



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

NOTICE OF DECISION

Case No: PB#16 MAJOR AMENDMENT

Address: 725 Concord Avenue

Owner: Lyme Properties Trust, c/o Meredith & Grews, Inc., 160
Federal Street, Boston, MA 02110

Applicant: William Priora, Nextel Communications, 40 Hartwell Avenue,
Lexington, MA 02173

Application Date: July 30, 1997

Public Hearing: August 19, 1997

Planning Board Decision: August 19, 1997

Date of Filing Decision: September 25, 1997

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Application: Special Permit for the installation of a cellular antenna
facility on the existing Special Permit, office building in the Parkway
Overlay District.

Decision: GRANTED with conditions.

Appeals, if any, shall be made pursuant to Section 17 of Massachusetts
General Laws, Chapter 40A, and shall be filed within twenty (20) days
after the filing of the above referenced decision with the City Clerk.

Copies of the complete decision and final plans, if applicable, are on file
with the Office of the Community Development Department and the City
Clerk.

Authorized Representative to the Planning Board

For more information regarding this special permit, please contact Liza
Paden at the Community Development Department, 349-4647.

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Application

The special permit application, Section 4.32.g.1. Telephone exchange, (including, switching, relay and transmission facilities serving mobile communications systems) and any towers or antennas accessory thereto⁴⁹, for a major amendment to install cellular antenna to the existing building at 725 Concord Avenue was filed on July 30, 1997. It included a narrative outlining the installation, the design of the structures, the criteria, photosimulations of the proposed installation, plans showing the vicinity of the installation, the roof plan and the elevations, dated July 1997.

Public Hearing

The Public Hearing was held on August 19, 1997. William Priora of NEXTEL Communications presented the application to the Board. The presentation consisted of photographs and explanations of those photosimulations of the antenna and the proposed locations on the existing office building. The antennas are to be attached to the existing mechanical penthouse and the setback portion of the top floor. The Base Transmitting Station (BTS) equipment will be housed in the existing mechanical penthouse. The antennas extend five to six inches from the facade and will create some shadow during parts of the day.

The Board asked about the range of the antennas: it is 3 miles in densely populated areas with high levels of customer usage. There will be two other sites in Cambridge, at the NECCO building and a proposed site at One Brattle Square to make up this network within Cambridge.

The Board asked about the energy output from the antenna and the accumulation of that output over many installations. Mr. Priora answered that their report and application is on file with the Federal Communication Commission and the Massachusetts Department of Public Health; the report has to reflect all carriers in existence, which is then put into the data bank on the antennas.

The Board followed up with questions on the affects if the output was exceeded. Mr. Priora said he did not know specifically of any affects in that this is non-ionized radiation. They are restricted to staying within this band by the purchase agreement and the license obligation with the Federal Communications Commission.

There was a review of the size of the arrays of antennas and the long term maintenance of them. It is stipulated in the lease agreement that when the antennas are no longer in use that they be removed within a specific period of time (usually thirty days). The thirty day time period is also part of the maintenance requirement for the finish of the structures.

There were no comments from the public

Findings

The Planning Board reviewed the application documents, the site plan and information presented by the applicant at the public hearing and finds the following.

1. Conformance with the Requirements of the Parkway Overlay District, Section 11.60

It is the purpose of this section to augment base zoning regulations in designated areas in order to:

- create unified identifiable images of designated areas,
- to enhance public safety by reducing visual confusion and haphazard development,
- to encourage development which will protect and enhance the use and enjoyment of public open space resources.

The Parkway Overlay District has been designated specifically for the areas adjacent to arterial roadways located in park-like settings such are the Fresh Pond reservation.

The Board finds that this meets the applicability of the Parkway Overlay District, as it is a special permit use in the base district, Office 2.

2. Conformance with the Requirements of Telephone exchange, (including, switching, relay and transmission facilities serving mobile communications systems) and any towers or antennas accessory thereto, Section 4.32.g.1.

(a) The Board finds that in reviewing this application for a mobile communications facility that the applicant has secured the proper license from the applicable state and/or federal agency having jurisdiction over such matters.

(b) The Board finds that the visual impact of the various elements of the proposed facility is minimized. The radio equipment which supports the antennas will be located within the existing mechanical penthouse. The antennas will be install on the facade of the existing mechanical penthouse. The antennas will be color clad appropriately to blend with surface to which they are attached.

3. Conformance with the criteria for Special Permits, Section 10.40

There are existing facilities in the area located at other office buildings.

(a) The facility is fully automated and will not generate any traffic congestion, hazard or a substantial change in the established character of the neighborhood. The facility is visited monthly by a small maintenance crew in a single vehicle.

(b) The proposed facility will enhance the surrounding business and commercial uses by providing wireless service.

(c.) The proposed use is passive in nature and will create no noise, traffic, smoke, dust, odors, disruptive lighting or other nuisance.

(d) The proposed use would not impair the integrity of the zoning district or adjoining districts which are office and business districts, as this is a use to enhance those operations.

In granting a special permit the Board of Zoning Appeal shall set forth in its decision under which circumstances or procedures, if any, the permittee shall be allowed to replace and upgrade its equipment without the necessity of seeking a new special permit.

Decision

After review of the application documents, and deliberations at the public hearing and based on the above findings, the Planning Board **GRANTS** the Major Amendment to Special Permit #16 with the following conditions

- that the facility be install in conformance with plans as submitted and reviewed by the Board
- and that the antennas be removed within 30 days of the termination of its use.
- Facilities may be replaced, after reviewed and approval by the Planning Board at a regular Planning Board meeting provided the Board finds that the new facilities occupy no more of the surface of the building and are in the same approximate location as approved herein; and are no more visible than this approved plan.

Voting in favor to GRANT the major amendment to the special permit and to grant the special permit use in the Overlay District were: P. Dietrich, H. Salemme, W. Tibbs, C. Mieth, S. Lewis and A. Cohn constituting more than two thirds of the Board.

For the Planning Board



Paul Dietrich, Chair

A copy of this decision shall be filed with the Office of the City Clerk. Appeals, if any, shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws, and shall be filed within twenty (20) days after the date of such filing in the Office of the City Clerk.

ATTEST: A true and correct copy of the above decision filed with the Office of the City Clerk on, **September 25, 1997** by Elizabeth M. Paden authorized representative of the Cambridge Planning Board. All plans referred to in the decision have likewise been filed with the City Clerk on such date.

Twenty (20) days have elapsed since the filing of this decision. No appeal has been filed.

DATE: