

## GENERAL INFORMATION

Appeal: 2017 OCT -6 AM 11:36

(ATTACHMENT B - PAGE 2)

**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 Norshire, LLC \_\_\_\_\_  
(OWNER)

Address: 288 Norfolk Street, Cambridge, MA \_\_\_\_\_

State that I/We own the property located at 284 Norfolk Street \_\_\_\_\_  
which is the subject of this zoning application.

The record title of this property is in the name of Norshire, LLC \_\_\_\_\_  
\_\_\_\_\_

\*Pursuant to a deed of duly recorded in the date 11/17/2008 \_\_\_\_\_, Middlesex South  
County Registry of Deeds at Book 51897, Page 321; 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 Middlesex \_\_\_\_\_

The above-name Wendy Nekrow personally appeared before me,  
this 25<sup>th</sup> of SEPT., 2017, and made oath that the above statement is true.

  
\_\_\_\_\_  
Notary

My commission expires June 24, 2020 (Notary Seal).

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

**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 284 Norfolk Street (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 or 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, 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 the 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 communications 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.

DIMENSIONAL INFORMATIONAPPLICANT: Cellco Partnership d/b/a Verizon Wireless PRESENT USE/OCCUPANCY: CommercialLOCATION: 284 Norfolk Street ZONE: C-1 ResidencePHONE: (617) 557-5959 REQUESTED USE/OCCUPANCY: Wireless Communications Facility

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS<sup>1</sup></u>
<u>TOTAL GROSS FLOOR AREA:</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (max.)
<u>LOT AREA:</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:<sup>2</sup></u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	<u>N/A</u>		<u>N/A</u> (min.)
	<u>DEPTH</u>			
<u>Setbacks in Feet:</u>	<u>FRONT</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
	<u>REAR</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
	<u>LEFT SIDE</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
	<u>RIGHT SIDE</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
<u>SIZE OF BLDG.:</u>	<u>HEIGHT</u>	<u>51' 4"</u>	<u>No Change</u>	<u>N/A</u> (max.)
	<u>LENGTH</u>			
	<u>WIDTH</u>			
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:<sup>3</sup></u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
<u>NO. OF DWELLING UNITS:</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (max.)
<u>NO. OF PARKING SPACES:</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min./max)
<u>NO. OF LOADING AREAS:</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</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.

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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'.



**Prepared For:**  
**Verizon Wireless**  
**Site Name:**  
**CAMBRIDGE DONNELLY FIELD MA**  
**284 NORFOLK STREET**  
**CAMBRIDGE, MA 02139**



Photos taken on: 09-25-17  
Simulation Based On Rev-0 Lease Exhibit.

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

**verizon**<sup>✓</sup>  
WIRELESS  
118 Flanders Road  
Westborough, MA 01581

**CAMBRIDGE DONNELLY FIELD MA**

DEWBERRY NO. 50095084  
(Page 1 of 9)

**Dewberry**<sup>®</sup>  
Dewberry Engineers Inc.  
280 Summer St.  
10th Floor  
Boston, MA 02210





Carlisle St

Tremont St

Cambridge St

PHOTO 3

Harrington Terrace

Harwell St

SITE LOCATION

PHOTO 2

PHOTO 4

Lincoln St

Prospect St

Murdo St

Norfolk St

Elm St

Columbia St

Gardner Rd

Hampshire St

Union St

PHOTO 1

**verizon**  
WIRELESS

CAMBRIDGESIDE DONNELLY FIELD MA  
284 Norfolk Street  
Cambridge, MA 02139  
(Page 2 of 9)

 **Dewberry**



## Actual View

**verizon**<sup>✓</sup>  
WIRELESS

CAMBRIDGE DONNELLY FIELD MA

Photo 1A

View Facing Northwest  
From Hampshire Street  
(Page 3 of 9)



**Dewberry**<sup>®</sup>



# Proposed View

Proposed Antenna (2/Sector) (Typ.-4)  
Within Existing Fiberglass Chimney (Typ.-2)  
(To Replace Existing Antennas)

**verizon**  
WIRELESS

CAMBRIDGE DONNELLY FIELD MA

Photo 1B

View Facing Northwest  
From Hampshire Street  
(Page 4 of 9)

 **Dewberry**



## Actual View

**verizon**<sup>✓</sup>  
WIRELESS

CAMBRIDGE DONNELLY FIELD MA

Photo 2A

View Facing East  
From Hampshire Street  
(Page 5 of 9)



**Dewberry**<sup>®</sup>



# Proposed View

Proposed Facade Mounted Antennas  
(Typ.-2) (To Replace Existing Antennas)

**verizon**<sup>®</sup>  
WIRELESS  
CAMBRIDGE DONNELLY FIELD MA  
**Photo 2B**  
View Facing East  
From Hampshire Street  
(Page 6 of 9)

 **Dewberry**<sup>®</sup>



## Actual View

**verizon**<sup>✓</sup>  
WIRELESS

CAMBRIDGE DONNELLY FIELD MA

**Photo 3A**

View Facing South  
From Norfolk Street  
(Page 7 of 9)



**Dewberry**<sup>®</sup>



# Proposed View

Proposed Antenna (2/Sector) (Typ.-4)  
Within Existing Fiberglass Chimney (Typ.-2)  
(To Replace Existing Antennas)

Proposed Facade Mounted Antennas  
(Typ.-2) (To Replace Existing Antennas)

**verizon**  
WIRELESS

CAMBRIDGE DONNELLY FIELD MA

Photo 3B

View Facing South  
From Norfolk Street  
(Page 8 of 9)



**Dewberry**



# Proposed View

Proposed Equipment Is Not Visible  
From This Location

**verizon**  
WIRELESS

CAMBRIDGE DONNELLY FIELD MA

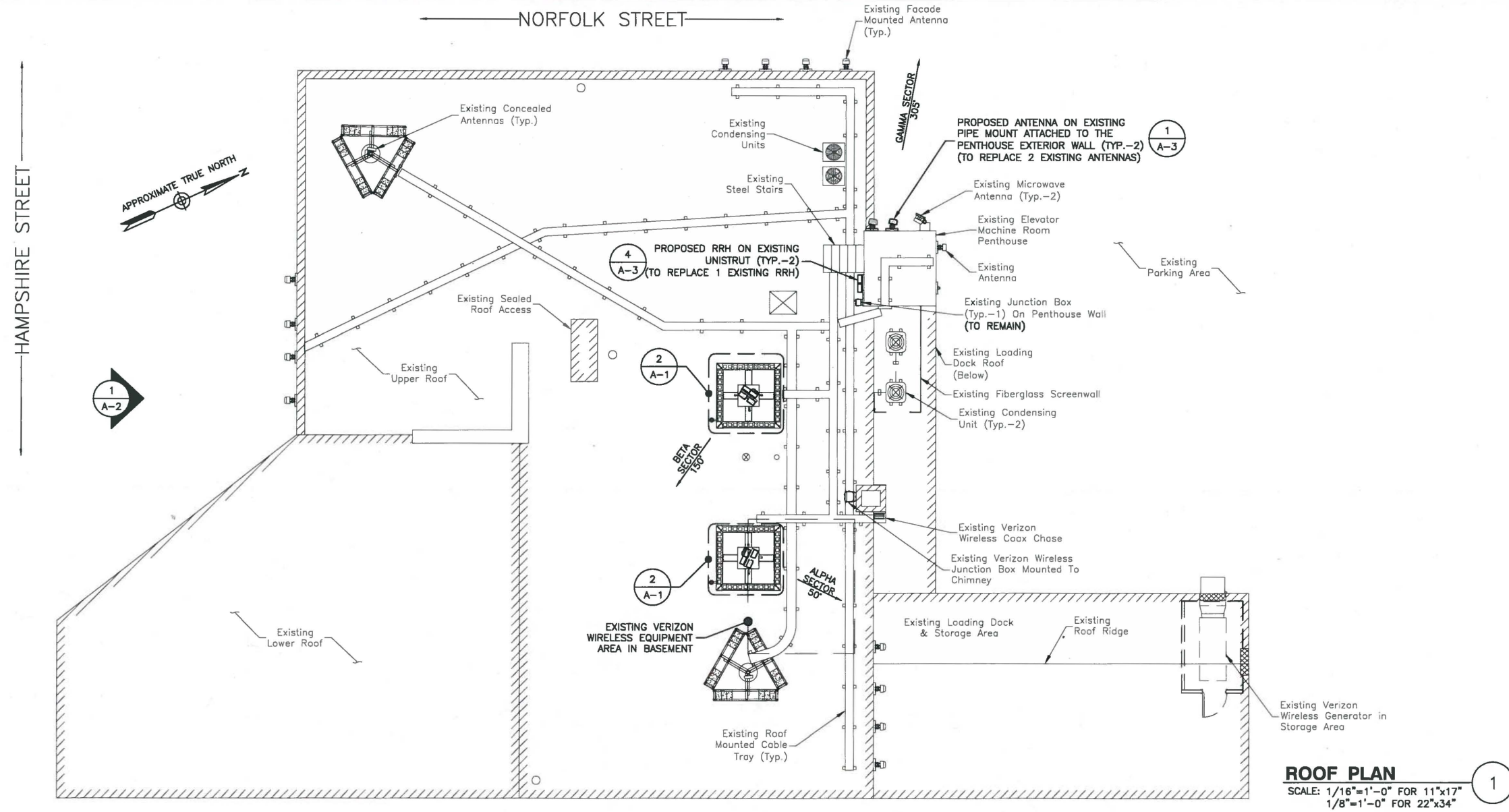
Photo 4

View Facing Northwest  
From Elm Street  
(Page 9 of 9)

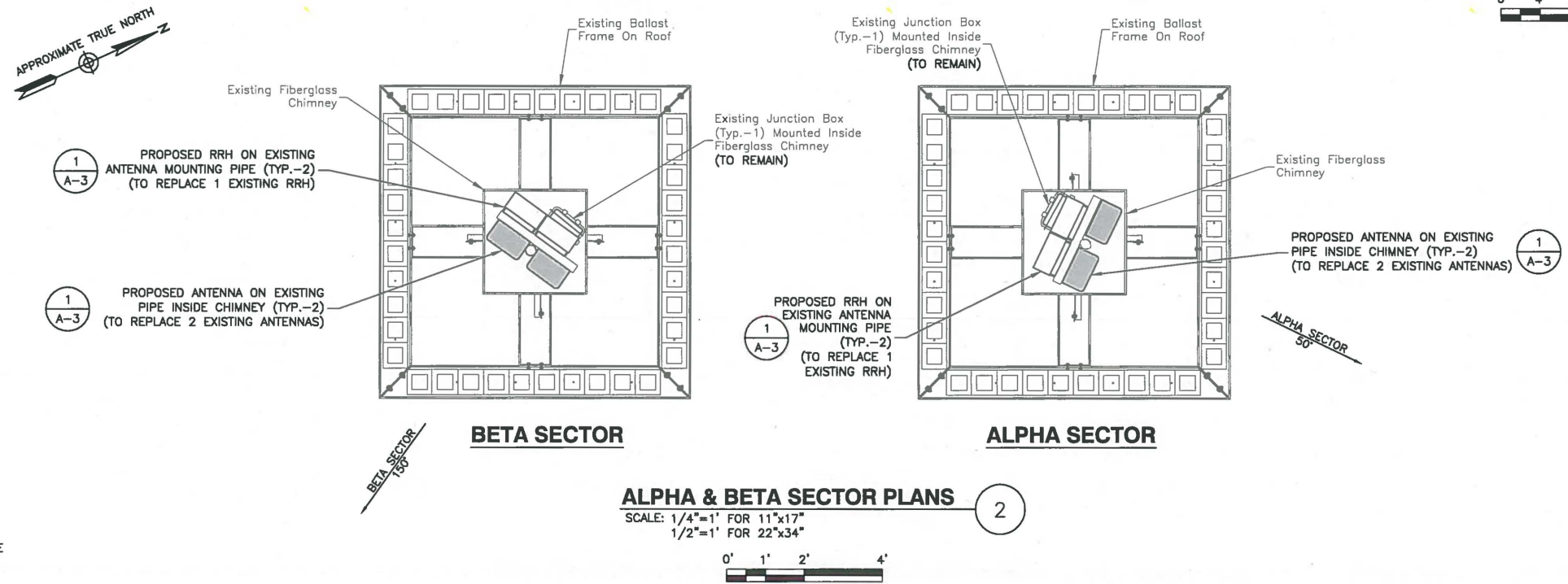


**Dewberry**





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



- SITE NOTES:**
1. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
  2. NORTH SHOWN AS APPROXIMATE.
  3. REUSE EXISTING ANTENNA MOUNTS AND COAX. INSPECT FOR DAMAGE OR DECAY AND REPLACE AS NEEDED.
  4. DO NOT PENETRATE THE ELEVATOR PENTHOUSE WALL. CONTACT DEWBERRY IF PENTHOUSE WALL MOUNTS NEED TO BE REPLACED.
  5. CONTRACTOR TO FIELD VERIFY CHIMNEY SIZE IS ADEQUATE FOR NEW RRH & ANTENNA INSTALLATION. CONTACT DEWBERRY WITH ANY DISCREPANCIES.

**ALPHA & BETA SECTOR PLANS**  
 SCALE: 1/4"=1' FOR 11"x17"  
 1/2"=1' FOR 22"x34"  
 0' 1' 2' 4'



VERIZON WIRELESS  
 118 FLANDERS ROAD  
 WESTBOROUGH, MA 01581-3956

**CAMBRIDGE  
 DONNELLY FIELD MA**

ANTMO DRAWINGS		
2	08/04/17	FOR SUBMITTAL
1	06/04/15	FOR SUBMITTAL
0	05/19/15	FOR SUBMITTAL



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



DRAWN BY:	JG
REVIEWED BY:	SCA
CHECKED BY:	BBR
PROJECT NUMBER:	50002925
JOB NUMBER:	50095084
SITE ADDRESS:	

284 NORFOLK ST.  
 CAMBRIDGE, MA 02139

SHEET TITLE

ROOF PLAN, ALPHA & BETA SECTOR PLANS

SHEET NUMBER



VERIZON WIRELESS  
118 FLANDERS ROAD  
WESTBOROUGH, MA 01581-3956

**CAMBRIDGE  
DONNELLY FIELD MA**

**ANTMO DRAWINGS**

2	08/04/17	FOR SUBMITTAL
1	06/04/15	FOR SUBMITTAL
0	05/19/15	FOR SUBMITTAL



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BOSTON, MA 02210  
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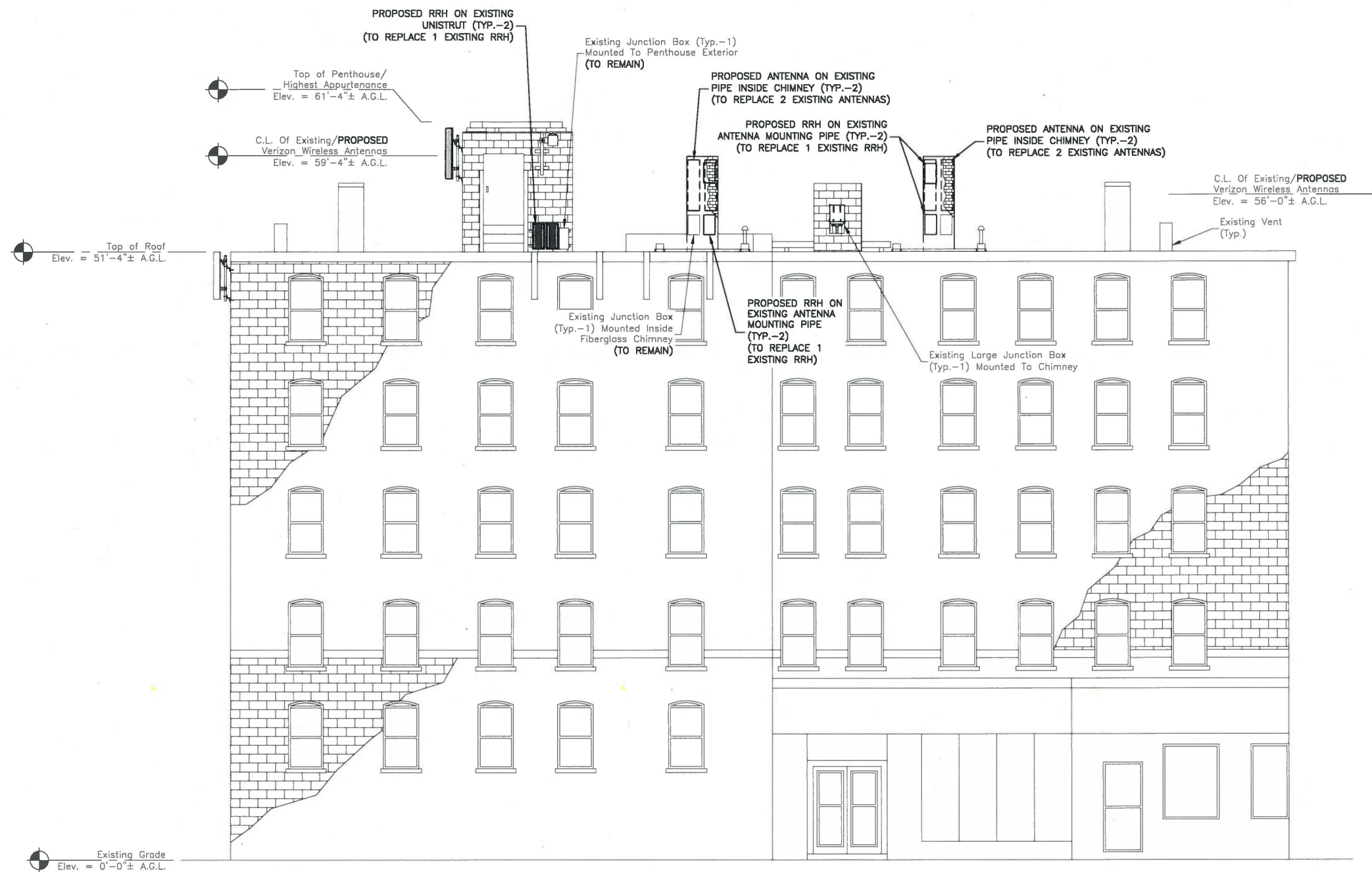
284 NORFOLK ST.  
CAMBRIDGE, MA 02139

SHEET TITLE

ELEVATION

SHEET NUMBER

A-2



**ELEVATION**

SCALE: 3/32"=1'-0" FOR 11"x17"  
3/16"=1'-0" FOR 22"x34"



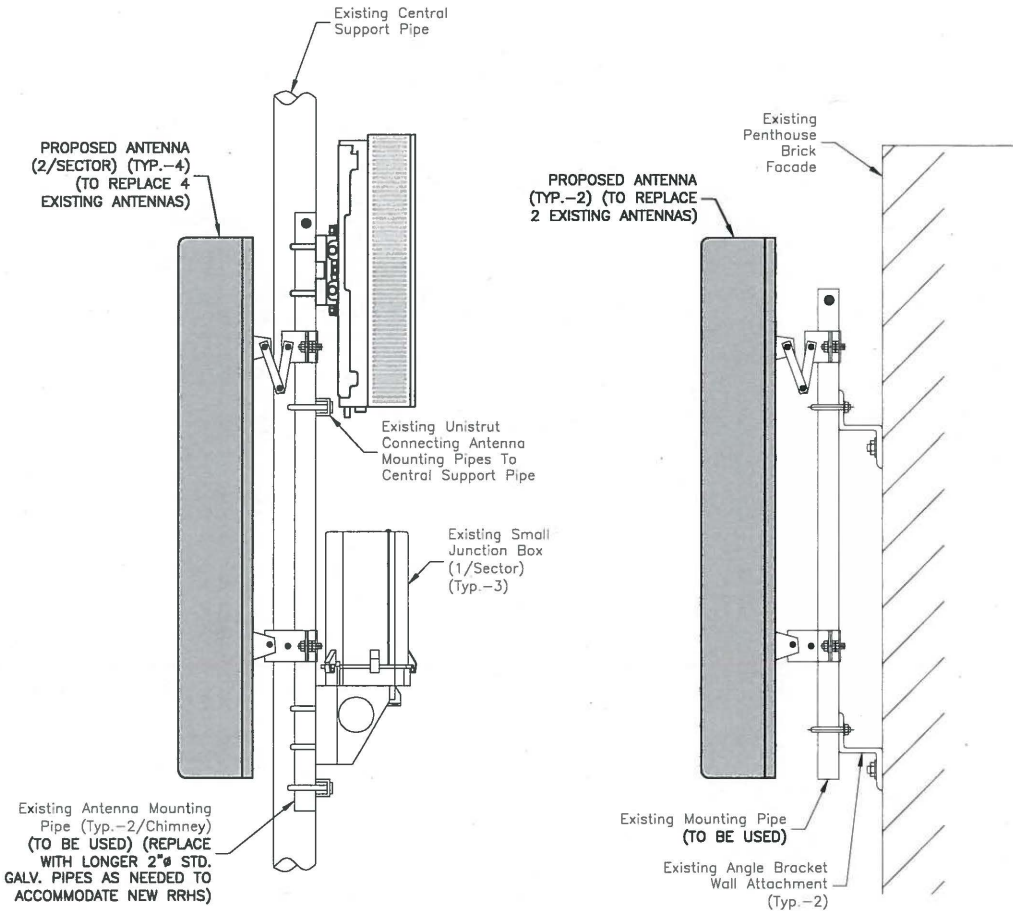
**NOTES:**

1. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. ELEVATIONS SHOWN AS APPROXIMATE.
3. REUSE EXISTING ANTENNA MOUNTS AND COAX. INSPECT FOR DAMAGE OR DECAY AND REPLACE AS NEEDED.



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. DO NOT CHANGE SIZE NOR SPACING OF STRUCTURAL ELEMENTS.
3. DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
4. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. BRACE STRUCTURES UNTIL ALL STRUCTURAL ELEMENTS NEEDED FOR STABILITY ARE INSTALLED. THESE ELEMENTS ARE AS FOLLOWS: LATERAL BRACING, ANCHOR BOLTS, ETC.
6. DETERMINE EXACT LOCATION OF EXISTING UTILITIES, GROUNDS DRAINS, DRAIN PIPES, VENTS, ETC. BEFORE COMMENCING WORK.
7. 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.
8. EACH CONTRACTOR SHALL COOPERATE WITH THE OWNER'S REPRESENTATIVE AND COORDINATE THEIR WORK WITH THE WORK OF OTHERS.
9. REPAIR ANY DAMAGE DURING CONSTRUCTION TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE CONSTRUCTION MANAGER.
10. ALL CABLE/CONDUIT ENTRY/EXIT PORTS SHALL BE WEATHERPROOFED DURING INSTALLATION USING A SILICONE SEALANT.
11. 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.
12. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED D FIRE CODE APPROVED MATERIALS.
13. TURN OVER ALL SALVAGEABLE BUILDING MATERIAL TO BUILDING MANAGER.
14. ALL DISRUPTIVE WORK AND WORK WITHIN TENANT SPACES TO BE COORDINATED WITH BUILDING REPRESENTATIVE.
15. ALL ROOF PENETRATIONS SHALL BE RESTORED TO MAINTAIN ALL ROOF WARRANTIES AND ENSURE A PERMANENT WATERPROOF SEAL.
16. CONTRACTOR SHALL NOTIFY THE ENGINEER A MINIMUM OF 48 HOURS IN ADVANCE PRIOR TO CONSTRUCTION START, MORE SPECIFICALLY BEFORE; SEALING ANY FLOOR, WALL OR ROOF PENETRATION, FINAL UTILITY CONNECTIONS, POURING CONCRETE, BACKFILLING UTILITY TRENCHES AND STRUCTURAL POSTS OR MOUNTING CONNECTIONS, FOR ENGINEERING REVIEW AND INSPECTION.



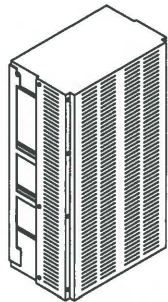
ALPHA/ BETA  
SECTORS

GAMMA  
SECTOR

EQUIPMENT MOUNTING DETAILS

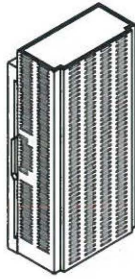
SCALE: N.T.S

1



LTE 700

MANUFACTURER: ALCATEL-LUCENT  
PART NUMBER: B13 RRH 4X30  
DIMENSIONS: 20.9"H X 11.8"W X 7.5"D  
WEIGHT: 55.6 LBS



LTE 2100

MANUFACTURER: ALCATEL-LUCENT  
PART NUMBER: B66A RRH 4X45  
DIMENSIONS: 25.8"H X 12"W X 7.3"D  
WEIGHT: 67 LBS

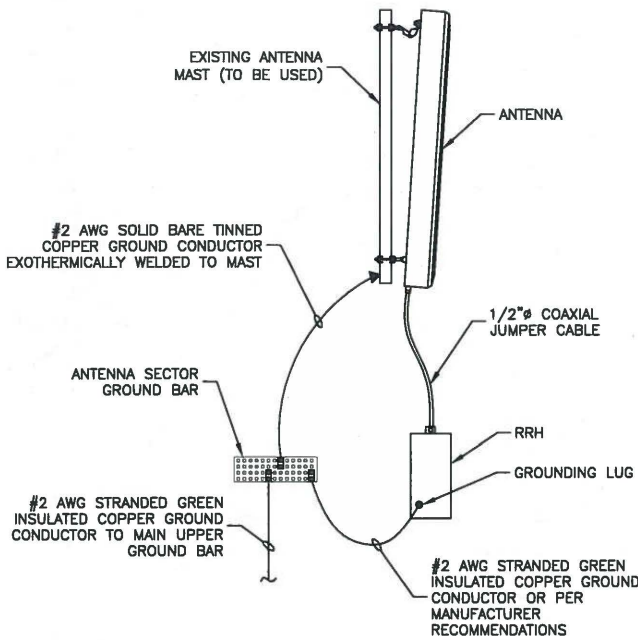
NOTES:

1. CONTRACTOR TO VERIFY WITH C.M. FOR FINAL MANUFACTURER SPECIFICATIONS PRIOR TO CONSTRUCTION & INSTALLATION.

RRH DETAILS

SCALE: N.T.S.

3



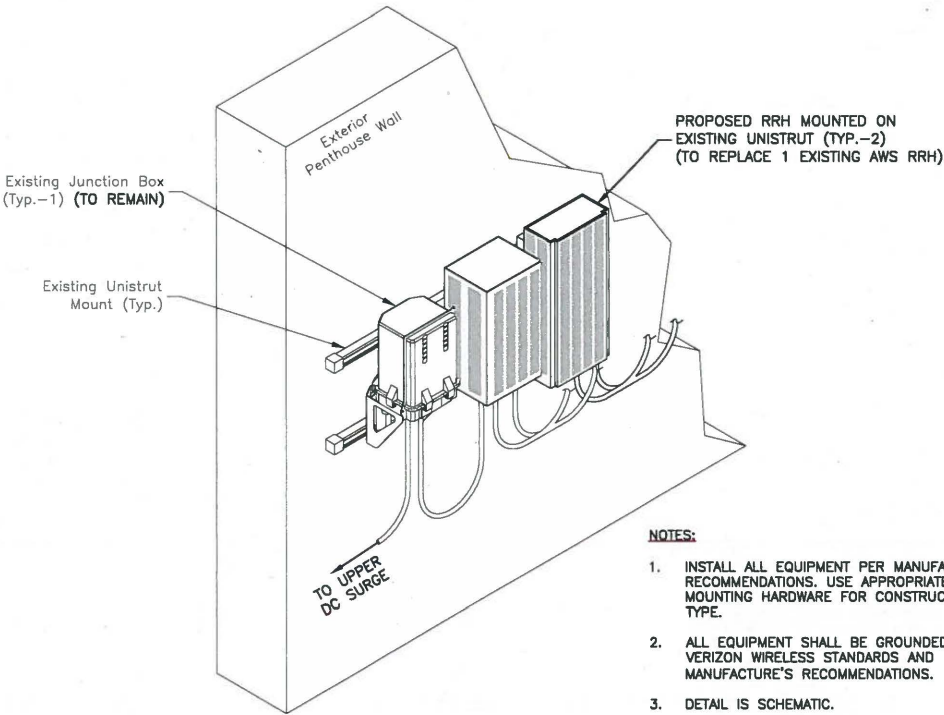
NOTES:

1. VERIFY EXISTING GROUNDING SYSTEM IS INSTALLED PER VERIZON WIRELESS STANDARDS.
2. BOND NEW EQUIPMENT INTO EXISTING GROUND SYSTEM IN ACCORDANCE WITH VERIZON WIRELESS STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.

TYPICAL ANTENNA/RRH  
GROUNDING DETAIL

SCALE: N.T.S

2



NOTES:

1. INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. USE APPROPRIATE MOUNTING HARDWARE FOR CONSTRUCTION TYPE.
2. ALL EQUIPMENT SHALL BE GROUNDED PER VERIZON WIRELESS STANDARDS AND MANUFACTURE'S RECOMMENDATIONS.
3. DETAIL IS SCHEMATIC.
4. IF NEW UNISTRUT IS NEEDED, DO NOT DRILL THROUGH ELEVATOR PENTHOUSE WALL. CONTACT DEWBERRY FOR MOUNTING RECOMMENDATIONS.

GAMMA SECTOR RRH DETAIL

SCALE: N.T.S

4



VERIZON WIRELESS  
118 FLANDERS ROAD  
WESTBOROUGH, MA 01581-3956

CAMBRIDGE  
DONNELLY FIELD MA

ANTMO DRAWINGS

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CAMBRIDGE, MA 02139

SHEET TITLE

CONSTRUCTION  
DETAILS

SHEET NUMBER

A-3

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
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**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
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**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**

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**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
<b>Market</b>			
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
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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**

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

**Contact**

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

**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
<b>Market</b>			
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
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**Notification Dates**

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

**Licensee**

FRN	0003290673	Type	General Partnership
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**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
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**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.

ROBINSON 3 COLLEGE  
ONE BOSTON PLACE  
BOSTON, MA 02108



# City of Cambridge

MASSACHUSETTS

## BOARD OF ZONING APPEAL

2008 FEB 29 A 10: 24

831 Mass Avenue, Cambridge, MA.

(617) 349-6100

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

CASE NO: 9590

LOCATION: 284 Norfolk Street  
Cambridge, MA

Residence C-1 Zone



2008 00048907

Bk: 50940 Pg: 369 Doc: DECIS  
Page: 1 of 4 03/26/2008 02:18 PM

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

PETITION: Special Permit: To install and operate a mobile communication facility consisting of antenna on the roof of an existing building and equipment in the basement.

VIOLATIONS: Art. 4.000, Sec. 4.32.G.I & Sec. 4.40 (49) (Telecommunication Facility).  
Art. 10.000, Sec. 10.40 (Special Permit).  
Art. 8.000, Sec. 8.22 (Special Permit).

DATE OF PUBLIC NOTICE: January 4 & January 11, 2008

DATE OF PUBLIC HEARING: January 24, 2008

### MEMBERS OF THE BOARD:

BRENDAN SULLIVAN - CHAIR  
CONSTANTINE ALEXANDER - VICE CHAIR  
SUSAN SPURLOCK

✓  
✓  
✓

### ASSOCIATE MEMBERS:

CHRISTOPHER CHAN  
EDWARD W. WAYLAND  
TIMOTHY HUGHES  
SEAN D. HOPE  
MAHMOOD R. FIROUZBAKHT

\_\_\_\_\_  
\_\_\_\_\_  
✓  
\_\_\_\_\_  
✓

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.

Case No. 9590  
 Location: 284 Norfolk Street  
 Petitioner: Verizon Wireless c/o Michael Giaimo, Esq.

On January 24, 2008, Petitioner's attorney Michael Giaimo appeared before the Board of Zoning Appeal requesting a special permit in order to install and operate a mobile communications facility consisting of antenna on the roof of an existing building and equipment in the basement. The Petitioner requested relief from Article 4, Sections 4.32.g and 4.40 of the Cambridge Zoning Ordinance ("Ordinance"). The Petitioner submitted application materials including information about the project, plans, and photographs.

Before the hearing, board member Firouzbakht stated that he had been an intern for the petitioner's attorney some years earlier. The Chair asked if anyone opposed Mr. Firouzbakht's hearing the case, no one indicated such.

Mr. Giaimo stated that antenna installations already existed on the subject building, by special permit. He stated that the Petitioner was FCC licensed, that nonresidential uses predominated in the vicinity including the Department of Public Works, a Church, and a commercial area. He stated that the petitioner needed the array to deal with a gap in coverage.

John Belskis of 167 Elm Street familiarized himself with the proposal. The Chair read a letter of support from the Planning Board.

After discussion, the Chair moved that the Board grant the special permit for relief in order to install and operate a mobile communications facility consisting of antenna on the roof of an existing building and equipment in the basement based on the finding that the requirements of the Ordinance can be met as demonstrated by the documents, information, and testimony provided. The Chair moved that the Board find that the proposed facility meets the requirements of the Ordinance regarding mobile communications facilities. The Chair moved that the Board find that traffic generated or patterns of access or egress would not cause congestion, hazard, or substantial change in the established neighborhood character and that the continued operation or development of adjacent uses as permitted in the Ordinance would not be adversely affected by the nature of the proposed use. The Chair moved that the Board find that the proposed mobile communications facility emits no light, odor, dust, glare, unusual noise, or other adverse impacts to any of the surrounding areas. The Chair moved that the Board find that there would be no nuisance or hazard created to the detriment of the health, safety, or welfare of any of the occupants of the proposed building or to citizens of the City and that the proposed use would not impair the integrity of the district or adjoining districts or otherwise derogate from the intent and purpose of the Ordinance. The Chair

moved that the Board find that nonresidential uses predominate in the vicinity of the proposed facility's location, that the telecommunication facility is not inconsistent with the character that prevails in the surrounding neighborhood. The Chair moved that the Board grant the special permit on following conditions:

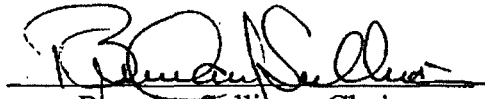
1. that should the equipment be abandoned or cease to be used, it shall be promptly removed from the premises, and
2. that the work be consistent with the photo simulations, application, and plan submitted.

The five member Board voted four in favor of granting the special permit (Sullivan, Alexander, Spurlock, and Hughes) with the above conditions and one in abstention (Firouzbakht). Therefore, the special permit is granted.

The Board based its decision upon all the information presented, 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 regulations 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.

  
Brendan Sullivan, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 2/29/08 by Marie Padeco, Clerk.


Twenty days have elapsed since the filing of this decision.

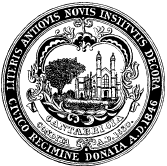
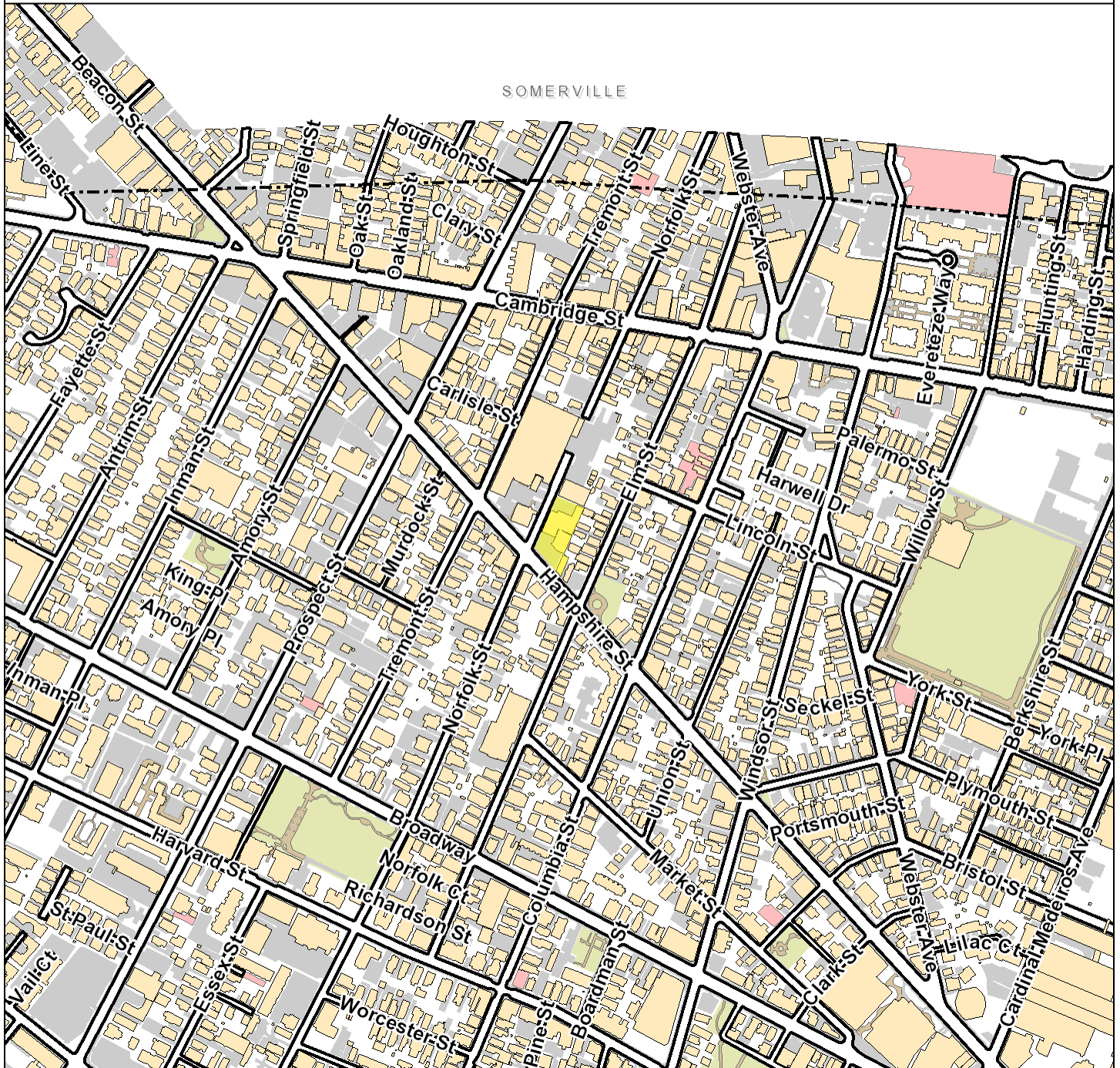
No appeal has been filed ✓.

Appeal has been filed and dismissed or denied.

Date: MARCH 25, 2008 E. Margaret Piny City Clerk.



  
Attest Middlesex S. Register



City of Cambridge  
Massachusetts

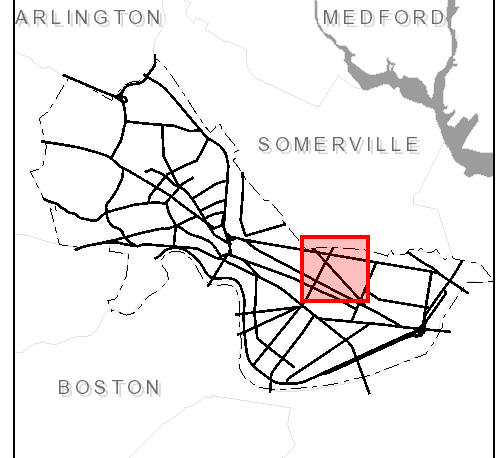
1" = 497 ft

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  - Unpaved Roads
  - Unpaved Parking
  - Sidewalks
  - Driveways
  - Alleys
  - Other Paved Surface
  - Public Footpath



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

**STATEMENT IN SUPPORT OF  
APPLICATION TO MODIFY SPECIAL PERMIT**

**Applicant:** Cellco Partnership d/b/a Verizon Wireless  
**Property:** 284 Norfolk Street  
**Zoning:** C-1 Residence  
**Proposed Use:** Eligible Facilities Request for modification of existing Mobile Communications Facility

**BACKGROUND**

The Applicant, Cellco Partnership, d/b/a Verizon Wireless (“Applicant” or “Verizon Wireless”), is licensed by the Federal Communications Commission (“FCC”) to provide personal wireless services within the market area that includes the City of Cambridge. Pursuant to Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, Verizon Wireless proposes to collocate its antennas and supporting equipment on the existing building at 284 Norfolk Street (the “Subject Property”). The Cambridge Board of Zoning Appeal (“Board”) has previously authorized the use of the Subject Property as a base station for equipment associated with wireless communications services operated by Verizon Wireless and others. Accordingly, Verizon Wireless is submitting this application as an “eligible facilities request.” As documented below, and in the additional materials submitted by the Applicant, this request satisfies the applicable standards under Federal law for an eligible facilities request, and therefore Verizon Wireless is entitled to approval on that basis.

The existing Verizon Wireless installation, including the proposed modifications, is a personal wireless service facility within the meaning of the Federal Telecommunications Act (“TCA”), 47 U.S.C. § 332(c)(7)(C)(ii). It is also a mobile communications facility within the meaning of the Cambridge Zoning Ordinance (“Ordinance”). This application is submitted with full reservation of the Applicant’s rights under federal, state, and local law.

**DESCRIPTION OF PROJECT**

As shown on the Plans and Photographs submitted with this application (**Exhibits A and B**), the Subject Property is improved with a five-story commercial building, approximately 51 feet high (“Building”).

***Existing Facility***

As authorized by a special permit BZA #9590, dated March 25, 2008 (“Existing Special Permit”) (**Exhibit C**), Verizon Wireless has installed and operates an existing mobile communications facility that currently includes two panel antennas in each of three sectors (total of six) as well as supporting equipment. The antennas for two of the sectors are fully concealed within two



fiberglass faux chimneys mounted on the rooftop. A junction box and a remote radiohead (RRH) is also located within each faux chimney. The antennas for the third sector are mounted on the northeast face of the elevator penthouse. A junction box and a remote radio head (RRH) are mounted to the southwest side of the elevator penthouse at a location that is not visible from the ground. The existing facility also includes a junction box mounted to the back of the building chimney, condensing units on the loading dock roof behind a fiberglass screen wall, a generator on the ground in a fenced enclosure, and supporting equipment in the building basement.

### ***Proposed Modifications***

Verizon Wireless proposes to replace all six of its existing antennas at this facility. The replacement antennas will be on the same mounts and will be approximately the same size as the existing antennas. In addition, Verizon Wireless proposes to replace its three existing RRHs (one per sector) and add an additional RRH to each sector, for a total of six RRH's. The RRH's for the Beta and Alpha sectors will be located within the existing faux chimneys. The RRH's for the Gamma sector will be installed on the southwest side of the elevator penthouse where the existing RRH for that sector now is and will not be visible from the ground. The other components of the existing facility located on the Building will remain as they are.

## **SECTION 6409(a) OF THE MIDDLE CLASS TAX RELIEF AND JOB CREATION ACT OF 2012 ("SPECTRUM ACT")**

Under the Spectrum Act and the implementing regulations adopted by the Federal Communications Commission on January 8, 2015 (the "FCC Regulations"),<sup>1</sup> the proposed modification to the Existing Facility constitutes an eligible facilities request that should not require any zoning approvals from any City of Cambridge board or commission. The reasons for this are as explained below.

The Spectrum Act states, in pertinent part: "[n]otwithstanding section 704 of the Telecommunications Act of 1996<sup>2</sup> 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."<sup>3</sup> 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."<sup>4</sup> The FCC Regulations define "base station" to mean:

---

<sup>1</sup> See 47 C.F.R. 1.40001 (Wireless Facility Modifications).

<sup>2</sup> The Telecommunications Act of 1996 is codified as 47 U.S.C. § 332(c)(7).

<sup>3</sup> 47 U.S.C. 1455(a)(1) (emphasis added).

<sup>4</sup> 47 C.F.R. § 1.40001(b)(3) (emphasis added).



(i) 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.<sup>5</sup>

“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.”<sup>6</sup>

The proposed Verizon Wireless collocation on the Subject Property is an “eligible facilities request” under the Spectrum Act because:

- (1) the Subject Property constitutes a “base station” and an “eligible support structure” in that it currently exists and “supports or houses” wireless communications equipment that has been reviewed and approved under the City’s zoning ordinance – namely, the existing antennas and equipment installed pursuant to prior approvals of the Board including Special Permit #9590, dated March 25, 2008, issued to Verizon Wireless.
- (2) the proposed replacement of the Verizon Wireless antennas and RRHs equipment on the Subject Property for the purpose of transmitting and receiving radio frequency signals for communication purposes constitutes a “replacement of transmission equipment” and the proposed addition of three RRH’s is the “collocation of new transmission equipment.”
- (3) 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 Regulations because it:
  - (i) does not involve the installation of more than the standard number of equipment cabinets (*Verizon Wireless is installing no new equipment cabinets*);
  - (ii) does not entail excavation or deployment outside of the current site (*all changes are taking place on the Building itself*);
  - (iii) does not defeat the concealment elements of the Existing Facility (*The antennas and RRHs for the Alpha and Beta sectors will continue to be located in the existing faux chimneys*).
  - (iv) does not increase the height of the building by more than 10% or ten feet (*there will be no increase in height*);

---

<sup>5</sup> 47 C.F.R. § 1.40001(b)(1).

<sup>6</sup> 47 C.F.R. § 1.40001(b)(8).

(v) does not add any appurtenances that would protrude from the edge of the building by more than six feet (*there will be no new appurtenances that would protrude from the edge of the building*) and  
(vi) complies with the conditions imposed by the BZA Decision (*the conditions imposed in the BZA Decision that would be relevant to this upgrade request are satisfied, in that the antennas will be installed consistently with the photosimulations, application and plan submitted with that application as modified by this application and its plans (which continue to use the faux chimney concealment structures as originally approved). See Photosimulation study attached as Exhibit B.*)<sup>7</sup>

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 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.”<sup>8</sup>

#### **An Eligible Facilities Request should not require a special permit.**

There is no legal basis for the Commissioner to require Verizon Wireless to submit an application to modify the existing special permits in the BZA Decision in order to obtain approval of this Eligible Facility Request. First, the federal statute itself states that a municipality “may not deny and shall approve” a qualifying Eligible Facilities Request. 47 U.S.C. 1455(a)(1). Requiring that the party presenting an Eligible Facilities Request submit to a zoning special permit process is inconsistent with the federal statute because the special permit process is one that allows a municipal board to exercise discretion in determining whether to grant relief.<sup>9</sup> In contrast, the federal statute is clear that a municipality reviewing an eligible facilities request shall approve the request if it meets the standards of the statute. There is no provision for the exercise of discretion. It is well established under Massachusetts law that “a use allowed as of right cannot be made subject to the grant of a special permit inasmuch as the concepts of a use as of right and a use dependent on discretion are mutually exclusive.”<sup>10</sup> Moreover, as noted in the Verizon Wireless EFR, the Massachusetts Attorney General, in reviewing municipal bylaw amendments addressing wireless communications facilities, has interpreted Section 6409(a) as it relates to municipal zoning provisions and has ruled, repeatedly, that eligible facilities requests shall not be subject to a the special permit process.<sup>11</sup>

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

<sup>8</sup> 47 C.F.R. § 1.40001(c)(1) (emphasis added).

<sup>9</sup> See *MacGibbon v. Board of Appeals*, 356 Mass.635, 638 (1970)(Special permit granting authority “is not compelled to grant the permit. It has discretionary power in acting thereon.”)

<sup>10</sup> *Prudential Ins. Co. v. Board of Appeals*, 23 Mass. App. Ct. 278, 281 (1986), citing *SCIT, Inc. v. Planning Bd. of Braintree*, 19 Mass. App. Ct. 101 (1984).

<sup>11</sup> See e.g. letter dated November 28, 2016 to Town of Clarksburg Town Clerk, at pp 2-3, available at <http://www.mlu.go.state.ma.us/Default.aspx?sectionYear=1&year=2016> .



Furthermore, as a matter of state and local law, the Board lacks authority under the Cambridge Zoning Ordinance to review Eligible Facilities Requests through a special permit process. Even if federal and state law did permit local governments to require that Eligible Facilities Requests be reviewed as a special permit, Cambridge has not done so. Section 10.13 of the Zoning Ordinance specifies the powers and duties of the Board as they relate to special permits, those powers are specifically “[t]o hear and decide applications for special permits upon which the Board is empowered to act under Section 10.30 of this Article.”<sup>12</sup> (emphasis added). Section 10.41 provides that special permits “may be granted [by] the Board of Zoning Appeal . . . as specified elsewhere in this Ordinance.” No provision of the Ordinance authorizes the Board to review modifications of existing wireless facilities that qualify as “Eligible Facilities Requests” under Federal Law, let alone to do so through the special permit process. Moreover, the procedural and substantive standards set forth in the balance of Section 10.40 through 10.46 and in G.L. c. 40A are wholly inconsistent with the intent and substance of Section 6409(a) and its implementing regulations.

### SATISFACTION OF SPECIAL PERMIT STANDARDS

The Applicant is confident that all of the standards for the approval of this petition as an Eligible Facilities Request under Section 6409(a) have been met. Nonetheless, this petition also satisfies the requirements of the Cambridge Zoning Ordinance for the grant of a special permit pursuant to Sections 4.32.(g).1, 4.40 (Footnote 49) and 10.40 through 10.46 of the Cambridge Zoning Ordinance. While fully reserving all of its rights, the Applicant requests that the Board approve the proposed facility and grant a special permit under these provisions, if it determines that the proposed installation does not qualify as an Eligible Facilities Request.

In reviewing a special permit application for a mobile communications facility, the BZA considers the standards set forth at Footnote 49 to the Table of Use Regulations (Zoning Ordinance section 4.40.49). The following analysis demonstrates that the proposed modification of the existing wireless installation meets these standards.<sup>13</sup>

1. *The scope of or limitations imposed by any license secured from any state or federal agency having jurisdiction over such matters.*

As documented at **Exhibit D**, Verizon Wireless is licensed by the Federal Communications Commission (“FCC”) to provide personal wireless services within the market area that includes the City of Cambridge. There are no limitations imposed on Verizon Wireless’ licenses that would prevent it from installing and operating a mobile communications facility on the Subject Property as proposed in this application.

---

<sup>12</sup> Zoning Ordinance Section 10.13(b). Section 10.30 of the Ordinance pertains only to Variances – presumably the intended reference is to Section 10.40, captioned “Special Permits.”

<sup>13</sup> In providing information addressing the standards set forth in the Ordinance that concern the proposed modification of its wireless communications facility, Verizon Wireless does not concede, and expressly reserves all of its rights with respect to, any attempt by the City to exercise jurisdiction over matters concerning Verizon Wireless’ license or the technical performance of the proposed site or its network.

2. *The extent to which the visual impact of the various elements of the proposed facility is minimized: (1) through the use of existing mechanical elements on a building's roof or other features of the building as support and background; (2) through the use of materials that in texture and color blend with the materials to which the facilities are attached; or (3) other effective means to reduce the visual impact of the facility from off the site.*

As depicted on the Plans, the Verizon Wireless installation after the proposed modifications will satisfy these standards. The antennas will be replaced at the same locations as the existing antennas, with two of the sectors fully enclosed within the faux rooftop chimneys. The RRHs will also be located in the faux chimneys for two sectors, and the third sector will remain at the existing location low on the penthouse wall so that they are also hidden from view.

3. *Where it is proposed to erect such a facility in any residential zoning district, the extent to which there is a demonstrated public need for the facility at the proposed locations, the existence of alternative, functionally suitable sites in nonresidential locations, the character of the prevailing uses in the area, and the prevalence of other, existing mechanical systems and equipment carried on or above the roof of nearby structures. The Board of Zoning Appeal shall grant a special permit to erect such a facility in a residential zoning district only upon a finding that nonresidential uses predominate in the vicinity of the proposed facility's location and that the telecommunication facility is not inconsistent with the character that does prevail in the surrounding neighborhood.*

Not applicable, because this is a modification of an established existing facility. The BZA Decision previously determined that the Subject Property satisfies this standard.

The proposed modification of the existing wireless communications installation also satisfies the criteria of Section 10.43 of the Ordinance relating to the granting of special permits. The project conforms to the standards of Section 4.40.49 as discussed above. It will not have any traffic impacts and will not affect the operation or development of adjacent uses. It will not be detrimental to the health, safety or welfare of the City, and indeed the availability of reliable wireless communications enhances health, safety and welfare. The proposed modification of the existing installation will also not impair the integrity of the district or adjoining districts, or derogate from the intent and purpose of the Ordinance. The availability of reliable wireless communications service for both voice and data communications benefits businesses and residents which increasingly rely on these services for a wide variety of purposes. Reliable wireless service also enhances community safety, because it is used by public safety officials as well as the public in times of crisis, natural disaster, inclement weather, and similar circumstances.

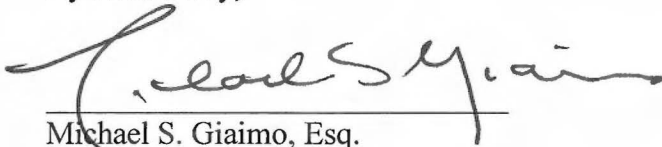
Because the proposed Verizon Wireless installation satisfies the criteria for granting a special permit, the applicant respectfully requests, while reserving all its rights, that if the Board determines that this collocation proposal does not qualify as an Eligible Facilities Request under federal law, it grant a special permit to allow the proposed Verizon Wireless facility.



## CONCLUSION

For all of the foregoing reasons, Verizon Wireless respectfully requests that the Board determine that the proposed Verizon Wireless collocation on the Subject Property, as described in the Plans and other submittals, constitutes an Eligible Facility entitled to the Board's approval. In the alternative, Verizon Wireless requests that the Board grant a special permit and any other relief that may be appropriate or necessary, to authorize the proposed wireless communications facility.

Respectfully submitted,  
Cellco Partnership d/b/a Verizon Wireless  
By its attorney,

A handwritten signature in dark ink, appearing to read "Michael S. Giaimo", written over a horizontal line.

Michael S. Giaimo, Esq.  
Robinson & Cole LLP  
One Boston Place, 25th Floor  
Boston, MA 02108  
(617) 557-5959

Dated: October 5, 2017





284 Norfolk St.

Petitioner

85-79  
SEWELL, ELI A. & JILL W. SEWELL  
175 ELM ST., #175/1  
CAMBRIDGE, MA 02139

85-79  
YIP, ARTHUR HONG CHUN  
175 ELM ST., #175/3  
CAMBRIDGE, MA 02139

ROBINSON & COLE, LLP  
C/O MICHAEL S. GIAIMO, ESQ.  
ONE BOSTON PLACE – 25<sup>TH</sup> FL.  
BOSTON, MA 02108

85-48  
SUZUKI, YUJI, KEIKO SUZUKI & SARA SUZUKI  
183 ELM ST., #1  
CAMBRIDGE, MA 02139

85-48  
LEE, BRITTANY L.  
183 ELM ST., #2  
CAMBRIDGE, MA 02140

85-89  
PETERSON, HILLARY FITZPATRICK &  
BENJAMIN J. PETERSON  
167 ELM ST., #1  
CAMBRIDGE, MA 02139

85-89  
SCOTT, LEONARD GREGORY & PAMELA KAY OTSTOT  
TRUSTEES OF THE LG & PK SCOTT 2013 TRUST  
2434 JACKSON ST.  
SAN FRANCISCO, CA 94118

85-89  
YANG, YU-SANG  
167 ELM ST., #2  
CAMBRIDGE, MA 02139

85-102  
BERRY, JESSICA C.  
177 ELM ST.  
CAMBRIDGE, MA 02141

85-102  
DASILVA, NAZIDIR RODRIGUES  
2337 SE STONE CROP STREET  
PORT SAINT LUCE, FL 34984

85-97  
PEDRELLI, PAOLA  
171 ELM ST., UNIT #1  
CAMBRIDGE, MA 02139

85-97  
KHANGURA, NAVTEJ  
171 ELM ST., #3  
CAMBRIDGE, MA 02139

85-1-63-92  
CITY OF CAMBRIDGE  
C/O LOUIS DEPASQUALE  
CITY MANAGER

85-1-63-92  
CAMBRIDGE CITY OF PUBLIC WORKS DEPT  
147 HAMPSHIRE ST  
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85-1-63-92  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR

85-17  
DEWART, CHRISTOPHER B. & SARAH B. DEWART  
336 NORFOLK STREET  
CAMBRIDGE, MA 02139

85-37  
219-221 ELM STREET LLC  
38-40 GRANVILLE ROAD  
CAMBRIDGE, MA 02138

85-43  
PEREZ, FELIX & CARMEN PEREZ  
197 ELM ST.  
CAMBRIDGE, MA 02139

85-46  
CHERNEY, CHARLES & CANDACE BOTT  
189 ELM ST  
CAMBRIDGE, MA 02139

85-47  
CAZEAU, ANDRE & MATANIE CAZEAU,  
TRS. THE CAZEAU REALTY TRUST  
P.O. BOX 400844  
CAMBRIDGE, MA 02140

85-52  
BAE HOLDINGS LLC  
59 TEMPLE PLACE, SUITE 204  
BOSTON, MA 02111

85-60-76  
NORSHIRE LLC,  
288 NORFOLK ST  
CAMBRIDGE, MA 02139

85-97  
WHITE, ANNE ELISABETH  
171 ELM ST., #2  
CAMBRIDGE, MA 02139

85-14  
TINKJIAN, KEVORK & ANNA M. ROSENBLATT  
50 PROSPECT ST  
CAMBRIDGE, MA 02139

85-78  
SYTCHOV, MIKHAIL  
173R ELM ST  
CAMBRIDGE, MA 02139

85-90  
MALAMUD, NORBERT S. & LINDA NGUYEN  
209 ELM ST  
CAMBRIDGE, MA 02139

85-91  
BARBOSA, MAURINHO  
C/O LACOURT FOUNDATION, LLC  
30 COLLEGE AVE  
SOMERVILLE, MA 02144

85-79  
WONG, ON YI  
394 NORFOLK ST.  
CAMBRIDGE, MA 02139

85-94  
PIRES, FRANCISCA  
193 ELM ST  
CAMBRIDGE, MA 02139

85-98  
THAMES, JAMES NATHAN &  
ELIZABETH WILLARD THAMES  
169R ELM ST.  
CAMBRIDGE, MA 02139

284 Norfolk St.

86-103-104

ROWLEY, JAMES J. & JOANNE K. ROWLEY,  
TRS THE ROWLEY FAMILY REALTY TRUST  
29 RUSKIN ST.  
WEST ROXBURY, MA 02132

85-41

SELIGER, VERENA INGEBORG  
203-205 ELM ST., #2  
CAMBRIDGE, MA 02139

86-110

HENRY, SHAWN R. & LAETITIA M. HENRY  
145 ELM ST  
CAMBRIDGE, MA 02139

86-111

JEFFRIES, BENJAMIN E.,  
TR OF HAMPSHIRE STREET REALTY TRUST  
P.O. BOX 534  
N. SEABREEZE AVE  
STONINGTON, ME 04681

87-89

MASS AVE BAPTIST CHURCH INC  
146 HAMPSHIRE  
CAMBRIDGE, MA 02139

85-41

DE, MAYA & ALOK M. DE  
203 ELM ST.  
CAMBRIDGE, MA 02139

85-41

HOSS, JENNIFER L. & ANDREW GUZIOR HOSS  
203-205 ELM ST. UNIT# 3  
CAMBRIDGE, MA 02139





## CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

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

### Jurisdiction Advice

To the Owner of Property at 284 Norfolk Street

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 permit anticipated. No CHC review.**
- ☐ 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 October 23, 2017

Received by Uploaded to Energov

Date October 23, 2017

Relationship to project BZA 14662-2017

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