miller
Frederick Grace

Trustees of the will of Clifford V. Miller

CASE NO: 9282

Book 12356-365
Book 12356-367

LOCATION: 1654 Mass Avenue
Cambridge, MA

Residence C-2 Zone

PETITIONER: Verizon Wireless
C/o Michael S. Giaimo, Attorney

PETITION: Special Permit: To install telecommunication antennas on the roof of existing building and place equipment in the basement of the building.

VIOLATIONS: Art. 4.000, Sec. 4.32.G.1 (Telecommunication Facility).
Art. 10.000, Sec. 10.40 (Special Permit).

DATE OF PUBLIC NOTICE: April 21 & 28, 2006

DATE OF PUBLIC HEARING: May 11, 2006

MEMBERS OF THE BOARD:	THOMAS SIENIEWICZ - CHAIR	<input checked="" type="checkbox"/>
	JENNIFER PINCK - VICE CHAIR	<input checked="" type="checkbox"/>
	SUSAN SPURLOCK	<input type="checkbox"/>
	KEEFE B. CLEMONS	<input type="checkbox"/>
	CONSTANTINE ALEXANDER	<input type="checkbox"/>
ASSOCIATE MEMBERS:	BRENDAN SULLIVAN	<input checked="" type="checkbox"/>
	CHRISTOPHER CHAN	<input type="checkbox"/>
	PAUL D. GRIFFIN	<input type="checkbox"/>
	EDWARD W. WAYLAND	<input checked="" type="checkbox"/>
	TIMOTHY HUGHES	<input type="checkbox"/>
	STACYJHON THOMAS	<input checked="" type="checkbox"/>

Members of the Board of Zoning Appeal heard testimony and viewed materials submitted regarding the above request for relief from the requirements of the Cambridge Zoning Ordinance. The Board is familiar with the location of the petitioner's property, the layout and other characteristics as well as the surrounding district.

RETURN TO
ROBINSON & COLE LLP ONE BOSTON PLACE, BOSTON, MA 02108
19247.0162/TT

Case No. 9282
Location: 1654 Mass Ave
Petitioner: Verizon Wireless - c/o Michael Giaimo, Esq.

On May 11, 2006, Petitioner's attorney Michael Giaimo appeared before the Board of Zoning Appeal requesting a special permit to install telecommunication antennas on the roof of the existing building and to place equipment in the basement of the building.

Mr. Giaimo stated that the proposal was to mount camouflaged antennas to chimneys on the building, to center some equipment on the roof of the building, so as not to be visible from the public way, and to place other equipment in the basement, serviced by cabling to run through an interior portion of the building. He stated that this arrangement would minimize the visual impact of the installation. Mr. Giaimo stated that the petitioner is properly licensed with the FCC and he provided that license. He stated that there was a significant gap in cell coverage in this area. He stated that alternative sites had been explored without success. He detailed failed discussions, including those with Harvard University regarding suitable buildings in nonresidential districts. He stated that the property is at the edge of a residential district, where business and institutional uses predominate. Mr. Giaimo stated that the installation would not increase traffic. He stated that the noise from the weekly testing of the generator will be mitigated by its housing. Mr. Giaimo also stated that the unit would only be tested during the day, during the highest ambient sound levels. Finally, he stated that the unit would be centered on the rooftop to minimize its audible impact.

The Chair noted a letter of opposition from Charlotte Moore of 9 Rutland Street and Henrietta Davis, City Councilor. The Chair asked if anyone wished to be heard on the matter, no one indicated such.

After discussion, the Chair moved that the Board find that the applicant possesses a valid federal license for the specific antennae and equipment that they propose to install at the site.

The five member Board voted unanimously in favor of making the finding (Sieniewicz, Pinck, Sullivan, Wayland, and Thomas).

The Chair moved that the Board find that the visual impact of the various elements of the proposed facility have been minimized, specifically through locating mechanical elements in the center of the building's roof, in the basement, and utilizing the features of the building as support and background, in particular, the cable tray being attached to a windowless portion of the building inside. The Chair moved that the Board find that there have been effective means to reduce the visual impact of the facility through camouflaging on the chimneys and through the siting of mechanical equipment, so that it is not visually apparent to anybody in the public way.

The five member Board voted unanimously in favor of making the finding (Sieniewicz, Pinck, Sullivan, Wayland, and Thomas).

The Chair moved that the Board find that the application, as detailed and demonstrated in drawings submitted in support of the application, is consistent with the requirements of special permits in the district, in particular, that it will not impact the adjoining districts, will not cause an increase of the traffic across the property lines over what exists there today and will not substantially derogate from the intent or purpose of the ordinance in its installation at this site.

The five member Board voted unanimously in favor of making the finding (Sieniewicz, Pinck, Sullivan, Wayland, and Thomas).

The Chair moved that the Board find that the applicant has demonstrated that there is a public need for the facility at the proposed location and that the existence of alternative functionally suitable sites in non-residential locations or in adjoining districts have been explored.

The five member Board voted unanimously in favor of making the finding (Sieniewicz, Pinck, Sullivan, Wayland, and Thomas).

The Chair moved that the Board find that the proposed work at 1654 Massachusetts Avenue has been detailed in such a way as to minimize, if not eliminate, the aesthetic impact of the installation on the adjoining residential properties, in particular, the generator having been moved to the center of the roof. The Chair moved that the Board find that acoustical studies have been conducted to assure that the impact from the noise from the periodic testing of that equipment will be mitigated both through a manufacturer's installed acoustical covering, which comes with the generator, and through engineering modeling which indicates that there will be a 1 decibel increase in sound levels at adjacent property levels at a given point in the day. The Chair moved that the Board find that the impact has also been mitigated by detailing the antennae and the cable trays in such a way so that they will not be apparent to adjacent property owners.

The five member Board voted unanimously in favor of making the finding (Sieniewicz, Pinck, Sullivan, Wayland, and Thomas).

The Chair moved that the Board find that the telecommunications facility is not inconsistent with the character that prevails in the surrounding neighborhood, in particular, in its efforts to camouflage the installation.

The five member Board voted unanimously in favor of making the finding (Sieniewicz, Pinck, Sullivan, Wayland, and Thomas).

The Chair moved that the Board find that the site at 1654 Massachusetts Avenue, which is on the border of a residential district and is less than 100' from a business district to the north and to the northeast, where residential uses do not predominate, there are business uses as pictured in a drawing, C1, presented at the hearing. The Chair moved that the Board find that to the east, although there is a residential district, the district is typified by institutional uses, specifically the Harvard Law School and Leslie University facilities across the street. The Chair moved that the Board find that residential uses do not predominate on the majority of the borders of this particular property at 1654 Massachusetts Avenue.

The five member Board voted unanimously in favor of making the finding (Sieniewicz, Pinck, Sullivan, Wayland, and Thomas).

The Chair moved that, based on the previous findings, the Board grant the special permit to install telecommunications antennae on the roof of the existing building and place equipment in the basement of the building at 1654 Massachusetts Avenue, on the following conditions:

1. that should the equipment be abandoned or should the lease expire at the premises, the equipment will be removed from said premises and the building restored to its condition as it exists today,
2. that the generator testing will be limited to once a week for one hour and that it be timed so that it has the least impact acoustically on the district and the surrounding districts and community,
3. that the installation be consistent with drawings and details submitted in support of the application, entitled Verizon Wireless Harvard Square 2 at 1654 Massachusetts Avenue, project No. 2112.094, bearing the Board's stamp and marked Case 9282, consisting of six sheets of drawings, bearing the revision stamp dated the 14th of February 2006, revised for comments, created by Bay State Design.

The five member Board voted unanimously in favor of granting the special permit (Sieniewicz, Pinck, Sullivan, Wayland, and Thomas) with the above conditions. Therefore, the special permit is granted.

The Board based its decision upon the above findings and upon the following:

- 1) The meeting of the requirements of the Ordinance;
- 2) Traffic generated or patterns of access or egress would not cause congestion, hazard, or substantial change in the established neighborhood character;
- 3) The continued operation of or the development of adjacent uses as permitted in the Ordinance would not be adversely affected by the nature of the proposed uses;
- 4) Nuisance or hazard would not be created to the detriment of the health, safety and /or welfare of the occupants of the proposed use;
- 5) The proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the Ordinance, and in fact would be a significant improvement to the structure and benefit the neighborhood, and;
- 6) The new use or building construction is not inconsistent with the Urban Design Objectives set forth in Section 19.30 of the Cambridge Zoning Ordinance.

The Board of Zoning Appeal is empowered to waive local zoning regulations only. This decision therefore does not relieve the petitioner in any way from the duty to comply with local ordinances and regulation of the other local agencies, including, but not limited to the Historical Commission, License Commission and/or compliance with requirements pursuant to the Building Code and other applicable codes.

Thomas Sieniewicz

Thomas Sieniewicz, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 7/18/06 by Manal Deleco, Clerk.

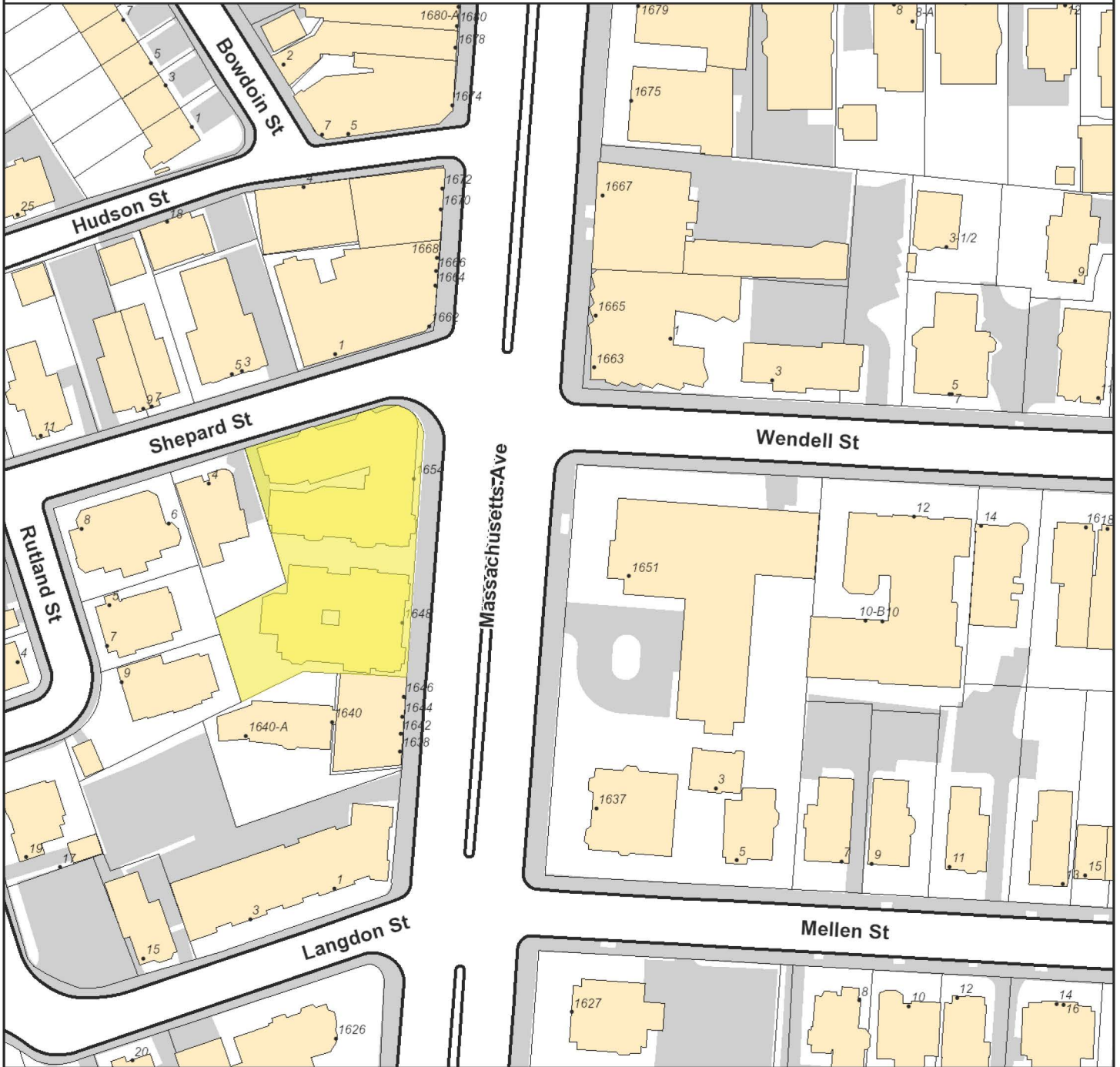
Twenty days have elapsed since the filing of this decision.

No appeal has been filed ✓

Appeal has been filed and dismissed or denied.

Date: August 8, 2006 Elizabeth Wang City Clerk.





City of Cambridge
Massachusetts

1" = 96 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis

- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath





Prepared By:
Caron & Associates Design
Benjamin E. Caron
301 Concord Street
Haverhill, MA 01830
(978) 360-3671
ben@cadsim.com

Prepared For:
Verizon Wireless
Site Name:
Harvard Square 2 MA
Site Address:
1654 Massachusetts Avenue
Cambridge, MA 02138

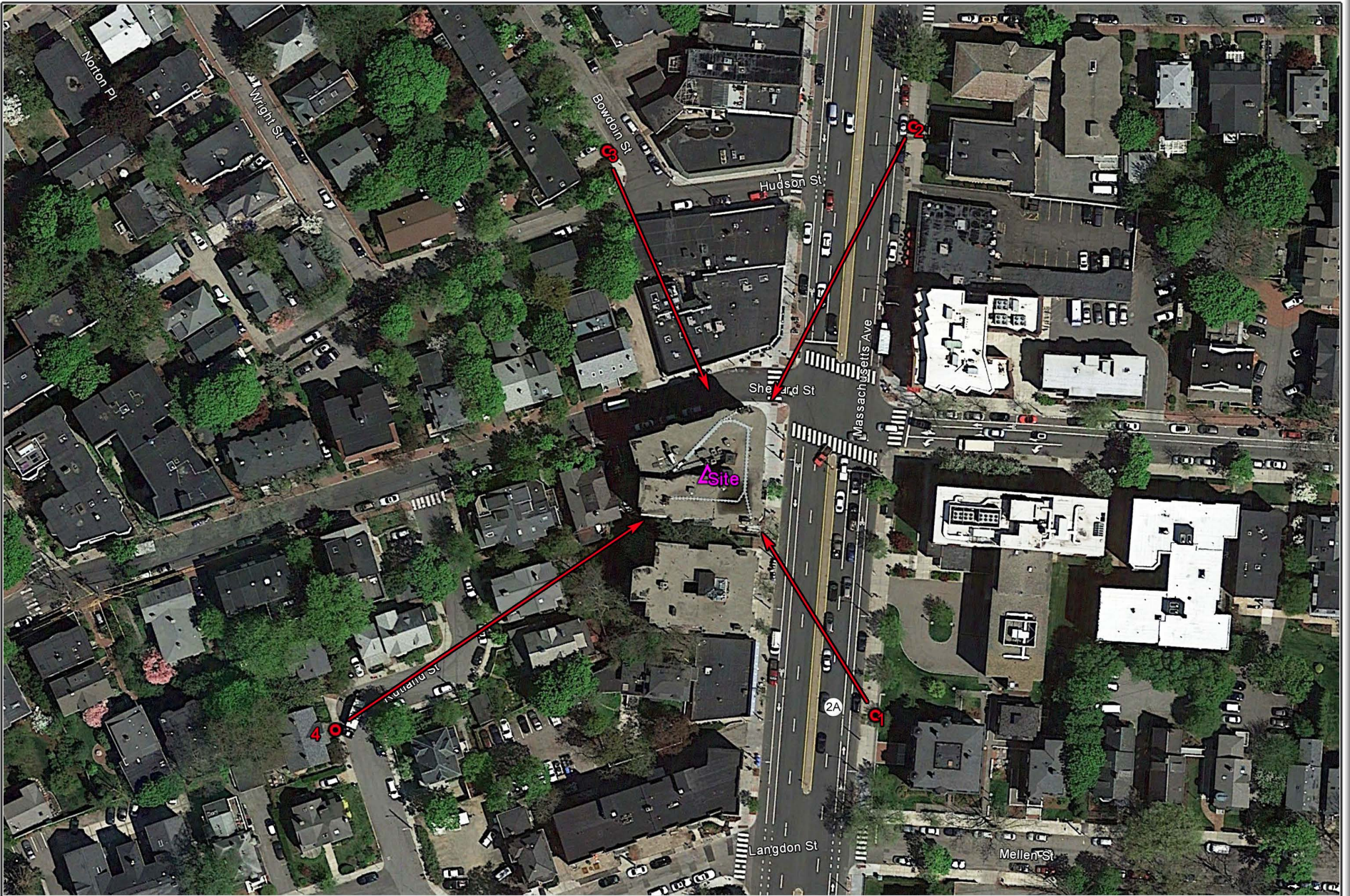


For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

Based upon Rev0 Zoning Dwgs
by Dewberry dated: 1/27/2017 & Rev2
Antenna Design by VZW dated: 2/01/2016

Harvard Square 2 MA ~ (2/02/2017) **Photographic Renderings**

Created By: BenCaron & Mike Barreiros
Caron & Associates Design
(978) 360-3671 info@cadsim.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

*Based upon Rev0 Zoning Dwgs
by Dewberry dated: 1/27/2017 & Rev2
Antenna Design by VZW dated: 2/01/2016*

Harvard Square 2 MA ~ (2/02/2017)

Photo Location Map

Created By: BenCaron & Mike Barreiros
CAD Caron & Associates Design
(978) 360-3671 info@cadsim.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

*Based upon Rev0 Zoning Dwgs
by Dewberry dated: 1/27/2017 & Rev2
Antenna Design by VZW dated: 2/01/2016*

Harvard Square 2 MA ~ (2/02/2017)

Photo Location 1 ~ 50mm ~ 170'+/- Away

Created By: BenCaron & Mike Barreiros
CAD Caron & Associates Design
(978) 360-3671 info@cadsim.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

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Harvard Square 2 MA ~ (2/02/2017)

Photo Location 1 ~ 50mm ~ 170'+/- Away

Created By: BenCaron & Mike Barreiros
CAD Caron & Associates Design
(978) 360-3671 info@cadsim.com



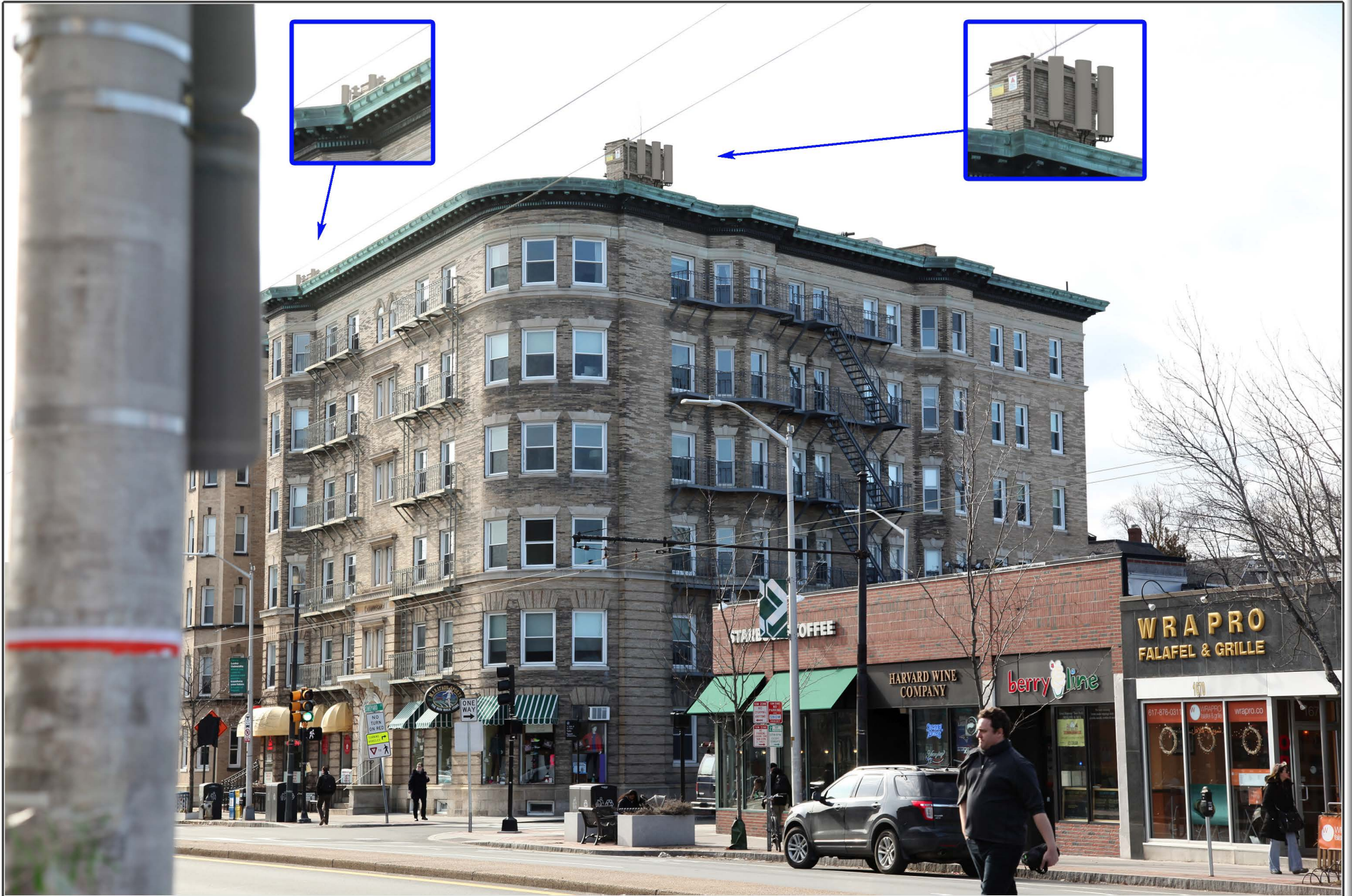
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*Based upon Rev0 Zoning Dwgs
by Dewberry dated: 1/27/2017 & Rev2
Antenna Design by VZW dated: 2/01/2016*

Harvard Square 2 MA ~ (2/02/2017)

Photo Location 2 ~ 65mm ~ 254' +/- Away

Created By: BenCaron & Mike Barreiros
CAD Caron & Associates Design
(978) 360-3671 info@cadsim.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

*Based upon Rev0 Zoning Dwgs
by Dewberry dated: 1/27/2017 & Rev2
Antenna Design by VZW dated: 2/01/2016*

Harvard Square 2 MA ~ (2/02/2017)

Photo Location 2 ~ 65mm ~ 254' +/- Away

Created By: BenCaron & Mike Barreiros
CAD Caron & Associates Design
(978) 360-3671 info@cadsim.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

*Based upon Rev0 Zoning Dwgs
by Dewberry dated: 1/27/2017 & Rev2
Antenna Design by VZW dated: 2/01/2016*

Harvard Square 2 MA ~ (2/02/2017)

Photo Location 3 ~ 65mm ~ 226'+/- Away

Created By: BenCaron & Mike Barreiros
CAD Caron & Associates Design
(978) 360-3671 info@cadsim.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

Based upon Rev0 Zoning Dwgs
by Dewberry dated: 1/27/2017 & Rev2
Antenna Design by VZW dated: 2/01/2016

Harvard Square 2 MA ~ (2/02/2017)

Photo Location 3 ~ 65mm ~ 226'+/- Away

Created By: BenCaron & Mike Barreiros
CAD Caron & Associates Design
(978) 360-3671 info@cadsim.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

*Based upon Rev0 Zoning Dwgs
by Dewberry dated: 1/27/2017 & Rev2
Antenna Design by VZW dated: 2/01/2016*

Harvard Square 2 MA ~ (2/02/2017)

Photo Location 4 ~ 85mm ~ 298'+/- Away

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*Based upon Rev0 Zoning Dwgs
by Dewberry dated: 1/27/2017 & Rev2
Antenna Design by VZW dated: 2/01/2016*

Harvard Square 2 MA ~ (2/02/2017)

Photo Location 4 ~ 85mm ~ 298'+/- Away

Created By: BenCaron & Mike Barreiros
 Caron & Associates Design
(978) 360-3671 info@cadsim.com

BZA APPLICATION FORM

CHECK LIST

PROPERTY LOCATION: 1654 Massachusetts Avenue DATE: March 9, 2017

PETITIONER OR REPRESENTATIVE: Cellco Partnership, d/b/a Verizon Wireless

ADDRESS & PHONE: 118 Flanders Road, Westborough, MA 01581 (508) 330-3300

BLOCK: 173 LOT: 48

PLEASE CHECK THAT YOU HAVE INCLUDED THE FOLLOWING WITH YOUR APPLICATION. APPLICATIONS WILL NOT BE ACCEPTED FOR PROCESSING & SCHEDULING UNLESS ALL REQUIRED DOCUMENTS ARE PROVIDED.

PLEASE INCLUDE THIS CHECKLIST WITH YOUR APPLICATION. ALL DOCUMENTS ARE TO BE TYPED OR WRITTEN LEGIBLY.

<u>DOCUMENTS</u>	<u>REQUIRED</u>	<u>ENCLOSED</u>
Application Form	<u>Y</u>	<u>Y</u>
3 Forms with Original Signatures	<u>Y</u>	<u>Y</u>
Supporting Statements - 2 Copies	<u>Y</u>	<u>Y</u>
Application Fee (\$) (SEE ATTACHED FEE SCHEDULE)	<u>Y</u>	<u>Y</u>
Assessor's Plat (Available at Engineering Dept. - 147 Hampshire Street)	<u>Y</u>	<u>Y</u>
Dimensional Form - Refer to Cambridge Zoning Ordinance - 2 Copies (Subject to further review by Zoning Specialist)	<u>Y</u>	<u>Y</u>
Ownership Certificate, Notarized - 2 Copies	<u>Y</u>	<u>Y</u>
Floor Plans - 2 Sets	<u>Y</u>	<u>Y</u>
Elevations - 2 Sets *	<u>Y</u>	<u>Y</u>
Certified Plot Plan - 2 Copies (By Registered Land Surveyor)	<u>Y</u>	<u>Y</u>
Photographs of Property - 2 Copies	<u>Y</u>	<u>Y</u>
Parking Plan (if relevant to your application) 2 Copies	<u>N</u>	<u>N</u>

FOR SUBDIVISION ALSO INCLUDE:**

Proposed Deeds	<u>N</u>	<u>N</u>
Evidence of Separate Utilities ***	<u>N</u>	<u>N</u>
Proposed Subdivision Plan	<u>N</u>	<u>N</u>

Petitioners are advised to refer to Attachment A (Procedures for applying to the Board of Zoning Appeal) & consult zoning staff for review.

It is advisable for the Petitioner to discuss the petition with the abutters as listed in the Zoning BZA Case file.

* For Special Permits under Art. 4.32.G.1 (Communication Towers and Antennas), include a photo simulation.

** See attachment G.

*** Can be submitted after subdivision has been approved.

BZA APPLICATION FORM

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: X Variance: Appeal:

PETITIONER: Cellco Partnership, d/b/a Verizon Wireless

PETITIONER'S ADDRESS: 118 Flanders Road, Westborough, MA

LOCATION OF PROPERTY: 1654 Massachusetts Avenue

TYPE OF OCCUPANCY: Mixed Retail/Multi-Family ZONING DISTRICT: Residence C-2; Mass. Ave Overlay;
Basement Housing Overlay

REASON FOR PETITION:

- | | |
|---|---------------------------------|
| <u> </u> Additions | <u> </u> New Structure |
| <u> </u> Change in Use/Occupancy | <u> </u> Parking |
| <u> </u> Conversion to Addi'l Dwelling Unit's | <u> </u> Sign |
| <u> </u> Dormer | <u> </u> Subdivision |
| <u> X </u> Other: <u>Mobile Communication Facility Modification (Eligible Facilities Request under Section 6409(a) of the Federal Spectrum Act)</u> | |

DESCRIPTION OF PETITIONER'S PROPOSAL:

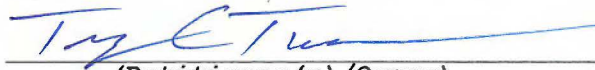
Upgrade existing mobile communications facility by replacing three existing sectors of three antennas each (for a total of 9 antennas). Two new remote radio heads (for a total of 6) and one large junction box (for a total of 3) will be added to each sector. All new equipment will be painted to match the chimneys. See attached Statement, Photosims, and Site Plan for more detail.

SECTIONS OF ZONING ORDINANCE CITED:

- Article 4 Section 4.32(g)(1) and footnote 49 (Section 4.40.49)
- Article 10 Section 10.40 through 10.46
- Article 6409(a) Section Middle Class Tax Relief Act (Spectrum Act)

Applicants for a **Variance** must complete Pages 1-5
Applicants for a **Special Permit** must complete Pages 1-4 and 6
Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):


(Petitioner(s)/Owner)
* Timothy C. Twardowski, attorney for Cellco Partnership
d/b/a/ Verizon Wireless
(Print Name)

Address: Cellco Partnership d/b/a Verizon Wireless
118 Flanders Road
Westborough, MA 01581

Tel. No.: (508) 330-3300

E-Mail Address: ttwardowski@rc.com

Date: March 9, 2017

* Robinson & Cole LLP
One Boston Place, 25th Floor, Boston, MA 02108
(617) 557-5959

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Cellco Partnership d/b/a Verizon Wireless PRESENT USE/OCCUPANCY: Retail/Multi-Family

LOCATION: 1654 Massachusetts Avenue ZONE: Residence C-2; Mass. Ave Overlay;
Basement Housing Overlay

PHONE: (508) 330-3300 REQUESTED USE/OCCUPANCY: Mobile Communications Facility

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
TOTAL GROSS FLOOR AREA:	<u>22,978 sf</u>	<u>No change</u>	<u>NA</u>	(max.)
LOT AREA:	<u>17,578 sf</u>		<u>5,000 sf</u>	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		<u>No change</u>	<u>1.75</u>	(max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>NA</u>	<u>No change</u>	<u>600 sf</u>	(min.)
SIZE OF LOT:			<u>50'</u>	(min.)
	WIDTH			
	DEPTH			
Setbacks in Feet:	FRONT	<u>No change</u>	<u>H+L/4</u>	(min.)
	REAR	<u>No change</u>	<u>H+L/4</u>	(min.)
	LEFT SIDE	<u>No change</u>	<u>H+L/5</u>	(min.)
	RIGHT SIDE	<u>No change</u>	<u>H+L/5</u>	(min.)
SIZE OF BLDG.:	HEIGHT	<u>62'6" (roof level)</u>	<u>No change</u>	<u>85'</u> (max.)
	LENGTH	<u>69' (top of chimneys)</u>		
	WIDTH			
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	<u>NA</u>	<u>NA</u>	<u>None</u>	(min.)
NO. OF DWELLING UNITS:	<u>NA</u>	<u>NA</u>	<u>NA</u>	(max.)
NO. OF PARKING SPACES:	<u>NA</u>	<u>NA</u>	<u>NA</u>	(min./max)
NO. OF LOADING AREAS:	<u>NA</u>	<u>NA</u>	<u>NA</u>	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>NA</u>	<u>No change</u>	<u>NA</u>	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

Not applicable

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 1654 Massachusetts Avenue (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

As demonstrated by the documents and information provided with this application, and as will be further demonstrated at the hearing on this matter, the modification constitutes an Eligible Facilities Request which must be allowed and cannot be denied, pursuant to Section 6409 of the Federal Spectrum Act and regulations thereunder.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

The upgraded facility will not change existing traffic demand or effect ingress or egress. The facility will continue to generate only about one to two vehicle trips per month by a standard passenger vehicle during normal business hours for routine maintenance.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The upgraded facility will have no adverse effects on the operation or development of adjacent uses. The upgraded facility will emit no light, odor, dust or glare and generates no unusual noise or other adverse impacts.

D) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The upgraded facility will generate no additional traffic or other negative impacts on surrounding properties or within the City of Cambridge. The facility requires no water or sewer service and emits no light, odor, dust, or glare and generates no unusual noise or other adverse impacts. The facility will be unoccupied, with no employees or customers. The availability of wireless communication enhances the health, safety, and welfare of the community.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The facility has been designed to minimize its visual impact and is in harmony with the general purpose of the Zoning Ordinance and the previously issued special permit for this use, and in accordance with the requirements for an Eligible Facilities Request under Federal Law.

**CITY OF CAMBRIDGE, MASSACHUSETTS
BOARD OF ZONING APPEAL**

**STATEMENT IN SUPPORT OF
ELIGIBLE FACILITIES REQUEST**

Applicant: Cellco Partnership d/b/a Verizon Wireless
Property: 1654 Massachusetts Avenue (Map and Parcel 267D-339)
Zoning: Residence (C-2) District, Massachusetts Avenue Overlay District, and
Basement Housing Overlay District
Proposed Use: Modification of Existing Mobile Communications Facility

BACKGROUND

This statement is submitted on behalf of Cellco Partnership d/b/a Verizon Wireless¹ (the “Applicant” or “Verizon Wireless”) in support of the request to modify Verizon Wireless’ existing building-mounted mobile communications facility located at 1654 Massachusetts Avenue (the “Existing Facility”). The Existing Facility was approved by the Board of Zoning Appeal (the “Board”) by special permit in Case No. 9282, as filed in the office of the City Clerk on July 18, 2006 (the “2006 Special Permit”). A copy of the 2006 Special Permit is attached hereto as **Exhibit A**.

The proposed modification is described below and depicted in the plan set entitled “Verizon Wireless Harvard Square 2 MA, 1654 Massachusetts Avenue, Cambridge, MA 02138,” with a last revision date of 3/1/17, prepared by Dewberry Engineers, Inc. (the “Site Plan”) (attached hereto as **Exhibit B**). It constitutes an “eligible facilities request” under Section 6409(a) of Title VI of the Middle Class Tax Relief and Job Creation Act of 2012, commonly referred to as the “Spectrum Act.”

Although the Spectrum Act was adopted more than five years ago, and the implementing regulations adopted by the Federal Communications Commission (the “FCC Regulations”)² went into effect nearly two years ago,³ it appears that the City of Cambridge has not yet adopted an ordinance or a written policy concerning the submission and review of eligible facilities requests under the Spectrum Act. However, based on the information and direction provided by the Inspection Services Department, the City Solicitor’s office, and the Board in connection with prior eligible facilities requests filed by Verizon Wireless, Verizon Wireless understands that the City’s unwritten policy is that eligible facilities requests must be filed with and reviewed by the Board as an amendment to the special permit in effect for the existing mobile communications facility. Verizon Wireless further understands that, although the City requires that an eligible facilities request be filed with the Board as an “application to amend a special permit,” in

¹ Verizon Wireless is licensed by the Federal Communications Commission to provide cellular mobile radiotelephone service within the market area that includes the City of Cambridge.

² See 47 C.F.R. 1.40001 (Wireless Facility Modifications).

³ The regulations implementing the Spectrum Act were adopted by the FCC on January 8, 2015 and went into effect on April 8, 2015. See Acceleration of Broadband Deployment by Improving Wireless Facilities Siting Policies, 80 Fed. Reg. 1238 (Jan. 8, 2015) (codified at 47 C.F.R. 1.40001).

reviewing an eligible facilities request, the Board will apply the standards and criteria established by the Spectrum Act and the FCC Regulations, rather than the special permit criteria established by the Cambridge Zoning Ordinance.

Based on the foregoing, and with full reservation of its rights under applicable federal, state and local law—including, without limitation, the Spectrum Act—Verizon Wireless requests that the Board grant this eligible facilities request.

Description of the Existing Facility

As shown on the Site Plan and the photographic renderings titled “Harvard Square 2 MA,” dated February 2, 2017, prepared by Caron & Associates Design (the “Photographs”) (attached hereto as **Exhibit C**), and consistent with the 2006 Special Permit, the Existing Facility consists of three sectors of three panel antennas (nine in total), all mounted on existing chimneys on the roof of the existing six-story building located at 1654 Massachusetts Avenue (the “Building”). The Existing Facility also includes an emergency power generator and appurtenant cabling on the rooftop and utility connections and communications equipment in a basement-level room.

The Existing Facility is a personal wireless services facility within the meaning of the Federal Telecommunications Act (“TCA”), 47 U.S.C. § 332(c)(7)(C)(ii) and a mobile communications facility within the meaning of Section 4.32.g.1 and accompanying Footnote 49 of the Zoning Ordinance.

Description of Proposed Modification to the Existing Facility

The proposed modification to the Existing Facility is described below and depicted on Sheets A-1 through A-4 of the Site Plan. The modification will consist of the following:

- Remove 3 existing chimney-mounted antennas per sector (9 in total) and replace them with 3 new chimney-mounted antennas per sector (9 in total). The new antennas will be painted to match the chimney to which they are mounted.
- Relocate one beta sector antenna (LTE/AWS) on the same chimney in order to accommodate the required 110° azimuth (*see* Sheets A-1, A-4).
- Add 2 remote radio heads per sector (6 in total) to the “rear” of the existing chimneys. The remote radio heads will be painted to match the chimney to which they are mounted.
- Add 1 junction box per sector (3 in total) to the “rear” of the existing chimneys. The junction boxes will be painted to match the chimney to which they are mounted.

The Proposed Modification Constitutes an Eligible Facilities Request Under the Spectrum Act

Under the Spectrum Act and the FCC Regulations, the proposed modification to the Existing Facility constitutes an eligible facilities request that should not require any zoning approvals

from the Board or any other City of Cambridge board or commission. The reasons for this are as explained below.

The Spectrum Act states, in pertinent part:

Notwithstanding section 704 of the Telecommunications Act of 1996⁴ or any other provision of law, *a state or local government may not deny, and shall approve*, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station.⁵

The rules for implementing this requirement of the Spectrum Act (i.e., the FCC Regulations) went into effect on April 8, 2015.

Pursuant to the FCC Regulations, an “eligible facilities request” means “any request for modification of an existing wireless tower or *base station* that does not *substantially change* the physical dimensions of such tower or base station, involving ... collocation of new *transmission equipment* ... or replacement of transmission equipment.”⁶ The FCC Regulations define “base station” to mean:

A structure or equipment at a fixed location that enables Commission-licensed or authorized wireless communications between user equipment and a communications network.

...

(iii) The term includes any structure other than a tower that, at the time the relevant application is filed with the State or local government under this section, supports or houses [equipment associated with wireless communications services] that has been reviewed and approved under the applicable zoning or siting process, or under another State or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing such support.⁷

“Transmission equipment” is defined to include not only antennas but also all “equipment that facilitates transmission” for a FCC-licensed or authorized wireless communication service, including but not limited to “radio transceivers, antennas, coaxial or fiber-optic cable, and regular and backup power supply.”⁸

The proposed modification to the Existing Facility is an “eligible facilities request” under the Spectrum Act because:

- (1) The existing building at 1654 Massachusetts Avenue that is the subject of this request constitutes a “base station” in that it currently “supports or houses” wireless communications equipment that has been reviewed and approved under the City’s zoning

⁴ The Telecommunications Act of 1996 is codified as 47 U.S.C. § 332(c)(7).

⁵ 47 U.S.C. 1455(a)(1) (emphasis added).

⁶ 47 C.F.R. § 1.40001(b)(3) (emphasis added).

⁷ 47 C.F.R. § 1.40001(b)(1).

⁸ 47 C.F.R. § 1.40001(b)(8).

ordinance – namely, the existing Verizon Wireless installation, which was reviewed by the Board in Case No. 9282 and approved by the 2006 Special Permit;

- (2) The proposed replacement of existing antennas constitutes a “replacement of transmission equipment;”
- (3) The proposed addition of RRHs and junction boxes constitutes a “collocation of new transmission equipment;” and
- (4) The proposed modification does not “substantially change the physical dimensions” of the base station. The proposed modification does not constitute a “substantial change” as defined under the FCC Regulations⁹ because it:
 - (i) does not involve the installation of more than the standard number of equipment cabinets;
Comment: No equipment cabinets are being added.
 - (ii) does not entail excavation or deployment outside of the current site;
Comment: All changes to the Existing Facility will occur on the building itself.
 - (iii) does not defeat the concealment elements of the Existing Facility;
Comment: As is the case with the existing antennas, the replacement antennas will be painted to match the chimney to which they are mounted. The RRHs and junction boxes will be mounted on the “rear” of the existing chimneys (opposite the antennas) and will likewise be painted to match the chimney to which they are mounted, even though their location will render them virtually invisible from street level.
 - (iv) does not increase the height of the building by more than 10% or ten feet;
Comment: The proposed modification will not increase the height of the building.
 - (v) does not add any appurtenances that would protrude from the edge of the building by more than six feet;
Comment: The replacement antennas and the RRHs and junction boxes will be mounted to the same chimneys as the existing antennas and will not protrude from the building façade; and
 - (vi) complies with the conditions imposed by the BZA Decision
Comment: The 2006 Special Permit contains only three conditions, each of which is supplanted by the FCC Regulations and/or is irrelevant to this eligible facilities request.

Pursuant to Section 1.40001(c)(1) of the FCC Regulations, an applicant asserting that a request for modification is covered by the Spectrum Act may be required to submit “documentation or information only to the extent reasonably related to determining whether the request meets the requirements of [the Spectrum Act].” Section 1.40001(c)(1) further states that a state or local

⁹ See 47 C.F.R. § 1.40001(b)(7)(i)-(vi) (definition of “substantial change”).

government “may not require an applicant to submit any other documentation, including but not limited to documentation intended to illustrate the need for such wireless facilities or to justify the business decision to modify such wireless facilities.”¹⁰

The information presented by Verizon Wireless in connection with this application—including but not limited to the Site Plan, the Photographs, and this Statement—is sufficient for the Board to determine that the proposed modification to the Existing Facility qualifies as an eligible facilities request under the Spectrum Act. Verizon Wireless documented that the Existing Facility was approved by the Board in Case No. 9282 (i.e., the 2006 Special Permit) and demonstrated that the proposed modifications to the Existing Facility satisfy each of the regulatory requirements for an “eligible facilities request.” The Site Plan and a Photographs filed with this application support that conclusion.

The FCC Regulations provide that an eligible facilities request must be approved within 60 days of submittal unless the local government determines that the application does not satisfy the requirements for an eligible facilities request or notifies the applicant within 30 days of submittal “clearly and specifically delineating all missing documents or information” that is “reasonably related to determining whether the request meets the requirements” for an eligible facilities request.¹¹ Moreover, an eligible facilities request is deemed approved as a matter of federal law, if not denied within 60 days of submittal of the request.¹² In filing this application, Verizon Wireless does not waive, and specifically reserves, all of its rights under federal law, including these provisions.

Request for Relief

For all of the foregoing reasons, and with full reservation of its rights under applicable federal, state and local law, including particularly and without limitation the Spectrum Act, Verizon Wireless respectfully requests that the Board find that the proposed modification to the Existing Facility qualifies as an eligible facilities request under Section 6409(a) of the Spectrum Act and the FCC Regulations and approve it accordingly.

To the extent that the Board concludes that its authorization of the proposed modification of the Existing Facility as an eligible facilities request under Section 6409(a) of the Spectrum Act and the FCC Regulations should take the form of a modification to the existing special permit in Case No. 9282 (i.e., the 2006 Special Permit), Verizon Wireless, reserving all of its rights, respectfully requests that the Board grant such modification to the 2006 Special Permit.

¹⁰ 47 C.F.R. § 1.40001(c)(1) (emphasis added).

¹¹ 47 C.F.R. 1.40001(c)(2).

¹² 47 C.F.R. 1.40001(c)(4).

Respectfully submitted,
Verizon Wireless
By its attorney,

A handwritten signature in blue ink, appearing to read "Timothy C. Twardowski", is written over a horizontal line.

Timothy C. Twardowski, Esq.
Robinson & Cole LLP
One Boston Place, 25th Floor
Boston, MA 02108
(617) 557-5959

Dated: March 8, 2017

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We John Kurt Miller, Trustee
(OWNER)

Address: 1396 Beacon Street, Brookline, MA 02446

State that I/We own the property located at 1654 Massachusetts Avenue, which is the subject of this zoning application.

The record title of this property is in the name of Clifford V. Miller Trust

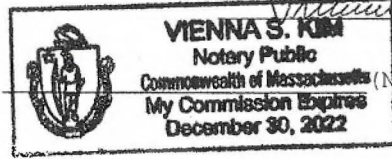
*Pursuant to a deed of duly recorded in the date 6/27/63, Middlesex South County Registry of Deeds at Book 10300, Page 84; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.


SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Norfolk

The above-name John Kurt Miller personally appeared before me, this 6th of February, 2017, and made oath that the above statement is true.

Vienna S. Kim Notary
 (Notary Seal).

My commission expires

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.



ALPHA 157°
BETA 233°
GAMMA 278°

HYBRID CABLE SCHEDULE*		
SECTOR	HYBRID CABLE LENGTH	CABLE SIZE
ALPHA	157'±	6x12
BETA	233'±	6x12
GAMMA	278'±	6x12

*CONTRACTOR TO FIELD VERIFY HYBRID CABLE LENGTHS PRIOR TO CONSTRUCTION
CALCULATION BY: SCA

verizon
WIRELESS
VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

HARVARD SQ 2 MA

ZONING DRAWINGS

1 03/01/17 FOR SUBMITTAL
0 01/27/17 FOR SUBMITTAL

Dewberry

Dewberry Engineers Inc.
280 SUMNER STREET
10TH FLOOR
BOSTON, MA 02210
PHONE: 617.286.3400
FAX: 617.683.2310



DRAWN BY: JG
REVIEWED BY: SCA
CHECKED BY: BBR
PROJECT NUMBER: 50002925
JOB NUMBER: 50061448
SITE ADDRESS:

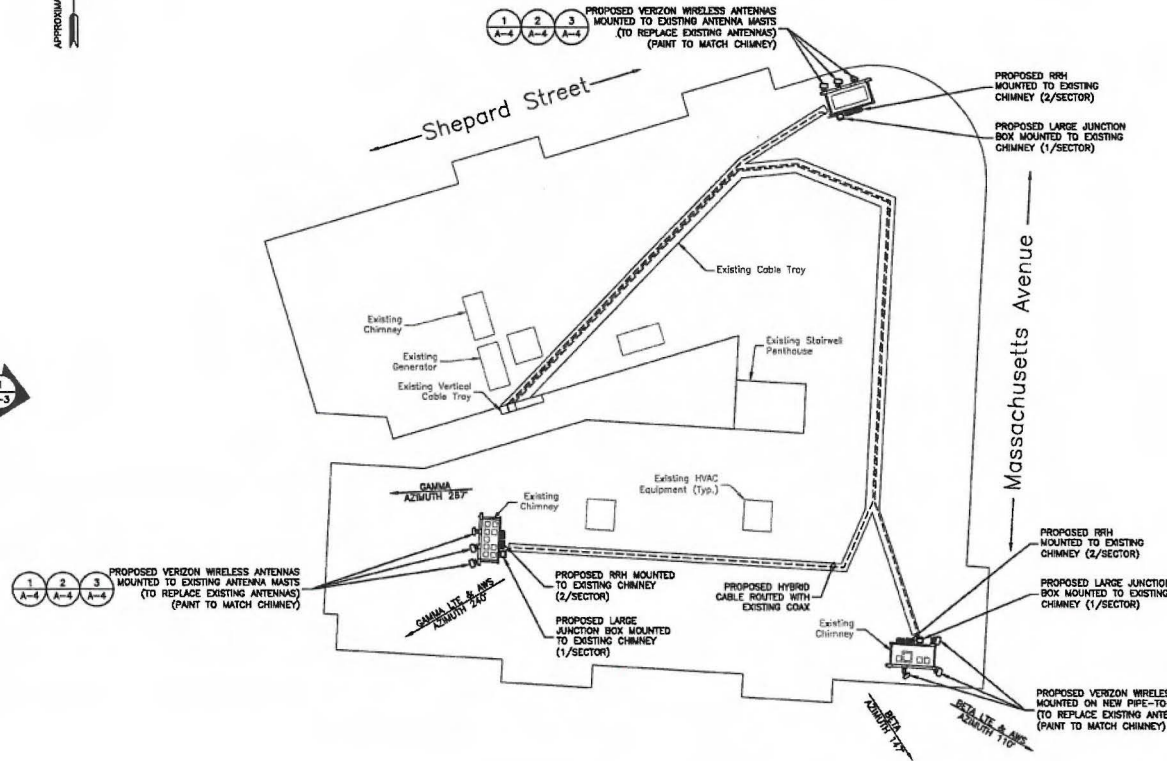
1654 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

SHEET TITLE

ROOF PLAN

SHEET NUMBER

A-1



- SITE NOTES:**
- NORTH SHOWN AS APPROXIMATE.
 - EXISTING BUILDING AND ANTENNA ELEVATIONS ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED WITH A MAPPING.
 - PLANS BASED ON SITE VISIT BY DEWBERRY ENGINEER ON 09/24/15.
 - REUSE EXISTING ANTENNA MOUNTS AND COAX. INSPECT FOR DAMAGE OR DECAY AND REPLACE AS NEEDED.

ROOF PLAN
SCALE: 1/16"=1' FOR 11'x17'
1/8"=1' FOR 22'x34'
0' 4' 8' 16'

HARVARD SQ 2 MA

ZONING DRAWINGS

1 03/01/17 FOR SUBMITTAL
0 01/27/17 FOR SUBMITTAL



Dewberry Engineers Inc.
260 SUMNER STREET
18TH FLOOR
BOSTON, MA 02210
PHONE: 617.286.2400
FAX: 617.286.2510



DRAWN BY: JG
REVIEWED BY: SCA
CHECKED BY: BBR
PROJECT NUMBER: 50002825
JOB NUMBER: 50061448
SITE ADDRESS:

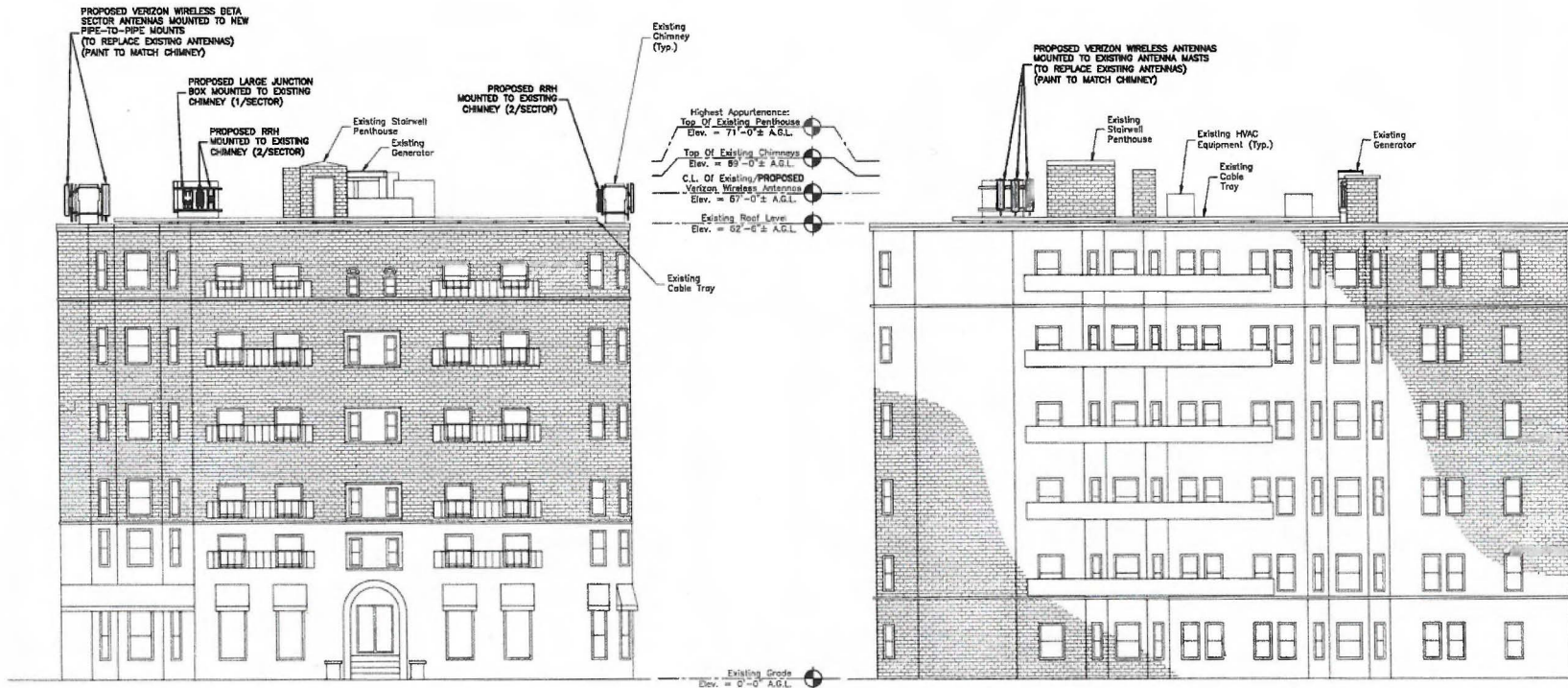
1654 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

SHEET TITLE

EAST & NORTH
ELEVATIONS

SHEET NUMBER

A-2



EAST ELEVATION ①
SCALE: 1/16"=1' FOR 11"x17"
1/8"=1' FOR 22"x34"
0' 4' 8' 16'

NORTH ELEVATION ②
SCALE: 1/16"=1' FOR 11"x17"
1/8"=1' FOR 22"x34"
0' 4' 8' 16'

SITE NOTES:

- EXISTING BUILDING AND ANTENNA ELEVATIONS ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED WITH A MAPPING.
- PLANS BASED ON SITE VISIT BY DEWBERRY ENGINEER ON 09/20/13.
- REUSE EXISTING ANTENNA MOUNTS AND COAX. INSPECT FOR DAMAGE OR DECAY AND REPLACE AS NEEDED.

A.G.L. = ABOVE GRADE LEVEL
C.L. = CENTER LINE



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

HARVARD SQ 2 MA

ZONING DRAWINGS

1	03/01/17	FOR SUBMITTAL
0	01/27/17	FOR SUBMITTAL



Dewberry Engineers Inc.
280 SUMNER STREET
10TH FLOOR
BOSTON, MA 02210
PHONE: 617.865.9400
FAX: 617.865.3210



DRAWN BY: JG

REVIEWED BY: SCA

CHECKED BY: BBR

PROJECT NUMBER: 50002925

JOB NUMBER: 50061448

SITE ADDRESS:

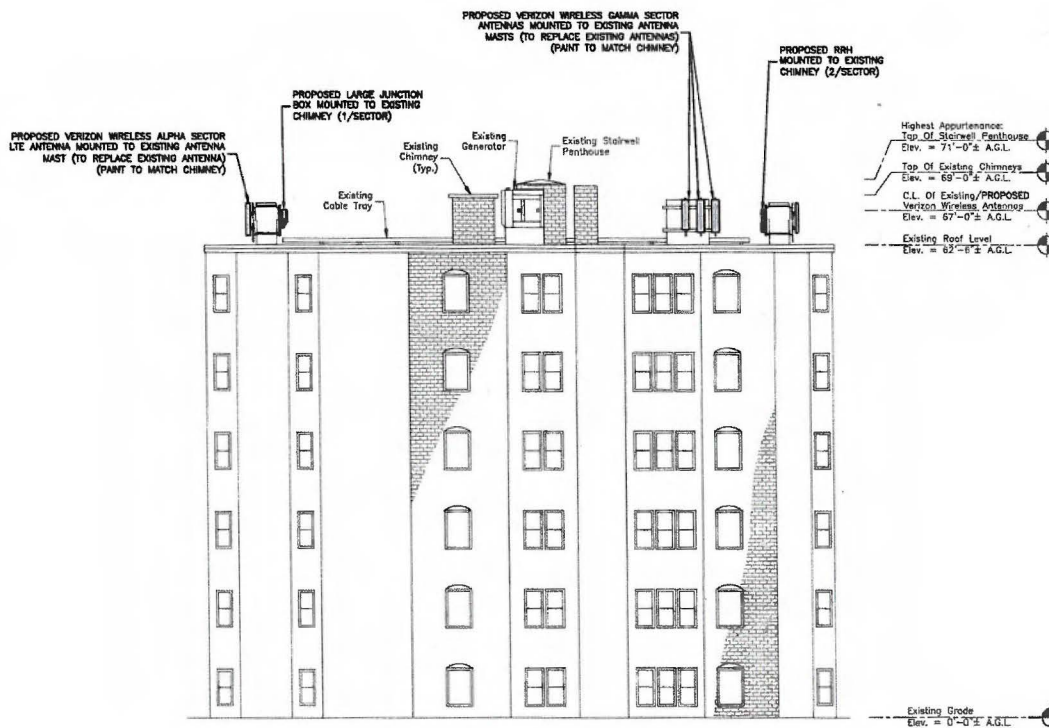
1654 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

SHEET TITLE

WEST
ELEVATION

SHEET NUMBER

A-3



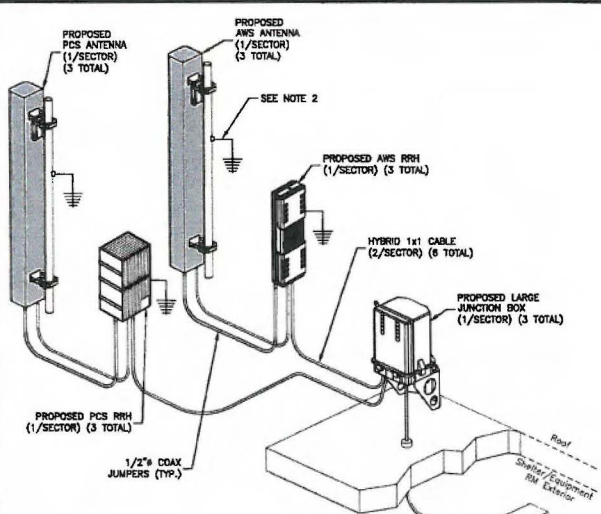
A.G.L. = ABOVE GRADE LEVEL
C.L. = CENTER LINE

WEST ELEVATION 1
SCALE: 1/16"=1' FOR 11'x17"
1/8"=1' FOR 22'x34"



SITE NOTES:

- EXISTING BUILDING AND ANTENNA ELEVATIONS ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED WITH A MAPPING.
- PLANS BASED ON SITE VISIT BY DEWBERRY ENGINEER ON 09/20/13.
- REUSE EXISTING ANTENNA MOUNTS AND COAX. INSPECT FOR DAMAGE OR DECAY AND REPLACE AS NEEDED.



- NOTES:**
1. INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS.
 2. ALL EQUIPMENT SHALL BE GROUNDED PER VERIZON WIRELESS STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
 3. ONLY TWO ANTENNAS/RRHS SHOWN FOR CLARITY.
 4. WEATHERSEAL EXTERIOR WALL/ROOF PENETRATIONS.
 5. DETAIL IS SCHEMATIC.

EQUIPMENT CONFIGURATION
SCALE: N.T.S.

GENERAL NOTES:

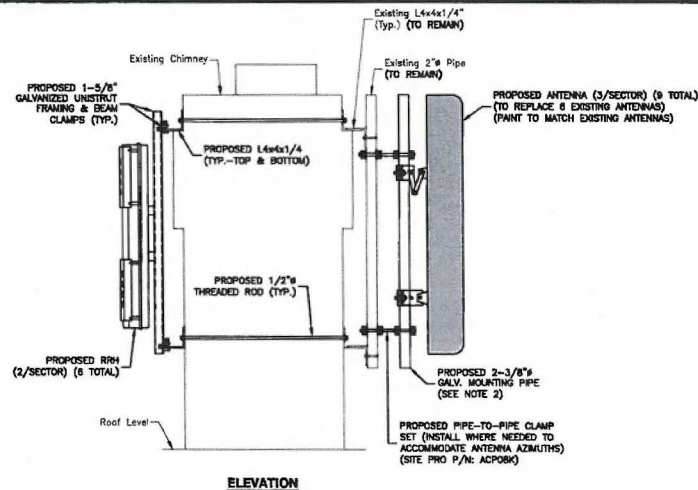
1. ALL DIMENSIONS TO, OF, AND ON EXISTING BUILDINGS, DRAINAGE STRUCTURES, AND SITE IMPROVEMENTS SHALL BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO ALL FABRICATION WITH ALL DISCREPANCIES REPORTED IMMEDIATELY TO THE ENGINEER.
2. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
3. BRACE STRUCTURES UNTIL ALL STRUCTURAL ELEMENTS NEEDED FOR STABILITY ARE INSTALLED. THESE ELEMENTS ARE AS FOLLOWS: LATERAL BRACING, ANCHOR BOLTS, ETC.
4. INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE MISFITTING OR NONCONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH REMEDIAL ACTION SHALL REQUIRE WRITTEN APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING.
5. EACH CONTRACTOR SHALL COOPERATE WITH THE OWNER'S REPRESENTATIVE, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.
6. REPAIR ANY DAMAGE DURING CONSTRUCTION TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE CONSTRUCTION MANAGER.
7. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
8. REUSE EXISTING ANTENNA MOUNTS AND COAX. INSPECT FOR DAMAGE OR DECAY AND REPLACE AS NEEDED.

Dimensions: Existing Antennas*		
LTE	51.18	14.89 / 4.09
850	47.44	11.22 / 4.49
PCS	50.31	6.06 / 3.15

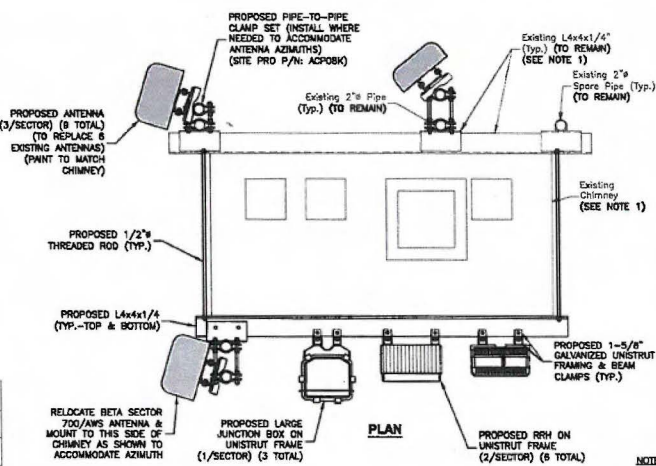
*ALL DIMENSIONS ARE MEASURED IN INCHES AND IN THE FORMAT: HEIGHT/WIDTH/DEPTH

DIMENSIONS: PROPOSED ANTENNAS*		
700/PCS-LTE	51.1	12.01 / 7.08
700/AWS	51.1	12.01 / 7.08
850	47.44	11.22 / 4.49

*ALL DIMENSIONS ARE MEASURED IN INCHES AND IN THE FORMAT: HEIGHT/WIDTH/DEPTH



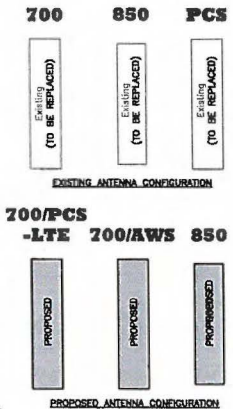
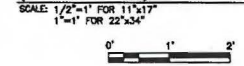
ELEVATION



PLAN

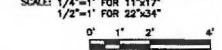
- NOTES:**
1. PER STRUCTURAL ANALYSIS BY DEWBERRY DATED 11/02/15, THE EXISTING BRICK CHIMNEY IN EACH SECTOR WILL BE REPOINTED TO ACCOMMODATE NEW ANTENNAS & RRHS. ALL EXISTING HARDWARE SHALL BE REMOVED FROM THE CHIMNEY PRIOR TO REPOINTING, AND NEW MOUNTING HARDWARE WILL BE USED FOR THIS INSTALLATION.
 2. PROPOSED PIPE TO PIPE CONNECTION REQUIRED TO MEET ANTENNA AZIMUTH.

EQUIPMENT MOUNTING DETAIL (BETA SECTOR)



- NOTES:**
1. AS VIEWED STANDING BEHIND THE ANTENNAS.
 2. TYPICAL FOR 3 SECTORS. VERIFY FINAL ANTENNA DESIGN SHEET PRIOR TO CONSTRUCTION.
 3. ANTENNAS TO BE PAINTED TO MATCH EXISTING WALL COLOR.
 4. ANTENNAS DRAWN TO SCALE FOR DIMENSIONAL PURPOSES ONLY. ACTUAL SPACING BETWEEN CONSECUTIVE ANTENNAS TO BE VERIFIED IN FIELD.

ANTENNA CONFIGURATION



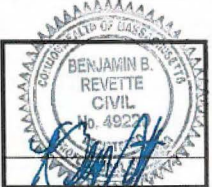
verizon
WIRELESS
VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

HARVARD SQ 2 MA

ZONING DRAWINGS

1	03/01/17	FOR SUBMITTAL
0	01/27/17	FOR SUBMITTAL

Dewberry
Dewberry Engineers Inc.
200 SUMNER STREET
10TH FLOOR
BOSTON, MA 02210
PHONE: 617.886.3400
FAX: 617.886.3310



DRAWN BY:	JG
REVIEWED BY:	SCA
CHECKED BY:	BBR
PROJECT NUMBER:	50002925
JOB NUMBER:	50061448
SITE ADDRESS:	

1654 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

SHEET TITLE	
CONSTRUCTION DETAILS	
SHEET NUMBER	



Prepared By:
Caron & Associates Design
 Benjamin E. Caron
 301 Concord Street
 Haverhill, MA 01830
 (978) 360-3671
 ben@cadsim.com

Prepared For:
Verizon Wireless
 Site Name:
Harvard Square 2 MA
 Site Address:
 1654 Massachusetts Avenue
 Cambridge, MA 02138

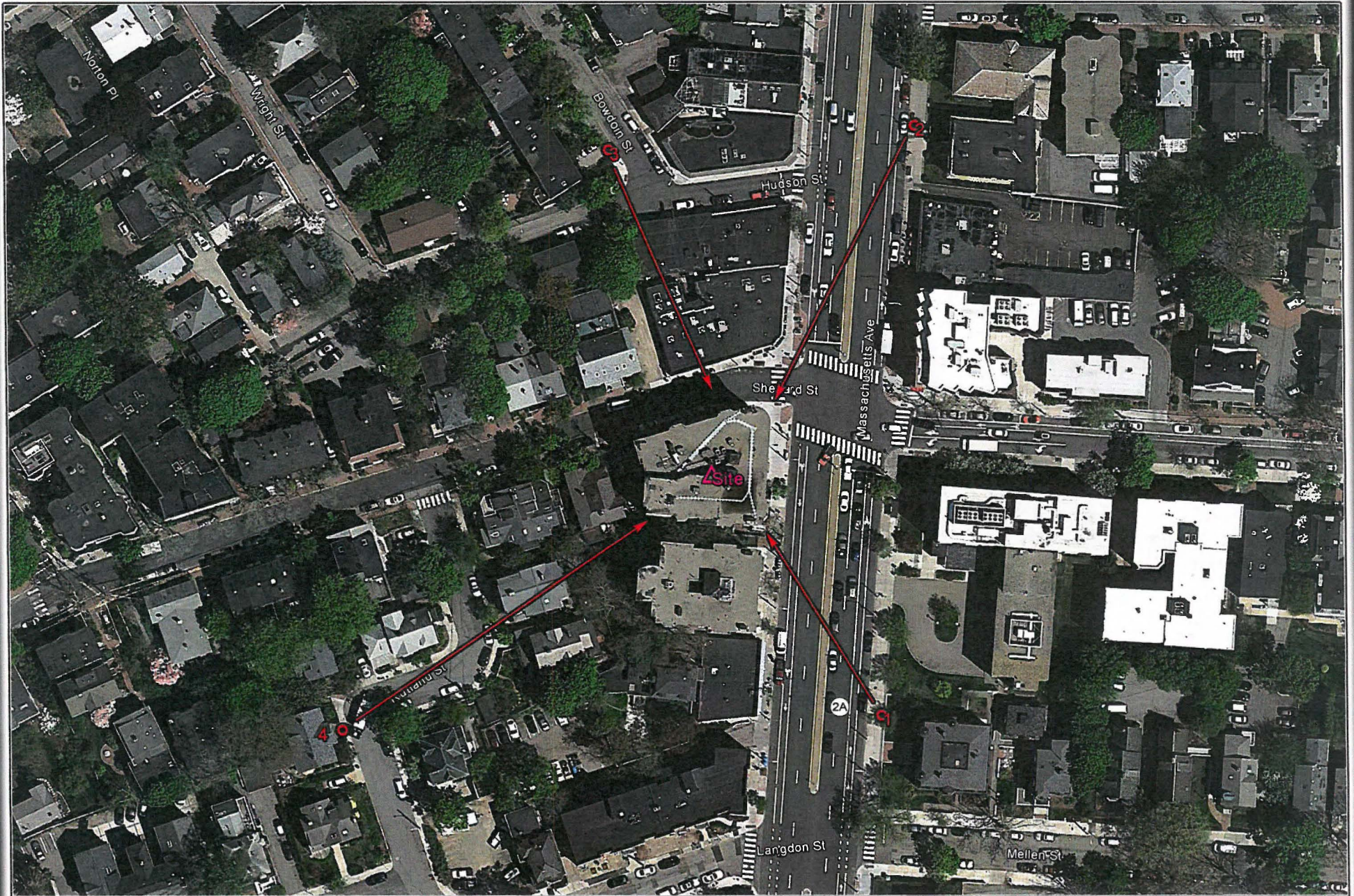


For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

Based upon Rev0 Zoning Dwggs
 by Dewberry dated: 1/27/2017 & Rev2
 Antenna Design by VZW dated: 2/01/2016

Harvard Square 2 MA ~ (2/02/2017)
Photographic Renderings

Created By: BenCaron & Mike Barreiros
 **Caron & Associates Design**
 (978) 360-3671 info@cadsim.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

Based upon Rev0 Zoning Drawgs by Dewberry dated: 1/27/2017 & Rev2 Antenna Design by VZW dated: 2/01/2016

Harvard Square 2 MA ~ (2/02/2017)

Photo Location Map

Created By: BenCaron & Mike Barreiros
CAD Caron & Associates Design
 (978) 360-3671 info@cadsim.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

*Based upon Rev0 Zoning Dwgs
by Dewberry dated: 1/27/2017 & Rev2
Antenna Design by VZW dated: 2/01/2016*

Harvard Square 2 MA ~ (2/02/2017)

Photo Location 1 ~ 50mm ~ 170'+/- Away

Created By: BenCaron & Mike Barreiros
CAD Caron & Associates Design
(978) 360-3671 info@cadsim.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

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Harvard Square 2 MA ~ (2/02/2017)

Photo Location 1 ~ 50mm ~ 170'+/- Away

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 Caron & Associates Design

(978) 360-3671 info@cadsim.com



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*Based upon Rev0 Zoning Dwgs
by Dewberry dated: 1/27/2017 & Rev2
Antenna Design by VZW dated: 2/01/2016*

Harvard Square 2 MA ~ (2/02/2017)

Photo Location 2 ~ 65mm ~ 254'+/- Away

Created By: BenCaron & Mike Barreiros
CAD Caron & Associates Design
(978) 360-3671 info@cadsim.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

*Based upon Rev0 Zoning Dwgs
by Dewberry dated: 1/27/2017 & Rev2
Antenna Design by VZW dated: 2/01/2016*

Harvard Square 2 MA ~ (2/02/2017)

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Based upon Rev0 Zoning Dwgs
by Dewberry dated: 1/27/2017 & Rev2
Antenna Design by VZW dated: 2/01/2016

Harvard Square 2 MA ~ (2/02/2017)

Photo Location 3 ~ 65mm ~ 226'+/- Away

Created By: BenCaron & Mike Barreiros

 Caron & Associates Design

(978) 360-3671 info@cadsim.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

Based upon Rev0 Zoning Dwgs
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Antenna Design by VZW dated: 2/01/2016

Harvard Square 2 MA ~ (2/02/2017)

Photo Location 3 ~ 65mm ~ 226'+/- Away

Created By: BenCaron & Mike Barreiros
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Based upon Rev0 Zoning Dwgs
by Dewberry dated: 1/27/2017 & Rev2
Antenna Design by VZW dated: 2/01/2016

Harvard Square 2 MA ~ (2/02/2017)

Photo Location 4 ~ 85mm ~ 298'+/- Away

Created By: BenCaron & Mike Barreiros

CAD Caron & Associates Design

(978) 360-3671 info@cadsim.com



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

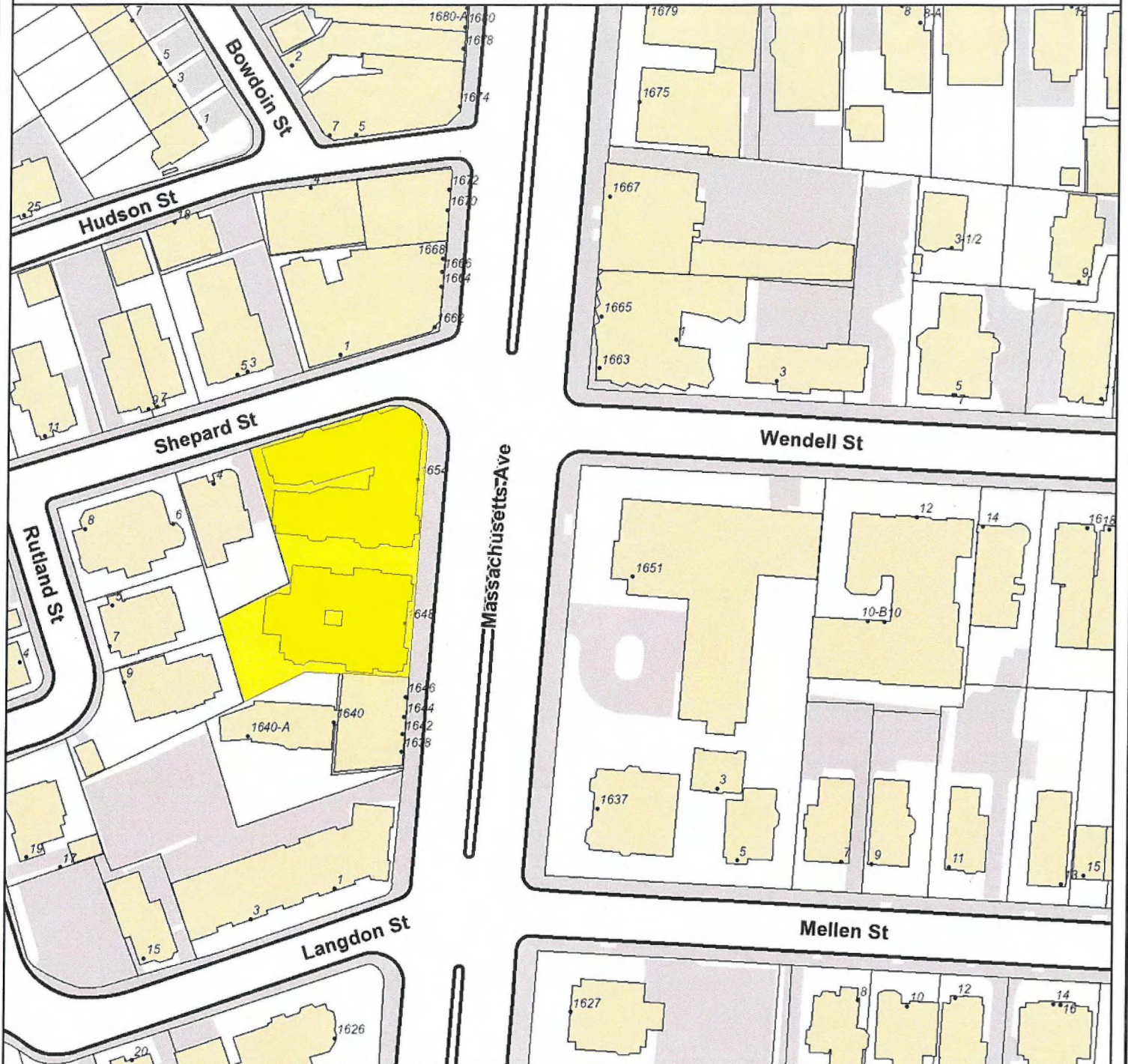
Based upon Rev0 Zoning Drawings
by Dewberry dated: 1/27/2017 & Rev2
Antenna Design by VZW dated: 2/01/2016

Harvard Square 2 MA ~ (2/02/2017)

Photo Location 4 ~ 85mm ~ 298'+/- Away

Created By: BenCaron & Mike Barreiros

 Caron & Associates Design
(978) 360-3671 info@cadsim.com



City of Cambridge
Massachusetts

1" = 96 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis

- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath



ULS License

Cellular License - KNKA201 - Cellco Partnership

Call Sign	KNKA201	Radio Service	CL - Cellular
Status	Active	Auth Type	Regular

Market

Market	CMA006 - Boston-Lowell-Brockton-Lawrence-Haverhill, MA-NH	Channel Block	B
Submarket	0	Phase	2

Dates

Grant	08/26/2014	Expiration	10/01/2024
Effective	11/01/2016	Cancellation	

Five Year Buildout Date

08/27/1989

Control Points

3 500 W. Dove Rd., TARRANT, Southlake, TX
P: (800)264-6620

Licensee

FRN	0003290673	Type	General Partnership
-----	------------	------	---------------------

Licensee

Cellco Partnership 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com
---	---

Contact

Cellco Partnership Licensing Manager 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com
--	---

Ownership and Qualifications

Radio Service Type	Mobile
Regulatory Status	Common Carrier Interconnected Yes

Alien Ownership

The Applicant answered "No" to each of the Alien Ownership questions.

Basic Qualifications

The Applicant answered "No" to each of the Basic Qualification questions.

Demographics

Race	
Ethnicity	Gender

ULS License

PCS Broadband License - KNLH242 - Cellco Partnership

Call Sign	KNLH242	Radio Service	CW - PCS Broadband
Status	Active	Auth Type	Regular

Market

Market	BTA051 - Boston, MA	Channel Block	F
Submarket	0	Associated Frequencies (MHz)	001890.00000000-001895.00000000-001970.00000000-001975.00000000

Dates

Grant	07/23/2007	Expiration	06/27/2017
Effective	11/01/2016	Cancellation	

Buildout Deadlines

1st	06/27/2002	2nd	
-----	------------	-----	--

Notification Dates

1st	05/17/2002	2nd	
-----	------------	-----	--

Licensee

FRN	0003290673	Type	Joint Venture
-----	------------	------	---------------

Licensee

Cellco Partnership 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com
---	---

Contact

Verizon Wireless Licensing - Manager 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com
--	---

Ownership and Qualifications

Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes

Alien Ownership

Is the applicant a foreign government or the representative of any foreign government?	No
Is the applicant an alien or the representative of an alien?	No
Is the applicant a corporation organized under the laws of any foreign government?	No
Is the applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their representatives or by a foreign government or representative thereof or by any corporation organized under the laws of a foreign country?	No

ULS License

AWS (1710-1755 MHz and 2110-2155 MHz) License - WQGA900 - Cellco Partnership

Call Sign	WQGA900	Radio Service	AW - AWS (1710-1755 MHz and 2110-2155 MHz)
Status	Active	Auth Type	Regular
Market			
Market	BEA003 - Boston-Worcester-Lawrence-Lowell-Brockton, MA-NH-RI-VT	Channel Block	B
Submarket	1	Associated Frequencies (MHz)	001720.00000000-001730.00000000-002120.00000000-002130.00000000

Dates

Grant	11/29/2006	Expiration	11/29/2021
Effective	11/01/2016	Cancellation	

Buildout Deadlines

1st	2nd
-----	-----

Notification Dates

1st	2nd
-----	-----

Licensee

FRN	0003290673	Type	General Partnership
-----	------------	------	---------------------

Licensee

Cellco Partnership 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com
---	---

Contact

Cellco Partnership Licensing Manager 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com
--	---

Ownership and Qualifications

Radio Service Type	Mobile
Regulatory Status	Common Carrier Interconnected Yes

Alien Ownership

The Applicant answered "No" to each of the Alien Ownership questions.

Basic Qualifications

The Applicant answered "No" to each of the Basic Qualification questions.

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

ULS License

AWS (1710-1755 MHz and 2110-2155 MHz) License - WQGB266 - Cellco Partnership

Call Sign	WQGB266	Radio Service	AW - AWS (1710-1755 MHz and 2110-2155 MHz)
Status	Active	Auth Type	Regular
Market			
Market	CMA006 - Boston-Lowell-Brockton-Lawrence-Haverhill, MA-NH	Channel Block	A
Submarket	0	Associated Frequencies (MHz)	001710.00000000-001720.00000000-002110.00000000-002120.00000000

Dates

Grant	11/29/2006	Expiration	11/29/2021
Effective	11/01/2016	Cancellation	

Buildout Deadlines

1st	2nd
-----	-----

Notification Dates

1st	2nd
-----	-----

Licensee

FRN	0003290673	Type	General Partnership
-----	------------	------	---------------------

Licensee

Cellco Partnership 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com
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Contact

Cellco Partnership Licensing Manager 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com
--	---

Ownership and Qualifications

Radio Service Type	Mobile
Regulatory Status	Common Carrier Interconnected Yes

Alien Ownership

Is the applicant a foreign government or the representative of any foreign government?	No
Is the applicant an alien or the representative of an alien?	No
Is the applicant a corporation organized under the laws of any foreign government?	No
Is the applicant a corporation of which more than one-fifth of the	

ULS License

700 MHz Upper Band (Block C) License - WQJQ689 - Cellco Partnership

PA This license has pending applications: 0007581227

Call Sign	WQJQ689	Radio Service	WU - 700 MHz Upper Band (Block C)
Status	Active	Auth Type	Regular
Market			
Market	REA001 - Northeast	Channel Block	C
Submarket	0	Associated Frequencies (MHz)	000746.00000000-000757.00000000-000776.00000000-000787.00000000

Dates

Grant	11/26/2008	Expiration	06/13/2019
Effective	01/31/2017	Cancellation	

Buildout Deadlines

1st	06/13/2013	2nd	06/13/2019
-----	------------	-----	------------

Notification Dates

1st	06/20/2013	2nd	
-----	------------	-----	--

Licensee

FRN	0003290673	Type	General Partnership
-----	------------	------	---------------------

Licensee

Cellco Partnership 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com
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Contact

Verizon Wireless Licensing Manager 5055 North Point Pkwy, NP2NE Network Engineering Alpharetta, GA 30022 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com
--	---

Ownership and Qualifications

Radio Service Type	Mobile
Regulatory Status	Common Carrier Interconnected Yes

Alien Ownership

The Applicant answered "No" to each of the Alien Ownership questions.

Basic Qualifications

The Applicant answered "No" to each of the Basic Qualification questions.

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

verizon

WIRELESS

HARVARD SQ 2 MA

1654 MASSACHUSETTS AVENUE

CAMBRIDGE, MA 02138



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

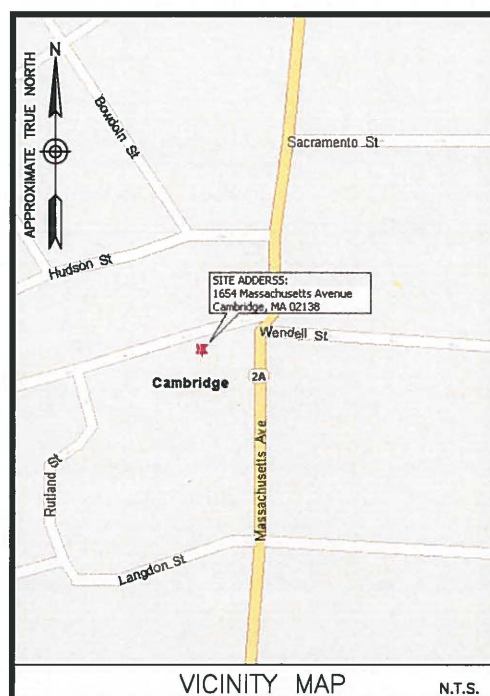
HARVARD SQ 2 MA

ZONING DRAWINGS

1	03/01/17	FOR SUBMITTAL
0	01/27/17	FOR SUBMITTAL



Dewberry Engineers Inc.
280 SUMMER STREET
10TH FLOOR
BOSTON, MA 02210
PHONE: 617.685.3400
FAX: 617.685.3310



VICINITY MAP N.T.S.

ENGINEER
DEWBERRY ENGINEERS INC.
280 SUMMER ST.
10TH FLOOR
BOSTON, MA 02210
PHONE # (617) 531-0813
FAX # (617) 695-3310
CONTACT: BENJAMIN REVETTE, P.E.

CONSTRUCTION
VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956
PHONE # (603) 505-0700
CONTACT: TODD WHITE

CONSULTANT TEAM

SITE NAME:
HARVARD SQ 2 MA

PROPERTY OWNER:
CLIFFORD V MILLER INC.
1386 BEACON STREET
BROOKLINE, MA 02448

APPLICANT:
CELCO PARTNERSHIP D/B/A
VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

ELECTRIC UTILITY:
NSTAR
1-800-592-2000

TELEPHONE UTILITY:
VERIZON
1-800-870-9999

CENTER OF EXISTING STRUCTURE*:
LATITUDE: 42° 22' 53.9" N
LONGITUDE: 71° 07' 12.4" W
* PER HANDHELD GPS

PROJECT SUMMARY

SITE ADDRESS:
1654 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02138

ZONING DISTRICT:
RESIDENCE - C-2

PROJECT DIRECTORY

THE SITE WILL CONSIST OF REMOVING (9) EXISTING ANTENNAS (3/SECTOR) AND REPLACING WITH (9) PROPOSED ANTENNAS (3/SECTOR) AS WELL AS INSTALLING ADDITIONAL ON EXISTING PIPE MOUNTS. ADDITIONALLY, (6) RRHS (2/SECTOR) AND (3) JUNCTION BOXES (1/SECTOR) WILL BE INSTALLED ON THE EXISTING CHIMNEYS.

PROJECT DESCRIPTION

THIS DOCUMENT WAS DEVELOPED TO REFLECT A SPECIFIC SITE AND ITS SITE CONDITIONS AND IS NOT TO BE USED FOR ANOTHER SITE OR WHEN OTHER CONDITIONS PERTAIN. REUSE OF THIS DOCUMENT IS AT THE SOLE RISK OF THE USER.

A.D.A. COMPLIANCE:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.

SHEET INDEX

SHT. NO.	DESCRIPTION
T-1	TITLE SHEET
A-1	ROOF PLAN
A-2	EAST & NORTH ELEVATIONS
A-3	WEST ELEVATION
A-4	CONSTRUCTION DETAILS



DRAWN BY: JG
REVIEWED BY: SCA
CHECKED BY: BBR
PROJECT NUMBER: 50002925
JOB NUMBER: 50061448
SITE ADDRESS:

1654 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

SHEET TITLE

TITLE SHEET

SHEET NUMBER

DIRECTIONS FROM WESTBOROUGH, MA:

TAKE MA-9 E. MERGE ONTO I-90 E. TAKE EXIT 18 TOWARD CAMBRIDGE. SLIGHT RIGHT ONTO CAMBRIDGE STREET. CONTINUE ONTO RIVER STREET. TURN LEFT ONTO PUTNAM AVENUE. SLIGHT LEFT ONTO MASSACHUSETTS AVENUE. TURN LEFT ONTO SHEPARD STREET. THE SITE WILL BE ON THE LEFT.



2
A-2

ALPHA LTE
AZIMUTH 345
ALPHA AWS
AZIMUTH 350
ALPHA
AZIMUTH 27

1 2 3
A-4 A-4 A-4
PROPOSED VERIZON WIRELESS ANTENNAS
MOUNTED TO EXISTING ANTENNA MASTS
(TO REPLACE EXISTING ANTENNAS)
(PAINT TO MATCH CHIMNEY)

HYBRID CABLE SCHEDULE*

SECTOR	HYBRID CABLE LENGTH	CABLE SIZE
ALPHA	157'±	6x12
BETA	233'±	6x12
GAMMA	276'±	6x12

*CONTRACTOR TO FIELD VERIFY HYBRID CABLE LENGTHS PRIOR TO CONSTRUCTION
CALCULATION BY: SCA



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

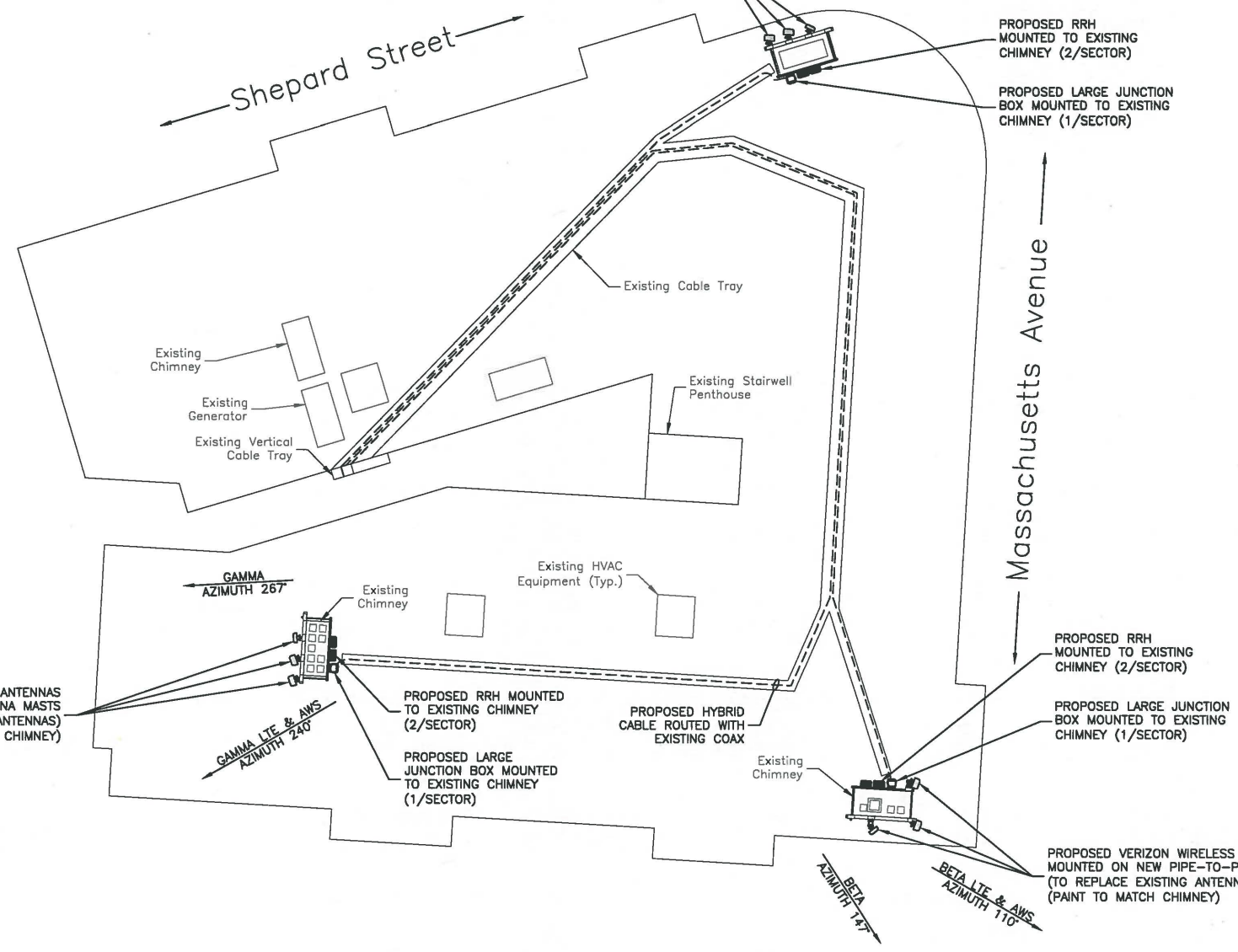
HARVARD SQ 2 MA

ZONING DRAWINGS

1	03/01/17	FOR SUBMITTAL
0	01/27/17	FOR SUBMITTAL



Dewberry Engineers Inc.
280 SUMMER STREET
10TH FLOOR
BOSTON, MA 02210
PHONE: 617.695.3400
FAX: 617.695.3310



1
A-3

1
A-2

1 2 3
A-4 A-4 A-4
PROPOSED VERIZON WIRELESS ANTENNAS
MOUNTED TO EXISTING ANTENNA MASTS
(TO REPLACE EXISTING ANTENNAS)
(PAINT TO MATCH CHIMNEY)

GAMMA
AZIMUTH 267

GAMMA LTE & AWS
AZIMUTH 240

PROPOSED RRH MOUNTED TO EXISTING CHIMNEY (2/SECTOR)
PROPOSED LARGE JUNCTION BOX MOUNTED TO EXISTING CHIMNEY (1/SECTOR)

PROPOSED HYBRID CABLE ROUTED WITH EXISTING COAX

PROPOSED RRH MOUNTED TO EXISTING CHIMNEY (2/SECTOR)

PROPOSED LARGE JUNCTION BOX MOUNTED TO EXISTING CHIMNEY (1/SECTOR)

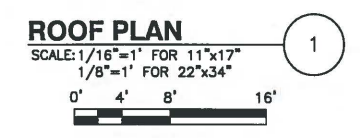
PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED ON NEW PIPE-TO-PIPE MOUNTS (TO REPLACE EXISTING ANTENNAS) (PAINT TO MATCH CHIMNEY)

1 2 3
A-4 A-4 A-4

BETA
AZIMUTH 147

BETA LTE & AWS
AZIMUTH 110

- SITE NOTES:**
- NORTH SHOWN AS APPROXIMATE.
 - EXISTING BUILDING AND ANTENNA ELEVATIONS ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED WITH A MAPPING.
 - PLANS BASED ON SITE VISIT BY DEWBERRY ENGINEER ON 09/24/15.
 - REUSE EXISTING ANTENNA MOUNTS AND COAX. INSPECT FOR DAMAGE OR DECAY AND REPLACE AS NEEDED.



DRAWN BY:	JG
REVIEWED BY:	SCA
CHECKED BY:	BBR
PROJECT NUMBER:	50002925
JOB NUMBER:	50061448
SITE ADDRESS:	

1654 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

SHEET TITLE	ROOF PLAN
SHEET NUMBER	A-1



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

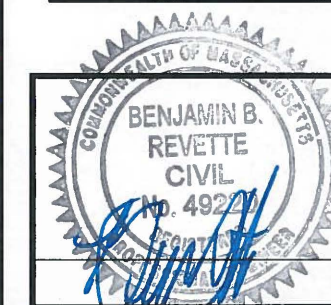
HARVARD SQ 2 MA

ZONING DRAWINGS

1	03/01/17	FOR SUBMITTAL
0	01/27/17	FOR SUBMITTAL



Dewberry Engineers Inc.
280 SUMMER STREET
10TH FLOOR
BOSTON, MA 02210
PHONE: 617.885.3400
FAX: 617.885.3310



DRAWN BY: JG

REVIEWED BY: SCA

CHECKED BY: BBR

PROJECT NUMBER: 50002925

JOB NUMBER: 50061448

SITE ADDRESS:

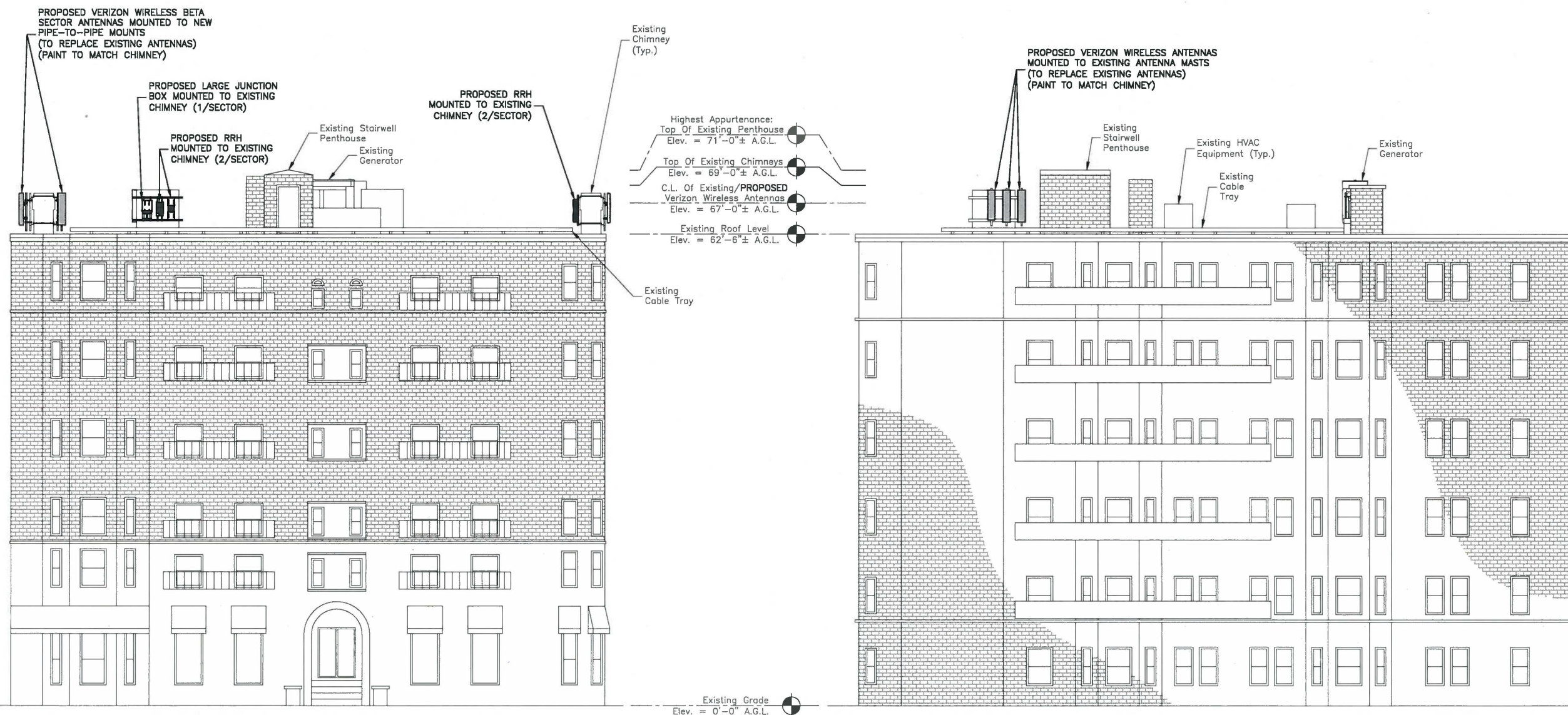
1654 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

SHEET TITLE

EAST & NORTH
ELEVATIONS

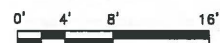
SHEET NUMBER

A-2



EAST ELEVATION ①

SCALE: 1/16"=1' FOR 11"x17"
1/8"=1' FOR 22"x34"



NORTH ELEVATION ②

SCALE: 1/16"=1' FOR 11"x17"
1/8"=1' FOR 22"x34"



SITE NOTES:

- EXISTING BUILDING AND ANTENNA ELEVATIONS ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED WITH A MAPPING.
- PLANS BASED ON SITE VISIT BY DEWBERRY ENGINEER ON 09/20/13.
- REUSE EXISTING ANTENNA MOUNTS AND COAX. INSPECT FOR DAMAGE OR DECAY AND REPLACE AS NEEDED.

A.G.L. = ABOVE GRADE LEVEL
C.L. = CENTER LINE



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

HARVARD SQ 2 MA

ZONING DRAWINGS

1	03/01/17	FOR SUBMITTAL
0	01/27/17	FOR SUBMITTAL



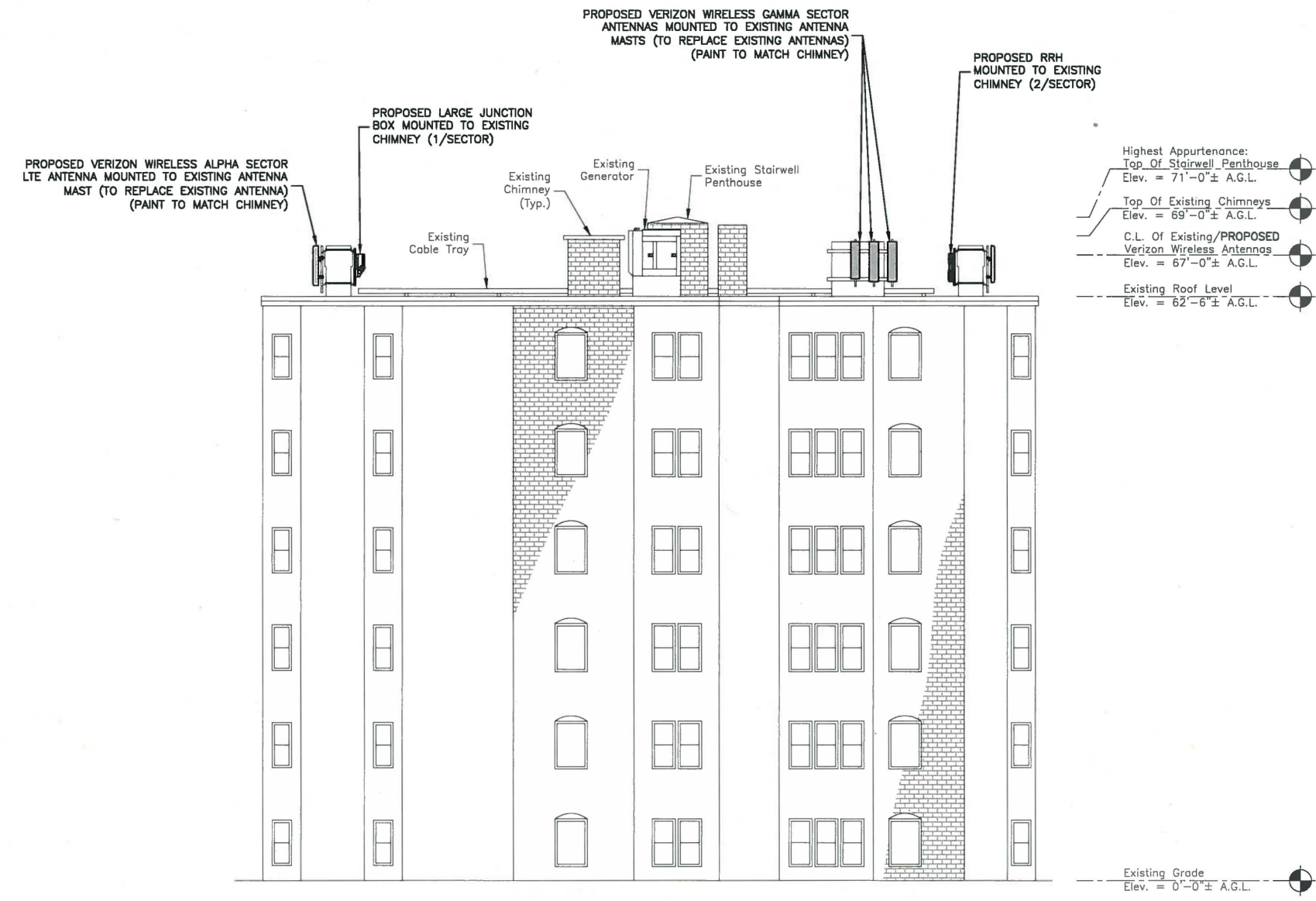
Dewberry Engineers Inc.
280 SUMMER STREET
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BOSTON, MA 02210
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DRAWN BY:	JG
REVIEWED BY:	SCA
CHECKED BY:	BBR
PROJECT NUMBER:	50002925
JOB NUMBER:	50061448
SITE ADDRESS:	

1654 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

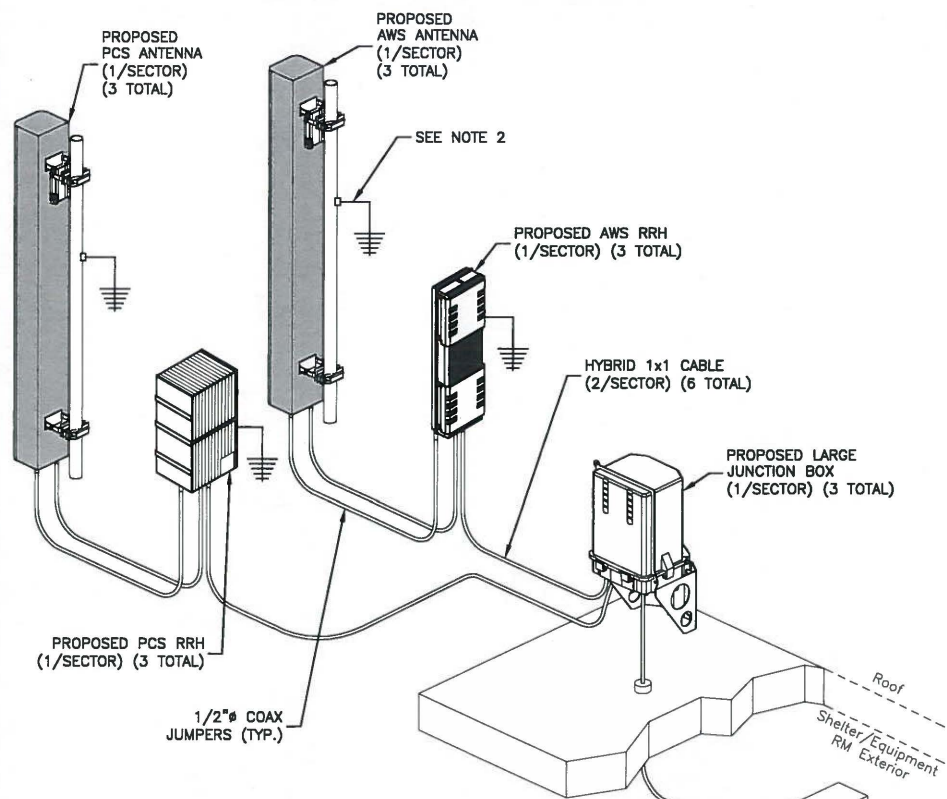
SHEET TITLE	WEST ELEVATION
SHEET NUMBER	A-3



A.G.L. = ABOVE GRADE LEVEL
C.L. = CENTER LINE

WEST ELEVATION 1
SCALE: 1/16"=1' FOR 11"x17"
1/8"=1' FOR 22"x34"
0' 4' 8' 16'

- SITE NOTES:**
- EXISTING BUILDING AND ANTENNA ELEVATIONS ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED WITH A MAPPING.
 - PLANS BASED ON SITE VISIT BY DEWBERRY ENGINEER ON 09/20/13.
 - REUSE EXISTING ANTENNA MOUNTS AND COAX. INSPECT FOR DAMAGE OR DECAY AND REPLACE AS NEEDED.



NOTES:

1. INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS.
2. ALL EQUIPMENT SHALL BE GROUNDED PER VERIZON WIRELESS STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
3. ONLY TWO ANTENNAS/RRHS SHOWN FOR CLARITY.
4. WEATHERSEAL EXTERIOR WALL/ROOF PENETRATIONS.
5. DETAIL IS SCHEMATIC.

EQUIPMENT CONFIGURATION

SCALE: N.T.S.

GENERAL NOTES:

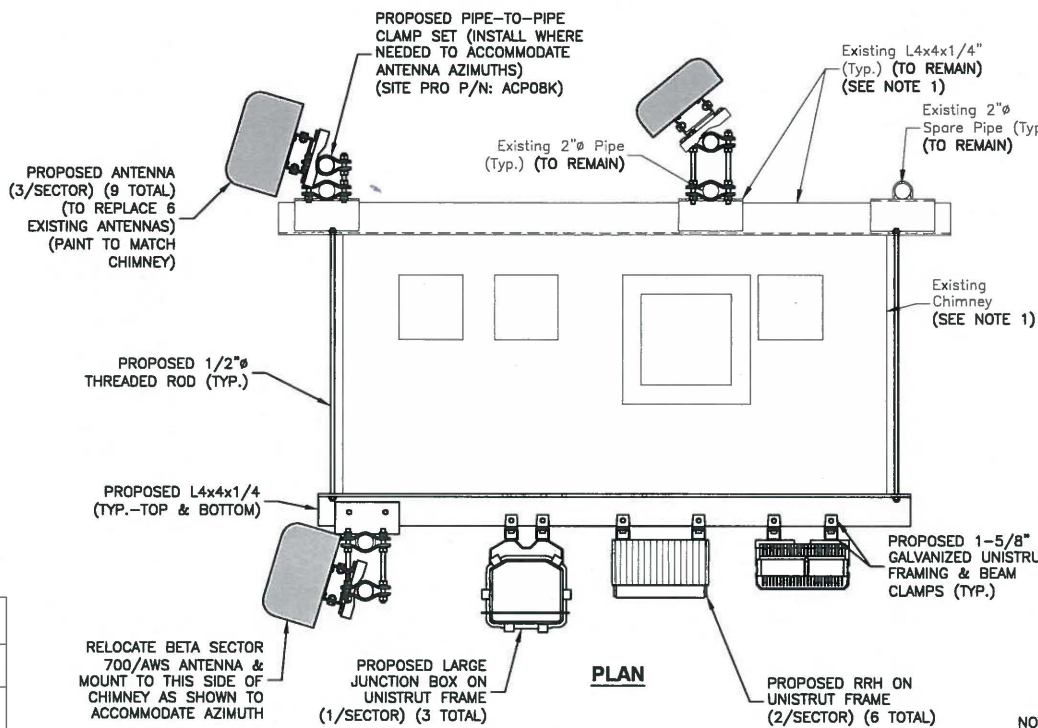
1. ALL DIMENSIONS TO, OF, AND ON EXISTING BUILDINGS, DRAINAGE STRUCTURES, AND SITE IMPROVEMENTS SHALL BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO ALL FABRICATION WITH ALL DISCREPANCIES REPORTED IMMEDIATELY TO THE ENGINEER.
2. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
3. BRACE STRUCTURES UNTIL ALL STRUCTURAL ELEMENTS NEEDED FOR STABILITY ARE INSTALLED. THESE ELEMENTS ARE AS FOLLOWS: LATERAL BRACING, ANCHOR BOLTS, ETC.
4. INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE MISFITTING OR NONCONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH REMEDIAL ACTION SHALL REQUIRE WRITTEN APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING.
5. EACH CONTRACTOR SHALL COOPERATE WITH THE OWNER'S REPRESENTATIVE, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.
6. REPAIR ANY DAMAGE DURING CONSTRUCTION TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE CONSTRUCTION MANAGER.
7. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
8. REUSE EXISTING ANTENNA MOUNTS AND COAX. INSPECT FOR DAMAGE OR DECAY AND REPLACE AS NEEDED.

Dimensions: Existing Antennas*	
LTE	51.18 / 14.69 / 4.09
850	47.44 / 11.22 / 4.49
PCS	50.31 / 6.06 / 3.15

*ALL DIMENSIONS ARE MEASURED IN INCHES AND IN THE FORMAT: HEIGHT/WIDTH/DEPTH

DIMENSIONS: PROPOSED ANTENNAS*	
700/PCS-LTE	51.1 / 12.01 / 7.09
700/AWS	51.1 / 12.01 / 7.09
850	47.44 / 11.22 / 4.49

*ALL DIMENSIONS ARE MEASURED IN INCHES AND IN THE FORMAT: HEIGHT/WIDTH/DEPTH



NOTES:

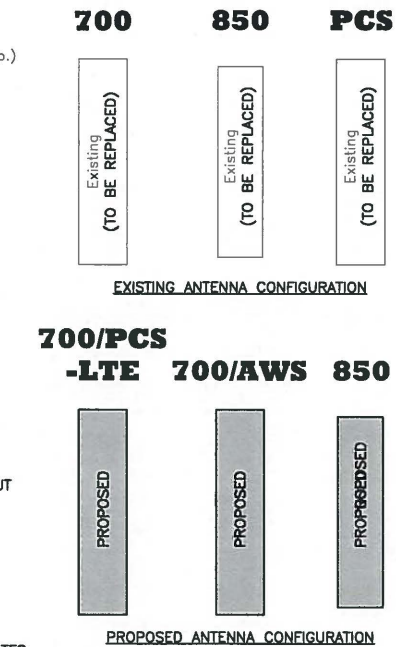
1. PER STRUCTURAL ANALYSIS BY DEWBERRY DATED 11/02/15, THE EXISTING BRICK CHIMNEY IN EACH SECTOR WILL BE REPOINTED TO ACCOMMODATE NEW ANTENNAS & RRHS. ALL EXISTING HARDWARE SHALL BE REMOVED FROM THE CHIMNEY PRIOR TO REPOINTING, AND NEW MOUNTING HARDWARE WILL BE USED FOR THIS INSTALLATION.
2. PROPOSED PIPE TO PIPE CONNECTION REQUIRED TO MEET ANTENNA AZIMUTH.

EQUIPMENT MOUNTING DETAIL (BETA SECTOR)

SCALE: 1/2"=1' FOR 11"x17"
1"=1' FOR 22"x34"



ELEVATION

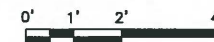


NOTES:

1. AS VIEWED STANDING BEHIND THE ANTENNAS.
2. TYPICAL FOR 3 SECTORS. VERIFY FINAL ANTENNA DESIGN SHEET PRIOR TO CONSTRUCTION.
3. ANTENNAS TO BE PAINTED TO MATCH EXISTING WALL COLOR.
4. ANTENNAS DRAWN TO SCALE FOR DIMENSIONAL PURPOSES ONLY. ACTUAL SPACING BETWEEN CONSECUTIVE ANTENNAS TO BE VERIFIED IN FIELD.

ANTENNA CONFIGURATION

SCALE: 1/4"=1' FOR 11"x17"
1/2"=1' FOR 22"x34"



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

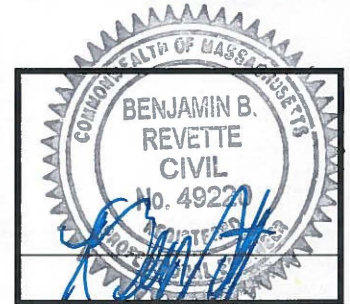
HARVARD SQ 2 MA

ZONING DRAWINGS

NO.	DATE	DESCRIPTION
1	03/01/17	FOR SUBMITTAL
0	01/27/17	FOR SUBMITTAL



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BOSTON, MA 02210
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DRAWN BY:	JG
REVIEWED BY:	SCA
CHECKED BY:	BBR
PROJECT NUMBER:	50002925
JOB NUMBER:	50061448
SITE ADDRESS:	

1654 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

SHEET TITLE	
CONSTRUCTION DETAILS	
SHEET NUMBER	



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Chandra Harrington, Jo M. Solet, *Members*;
Joseph V. Ferrara, Kyle Sheffield, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 1654 Massachusetts Avenue

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
 - Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
 - Avon Hill Neighborhood Conservation District
 - Half Crown – Marsh Neighborhood Conservation District
 - Harvard Square Conservation District
 - Mid Cambridge Neighborhood Conservation District
 - Designated Landmark
 - Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
 - Preservation Restriction or Easement (as recorded)
 - Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). **See the back of this page for definition of demolition. *No demolition requested.***
 - No jurisdiction: not a designated historic property and the structure is less than fifty years old.
 - No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
- Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date March 21, 2017

Received by Uploaded to Energov

Date March 21, 2017

Relationship to project BZA 12742-2017

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>