



CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100

BZA APPLICATION FORM

Plan No: BZA-017310-2020

GENERAL INFORMATION

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

Special Permit : √ Variance : Appeal :

PETITIONER : Cellco Partnership d/b/a Verizon Wireless - C/O Daniel Kasnick, Esq. Duval &

PETITIONER'S ADDRESS : 210 Broadway, Suite 203 Lynnfield, MA 01940

LOCATION OF PROPERTY : 118R Industrial Park Way Cambridge, MA

TYPE OF OCCUPANCY : Mobile Communications Facility ZONING DISTRICT : Industry A Zone

REASON FOR PETITION :

Other: Modification of Mobile Communications Facility

DESCRIPTION OF PETITIONER'S PROPOSAL :

Modification of existing mobile communications facility by removing 8 antennas, retain 3 antennas and install 10 new antennas (total of 13 antennas) at the same height on the side of the structure. Remove 6 remote radio heads and replace with 6 remote radio heads at the same location inside of the structure. All equipment to be color wrapped to match structure. Modification satisfies standards for an eligible facility request under Section 6409(a) of the federal Middle Class Tax Relief and Job Creation Act of 2012 ("Spectrum Act").

SECTIONS OF ZONING ORDINANCE CITED :

Article <u>4.000</u>	Section <u>4.32.G.1 (Telecommunication Facility).</u>
Article <u>4.000</u>	Section <u>4.40 (Footnote 49) (Telecommunication Facility).</u>
Article <u>10.000</u>	Section <u>10.40-10.46 (Special Permit).</u>
Article <u>6409(a)</u>	Section <u>(Middlesex Class Tax Relief Act - Spectrum Act).</u>

Original Signature(s) : 

(Petitioner(s) / Owner)
Daniel D. Kasnick attorney for Cellco Partnership d/b/a Verizon Wireless
 (Print Name)

Address : 210 Broadway, Suite 203
Lynnfield, MA 01940

Tel. No. : (781) 873-0021

E-Mail Address : dkasnick@dkl-legal.com

Date : July 27, 2020

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 Boston Sand & Gravel Company
(OWNER)

Address: 100 N. Washington Street Boston MA 02114

State that I/We own the property located at 118 R Industrial Park Way, which is the subject of this zoning application.

The record title of this property is in the name of Boston Sand and Gravel Company

*Pursuant to a deed of duly recorded in the date 11/30/59, Middlesex South County Registry of Deeds at Book 9507, Page 444; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Boston Sand & Gravel Company
By: Jeanne-Marie Boylan, Jeanne
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

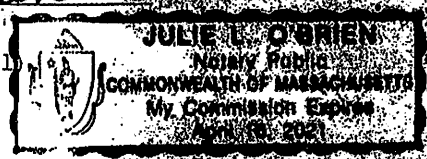
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Suffolk

The above-name Jeanne-Marie Boylan personally appeared before me, this 23 of July, 2020, and made oath that the above statement is true.

Julie O'Brien
Notary

My commission expires 4/10/21 (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 118R Industrial Park Way Cambridge, MA (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 document provided with this application and will be further discussed at the hearing on this matter, the modification satisfies the standards for an Eligible Facilities Request pursuant to Section 6409(a) of the Federal Spectrum Act. The proposed modification also satisfies the standards for grant of a special permit.
- 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 modification of the unmanned facility will not change existing traffic demand or impact ingress or egress. The modified facility will continue to generate only about one to two vehicle trips per month in a standard passenger vehicle.
- 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 modified facility will have no adverse effects on the operation or development of adjacent areas. The modified 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 modified 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 services 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 services 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 permits for this use in accordance with the requirements for an Eligible Facilities Request under Section 6409(a).

BZA APPLICATION FORM
DIMENSIONAL INFORMATION

APPLICANT: Duval & Klasnick LLC **PRESENT USE/OCCUPANCY:** Mobile Communications Facility
LOCATION: 118R Industrial Park Way Cambridge, MA **ZONE:** Industry A Zone
PHONE: 7818730021 **REQUESTED USE/OCCUPANCY:** Mobile Communications Facility

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>10,380</u>	<u>no change</u>	<u>N/A</u>	<u>(max.)</u>
<u>LOT AREA:</u>	<u>255480</u>	<u>No Change</u>	<u>N/A</u>	<u>(min.)</u>
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	<u>N/A</u>	<u>No Change</u>	<u>N/A</u>	<u>(max.)</u>
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>(min.)</u>
<u>SIZE OF LOT:</u>				
WIDTH	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>(min.)</u>
DEPTH	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	
<u>SETBACKS IN FEET:</u>				
FRONT	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>(min.)</u>
REAR	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>(min.)</u>
LEFT SIDE	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>(min.)</u>
RIGHT SIDE	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>(min.)</u>
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>(max.)</u>
LENGTH	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	
WIDTH	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>(min.)</u>
<u>NO. OF DWELLING UNITS:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>(max.)</u>
<u>NO. OF PARKING SPACES:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>(min./max)</u>
<u>NO. OF LOADING AREAS:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>(min.)</u>
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</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.
Lot is occupied by Boston Sand & Gravel Batching Plant and associated structures.

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'.



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2020 AUG -3 PM 3:07

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

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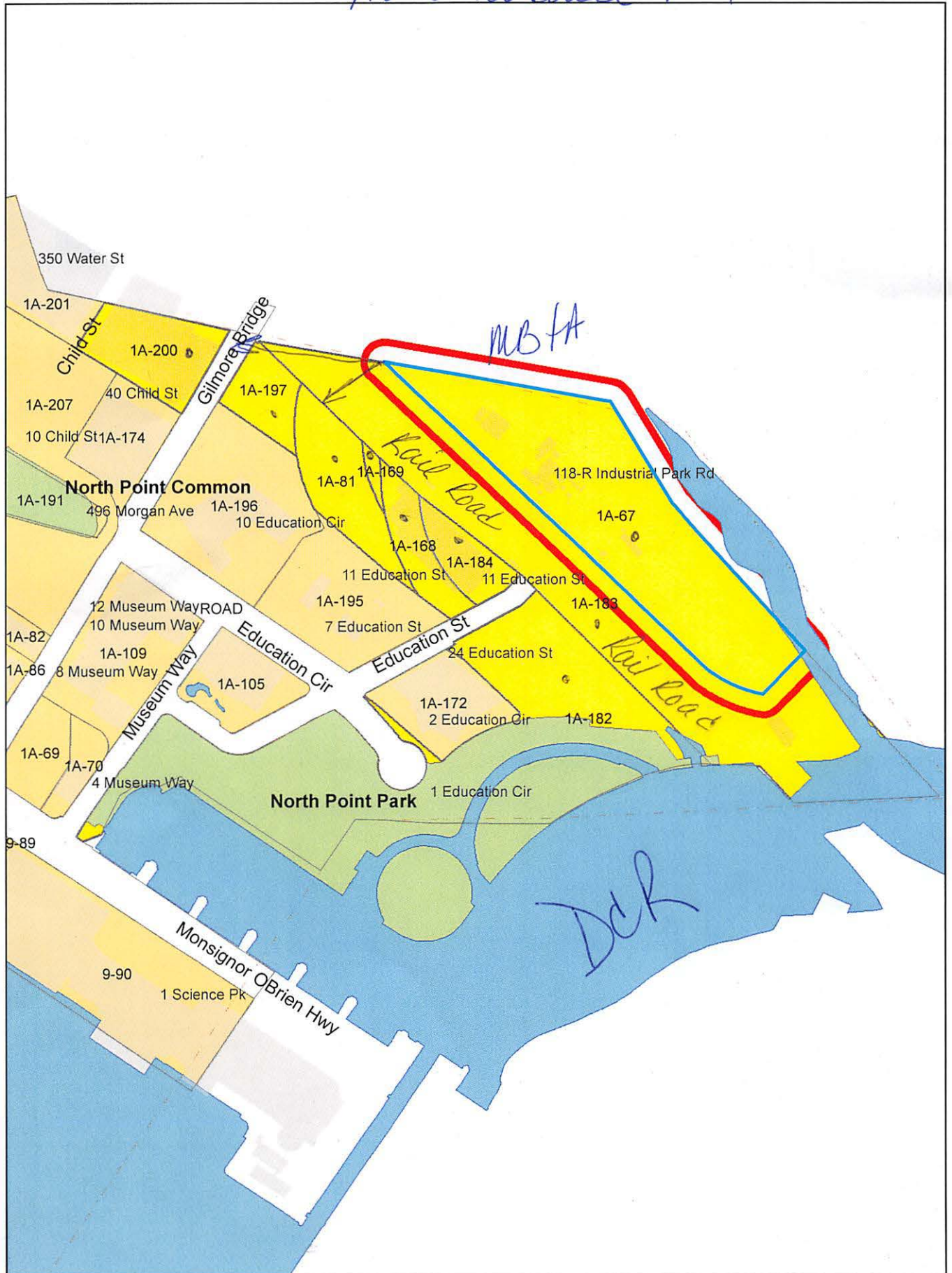
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 (Print Name)

Address : 210 Broadway, Suite 203
Lynnfield, MA 01940
 Tel. No. : (781) 873-0021
 E-Mail Address : d.kasnick@dkf-legal.com

Date : July 27, 2020

118 Industrial Park Rd.



118 Industrial Park Rd.

Petitioner

1A-200
DW NP PROPERTY, LLC
C/O DIVCOWEST
575 MARKET STREET - 35TH FLOOR
SAN FRANCISCO, CA 94105

1A-168-169-197-81
COMMONWEALTH OF MASS
M D C
CAMBRIDGE, MA 02139

DUVALL & KLASNICK, LLC
C/O DANIEL KLASNICK, ESQ.
210 BROADWAY - SUITE 203
LYNNFIELD, MA 01940

1A-67
BOSTON SAND AND GRAVEL CO
P.O. BOX 9187
100 NO. WASHINGTON ST
BOSTON, MA 02114

DEPARTMENT OF CONSERVATION &
RECREATION
251 CAUSEWAY STREET - SUITE 600
BOSTON, MA 02114-2119

BOSTON & MAIN RAILROAD
IRON HORSE PARK
N. BILLERICA, MA 01862

1A-184
COMMONWEALTH OF MASSACHUSETTS
PUBLIC WORKS DEPT.
ATTN: KRISSY TOLMAN
165 DAY BLVD
SOUTH BOSTON, MA 02127

1A-182
COMMONWEALTH OF MASSACHUSETTS
ATTN: KRISSY TOLMAN
165 DAY BLVD
SOUTH BOSTON, MA 02127

1A-183
MASSACHUSETTS BAY TRANSPORTATION
AUTHORITY
10 PARK PLAZA
BOSTON, MA 02116

1A-168-169-197-81
COMMONWEALTH OF MASSACHUSETTS
20 SOMERSET STREET
BOSTON, MA 02108

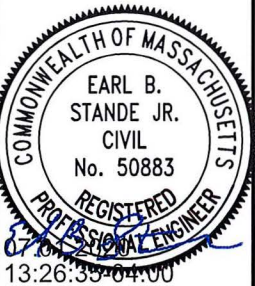
verizon

CAMBRIDGE_MA

118-R INDUSTRIAL PARK RD.
CAMBRIDGE, MA 02141
VERIZON LOCATION CODE: 137820
FUZE PROJECT ID: 16093043

verizon
118 FLANDERS ROAD 3RD FLOOR
WESTBOROUGH, MA 01581

JACOBS
Jacobs Telecommunications, Inc.
120 ST. JAMES AVE, 5TH FLOOR
BOSTON, MA 02218
TEL (617) 242-9222
FAX (617) 242-9824



APPROVALS

LANDLORD _____
LEASING _____
R.F. _____
ZONING _____
CONSTRUCTION _____
A & E _____

PROJECT NO: EUV20102

DRAWN BY: GPN

CHECKED BY: EBS

SUBMITTALS

6	07/01/20	UPDATES FOR ZONING
5	06/24/20	ANTENNA WRAP NOTE
4	06/15/20	REVISED PER NEW RFDS
3	06/01/20	REVISED PER NEW RFDS
2	12/20/17	REVISED PER NEW RFDS
1	08/14/15	CABLE LENGTH ADDED
0	07/24/15	FOR REVIEW

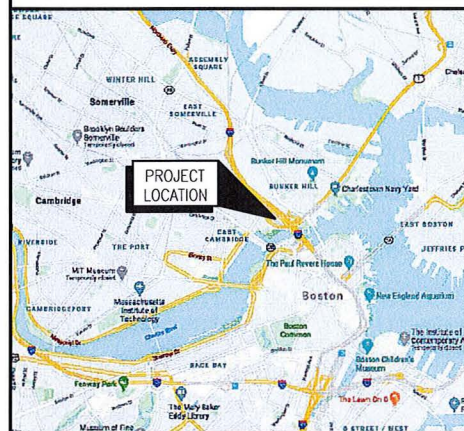
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CAMBRIDGE MA
118-R INDUSTRIAL PARK RD.
CAMBRIDGE, MA 02141

TITLE SHEET

T-1
LTE

VICINITY MAP NOT TO SCALE



DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE LESSEE/LICENSEE REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

CONSULTANT TEAM

APPLICANT: VERIZON WIRELESS
118 FLANDERS ROAD, 3RD FLOOR
WESTBOROUGH, MA 01581

APPLICANT'S CONTACT: ALI BLACK
(617) 875-5173

ENGINEER: JACOBS TELECOMMUNICATIONS, INC.
120 SAINT JAMES AVENUE
5TH FLOOR
BOSTON, MA 02116

PROJECT SUMMARY

VERIZON SITE NAME: CAMBRIDGE_MA

COORDINATES: 42.371486 / 42° 22' 17.3496" N
-71.067829 / 71° 4' 4.1844" W

PROJECT DIRECTORY

SITE ADDRESS: 118-R INDUSTRIAL PARK RD.
CAMBRIDGE, MA 02141

COUNTY: MIDDLESEX

PROJECT DESCRIPTION

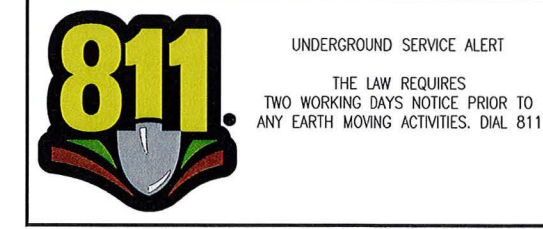
REMOVE (8) EXISTING ANTENNAS. INSTALL (5) HEXPORT ANTENNAS, (3) CBRS RRH WITH CLIP-ON ANTENNAS, AND (2) GEN2 5G RADIOS. REMOVE (3) 20VP JUNCTION BOXES AND (3) 2X4 HYBRID CABLES. INSTALL (3) 6 OVP JUNCTION BOXES AND (3) LOW INDUCTANCE 6X12 HYBRID CABLES. REMOVE (9) RRH'S. INSTALL (6) DUAL-BAND RRH'S. INSTALL (1) QUAD DIPLEXER FOR AWS+PCS.

THIS DOCUMENT WAS DEVELOPED TO REFLECT A SPECIFIC SITE AND ITS SITE CONDITIONS AND IS NOT TO BE USED FOR ANOTHER SITE OR WHEN 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

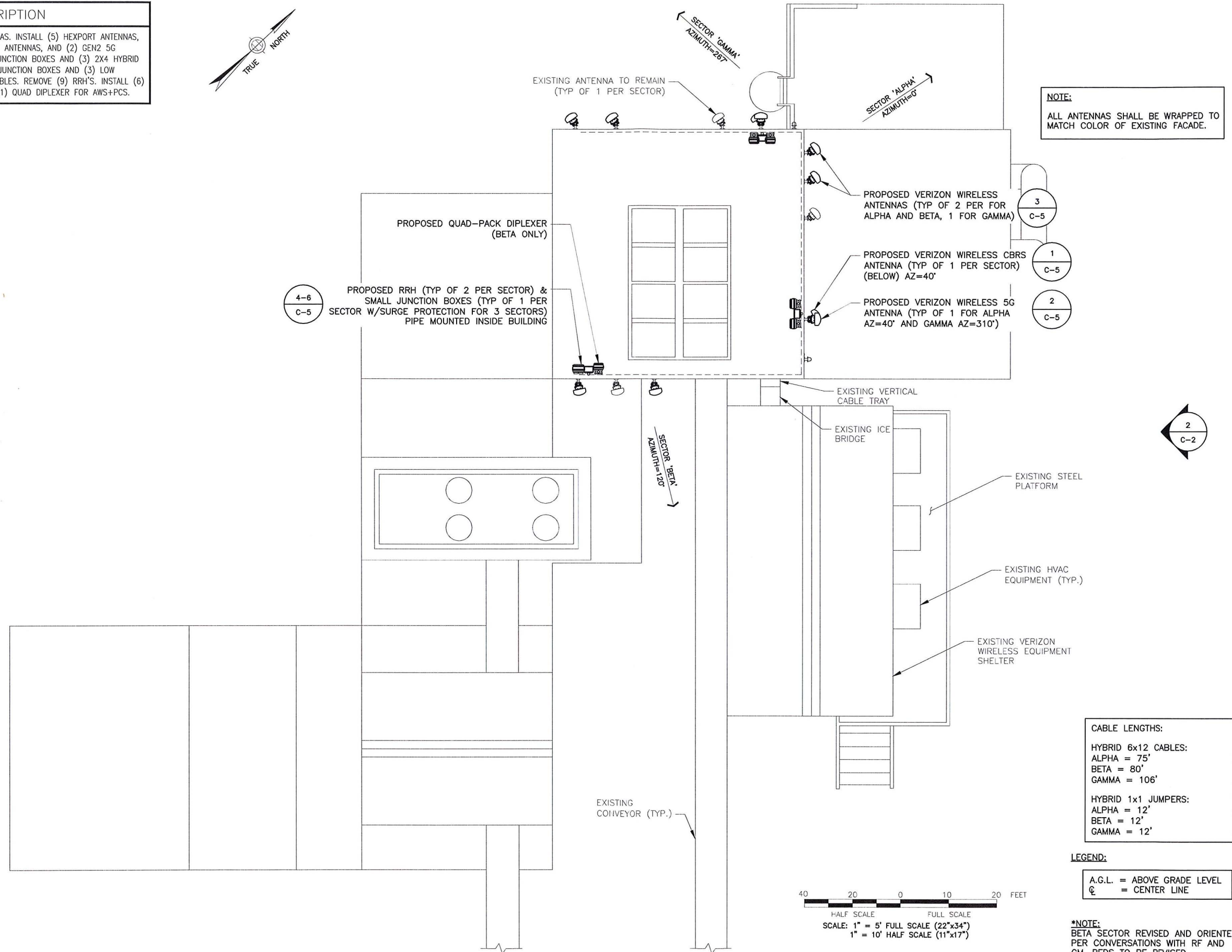
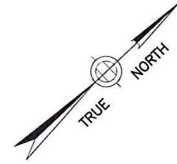
SHEET INDEX

T-1	TITLE SHEET
C-1	ROOF PLAN
C-2	ANTENNA LAYOUTS
C-3	PARTIAL ELEVATION
C-4	PLUMBING DIAGRAM ALPHA & GAMMA
C-5	PLUMBING DIAGRAM BETA
C-6	DETAILS

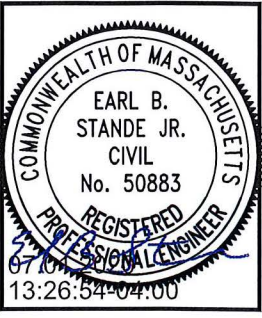
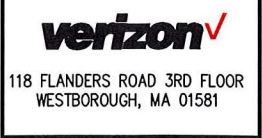


PROJECT DESCRIPTION

REMOVE (8) EXISTING ANTENNAS. INSTALL (5) HEXPORT ANTENNAS, (3) CBRS RRH WITH CLIP-ON ANTENNAS, AND (2) GEN2 5G RADIOS. REMOVE (3) 20VP JUNCTION BOXES AND (3) 2X4 HYBRID CABLES. INSTALL (3) 6 OVP JUNCTION BOXES AND (3) LOW INDUCTANCE 6X12 HYBRID CABLES. REMOVE (9) RRH'S. INSTALL (6) DUAL-BAND RRH'S. INSTALL (1) QUAD DIPLEXER FOR AWS+PCS.



NOTE:
ALL ANTENNAS SHALL BE WRAPPED TO MATCH COLOR OF EXISTING FACADE.



APPROVALS

LANDLORD _____

LEASING _____

R.F. _____

ZONING _____

CONSTRUCTION _____

A & E _____

PROJECT NO: EUV20102

DRAWN BY: GPN

CHECKED BY: EBS

SUBMITTALS

6	07/01/20	UPDATES FOR ZONING
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4	06/15/20	REVISED PER NEW RFDS
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1	08/14/15	CABLE LENGTH ADDED
0	07/24/15	FOR REVIEW

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CAMBRIDGE MA

118-R INDUSTRIAL PARK RD.
CAMBRIDGE, MA 02141

ROOF PLAN

C-1
LTE

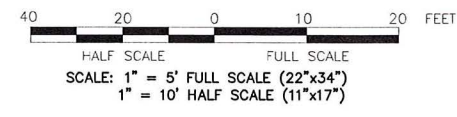
CABLE LENGTHS:

HYBRID 6x12 CABLES:
ALPHA = 75'
BETA = 80'
GAMMA = 106'

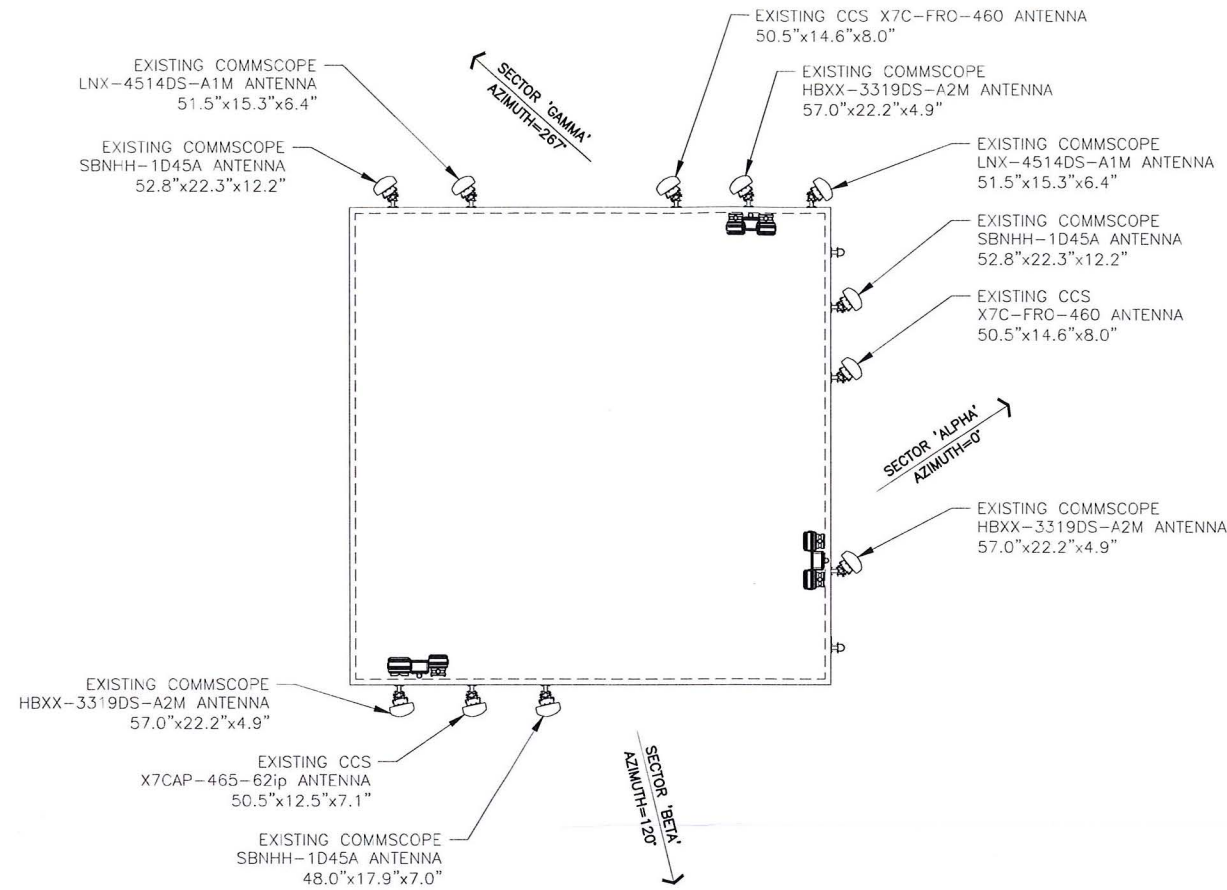
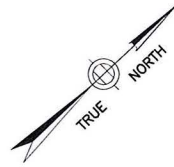
HYBRID 1x1 JUMPERS:
ALPHA = 12'
BETA = 12'
GAMMA = 12'

LEGEND:

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

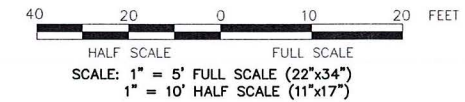


***NOTE:**
BETA SECTOR REVISED AND ORIENTED PER CONVERSATIONS WITH RF AND CM. RFDS TO BE REVISED.

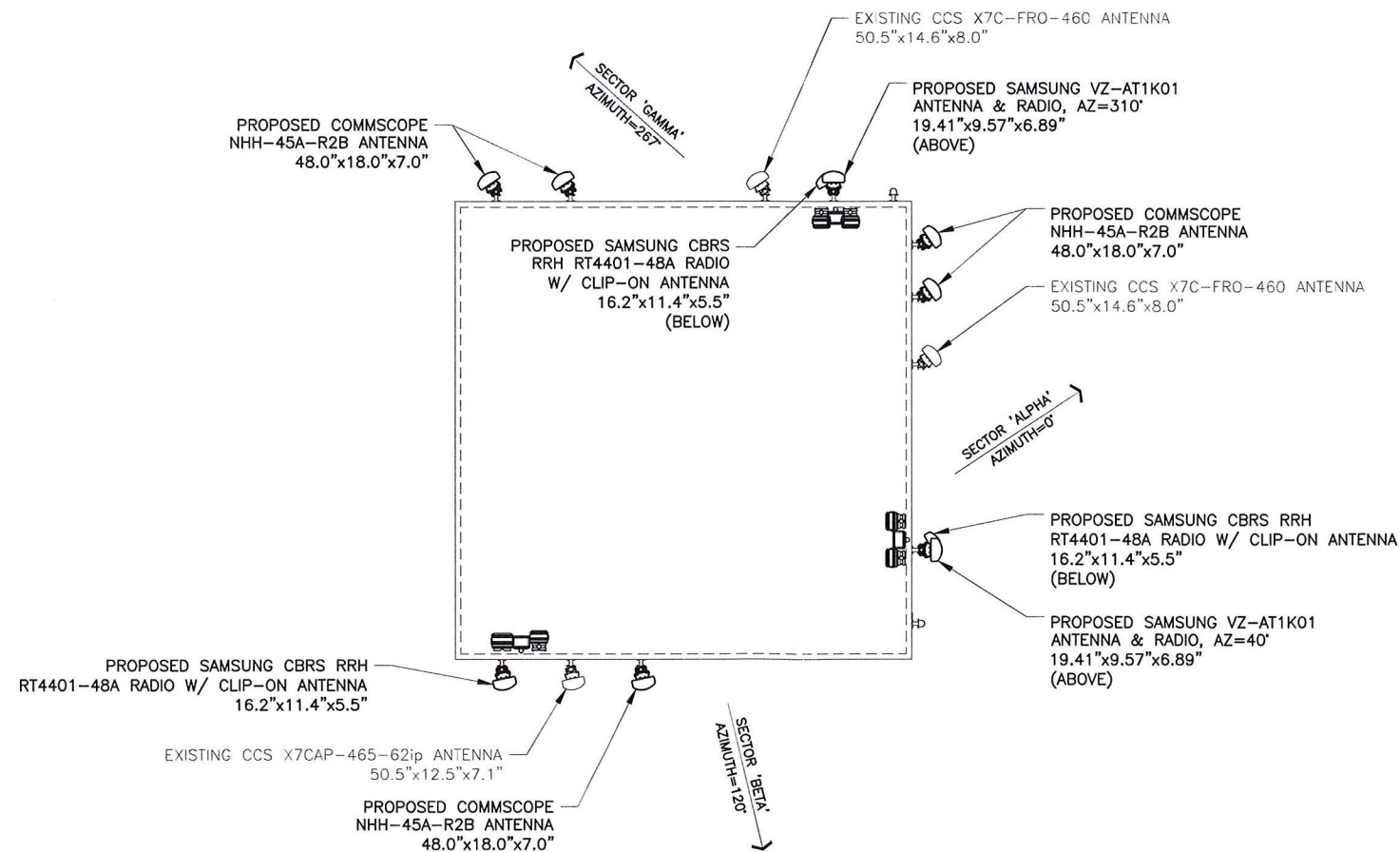
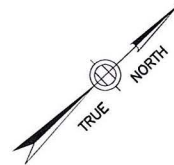


NOTES:

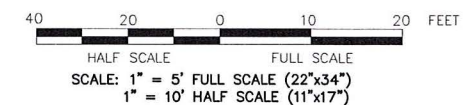
1. CONTRACTOR SHALL REFER TO THE ANTENNA MOUNT ANALYSIS REPORT; SITE ID: 137820-VZW / NE CAMBRIDGE BOSTON SAND GRAVEL; SITE NAME: NE CAMBRIDGE BOSTON SAND GRAVEL; ISSUED BY MASSER CONSULTING, DATED 05/21/2020. PER THIS ANALYSIS NO MODIFICATIONS ARE REQUIRED FOR THE PROPOSED EQUIPMENT. CONTRACTOR SHALL CONFIRM ALL EXISTING AND PROPOSED EQUIPMENT ARE INSTALLED IN ACCORDANCE WITH THIS REPORT.
2. CONTRACTOR TO VERIFY FINAL RF CONFIGURATION AND NOTIFY CARRIER AND ENGINEER W/ ANY DISCREPANCIES PRIOR TO THE INSTALLATION.



1 EXISTING ANTENNA LAYOUT



NOTE:
ALL ANTENNAS SHALL BE WRAPPED TO MATCH COLOR OF EXISTING FACADE.



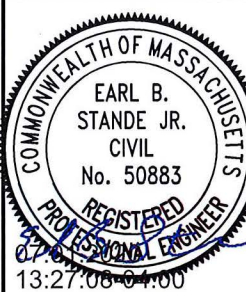
2 PROPOSED ANTENNA LAYOUT



118 FLANDERS ROAD 3RD FLOOR
WESTBOROUGH, MA 01581



Jacobs Telecommunications, Inc.
120 ST. JAMES AVE. 5TH FLOOR
BOSTON, MA 02216
TEL (617) 242-9222
FAX (617) 242-9824



APPROVALS

LANDLORD _____

LEASING _____

R.F. _____

ZONING _____

CONSTRUCTION _____

A & E _____

PROJECT NO: EUVZ0102

DRAWN BY: GPN

CHECKED BY: EBS

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CAMBRIDGE MA
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ANTENNA LAYOUTS

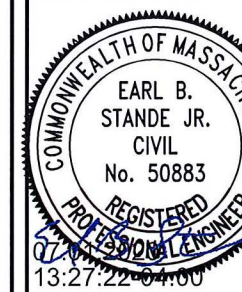
C-2
LTE



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Jacobs Telecommunications, Inc.
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A & E: _____

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1	08/14/15	CABLE LENGTH ADDED
0	07/24/15	FOR REVIEW

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CAMBRIDGE MA

118-R INDUSTRIAL PARK RD.
CAMBRIDGE, MA 02141

PARTIAL ELEVATION

C-3
LTE

- TOP OF EXISTING ROOF
ELEV.=90'-0"± A.G.L.
- ☉ OF PROPOSED VERIZON ANTENNAS (BETA)
ELEV.=83'-0"± A.G.L.
- ☉ OF PROPOSED VERIZON ANTENNAS (ALPHA & GAMMA)
ELEV.=75'-0"± A.G.L.

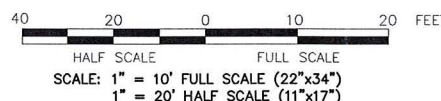
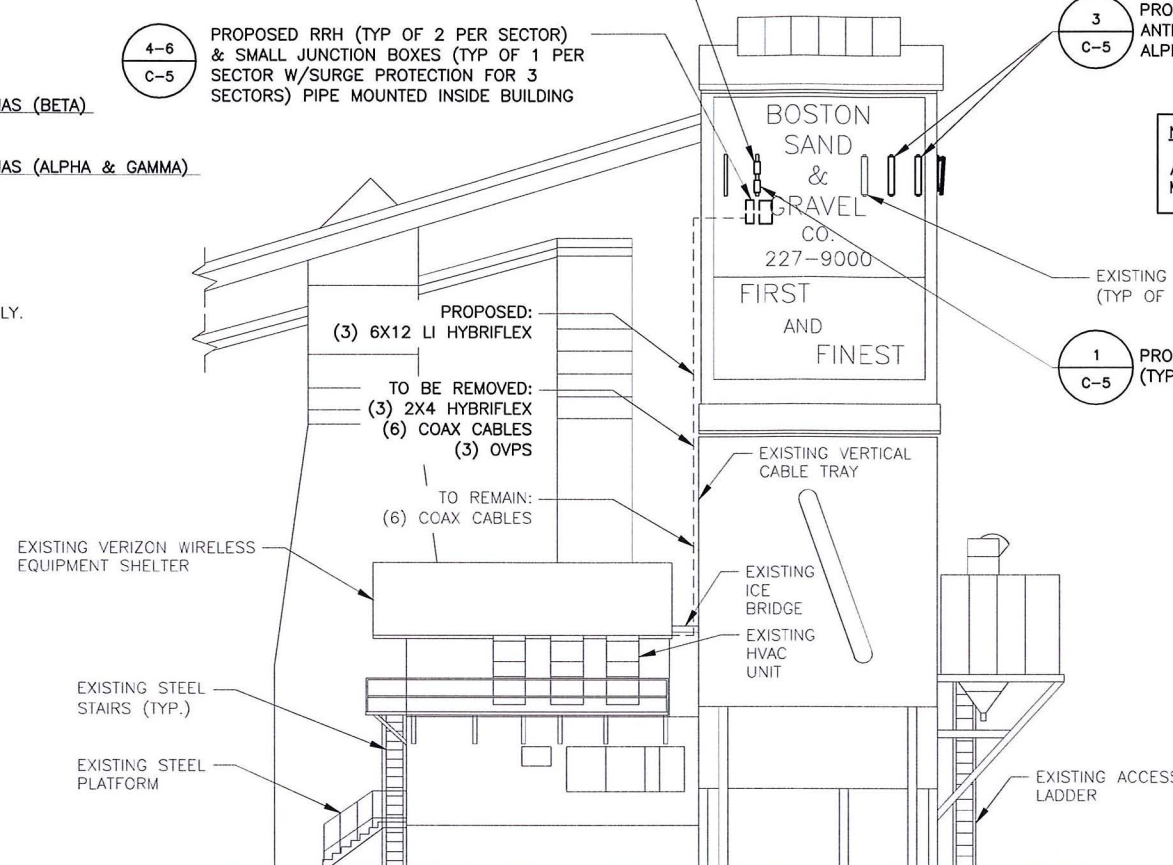
- 2
C-5 PROPOSED VERIZON WIRELESS 5G ANTENNA
(TYP OF 1 FOR ALPHA AZ=40' AND GAMMA
AZ=310')
- 4-6
C-5 PROPOSED RRH (TYP OF 2 PER SECTOR)
& SMALL JUNCTION BOXES (TYP OF 1 PER
SECTOR W/SURGE PROTECTION FOR 3
SECTORS) PIPE MOUNTED INSIDE BUILDING

- 3
C-5 PROPOSED VERIZON WIRELESS
ANTENNAS (TYP OF 2 PER FOR
ALPHA AND BETA, 1 FOR GAMMA)

- 1
C-5 PROPOSED VERIZON WIRELESS CBRS ANTENNA
(TYP OF 1 PER SECTOR)

NOTE:
ALL ANTENNAS SHALL BE WRAPPED TO
MATCH COLOR OF EXISTING FACADE.

- NOTE:**
- CONTRACTOR SHALL REFER TO THE MOUNT ANALYSIS REPORT; SITE ID: 137820-VZW / NE CAMBRIDGE BOSTON SAND GRAVEL; SITE NAME: NE CAMBRIDGE BOSTON SAND GRAVEL; ISSUED BY MASSER CONSULTING, DATED 05/21/2020. PER THIS ANALYSIS NO MODIFICATIONS ARE REQUIRED FOR THE PROPOSED EQUIPMENT. CONTRACTOR SHALL CONFIRM ALL EXISTING AND PROPOSED EQUIPMENT ARE INSTALLED IN ACCORDANCE WITH THIS REPORT.

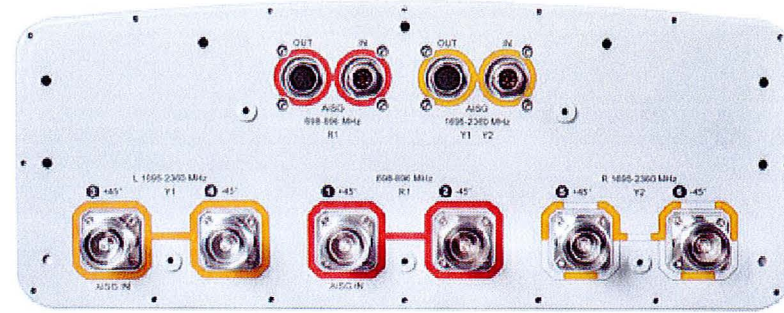


GENERAL NOTES:

- SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
- NORTH SHOWN AS APPROXIMATE.
- EXISTING ANTENNAS SHOWN AS APPROXIMATE. ELEVATION BASED ON EXISTING INFORMATION AND VISUAL INSPECTION AND HAVE NOT BEEN VERIFIED THROUGH AN ANTENNA MAPPING.
- PLANS BASED ON AWS DRAWINGS ISSUED BY DEWBERRY ENGINEERING ON 04/02/15 AND FIELD OBSERVATION DURING SITE VISIT BY JACOBS ON 07/08/15.
- ANTENNAS TO BE INSTALLED PER TOWER MANUFACTURER RECOMMENDATIONS AND TOWER STRUCTURAL ANALYSIS SPECIFICATIONS.
- REUSED EXISTING ANTENNA MOUNTS AND COAX. INSPECT FOR DAMAGE OR DECAY AND REPLACE AS NEEDED PER STRUCTURAL ANALYSIS.
- CONTRACTOR TO VERIFY FINAL ANTENNA DESIGN AND NOTIFY CARRIER AND ENGINEER WITH ANY DISCREPANCIES PRIOR TO THE INSTALLATION.
- INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS.
- ALL EQUIPMENT SHALL BE GROUNDED PER VERIZON WIRELESS STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- EQUIPMENT MOUNTING DETAIL IS PROVIDED AS SCHEMATIC IN NATURE WITH SUGGESTED PART NUMBERS, ACTUAL PARTS, MOUNTING METHOD, LOCATION AND ORIENTATION MUST BE IN ACCORDANCE WITH THE STRUCTURAL ANALYSIS OR CONFIRMED WITH THE STRUCTURAL ENGINEER THAT COMPLETED THE REPORT IF NOT PROVIDED.
- ALL PROPOSED EQUIPMENT INCLUDING ANTENNAS, COAX, SURGE ARRESTORS, RRU'S, ETC. SHALL BE MOUNTED IN ACCORDANCE WITH THE STRUCTURAL ANALYSIS (BY OTHERS)
- ALL DIMENSIONS TO, OF, AND ON EXISTING BUILDINGS, DRAINAGE STRUCTURES, AND SITE IMPROVEMENTS SHALL BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO ALL FABRICATIONS. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO ENGINEER.
- CONSTRUCTION SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THESE DRAWINGS DO NOT INCLUDE NECESSARY SAFETY COMPONENTS.
- BRACE STRUCTURES SUCH AS LATERAL BRACING, ANCHOR BOLTS, ETC. SHALL BE INSTALLED UNTIL ALL STRUCTURAL ELEMENTS REACH TO REQUIRED STABILITY.
- INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE MISFITTING OF 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.
- EACH CONTRACTOR SHALL COOPERATE WITH THE OWNER'S REPRESENTATIVE AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.
- REPAIR ANY DAMAGE DURING CONSTRUCTION TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. 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.
- REUSE EXISTING ANTENNA MOUNTS AND COAX. INSPECT FOR DAMAGE OR DECAY AND REPLACE AS NEEDED PER STRUCTURAL ANALYSIS.
- CONTRACTOR TO VERIFY FINAL ANTENNA DESIGN AND NOTIFY CARRIER AND ENGINEER WITH ANY DISCREPANCIES PRIOR TO THE INSTALLATION.

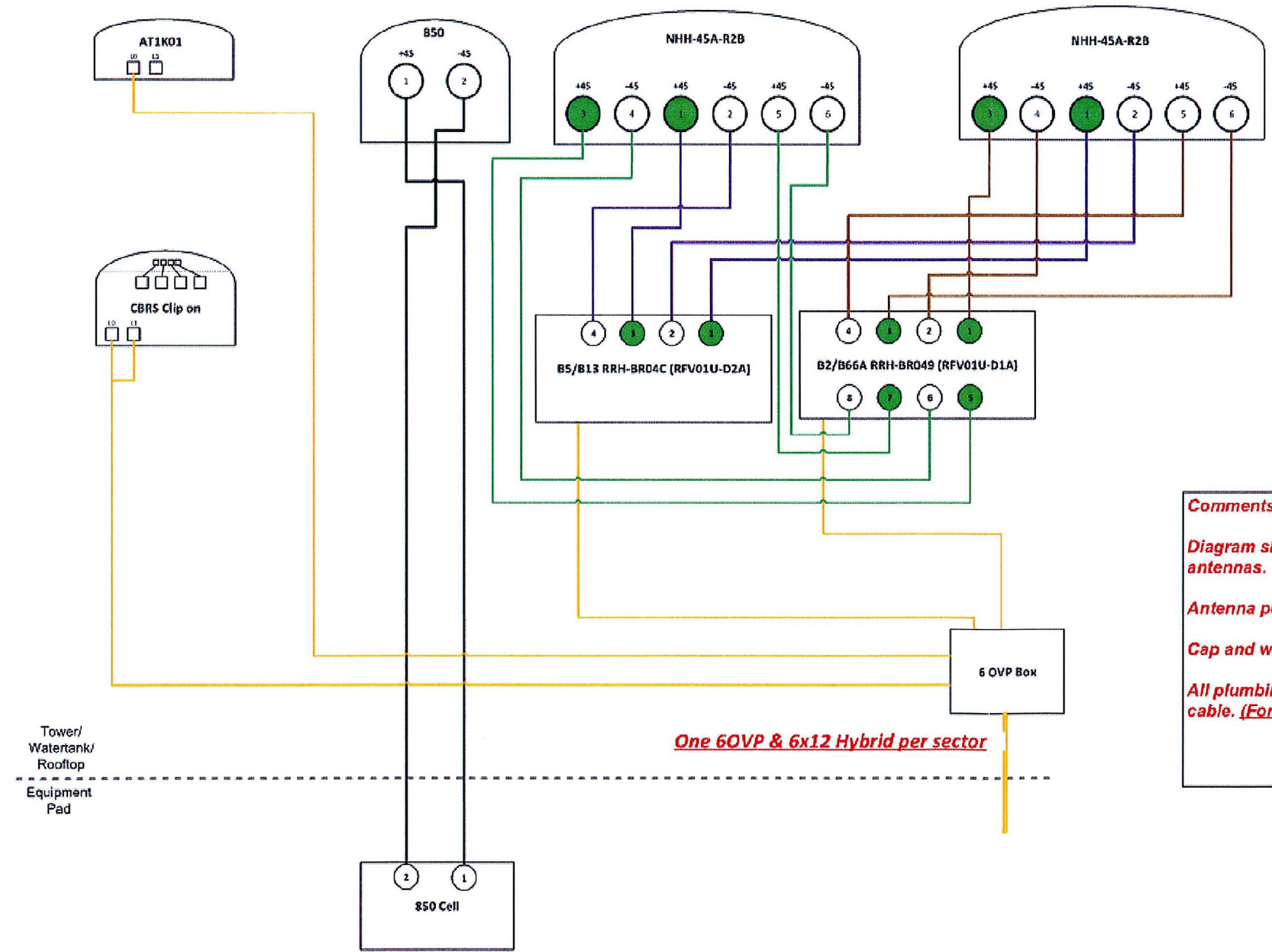
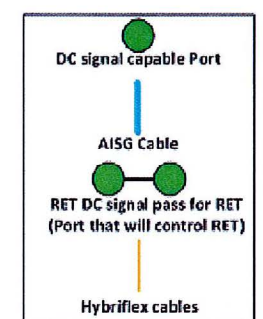
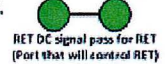
LEGEND:

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



- Port 1 & 2 are for low band (698-896 MHz).
- Port 3,4,5, & 6 are for high band (1695-2360 MHz).
- Smart Bias Tee (SBT) is through antenna ports 1 & 3 (1 for low band & 3 for high band).
- AISG cable is only needed when drawn in the diagrams below, if it is not drawn then SBT is enough to control all RET motors.
- Not all SBT ports are needed to control RET, only green port connection to green port will control RET.

Alpha & Gamma Sectors

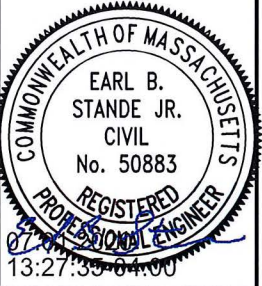


One 6OVP & 6x12 Hybrid per sector

Comments:
 Diagram shows antenna port configuration as viewed from below antennas.
 Antenna positions are indicated as viewed from IN FRONT of antennas.
 Cap and weatherproof unused antenna ports.
 All plumbing diagram colors are irrelevant except for AISG & Hybriflex cable. (For the coax colors follow Coax Colors guide above)

verizon
 118 FLANDERS ROAD 3RD FLOOR
 WESTBOROUGH, MA 01581

JACOBS
 Jacobs Telecommunications, Inc.
 120 ST. JAMES AVE, 5TH FLOOR
 BOSTON, MA 02218
 TEL (617) 242-9222
 FAX (617) 242-9824



APPROVALS

LANDLORD: _____
 LEASING: _____
 R.F.: _____
 ZONING: _____
 CONSTRUCTION: _____
 A & E: _____

PROJECT NO: EUV20102
 DRAWN BY: GPN
 CHECKED BY: EBS

SUBMITTALS

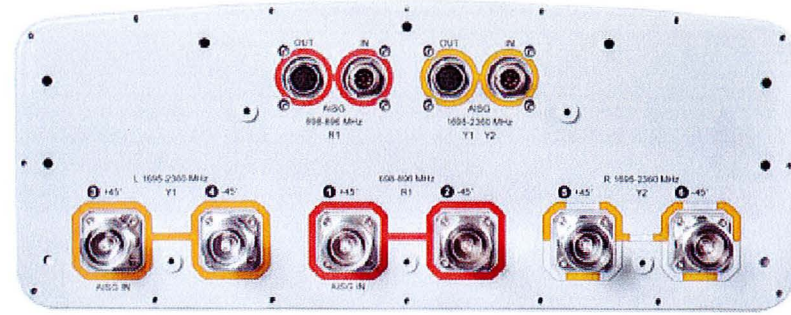
6	07/01/20	UPDATES FOR ZONING
5	06/24/20	ANTENNA WRAP NOTE
4	06/15/20	REVISED PER NEW RFDS
3	06/01/20	REVISED PER NEW RFDS
2	12/20/17	REVISED PER NEW RFDS
1	08/14/15	CABLE LENGTH ADDED
0	07/24/15	FOR REVIEW

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CAMBRIDGE MA
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 CAMBRIDGE, MA 02141

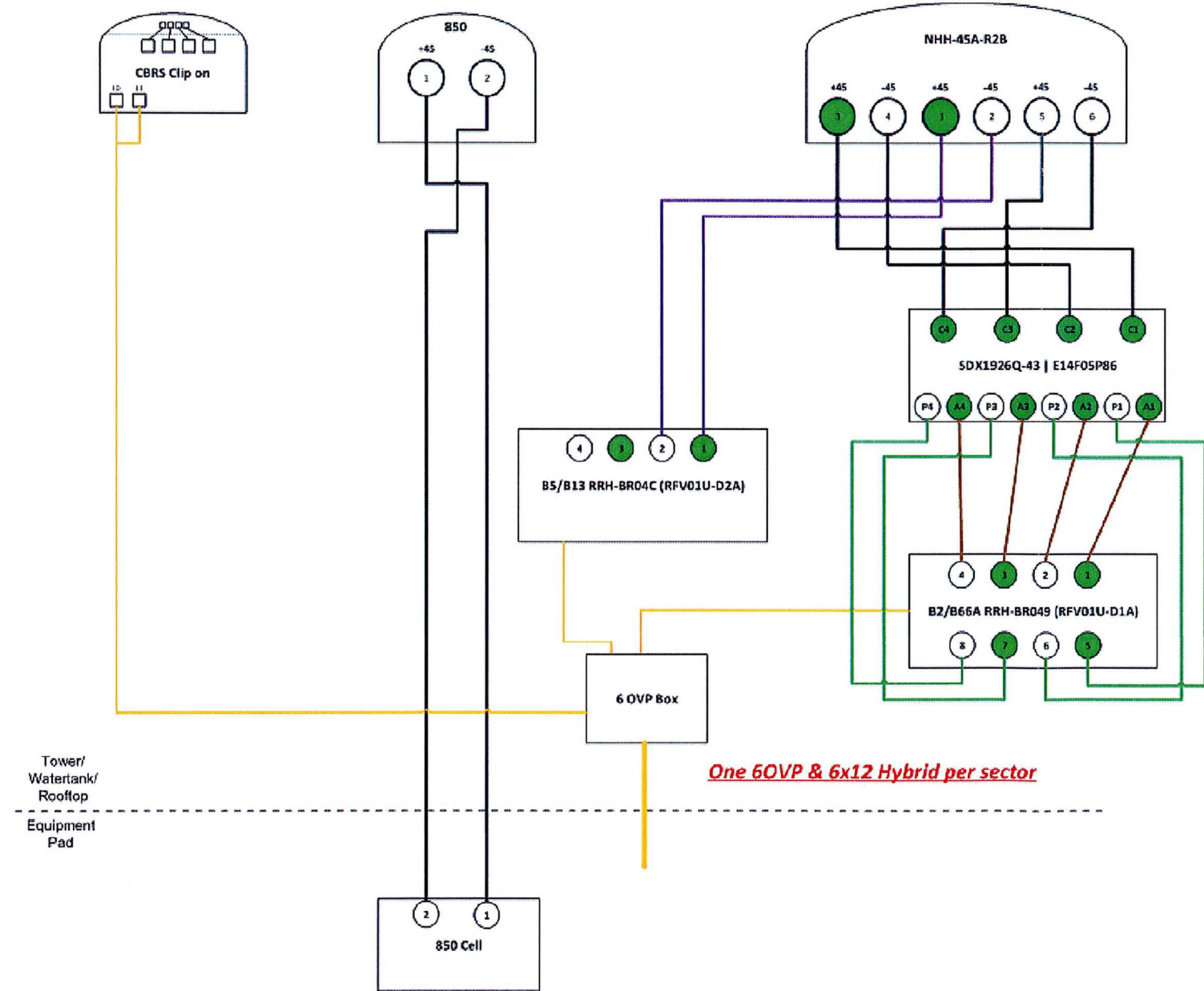
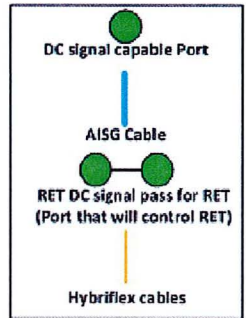
PLUMBING DIAGRAM
 ALPHA & GAMMA

C-4
 LTE



- Port 1 & 2 are for low band (698-896 MHz).
- Port 3,4,5, & 6 are for high band (1695-2360 MHz).
- Smart Bias Tee (SBT) is through antenna ports 1 & 3 (1 for low band & 3 for high band).
- AISG cable is only needed when drawn in the diagrams below, if it is not drawn then SBT is enough to control all RET motors.
- Not all SBT ports are needed to control RET, only green port connection to green port will control RET.

Beta Sector



Comments:

Diagram shows antenna port configuration as viewed from below antennas.

Antenna positions are indicated as viewed from IN FRONT of antennas.

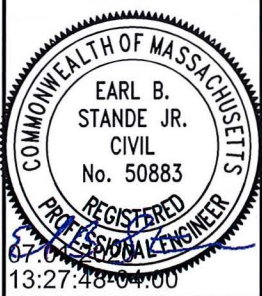
Cap and weatherproof unused antenna ports.

All plumbing diagram colors are irrelevant except for AISG & Hybriflex cable. (For the coax colors follow Coax Colors guide above)

One 6OVP & 6x12 Hybrid per sector

verizon
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WESTBOROUGH, MA 01581

JACOBS
Jacobs Telecommunications, Inc.
120 ST. JAMES AVE, 5TH FLOOR
BOSTON, MA 02216
TEL (617) 242-9222
FAX (617) 242-9824



APPROVALS

LANDLORD _____

LEASING _____

R.F. _____

ZONING _____

CONSTRUCTION _____

A & E _____

PROJECT NO: EUV20102
DRAWN BY: GPN
CHECKED BY: EBS

SUBMITTALS

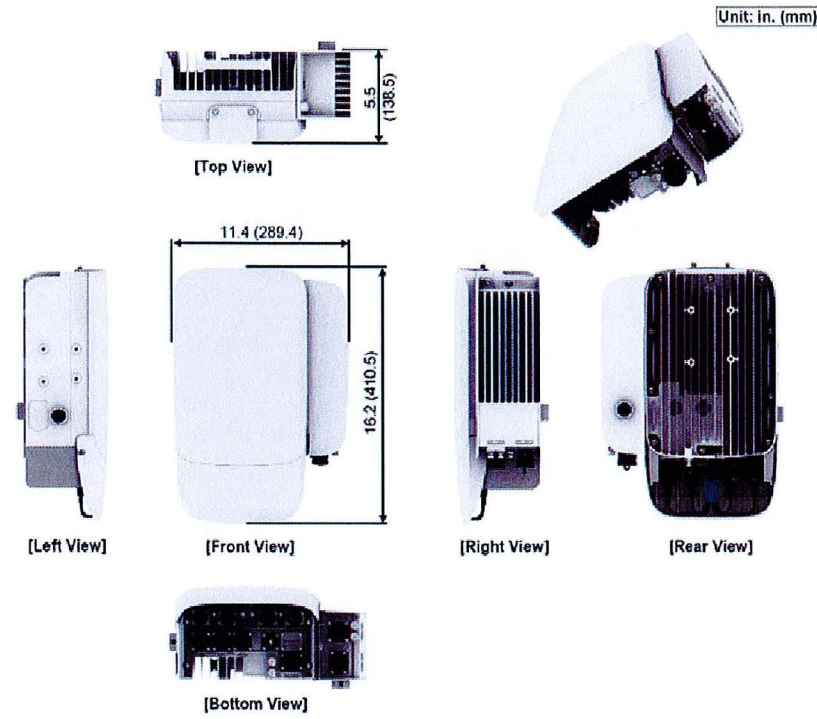
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5	06/24/20	ANTENNA WRAP NOTE
4	06/15/20	REVISED PER NEW RFDS
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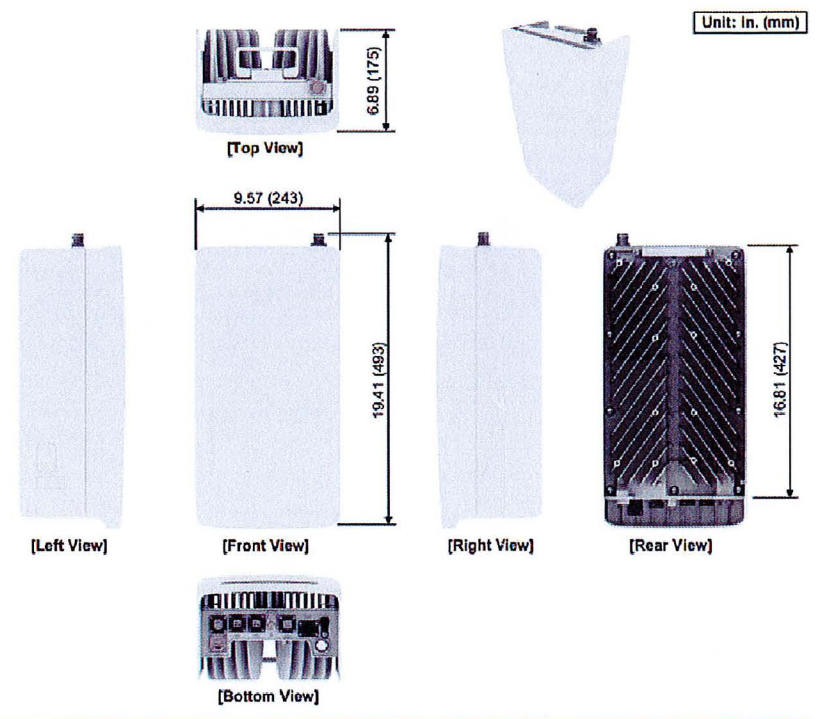
PLUMBING DIAGRAM
BETA

C-5
LTE



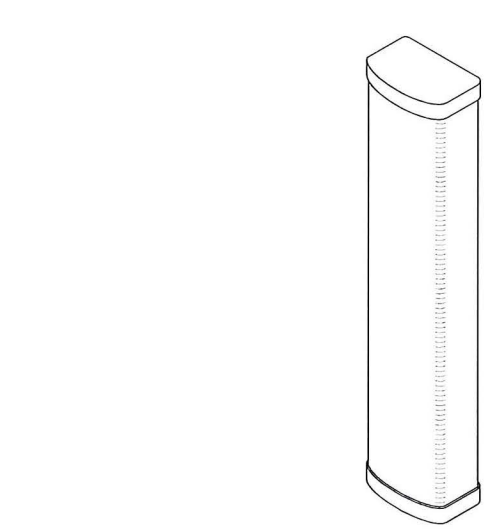
ANTENNA TYPE:
SAMSUNG CBRs RRH - RT4401-48A WITH CLIP-ON

1 SAMSUNG CBRs ANTENNA & RADIO



ANTENNA TYPE:
SAMSUNG VZ-AT1K01

2 SAMSUNG 5G ANTENNA & RADIO

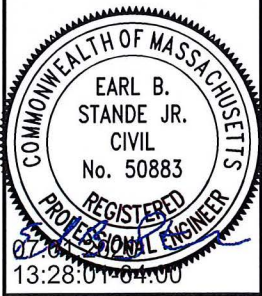


ANTENNA TYPE:
COMMSCOPE NHH-45A-R2B ANTENNA
DIMENSIONS: 48.0"x18.0"x7.0"
WEIGHT: 49.8 LBS.

3 COMMSCOPE ANTENNA NHH-45A-R2B

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APPROVALS

LANDLORD _____
LEASING _____
R.F. _____
ZONING _____
CONSTRUCTION _____
A & E _____

PROJECT NO: EUV20102

DRAWN BY: CPN

CHECKED BY: EBS

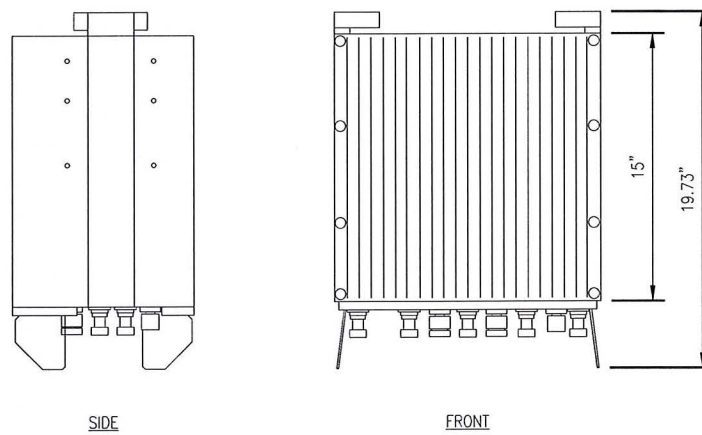
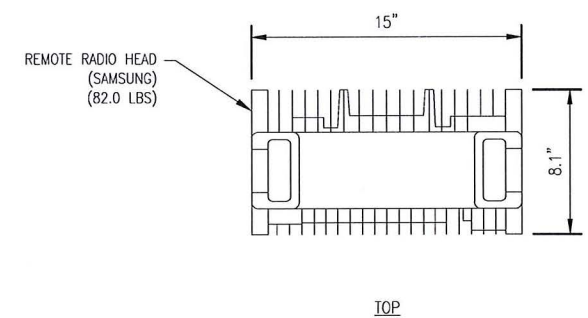
SUBMITTALS	
6	07/01/20 UPDATES FOR ZONING
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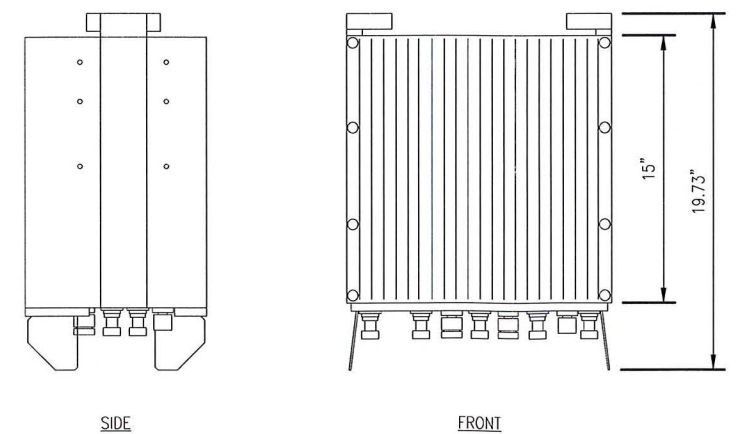
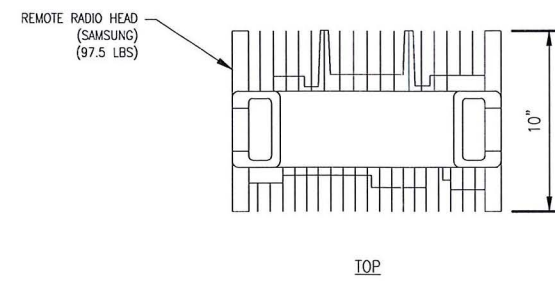
DETAILS

C-6
LTE



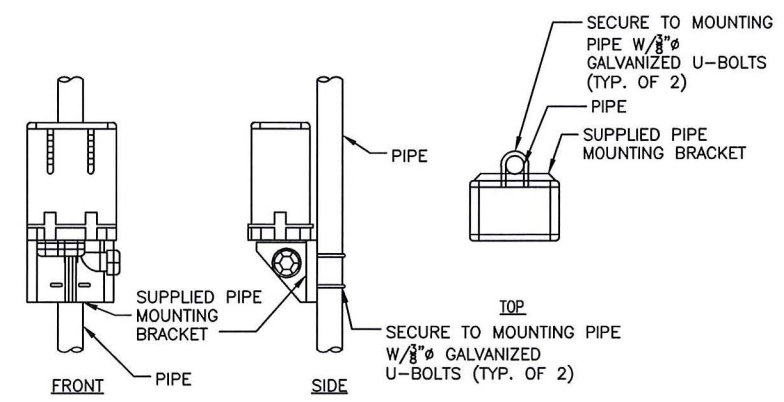
RRH: SAMSUNG 700/850 RRH B5/B13 RRH-BR04C (RFV01U-D2A)
WEIGHT: 82 LBS

4 SAMSUNG RRH DETAIL



RRH: SAMSUNG 1900/2100 RRH B2/B66A RRH-BR049 (RFV01U-D1A)
WEIGHT: 98 LBS

5 SAMSUNG RRH DETAIL



JUNCTION BOX (OPTION 1):
COMMSCOPE MODEL NO.: RVZDC-6627-PF-48
DIMENSIONS: 35"Hx21"Wx18"D
WEIGHT: 43 LBS

JUNCTION BOX (OPTION 2):
COMMSCOPE MODEL NO.: RC3DC-3315-PF-48
DIMENSIONS: 28.93"Hx15.73"Wx10.3"D
WEIGHT: 32 LBS

6 RAYCAP JUNCTION BOX



**Application
to
Modify Special Permit**

**118R Industrial Park Way (Rd)
Cambridge, MA**

Daniel D. Klasnick
Licensed in Massachusetts and New Hampshire
dklasnick@dkt-legal.com

July 24, 2020

City of Cambridge
Board of Zoning Appeals
831 Massachusetts Avenue
Cambridge, Massachusetts 02139

**Re: Application to Modify Special Permit
Building Mounted Mobile Communications Facility
Located at 118R Industrial Parkway (Rd), Cambridge, Massachusetts**

Dear Board Members:

Enclosed please find an Application to the Board of Zoning Appeals to modify a special permit for the modification of an existing building mounted mobile communications facility submitted on behalf of Cellco Partnership d/b/a Verizon Wireless.

In accordance with the Application requirements, please find enclosed the following:

- Application;
- Support Statements;
- Check for the application fee of \$500.00 payable to the City of Cambridge;
- Assessors GIS Block Map;
- Dimensional Form;
- Ownership Certificate, Notarized;
- Stamped Project Plans; and
- Photo Simulations

The Applicant would be happy to provide any additional information that you may require and would appreciate reasonable notice of any additional information you require in time to provide such information for the public hearing.

Should you require any additional information, please don't hesitate to contact me. Thank you very much for your cooperation.

Very truly yours,
DUVAL & KLASNICK LLC

A handwritten signature in blue ink that reads "Daniel D. Klasnick". The signature is written in a cursive style with a large initial "D".

By: Daniel D. Klasnick
Attorney at Law

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: c/o Duval & Klasnick LLC, 210 Broadway, Suite 203, Lynnfield, MA 01940

LOCATION OF PROPERTY: 118R Industrial Parkway (Rd)

TYPE OF OCCUPANCY: Mobile Communications Facility ZONING DISTRICT: Industry A (IA)

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

Modification of existing mobile communications facility by removing 8 antennas, retain 3 antennas and install 10 new antennas (total of 13 antennas) at the same height on the side of the structure. Remove 6 remote radio heads and replace with 6 remote radio heads at the same location inside of the structure. All equipment to be color wrapped to match structure. Please see attached Project Narrative, Plans and Photo Simulations .

SECTIONS OF ZONING ORDINANCE CITED:

- Article 4.000 Section 4.32.G.1 & Sec. 4.40 (Footnote 49) (Telecommunications Facility)
- Article 10.000 Section 10.40-10.46 (Special Permit)
- Article 6409(a) Section Middle Class Tax Relief and Job Creation Act (aka 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) : /s/ Daniel D. Klasnick
 (Petitioner(s)/Owner)
 Daniel D. Klasnick attorney for Cellco Partnership
 d/b/a Verizon Wireless
 (Print Name)

Address: 210 Broadway, Suite 203
 Lynnfield, MA 01940

Tel. No.: (781) 873-0021

E-Mail Address: dklasnick@dkt-legal.com

Date: July 24, 2020

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 118R Industrial Park Way (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 provided with this application and will be further discussed at the hearing on this matter, the modification satisfies the standards for an Eligible Facilities Request pursuant to Section 6409(a) of the Federal Spectrum Act. The proposed modification also satisfies the standards for the grant of a special permit. *(For further details, please see attached narrative and supporting documents)*

- 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 modification of the unmanned facility will not change existing traffic demand or impact ingress or egress. The modified facility will continue to generate only about one to two vehicles trips per month in a standard passenger vehicle. *(For further details, please see attached narrative and supporting documents)*

- 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 modified facility will have no adverse effects on the operation or development of adjacent uses. The modified facility will emit no light, odor, dust or glare and generates no unusual noise or other adverse impacts. *(For further details, please see attached narrative and supporting documents)*

- 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 modified 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 services 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 services enhances the health, safety and welfare of the community. *(For further details, please see attached narrative and supporting documents)*

- 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 permits for this use and in accordance with the requirements for an Eligible Facilities Request under Section 6409(a). *(Please see attached narrative and supporting documents)* (ATTACHMENT B - PAGE 6)

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Cellco Partnership d/b/a Verizon Wireless PRESENT USE/OCCUPANCY: Mobile Communications Facility

LOCATION: 118R Industrial Park Way (Rd) ZONE: Industry A (IA)

PHONE: (781) 873-0021 REQUESTED USE/OCCUPANCY: Mobile Communications Facility

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
TOTAL GROSS FLOOR AREA:	<u>10,380</u>	<u>No Change</u>	<u>N/A</u> (max.)
LOT AREA:	<u>255,480 s.f.</u>		<u>N/A</u> (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		<u>No Change</u>	<u>N/A</u> (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
SIZE OF LOT:			
WIDTH			<u> </u> (min.)
DEPTH			
Setbacks in Feet:		<u>No Change</u>	<u>N/A</u> (min.)
FRONT			
REAR		<u>No Change</u>	<u>N/A</u> (min.)
LEFT SIDE		<u>No Change</u>	<u>N/A</u> (min.)
RIGHT SIDE		<u>No Change</u>	<u>N/A</u> (min.)
SIZE OF BLDG.:		<u>No Change</u>	<u>N/A</u> (max.)
HEIGHT	<u>90'</u>		
LENGTH			
WIDTH			
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³)	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
NO. OF DWELLING UNITS:	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (max.)
NO. OF PARKING SPACES:	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min./max)
NO. OF LOADING AREAS:	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<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.

Lot is occupied by Boston Sand and Gravel Batching Plant and associated structures.

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

CHECK LIST

PROPERTY LOCATION: 118R Industrial Park Way (Rd) DATE: July 24, 2020

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

c/o Duval & Klasnick LLC, 210 Broadway, Suite 203, Lynnfield MA 01940

ADDRESS & PHONE: (781) 873-0021 - Daniel Klasnick, Esquire

BLOCK: 1A LOT: 67

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.

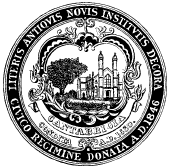
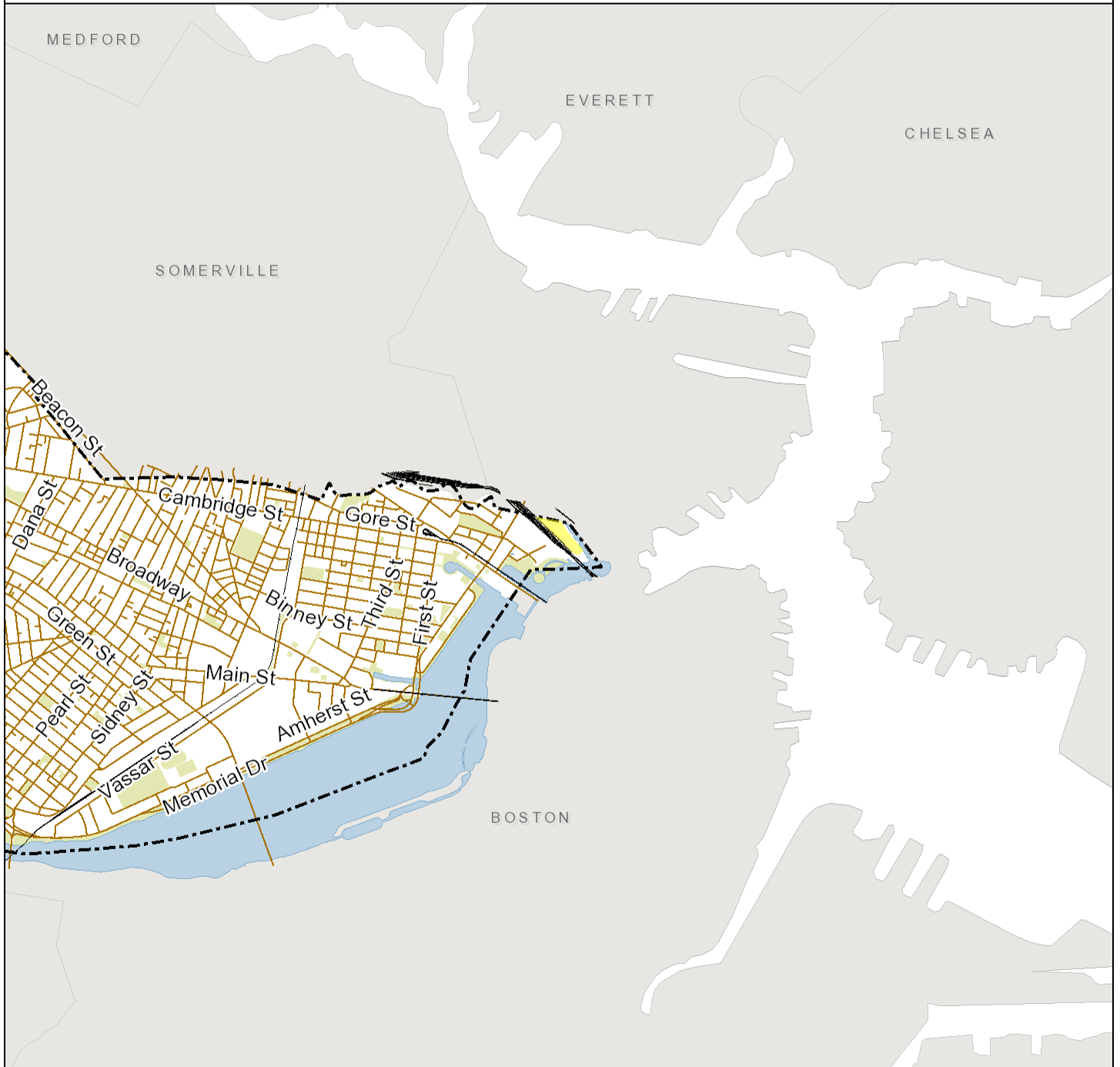
<u>DOCUMENTS</u>	<u>REQUIRED</u>	<u>ENCLOSED</u>
Application Form 3 Forms with Original Signatures	<u>X</u>	<u>X</u>
Supporting Statements - Scanned & 1 set to Zoning	<u>X</u>	<u>X</u>
Application Fee (You will receive invoice online)	<u>X</u>	<u>X</u>
Assessor's GIS "Block Map" (Available on line or At Engineering Dept. - 147 Hampshire Street)	<u>X</u>	<u>X</u>
Dimensional Form - Refer to Cambridge Zoning Ordinance - Scanned & 1 set to Zoning (Subject to further review by Zoning Specialist)	<u>X</u>	<u>X</u>
Ownership Certificate, Notarized - Scanned & 1 set to Zoning	<u>X</u>	<u>X</u>
Floor Plans - Scanned & 1 set to Zoning	<u>X</u>	<u>X</u>
Elevations - Scanned & 1 set to Zoning	<u>X</u>	<u>X</u>
Certified Plot Plan - Scanned & 1 set to Zoning (By Registered Land Surveyor)	<u>X</u>	<u>X</u>
Photographs of Property - Scanned & 1 set to Zoning	<u>X</u>	<u>X</u>
Parking Plan (if relevant to your application) Scanned & 1 set to Zoning	<u>N/A</u>	<u>N/A</u>
<u>FOR SUBDIVISION ALSO INCLUDE:</u> Scanned & 1 set to Zoning		
Proposed Deeds	<u>N/A</u>	<u>N/A</u>
Evidence of Separate Utilities **	<u>N/A</u>	<u>N/A</u>
Proposed Subdivision Plan	<u>N/A</u>	<u>N/A</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.

** Can be submitted after subdivision has been approved.



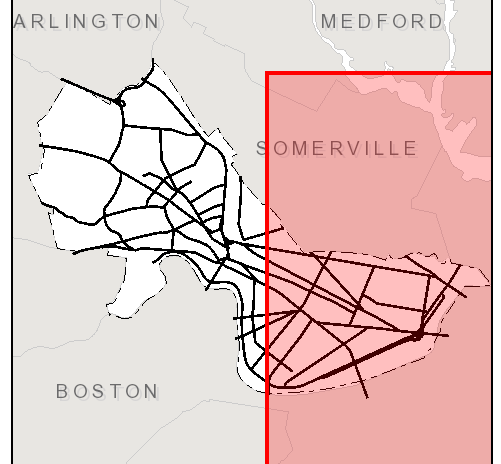
City of Cambridge
Massachusetts

1" = 3142 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

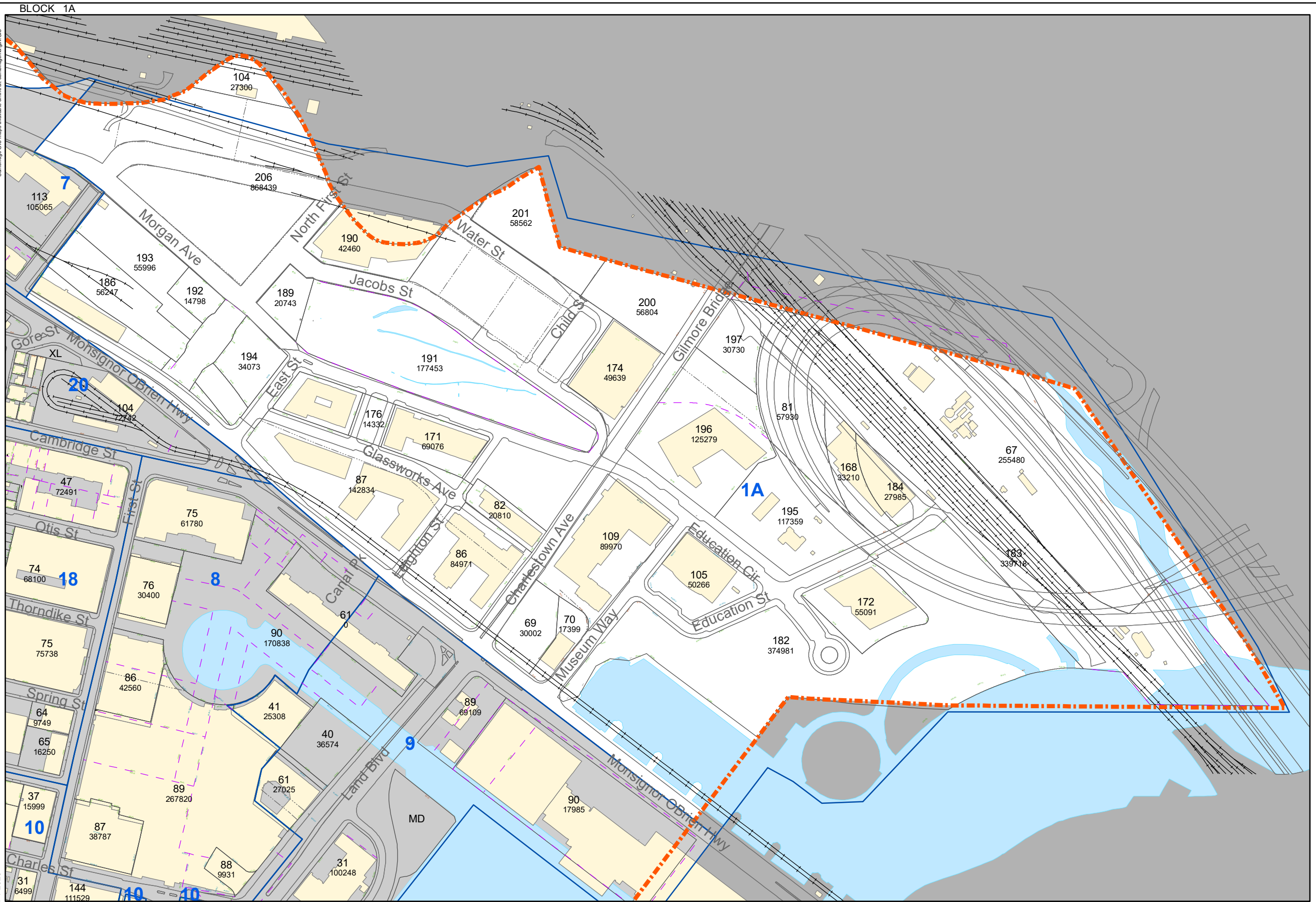
- Rail
- Road Centerline Cityscale
- Paved Surfaces
 - ▣ Paved Roads
 - ▣ Bridges
 - ▣ Unpaved Roads
 - ▣ Unpaved Parking
 - ▣ Sidewalks
 - ▣ Driveways
 - ▣ Alleys
 - ▣ Other Paved Surface
 - ▣ Public Footpath



BLOCK 1A

Cambridge GIS maps available online at: cambridgegis.gov/GIS

FY 2020



City of Cambridge
Assessing Department

795 Massachusetts Ave.
Cambridge, MA 02139

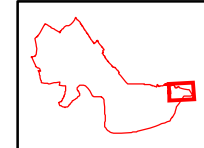
- Buildings
 - Water
 - Lot Line
 - Sub-Parcel Line
 - Block Line
 - Easement
 - City Boundary
 - Railway
- 10 Lot Number 100 Parcel size in Sq. Ft.
- 1A Block Number 44.0LC Land Court Dimension
- 10 Street Number 65.0 Survey Dimensions
- (125.0) Deed Dimension

DISCLAIMER:
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1990 to 2019 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.
The City of Cambridge assumes no legal responsibility for information shown on this map.



0 65 130 260 Feet

1 inch = 290 feet



Parcel Block Map

1A

CITY OF CAMBRIDGE

NARRATIVE IN SUPPORT OF APPLICATION TO MODIFY SPECIAL PERMIT

APPLICANT: Cellco Partnership d/b/a Verizon Wireless

SITE ADDRESS: 118R Industrial Park Way (Rd)
Cambridge, Massachusetts

ASSESSOR'S LOT I.D.: Map 1A, Lot 67

ZONING DISTRICT: Industry A (IA)

BACKGROUND

This Narrative in Support of an Application to Modify Special Permit, *while reserving all rights*, to modify an existing building mounted mobile communications facility ("Facility") is respectfully submitted by Cellco Partnership d/b/a Verizon Wireless ("Verizon Wireless") to the City of Cambridge, Board of Zoning Appeal ("Board"). Verizon Wireless seeks approval to further modify its existing Facility approved by special permit Case No: #7592 as previously amended by Case No: #BZA-009161-2016 on the existing cement batching structure at 118R Industrial Park Way (Rd) (the "Property").

This application is submitted with full reservation of Verizon Wireless' rights including without limitation Section 6409(a) of the federal Middle Class Tax Relief and Job Creation Act of 2012 also referred to as the "Spectrum Act." The Spectrum Act was passed to "advance wireless broadband service" for both public safety and commercial purposes. The modification to the existing Facility satisfies the standards for the modification of an eligible facility under the Spectrum Act.

APPLICANT'S INTEREST IN THE PROPERTY

Boston Sand and Gravel Co ("Owner") and Cellco Partnership d/b/a Verizon Wireless entered into a certain Lease Agreement by which Owner leased to Verizon Wireless building space and access/utility easement rights on a portion of the Owner's property located at 118R Industrial Park Way (Rd) being shown on Tax Map of the City of Cambridge at Map 1A, Lot 67 for the location of Verizon Wireless' antennas and space for its equipment.

See Exhibit 1, ZBA Application Form - Ownership Information.

PROJECT DESCRIPTION

As noted on the attached plans and described in this application, the structure owned by Boston Sand and Gravel Co is a cement batching plant used for industrial purposes (the “Building”). In compliance with special permit Case No: #7592 as previously amended by Case No: #BZA-009161-2016, Verizon Wireless has installed and operates an existing Facility consisting of 3 sectors of antennas (11 in total) and an equipment room. The existing antennas are facade mounted and painted to match.

Facility Modification Details

Total of Thirteen (13) Antennas with Remote Radio Heads

Verizon Wireless proposes to mount a total of thirteen (13) antennas through removing 8 antennas and installing 10 new antennas that will be enclosed with wrap to match the color of the Building while maintaining 3 existing antennas on the side of the Building with remote radio heads as follows:

(a) Alpha Sector Facade Mounted Equipment

Remove 3 antennas and remove 2 remote radio heads, retain 1 antenna. Install 4 new antennas (enclosed with wrap to match Building color) with 2 of the antennas mounted on a single bracket attached to a mast pipe all at a height to match the existing antennas. Install 2 remote radio heads mounted to inside of Building. Total: 5 antennas and 2 remote radio heads. – See *Roof Plan Sheet C-1 and Antenna Layout Plan Sheet C-2*.

(b) Beta Sector Facade Mounted Equipment

Remove 2 antennas and remove 2 remote radio heads, retain 1 antenna. Install 2 new antennas (enclosed with wrap to match Building color) at a height to match the existing antennas. Install 2 remote radio heads mounted to inside of Building. Total: 3 antennas and 2 remote radio heads. – See *Roof Plan Sheet C-1 and Antenna Layout Plan Sheet C-2*.

(c) Gamma Sector Façade Mounted Equipment

Remove 3 antennas and 2 remote radio heads, retain 1 antenna. Install 4 new antennas (enclosed with wrap to match Building color) with 2 of the antennas mounted on a single bracket attached to the existing mast pipe at a height to match the existing antennas. Install 2 remote radio heads mounted to inside of Building. Total: 5 antennas and 2 remote radio heads. – See *Roof Plan Sheet C-1 and Antenna Layout Plan Sheet C-2*.

Three (3) of the new antennas are each integrated units that have a remote read head and an antenna component. Each integrated piece of equipment has the appearance of a conventional antenna and therefore is only considered an antenna in the above equipment description.

There will be no changes to the location of the equipment room

See Exhibit 2, Plans.

See Exhibit 3, Photo Simulations

SATISFACTION OF ELIGIBLE FACILITIES REQUEST STANDARDS

On February 22, 2012, President Obama signed into law H.R. 3630, known as the “Middle Class Tax Relief and Job Creation Act of 2012,” which then became Public Law 112-96 (“P.L. 112-96”).¹ Section 6409(a) of P.L. 112-96 adds new language to the existing body of laws, regulations, and decisions pertaining to wireless facility zoning.²

Verizon Wireless respectfully submits the proposed modifications satisfy the standards for an eligible facility request pursuant to 47 U.S.C. §1455 and 47 C.F.R. §1.6100. In an effort to advance Congress’ goal of facilitating the rapid deployment of qualified modifications, the Federal Communications Commission adopted rules in 2014 that clarified many of the terms of Section 6409(a).³ The Commission stated that the purpose of implementing the rules “will serve the public interest by providing guidance to all stakeholders on their rights and responsibilities under the provision, reducing the delays in the review process for wireless infrastructure modifications, and facilitating the rapid deployment of wireless infrastructure, thereby promoting the advanced wireless broadband services.”⁴

¹ *Middle Class Tax Relief and Job Creation Act of 2012*, Pub L. No. 112-96, 126 Stat. 156 (2012).

² Section 6409(a) states:

(a) FACILITY MODIFICATIONS.—

(1) IN GENERAL.—Notwithstanding section 704 of the Telecommunications Act of 1996 (Public Law 104–104) 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.

(2) ELIGIBLE FACILITIES REQUEST.—For purposes of this subsection, the term “eligible facilities request” means any request for modification of an existing wireless tower or base station that involves—

(A) collocation of new transmission equipment;

(B) removal of transmission equipment; or

(C) replacement of transmission equipment.

(3) APPLICABILITY OF ENVIRONMENTAL LAWS.—Nothing in paragraph (1) shall be construed to relieve the Commission from the requirements of the National Historic Preservation Act or the National Environmental Policy Act of 1969.

³ See Accelerating of Broadband Deployment by Improving Wireless Facilities Siting Policies, Report and Order, 29 FCC Rcd 12865 (2014) (“2014 Order”).

⁴ *Id.* At 12872.

47 U.S. Code §1455(a) and 47 C.F.R. §1.6100(b) builds on the existing legal framework for wireless facilities by requiring permitting authorities to approve an eligible facilities request in an effort to streamline “the process for siting of a wireless facility by preempting the ability of State and local authorities to delay collocation of, removal of, and replacement of wireless transmission equipment.”⁵ “Collocation” is defined as “the mounting or installation of transmission equipment on an eligible support structure for the purpose of transmitting and/or receiving radio frequency signals for communications purposes.” The term “eligible support structure” means any structure that is a “tower” or “base station.” A “base station” is defined as a structure or equipment that enables Commission-licensed or authorized wireless communications and includes any structure other than a tower that supports or houses permitted equipment used for wireless communications services.⁶ The term “eligible facilities request” includes any request for modification of an existing wireless tower or base station that involves— (i) collocation of new transmission equipment; (ii) removal of transmission equipment; or (iii) replacement of transmission equipment.⁷

The Property constitutes a “base station” and an “eligible support structure” in that it currently exists and “supports and houses” wireless communication equipment that has been reviewed and approved under the City’s zoning ordinance. The proposed replacement of the Verizon Wireless antennas and remote heads on the 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 antennas is the “collocation of new transmission equipment.”

Federal authorities clearly provide that an eligible facilities request must be approved if the installation does not result in a substantial change.⁸ The proposed modifications to the existing Verizon Wireless facility is an “eligible facilities request.” Through its statutory mandate and given the lack of statutory definitions, the Federal Communications Commission has defined a substantial change under Section 6409(a) as follows:

(i) For other eligible support structures (i.e., the “Building”), it increases the height of the structure by more than 10% or more than ten feet, whichever is greater - **There will be no increase in height. The antennas will continue to be pipe mounted to the side of the Building and will not extend above the 90’ height of the Building.**

(ii) For other eligible support structures (i.e., the “Building”), it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet – **The proposed additional and replacement antennas will not protrude more than six feet from the Building.**

(iii) For any eligible support structure (i.e., the “Building”), it involves installation of more than the standard number of new equipment cabinets for the technology involved,

⁵ 158 Cong. Rec. E237 (daily ed. Feb. 24, 2012) (statement of Rep. Upton).

⁶ 47 C.F.R. §1.6100(b)(1)

⁷ 47 U.S.C. § 1455(a)(2) and §1.6100(b)(3)

⁸ See 47 U.S.C. §1455(a) and 47 C.F.R. §1.6100(b)

but not to exceed four cabinets; or, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure – **The proposed modification does not involve the installation of new cabinets. All radio equipment will remain at the current location.**

(iv) It does not entail any excavation or deployment outside the current site – **The modification does not involve any excavation or deployment outside the current site.**

(v) It would not defeat the concealment elements of the eligible support structure – **Verizon Wireless’ modifications do not defeat any concealment element. The replacement antennas mounted to the side of the Building will be at the same location and height as the replaced antennas (wrapped to match) the color of the Building.**

(vi) It complies with conditions associated with the siting approval – **The installation will remain compliant with the existing special permits.**

It is clear that state and local authorities have no power to deny a complying installation, and any attempt to do so would be in direct conflict with federal law. Having satisfied the standards for the modification of an eligible support structure that will not result in a substantial change, the Board may not deny the Section 6409(a) Modification. Consistent with that determination, the permitting is limited to non-discretionary permitting related to applicable building, structural and electrical codes. Additionally, when an applicant asserts in writing that a request for a modification is covered by this section, a State or local government may only require the applicant to provide documentation or information to the extent reasonably necessary to determining whether the request meets the requirements for an eligible facilities request. Further, the Federal Communications Commission also adopted rules that require local review subject to Section 6409(a) be completed within sixty (60) days. A Section 6409(a) request will be “deemed granted” if not approved within the sixty (60) day period.

SATISFACTION OF SPECIAL PERMIT REVIEW STANDARDS

Based on the description set forth herein, and as will be further demonstrated at the Public Hearing on this matter, the proposed modification of the Facility meets the location, height and site requirements of Section 4.32(g)(1), Section 4.40 (footnote 4) and Sections 10.40 – 10.46. Pursuant to Ordinance, the modification of the Facility is allowed upon the grant of a modification to the special permit from the Zoning Board of Appeals in the currently designated Industry A zoning district.

While reserving all rights, Verizon Wireless’ modification satisfies the standards set forth in Section 4.40 (footnote 4) and Sections 10.40 – 10.46 of the City of Cambridge, Zoning Ordinance.

1. The scope of or limitations imposed by any license secured from any state or federal agency having jurisdiction over such matters – **Verizon Wireless operates in compliance with all of the rules and regulations promulgated by the Federal Communications Commission as required by its licensing.**

See Exhibit 4, FCC License to Operate.

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 - **Verizon Wireless proposes to mount a total of thirteen (13) antennas to the side of the existing Building that will be color wrapped to match the color of the Building.**

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 – **The wireless use and modification of the Facility is consistent with the purpose of the Industry A (IA) District.**

The proposed modification also satisfies the standards of Section 10.43 of the Ordinance for the grant of special permits. As noted above, the proposed modification will allow Verizon Wireless to improve wireless signal coverage and is an integral part of Verizon Wireless' network design in the City of Cambridge. The modification of the equipment detailed herein will aid in reaching Verizon Wireless' goal to provide enhanced service and communications in the City of Cambridge. The proposed modification will generate no traffic or other negative impacts on surrounding properties or the City of Cambridge. The Facility requires no water or sewer services. The utilities will continue to be obtained from existing service. The Facility will continue to be unoccupied, with no employees or customers. The Facility will continue to be regularly maintained by qualified technicians to assure that the equipment operates at optimal condition. 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.

It is a truism to state that it is absolutely essential that there is the necessary infrastructure to ensure access to reliable wireless services. The ability to utilize mobile devices has become so integral that the absence of reliable service certainly has a negative impact. The availability of reliable wireless service also provides greater access to 911 emergency services. Maintaining wireless service provides another tool for ensuring that emergencies can be reported as quickly as possible, which reduces the response times of public safety personnel.

Because the application is for the modification of equipment that provides wireless services, the proposal is subject to §704 of the federal Telecommunications Act of 1996 (“TCA”), codified at 47 U.S.C. §332(c)(7)(B). By way of background, the TCA is a federal law enacted in 1996 whose purpose is “[t]o promote competition and reduce regulation in order to secure lower prices and higher quality services for American telecommunications consumers and encourage the rapid deployment of new telecommunications technologies.” To further this purpose, the TCA established national standards that apply to permitting for wireless facilities. These standards preempt inconsistent state and local laws, so they must be considered in making decisions related to wireless facilities.

The proposed modification of the existing Facility satisfies the criteria for granting a special permit. Verizon Wireless respectfully requests that the Board modify the existing special permit to allow for the proposed upgrade of this existing mobile communications system.

CONCLUSION

The availability of wireless communications service enhances community safety, and is increasingly relied upon by civil defense and other safety officers as well as the general public in times of crisis, natural disaster, bad storms or similar circumstances. Wireless communications service also provides a convenience to residents, and is an attractive feature and service to businesses. The proposed modification, by providing these services, will promote the health, safety, convenience and general welfare of the inhabitants of the City of Cambridge.

In compliance with Section 6409(a) of the federal Middle Class Tax Relief and Job Creation Act of 2012, the proposed modification constitutes an eligible facilities request entitled to approval. In the alternative, with all rights reserved, the proposed modification meets all the standards for a special permit pursuant to the City’s Zoning Ordinance. Verizon Wireless respectfully requests that the Board vote to grant a special permit or modification to special permit Case No: #7592 as previously amended by Case No: #BZA-009161-2016 and any other relief pursuant to the City of Cambridge Zoning Ordinance, Massachusetts General Laws chapter 40A, and, the federal Telecommunications Act of 1996.

Exhibit 1

“ZBA Application Form – Ownership Information”

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 Boston Sand & Gravel Company
(OWNER)

Address: 100 N. Washington Street Boston MA 02114

State that I/We own the property located at 118 R Industrial Park Way, which is the subject of this zoning application.

The record title of this property is in the name of Boston Sand and Gravel Company

*Pursuant to a deed of duly recorded in the date 11/30/59, Middlesex South County Registry of Deeds at Book 9507, Page 444; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

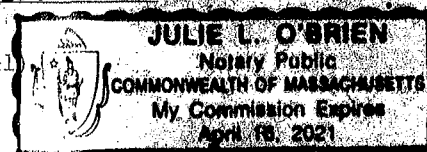
Boston Sand & Gravel Company
By: Jeanne-Marie Boylan, Jean
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Suffolk

The above-name Jeanne-Marie Boylan personally appeared before me, this 23 of July, 2020, and made oath that the above statement is true.

My commission expires 4/16/21 (Notary Seal) Julie O'Brien Notary



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

Exhibit 2
“Plans”

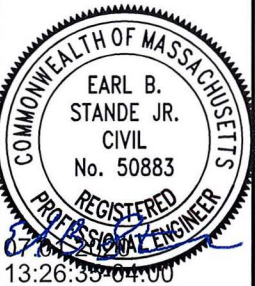
verizon

CAMBRIDGE_MA

118-R INDUSTRIAL PARK RD.
CAMBRIDGE, MA 02141
VERIZON LOCATION CODE: 137820
FUZE PROJECT ID: 16093043

verizon
118 FLANDERS ROAD 3RD FLOOR
WESTBOROUGH, MA 01581

JACOBS
Jacobs Telecommunications, Inc.
120 ST. JAMES AVE, 5TH FLOOR
BOSTON, MA 02218
TEL (617) 242-9222
FAX (617) 242-9824



APPROVALS

LANDLORD _____
LEASING _____
R.F. _____
ZONING _____
CONSTRUCTION _____
A & E _____

PROJECT NO: EUV20102

DRAWN BY: GPN

CHECKED BY: EBS

SUBMITTALS

6	07/01/20	UPDATES FOR ZONING
5	06/24/20	ANTENNA WRAP NOTE
4	06/15/20	REVISED PER NEW RFDS
3	06/01/20	REVISED PER NEW RFDS
2	12/20/17	REVISED PER NEW RFDS
1	08/14/15	CABLE LENGTH ADDED
0	07/24/15	FOR REVIEW

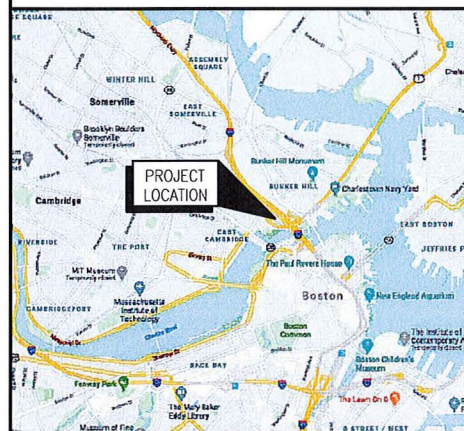
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CAMBRIDGE MA
118-R INDUSTRIAL PARK RD.
CAMBRIDGE, MA 02141

TITLE SHEET

T-1
LTE

VICINITY MAP NOT TO SCALE



DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE LESSEE/LICENSEE REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

CONSULTANT TEAM

APPLICANT: VERIZON WIRELESS
118 FLANDERS ROAD, 3RD FLOOR
WESTBOROUGH, MA 01581

APPLICANT'S CONTACT: ALI BLACK
(617) 875-5173

ENGINEER: JACOBS TELECOMMUNICATIONS, INC.
120 SAINT JAMES AVENUE
5TH FLOOR
BOSTON, MA 02116

PROJECT SUMMARY

VERIZON SITE NAME: CAMBRIDGE_MA

COORDINATES: 42.371486 / 42° 22' 17.3496" N
-71.067829 / 71° 4' 4.1844" W

PROJECT DIRECTORY

SITE ADDRESS: 118-R INDUSTRIAL PARK RD.
CAMBRIDGE, MA 02141

COUNTY: MIDDLESEX

PROJECT DESCRIPTION

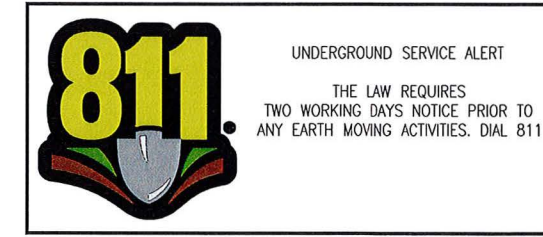
REMOVE (8) EXISTING ANTENNAS. INSTALL (5) HEXPORT ANTENNAS, (3) CBRS RRH WITH CLIP-ON ANTENNAS, AND (2) GEN2 5G RADIOS. REMOVE (3) 20VP JUNCTION BOXES AND (3) 2X4 HYBRID CABLES. INSTALL (3) 6 OVP JUNCTION BOXES AND (3) LOW INDUCTANCE 6X12 HYBRID CABLES. REMOVE (9) RRH'S. INSTALL (6) DUAL-BAND RRH'S. INSTALL (1) QUAD DIPLEXER FOR AWS+PCS.

THIS DOCUMENT WAS DEVELOPED TO REFLECT A SPECIFIC SITE AND ITS SITE CONDITIONS AND IS NOT TO BE USED FOR ANOTHER SITE OR WHEN 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

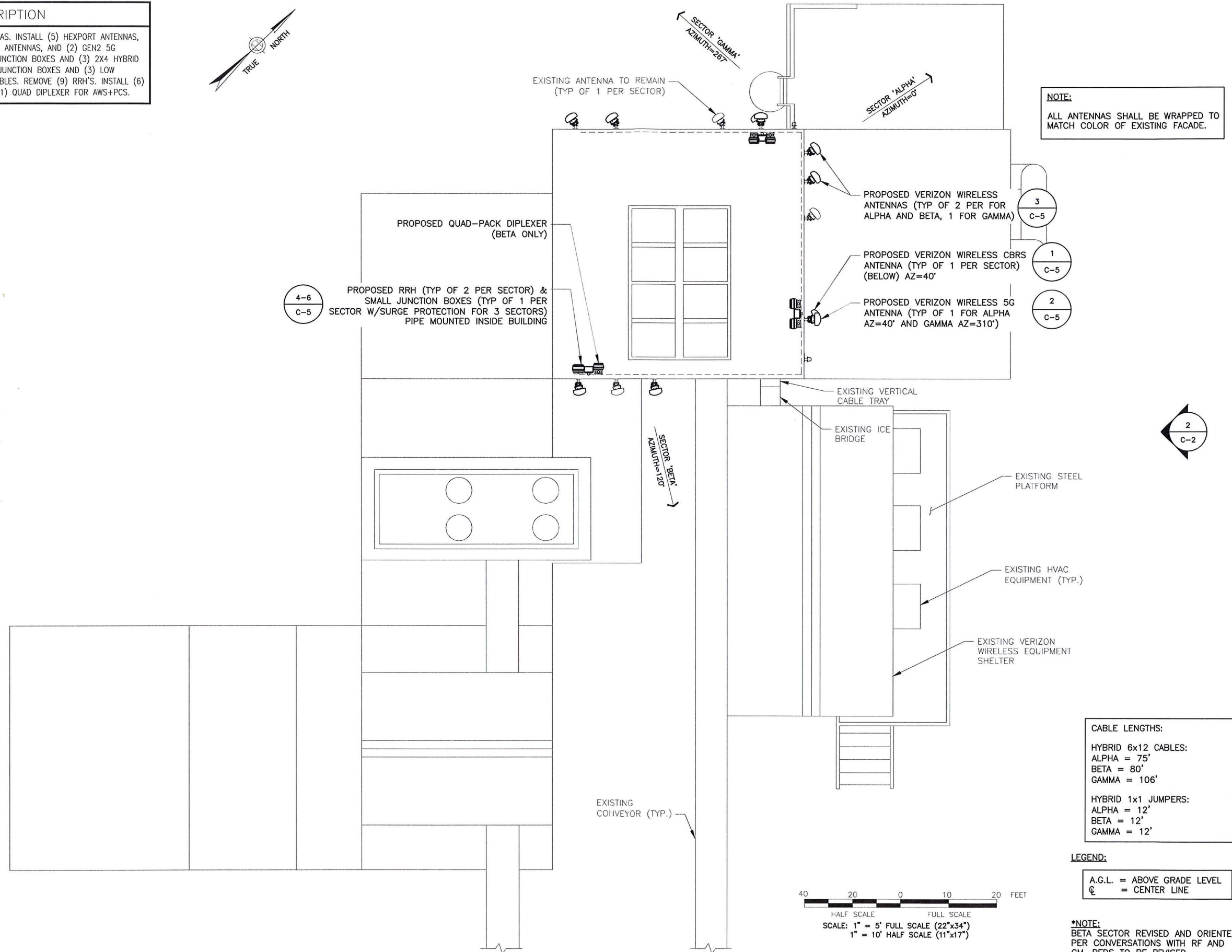
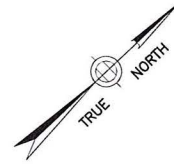
SHEET INDEX

T-1	TITLE SHEET
C-1	ROOF PLAN
C-2	ANTENNA LAYOUTS
C-3	PARTIAL ELEVATION
C-4	PLUMBING DIAGRAM ALPHA & GAMMA
C-5	PLUMBING DIAGRAM BETA
C-6	DETAILS



PROJECT DESCRIPTION

REMOVE (8) EXISTING ANTENNAS. INSTALL (5) HEXPORT ANTENNAS, (3) CBRS RRH WITH CLIP-ON ANTENNAS, AND (2) GEN2 5G RADIOS. REMOVE (3) 20VP JUNCTION BOXES AND (3) 2X4 HYBRID CABLES. INSTALL (3) 6 OVP JUNCTION BOXES AND (3) LOW INDUCTANCE 6X12 HYBRID CABLES. REMOVE (9) RRH'S. INSTALL (6) DUAL-BAND RRH'S. INSTALL (1) QUAD DIPLEXER FOR AWS+PCS.

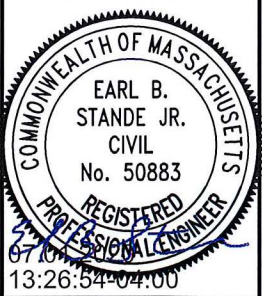
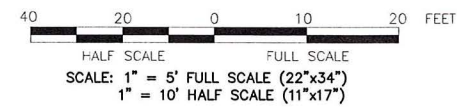


NOTE:
ALL ANTENNAS SHALL BE WRAPPED TO MATCH COLOR OF EXISTING FACADE.

CABLE LENGTHS:
HYBRID 6x12 CABLES:
ALPHA = 75'
BETA = 80'
GAMMA = 106'
HYBRID 1x1 JUMPERS:
ALPHA = 12'
BETA = 12'
GAMMA = 12'

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

***NOTE:**
BETA SECTOR REVISED AND ORIENTED PER CONVERSATIONS WITH RF AND CM. RFDS TO BE REVISED.



APPROVALS

LANDLORD _____

LEASING _____

R.F. _____

ZONING _____

CONSTRUCTION _____

A & E _____

PROJECT NO: EUV20102

DRAWN BY: GPN

CHECKED BY: EBS

SUBMITTALS

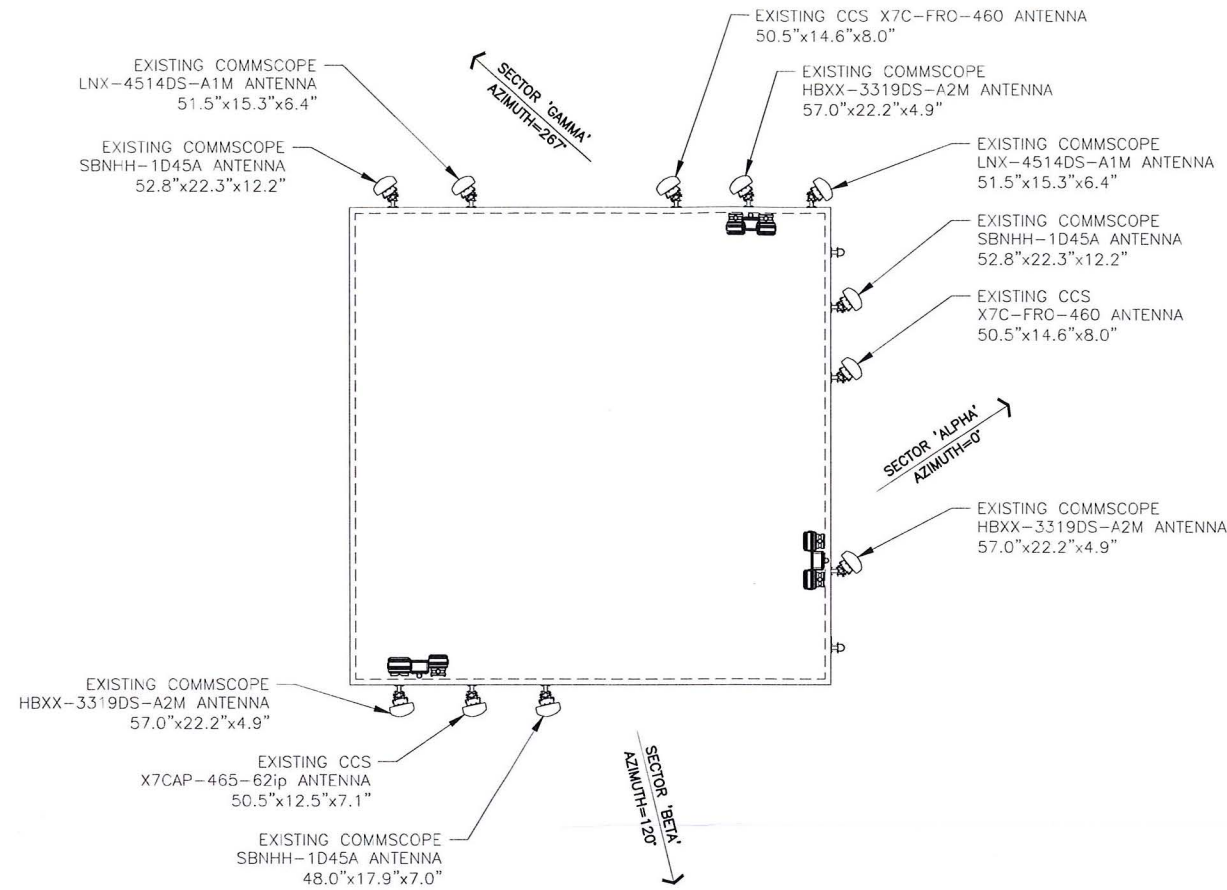
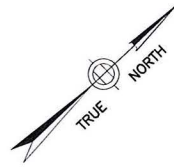
6	07/01/20	UPDATES FOR ZONING
5	06/24/20	ANTENNA WRAP NOTE
4	06/15/20	REVISED PER NEW RFDS
3	06/01/20	REVISED PER NEW RFDS
2	12/20/17	REVISED PER NEW RFDS
1	08/14/15	CABLE LENGTH ADDED
0	07/24/15	FOR REVIEW

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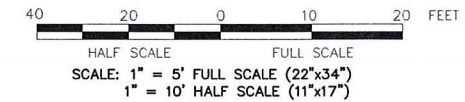
ROOF PLAN

C-1
LTE

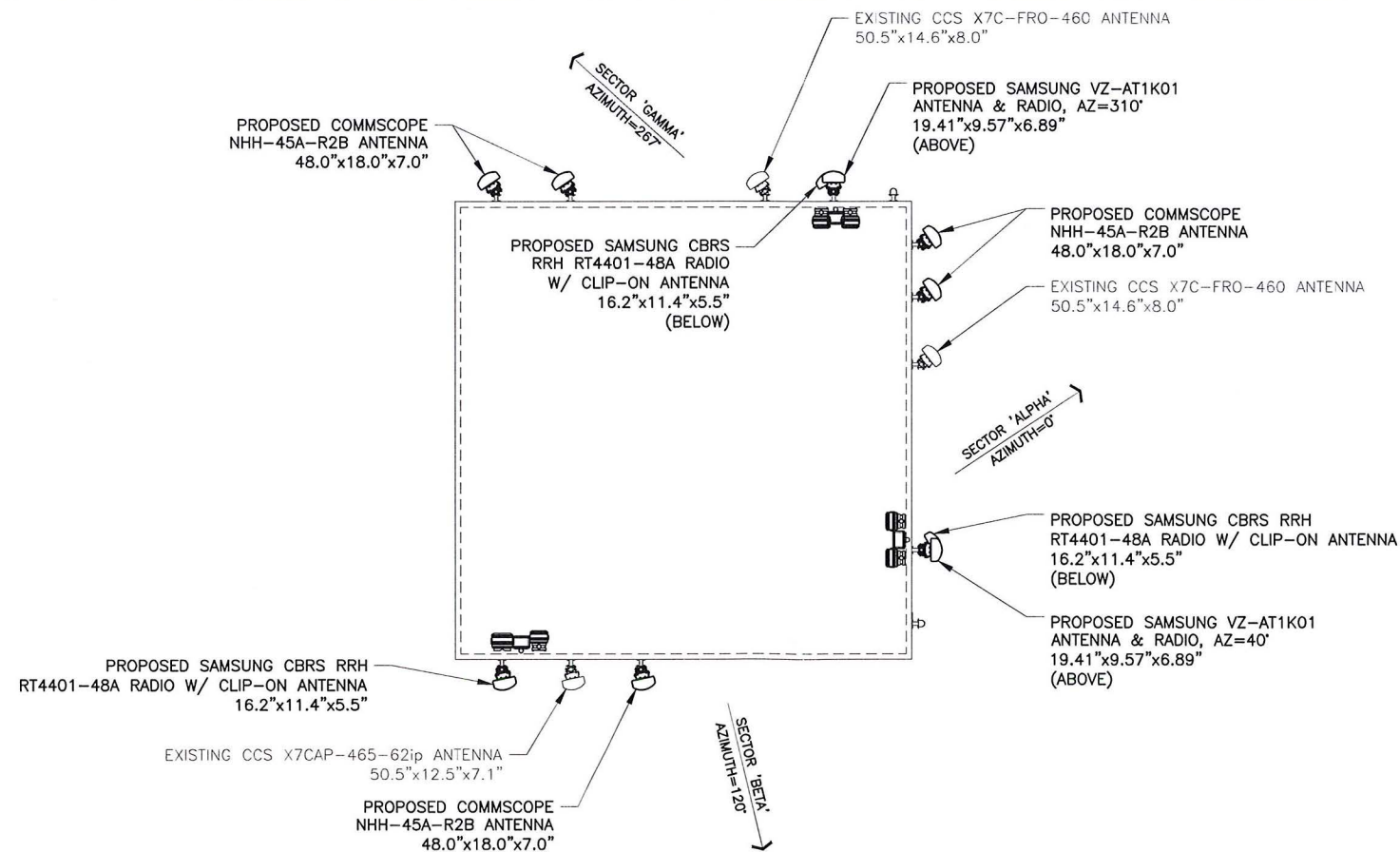
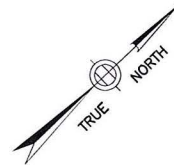


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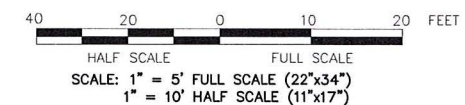
1. CONTRACTOR SHALL REFER TO THE ANTENNA MOUNT ANALYSIS REPORT; SITE ID: 137820-VZW / NE CAMBRIDGE BOSTON SAND GRAVEL; SITE NAME: NE CAMBRIDGE BOSTON SAND GRAVEL; ISSUED BY MASSER CONSULTING, DATED 05/21/2020. PER THIS ANALYSIS NO MODIFICATIONS ARE REQUIRED FOR THE PROPOSED EQUIPMENT. CONTRACTOR SHALL CONFIRM ALL EXISTING AND PROPOSED EQUIPMENT ARE INSTALLED IN ACCORDANCE WITH THIS REPORT.
2. CONTRACTOR TO VERIFY FINAL RF CONFIGURATION AND NOTIFY CARRIER AND ENGINEER W/ ANY DISCREPANCIES PRIOR TO THE INSTALLATION.



1 EXISTING ANTENNA LAYOUT



NOTE:
ALL ANTENNAS SHALL BE WRAPPED TO MATCH COLOR OF EXISTING FACADE.



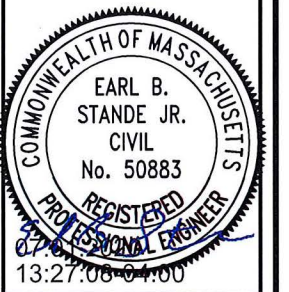
2 PROPOSED ANTENNA LAYOUT



118 FLANDERS ROAD 3RD FLOOR
WESTBOROUGH, MA 01581



Jacobs Telecommunications, Inc.
120 ST. JAMES AVE. 5TH FLOOR
BOSTON, MA 02216
TEL (617) 242-9222
FAX (617) 242-9824



APPROVALS

LANDLORD _____
LEASING _____
R.F. _____
ZONING _____
CONSTRUCTION _____
A & E _____

PROJECT NO: EUVZ0102

DRAWN BY: GPN

CHECKED BY: EBS

SUBMITTALS

6	07/01/20	UPDATES FOR ZONING
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3	06/01/20	REVISED PER NEW RFDS
2	12/20/17	REVISED PER NEW RFDS
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0	07/24/15	FOR REVIEW

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ANTENNA LAYOUTS

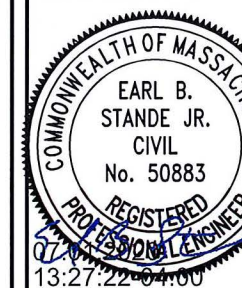
C-2
LTE



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APPROVALS

LANDLORD: _____
LEASING: _____
R.F.: _____
ZONING: _____
CONSTRUCTION: _____
A & E: _____

PROJECT NO: EUVZ0102

DRAWN BY: GPN

CHECKED BY: EBS

SUBMITTALS

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PARTIAL ELEVATION

C-3
LTE

2
C-5
PROPOSED VERIZON WIRELESS 5G ANTENNA (TYP OF 1 FOR ALPHA AZ=40' AND GAMMA AZ=310')

4-6
C-5
PROPOSED RRH (TYP OF 2 PER SECTOR) & SMALL JUNCTION BOXES (TYP OF 1 PER SECTOR W/SURGE PROTECTION FOR 3 SECTORS) PIPE MOUNTED INSIDE BUILDING

3
C-5
PROPOSED VERIZON WIRELESS ANTENNAS (TYP OF 2 PER FOR ALPHA AND BETA, 1 FOR GAMMA)

1
C-5
PROPOSED VERIZON WIRELESS CBRS ANTENNA (TYP OF 1 PER SECTOR)

TOP OF EXISTING ROOF
ELEV.=90'-0"± A.G.L.

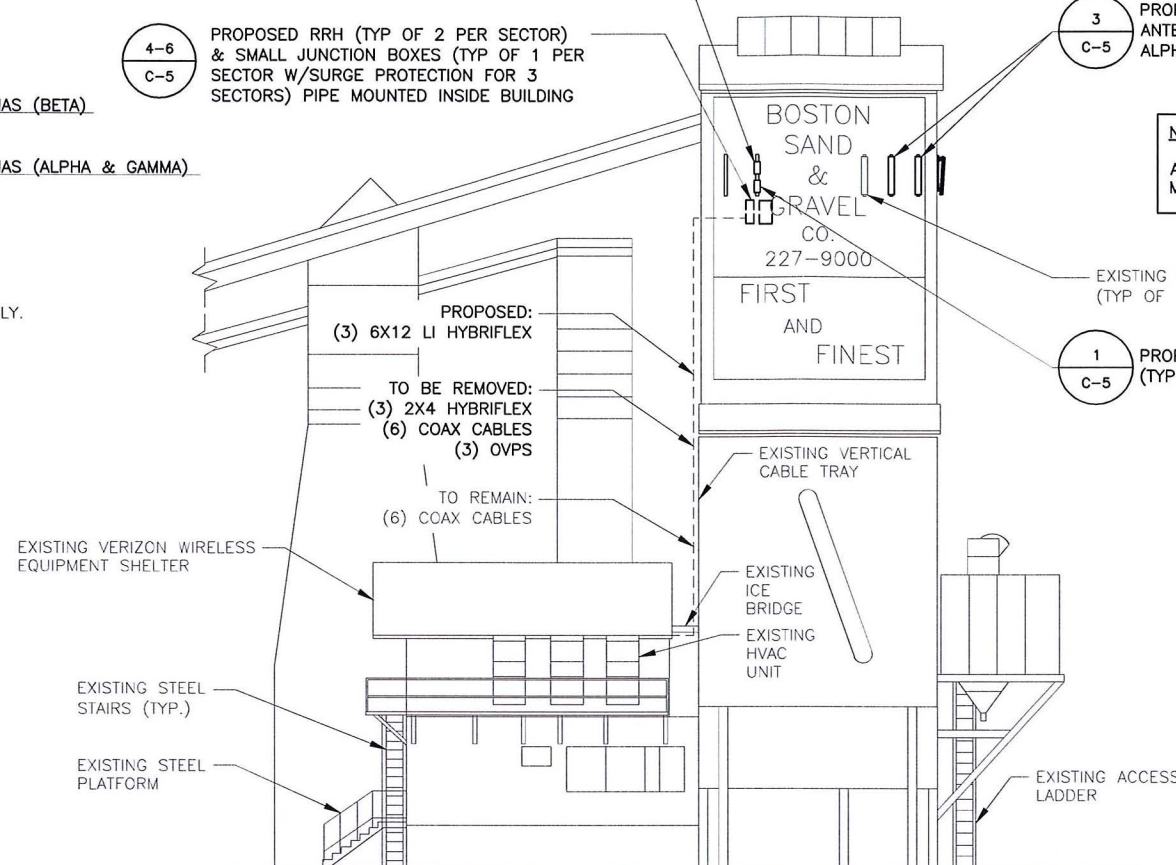
☉ OF PROPOSED VERIZON ANTENNAS (BETA)
ELEV.=83'-0"± A.G.L.

☉ OF PROPOSED VERIZON ANTENNAS (ALPHA & GAMMA)
ELEV.=75'-0"± A.G.L.

NOTE:
ALL ANTENNAS SHALL BE WRAPPED TO MATCH COLOR OF EXISTING FACADE.

NOTE:

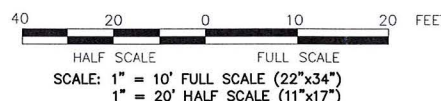
- ☉ OF CBRS ANTENNAS = 74'-0" A.G.L. FOR ALPHA AND GAMMA, AND 84'-0" A.G.L. FOR BETA SECTORS RESPECTIVELY.
☉ OF 5G ANTENNAS = 76'-0" A.G.L. FOR ALPHA AND GAMMA SECTORS (NOT INCLUDED IN BETA SECTOR).



NOTE:

- CONTRACTOR SHALL REFER TO THE MOUNT ANALYSIS REPORT; SITE ID: 137820-VZW / NE CAMBRIDGE BOSTON SAND GRAVEL; SITE NAME: NE CAMBRIDGE BOSTON SAND GRAVEL; ISSUED BY MASSER CONSULTING, DATED 05/21/2020. PER THIS ANALYSIS NO MODIFICATIONS ARE REQUIRED FOR THE PROPOSED EQUIPMENT. CONTRACTOR SHALL CONFIRM ALL EXISTING AND PROPOSED EQUIPMENT ARE INSTALLED IN ACCORDANCE WITH THIS REPORT.

EXISTING GRADE
ELEV.=0'-0"± A.G.L.

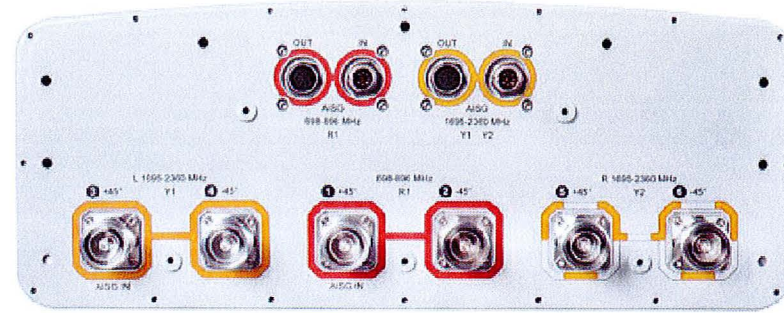


GENERAL NOTES:

- SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
- NORTH SHOWN AS APPROXIMATE.
- EXISTING ANTENNAS SHOWN AS APPROXIMATE. ELEVATION BASED ON EXISTING INFORMATION AND VISUAL INSPECTION AND HAVE NOT BEEN VERIFIED THROUGH AN ANTENNA MAPPING.
- PLANS BASED ON AWS DRAWINGS ISSUED BY DEWBERRY ENGINEERING ON 04/02/15 AND FIELD OBSERVATION DURING SITE VISIT BY JACOBS ON 07/08/15.
- ANTENNAS TO BE INSTALLED PER TOWER MANUFACTURER RECOMMENDATIONS AND TOWER STRUCTURAL ANALYSIS SPECIFICATIONS.
- REUSED EXISTING ANTENNA MOUNTS AND COAX. INSPECT FOR DAMAGE OR DECAY AND REPLACE AS NEEDED PER STRUCTURAL ANALYSIS.
- CONTRACTOR TO VERIFY FINAL ANTENNA DESIGN AND NOTIFY CARRIER AND ENGINEER WITH ANY DISCREPANCIES PRIOR TO THE INSTALLATION.
- INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS.
- ALL EQUIPMENT SHALL BE GROUNDED PER VERIZON WIRELESS STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- EQUIPMENT MOUNTING DETAIL IS PROVIDED AS SCHEMATIC IN NATURE WITH SUGGESTED PART NUMBERS, ACTUAL PARTS, MOUNTING METHOD, LOCATION AND ORIENTATION MUST BE IN ACCORDANCE WITH THE STRUCTURAL ANALYSIS OR CONFIRMED WITH THE STRUCTURAL ENGINEER THAT COMPLETED THE REPORT IF NOT PROVIDED.
- ALL PROPOSED EQUIPMENT INCLUDING ANTENNAS, COAX, SURGE ARRESTORS, RRU'S, ETC. SHALL BE MOUNTED IN ACCORDANCE WITH THE STRUCTURAL ANALYSIS (BY OTHERS)
- ALL DIMENSIONS TO, OF, AND ON EXISTING BUILDINGS, DRAINAGE STRUCTURES, AND SITE IMPROVEMENTS SHALL BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO ALL FABRICATIONS. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO ENGINEER.
- CONSTRUCTION SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THESE DRAWINGS DO NOT INCLUDE NECESSARY SAFETY COMPONENTS.
- BRACE STRUCTURES SUCH AS LATERAL BRACING, ANCHOR BOLTS, ETC. SHALL BE INSTALLED UNTIL ALL STRUCTURAL ELEMENTS REACH TO REQUIRED STABILITY.
- INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE MISFITTING OF 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.
- EACH CONTRACTOR SHALL COOPERATE WITH THE OWNER'S REPRESENTATIVE AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.
- REPAIR ANY DAMAGE DURING CONSTRUCTION TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. 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.
- REUSE EXISTING ANTENNA MOUNTS AND COAX. INSPECT FOR DAMAGE OR DECAY AND REPLACE AS NEEDED PER STRUCTURAL ANALYSIS.
- CONTRACTOR TO VERIFY FINAL ANTENNA DESIGN AND NOTIFY CARRIER AND ENGINEER WITH ANY DISCREPANCIES PRIOR TO THE INSTALLATION.

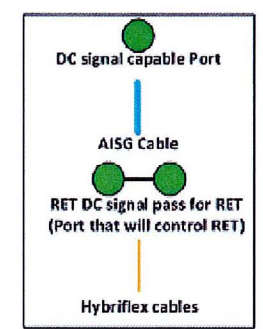
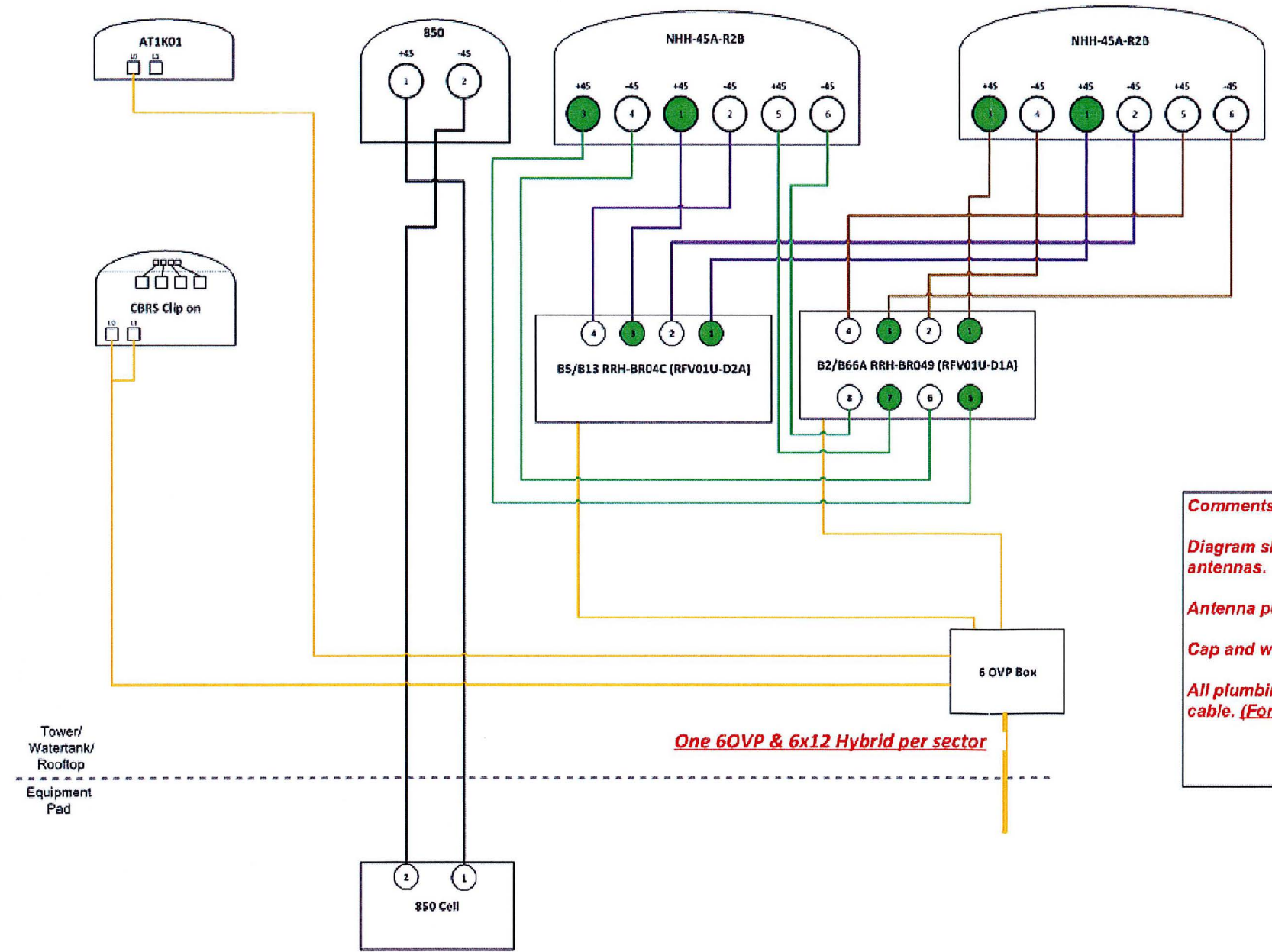
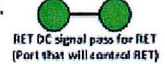
LEGEND:

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



- Port 1 & 2 are for low band (698-896 MHz).
- Port 3,4,5, & 6 are for high band (1695-2360 MHz).
- Smart Bias Tee (SBT) is through antenna ports 1 & 3 (1 for low band & 3 for high band).
- AISG cable is only needed when drawn in the diagrams below, if it is not drawn then SBT is enough to control all RET motors.
- Not all SBT ports are needed to control RET, only green port connection to green port will control RET.

Alpha & Gamma Sectors



Comments:

Diagram shows antenna port configuration as viewed from below antennas.

Antenna positions are indicated as viewed from IN FRONT of antennas.

Cap and weatherproof unused antenna ports.

All plumbing diagram colors are irrelevant except for AISG & Hybridflex cable. (For the coax colors follow Coax Colors guide above)

One 6OVP & 6x12 Hybrid per sector

verizon
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Jacobs Telecommunications, Inc.
120 ST. JAMES AVE, 5TH FLOOR
BOSTON, MA 02218
TEL (617) 242-9222
FAX (617) 242-9824



APPROVALS

LANDLORD: _____

LEASING: _____

R.F.: _____

ZONING: _____

CONSTRUCTION: _____

A & E: _____

PROJECT NO: EUV20102

DRAWN BY: GPN

CHECKED BY: EBS

SUBMITTALS

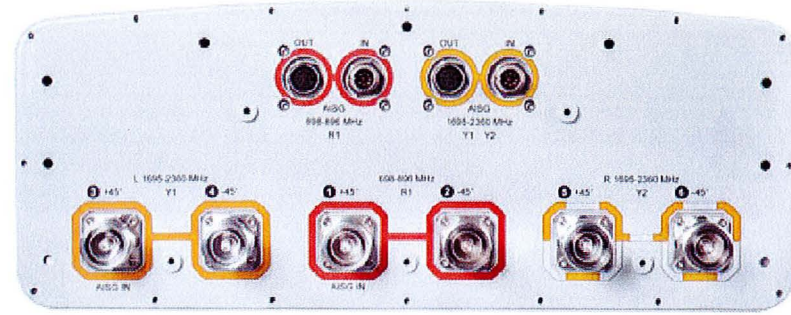
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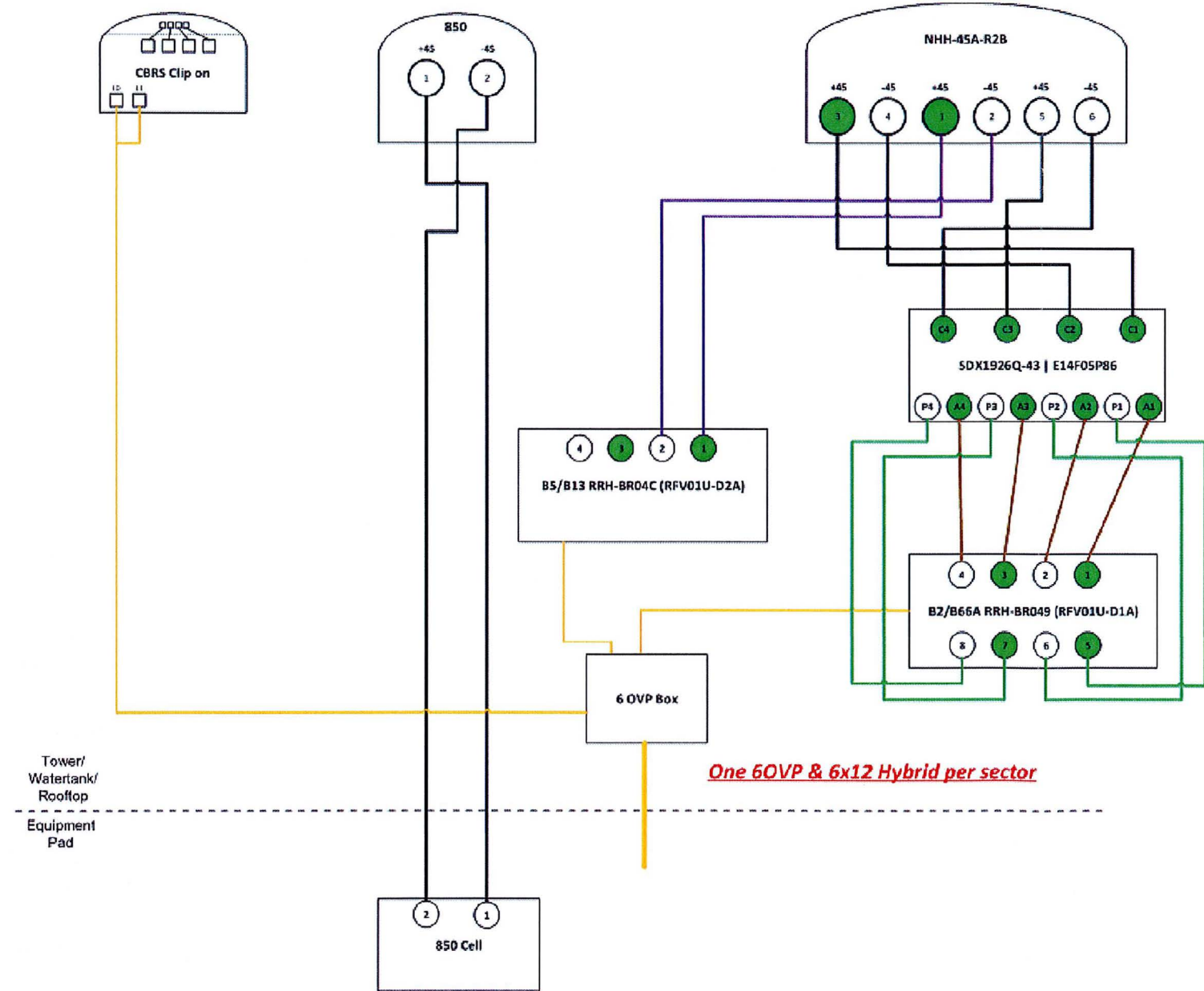
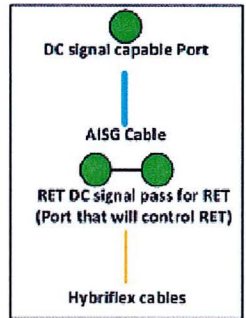
PLUMBING DIAGRAM
ALPHA & GAMMA

C-4
LTE



- Port 1 & 2 are for low band (698-896 MHz).
- Port 3,4,5, & 6 are for high band (1695-2360 MHz).
- Smart Bias Tee (SBT) is through antenna ports 1 & 3 (1 for low band & 3 for high band).
- AISG cable is only needed when drawn in the diagrams below, if it is not drawn then SBT is enough to control all RET motors.
- Not all SBT ports are needed to control RET, only green port connection to green port will control RET.

Beta Sector



Comments:

Diagram shows antenna port configuration as viewed from below antennas.

Antenna positions are indicated as viewed from IN FRONT of antennas.

Cap and weatherproof unused antenna ports.

All plumbing diagram colors are irrelevant except for AISG & Hybriflex cable. (For the coax colors follow Coax Colors guide above)

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BOSTON, MA 02216
TEL (617) 242-9222
FAX (617) 242-9824

COMMONWEALTH OF MASSACHUSETTS
EARL B. STANDE JR.
CIVIL
No. 50883
REGISTERED PROFESSIONAL ENGINEER
13:27:48-04:00

APPROVALS

LANDLORD _____
LEASING _____
R.F. _____
ZONING _____
CONSTRUCTION _____
A & E _____

PROJECT NO: EUV20102
DRAWN BY: GPN
CHECKED BY: EBS

SUBMITTALS

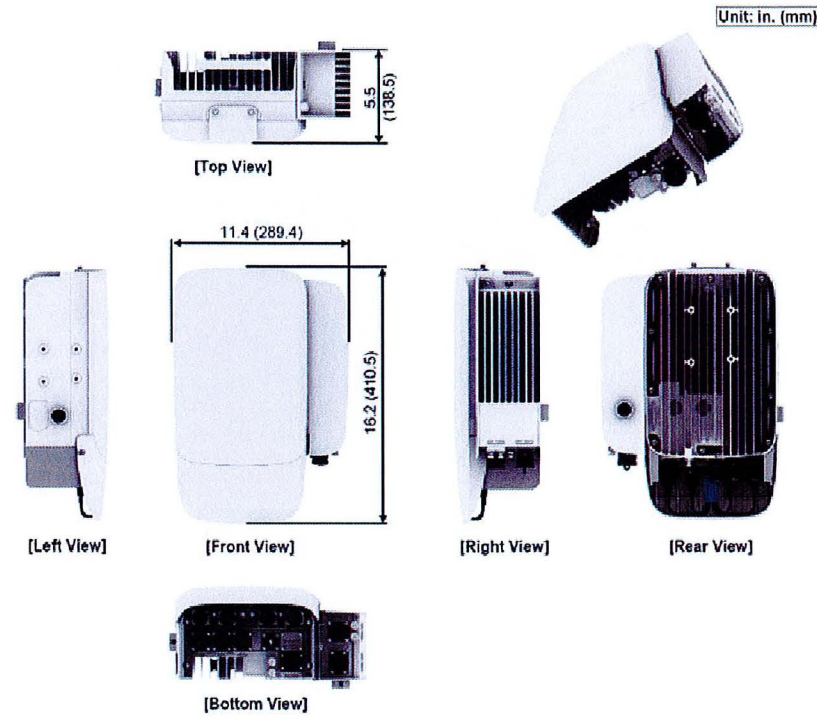
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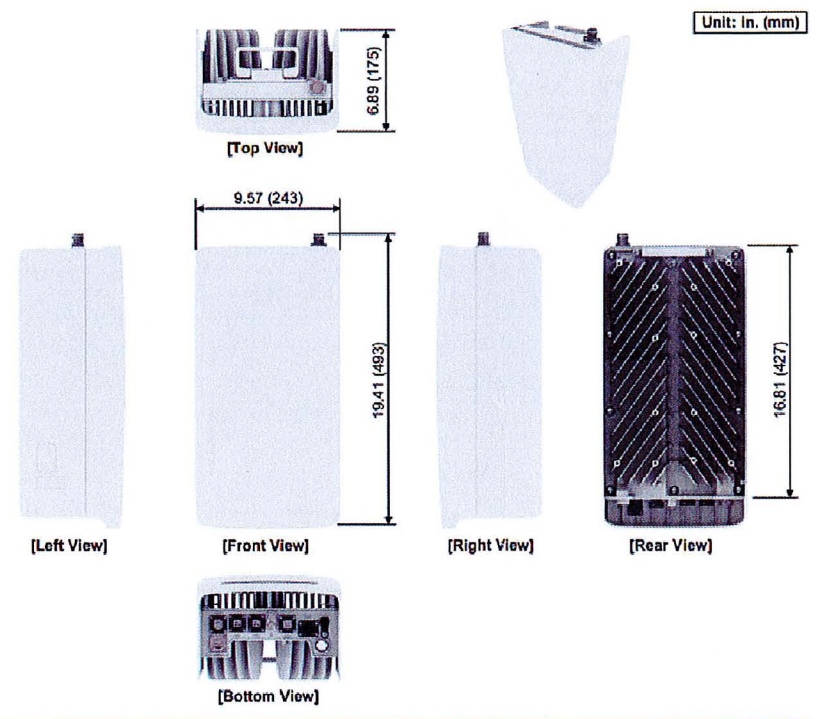
PLUMBING DIAGRAM
BETA

C-5
LTE



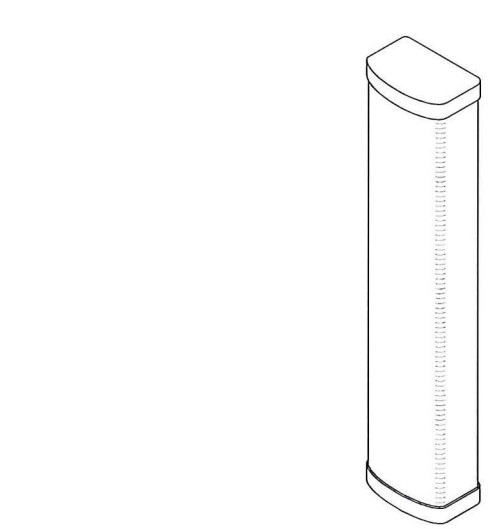
ANTENNA TYPE:
SAMSUNG CBRs RRH - RT4401-48A WITH CLIP-ON

1 SAMSUNG CBRs ANTENNA & RADIO



ANTENNA TYPE:
SAMSUNG VZ-AT1K01

2 SAMSUNG 5G ANTENNA & RADIO

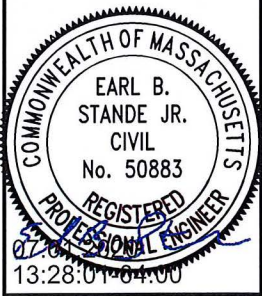


ANTENNA TYPE:
COMMSCOPE NHH-45A-R2B ANTENNA
DIMENSIONS: 48.0"x18.0"x7.0"
WEIGHT: 49.8 LBS.

3 COMMSCOPE ANTENNA NHH-45A-R2B

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APPROVALS

LANDLORD _____

LEASING _____

R.F. _____

ZONING _____

CONSTRUCTION _____

A & E _____

PROJECT NO: EUVZ0102

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CHECKED BY: EBS

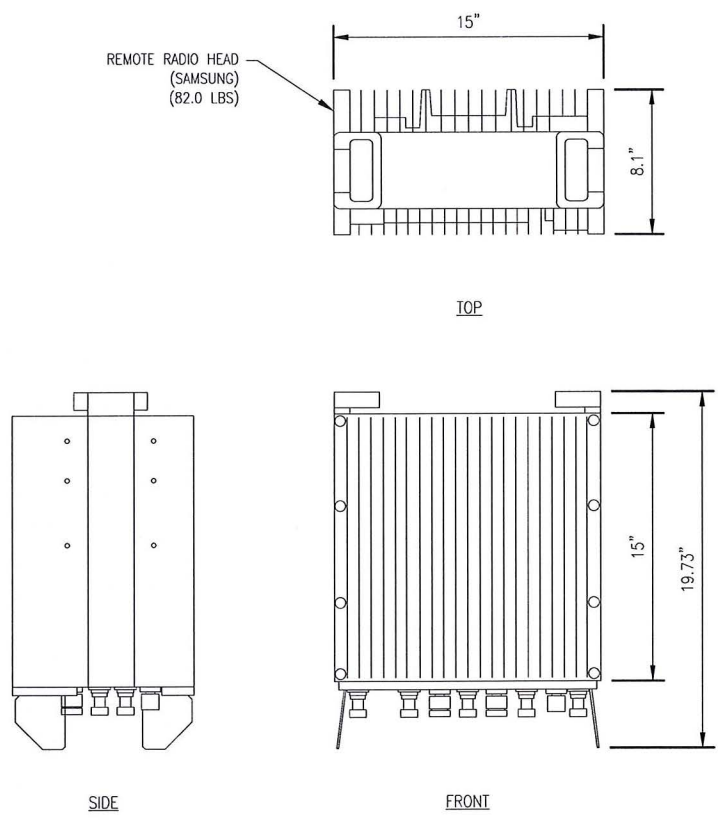
SUBMITTALS	
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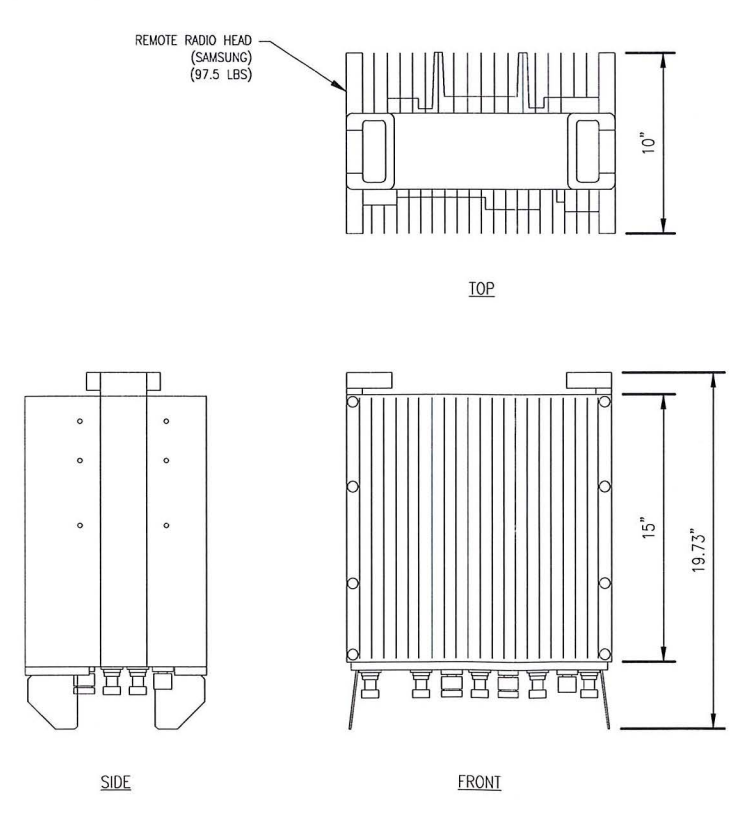
DETAILS

C-6
LTE



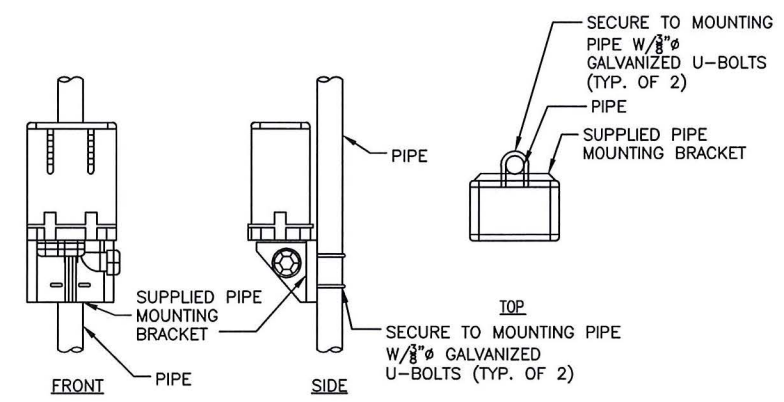
RRH: SAMSUNG 700/850 RRH B5/B13 RRH-BR04C (RFV01U-D2A)
WEIGHT: 82 LBS

4 SAMSUNG RRH DETAIL



RRH: SAMSUNG 1900/2100 RRH B2/B66A RRH-BR049 (RFV01U-D1A)
WEIGHT: 98 LBS

5 SAMSUNG RRH DETAIL



JUNCTION BOX (OPTION 1):
COMMSCOPE MODEL NO.: RVZDC-6627-PF-48
DIMENSIONS: 35"Hx21"Wx18"D
WEIGHT: 43 LBS

JUNCTION BOX (OPTION 2):
COMMSCOPE MODEL NO.: RC3DC-3315-PF-48
DIMENSIONS: 28.93"Hx15.73"Wx10.3"D
WEIGHT: 32 LBS

6 RAYCAP JUNCTION BOX

Exhibit 3
“Photo Simulations”



VIEW 1 EXISTING



VIEW 1 PROPOSED



VIEW 2 EXISTING



VIEW 2 PROPOSED



VIEW 3 EXISTING



VIEW 3 PROPOSED



VIEW 4 EXISTING



VIEW 4 PROPOSED

Exhibit 4
“FCC License to Operate”

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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE ENGINEERING
ALPHARETTA, GA 30022

Table with Call Sign (WRBA936), File Number, and Radio Service (UU - Upper Microwave Flexible Use Service).

FCC Registration Number (FRN): 0003290673

Table with columns: Grant Date, Effective Date, Expiration Date, Print Date, Market Number, Channel Block, Sub-Market Designator, Market Name, 1st Build-out Date, 2nd Build-out Date, 3rd Build-out Date, 4th Build-out Date.

Waivers/Conditions:

Grant of the request to update licensee name is conditioned on it not reflecting an assignment or transfer of control (see Rule 1.948); if an assignment or transfer occurred without proper notification or FCC approval, the grant is void and the station is licensed under the prior name.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS).

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRBA936

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
---------------	--------------------	--------------------------	------------------------------	---------------

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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE ENGINEERING
ALPHARETTA, GA 30022

Call Sign WRBA937	File Number
Radio Service UU - Upper Microwave Flexible Use Service	

FCC Registration Number (FRN): 0003290673

Grant Date 09-11-2018	Effective Date 02-27-2019	Expiration Date 10-06-2028	Print Date
Market Number BTA051	Channel Block L2	Sub-Market Designator 1	
Market Name Boston, MA			
1st Build-out Date 06-01-2024	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

Grant of the request to update licensee name is conditioned on it not reflecting an assignment or transfer of control (see Rule 1.948); if an assignment or transfer occurred without proper notification or FCC approval, the grant is void and the station is licensed under the prior name.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRBA937

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Reference Copy

Exhibit 5
“ZBA Decisions”

B3
C



City of Cambridge RECEIVED BY
OFFICE OF CITY CLERK
MASSACHUSETTS
BOARD OF ZONING APPEAL 98 JAN -6 AM 11:52
CAMBRIDGE MA,

CASE NO: 7592

LOCATION: 500 Front Street., A/K/A 118R Industrial Park
Cambridge, MA
Industry A Zone

PETITIONER: John M. Moran, Esq. For Bell Atlantic Mobile Inc.
OWNER OF RECORD: Boston Sand & Gravel Company
Book 7507, Page 444

PETITION: Special Permit: To establish a telephone exchange use (telecommunications facility) on the existing cement batching plant (Boston Sand & Gravel) antenna affixed to structure with equipment shelter.

VIOLATIONS: Art. 4.000, Sec. 4.32.G.1 (Utilities/Telephone Exchange).

DATE OF PUBLIC NOTICE: November 18 & 25, 1997

DATE OF PUBLIC HEARING: December 4, 1997

MEMBERS OF THE BOARD:
Lauren Curry - Chairperson X
Michael Wiggins - Vice Chair
Charles Pierce X
John O'Connell
Thomas Sieniewicz

ASSOCIATE MEMBERS:
Susan Spurlock
Theodore Hartry
Arch Horst
Laura Kershner X
James Daniel
David Gray Hanson X
Marc Truant X

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.

MSD 01/27/98 03:15:40 317 12.25

Case No.: 7592
Location: 500 Front Street
Petitioner: John M. Moran, Esq. For Bell Atlantic Mobile Inc.

On December 4, 1997, John Moran, attorney representing the petitioner, Bell Atlantic Mobile, Inc., and Tony Befera, an employee of Bell Atlantic Mobile, appeared before the Board of Zoning Appeal seeking a special permit to establish a telephone exchange use, as a telecommunications facility, on the existing cement batching plant, at the Boston Sand and Gravel, and to install antenna affixed to the structure and an equipment shelter at 500 Front Street. The applicants submitted plans, drawings and photographs detailing the proposed project.

The Chair read into the record a communication, dated December 2, 1997, from the Planning Board, stating:

"The Planning Board reviewed the plans dated 7/25/97 submitted by Bell Atlantic NYNEX Mobile and has no further questions about the installation proposal and no objections. The Planning Board leaves determination to the Board of Zoning Appeal with no comments."

At the hearing, Mr. Befera stated that the proposal is to utilize the existing structure at the Boston Sand and Gravel concrete batching plant for a telephone and data communications service in the Boston area. He indicated that the antennas are to be mounted on the cement plant and on that the equipment shelter is to be on top of the base of the Batching Plant. He mentioned that the proposed installation hardware and all antennas are to be painted, so as to minimize the visual impact on the property and the surrounding area.

The Chair proposed that the special permit be allowed on the basis of a finding that the applicant has designed its installation so as to minimize the visual impact, and on that basis moved that a special permit to establish a telephone exchange use, as a telecommunications facility, on the existing cement batching plant, at the Boston Sand and Gravel, at 500 Front Street, consisting of antennas affixed to the structure and an equipment shelter be allowed, on the following conditions:

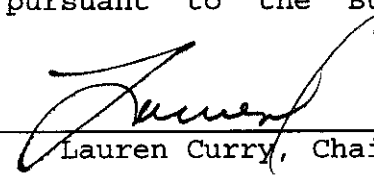
- 1) that they continue to comply with all State and Federal health regulatory requirements;
- 2) that the installation be as presented in the plans, which have been submitted in support of the proposal, and dated July 25, 1997 and called "Bell Atlantic Nynex Mobile Post Cellular Communication Facility, Boston Sand and Gravel";
- 3) that if, at any time after the installation is completed, the equipment or the service that the equipment supports is discontinued for six months, that the equipment must all be removed from the site; and
- 4) that the generator is painted to conform visually and colorwise with the surrounding equipment on the site.

Four members of the Board voted in favor of the special permit, while one member abstained. Thus, the special permit was granted.

The Board based the 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 use;
- 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, and;
- 5) The proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the Ordinance, and in fact be a significant improvement to the structure and benefit the neighborhood.

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 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.



 Lauren Curry, Chair

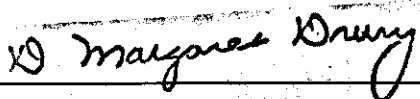
Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 1-6-98 by


 _____, 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 1/27/98 



City Clerk.

Middlesex South Registry of Deeds
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Document Number	: 40503
Document Type	: DECIS
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Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.cambridgedeeds.com



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2016 FEB 24 PM 2:35
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

CASE NO: BZA-009161-2016

LOCATION: 118R Industrial Park Way (Rd.) Industry A Zone
Cambridge, MA

PETITIONER: Celco Partnership (Formerly Bell Atlantic Mobile of Massachusetts Corporation Ltd) – D/B/A Verizon Wireless
C/o Michael S. Giaimo, Esq.

PETITION: Special Permit: Eligible Facilities Request pursuant to Section 6409(a) of Title VI of the Middle Class Tax Relief and Job Creation Act of 2012, (aka Spectrum Act) (47 U.S.C. 1455(a) to modify the existing mobile communications facility by replacing, relocating and adding certain antennas, remote radio heads (RRH) and related equipment and cabling as described further in this application.

VIOLATION: Art. 4.000, Sec. 4.32.G.1 (Telecommunication Facility). Sec. 4.40 (Footnote 49) (Telecommunication Facility). Art. 10.000, Sec. 10.40 (Special Permit). & 47 U.S.C. 1455(a) (Section 6409(a)) of Title VI of the Middle Class Tax Relief and Job Creation Act of 2012).

DATE OF PUBLIC NOTICE: January 28 & February 4, 2016

DATE OF PUBLIC HEARING: February 11, 2016

MEMBERS OF THE BOARD:

CONSTANTINE ALEXANDER – CHAIR	<input checked="" type="checkbox"/>
BRENDAN SULLIVAN - VICE-CHAIR	<input type="checkbox"/>
THOMAS SCOTT	<input checked="" type="checkbox"/>
JANET O. GREEN	<input type="checkbox"/>

ASSOCIATE MEMBERS:

DOUGLAS MYERS	<input type="checkbox"/>
SLATER W. ANDERSON	<input type="checkbox"/>
ANDREA A. HICKEY	<input checked="" type="checkbox"/>
ALISON HAMMER	<input type="checkbox"/>
JIM MONTEVERDE	<input checked="" type="checkbox"/>
GEORGE S. BEST	<input type="checkbox"/>
LAURA WERNICK	<input checked="" type="checkbox"/>

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Page 444
Marginal Reference

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. BZA-009161-2016
Location: 118-R Industrial Park Way Road
Petitioner: Cellco Partnership (Formerly Bell Atlantic Mobile of MA) D/B/A Verizon Wireless – c/o Michael Giaimo, Esq.

On February 11, 2016, Petitioner's attorney Michael Giaimo appeared before the Board of Zoning Appeal requesting a special permit for an Eligible Facilities request pursuant to Section 6409 (a) of Title VI of the Middle Class Tax Relief and Job Creation Act of 2012 (aka Spectrum Act) (47 U.S.C. 1455 (a)) to modify the existing mobile communications facility by replacing, relocating and adding certain antennas, remote radio heads (RRH) and related equipment and cabling. The Petitioner requested relief under Article 4, Sections 4.32.G.1 and 4.40 of the Cambridge Zoning Ordinance ("Ordinance") and under 47 U.S.C. 1455 (a) (Section 6409(a)) of Title VI of the Middle Class Tax Relief and Job Creation Act of 2012). The Petitioner submitted application materials including information about the project, plans, and photographs.

Mr. Giaimo stated that the proposal was to add two antennas and alter others and to add equipment out of the public view. He stated that the antennas would be painted to match the structure. He stated that the structure was in a gravel pit located inside a highway cloverleaf and so there were no neighbors to be impacted by the facility. He stated that there would be no additional equipment cabinets, that the existing concealment efforts would not be defeated, that the height would not be increased, that there would be no protrusions beyond six feet, and that it would comply with the conditions of the original special permit for the facility.

The Chair asked if anyone wished to be heard on the matter, no one indicated such.

After discussion, the Chair moved that the Board grant the special permit for an Eligible Facilities request pursuant to Section 6409 (a) of Title VI of the Middle Class Tax Relief and Job Creation Act of 2012 (aka Spectrum Act) (47 U.S.C. 1455 (a)) to modify the existing mobile communications facility by replacing, relocating and adding certain antennas, remote radio heads (RRH) and related equipment and cabling based on the finding that the requirements of the Ordinance could not be met without granting a special permit from the Board. The Chair moved that the Board find that traffic generated or patterns of access or egress resulting from the project would not cause congestion, hazard, or substantial change in established neighborhood character. The Chair moved that the Board find that the continued operation or development of adjacent uses as permitted in the Ordinance would not be adversely affected by the nature of what was proposed. The Chair moved that the Board find that no nuisance or hazard would 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. The Chair moved that the Board find that what was proposed would not impair the integrity of the district or adjoining district or otherwise derogate from the intent and purpose of the Ordinance. The Chair moved that

the Board find that the proposed modification to the existing telecommunication facility did not substantially change the physical dimensions of the existing wireless tower or base station within the meaning of Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, also known as The Spectrum Act, and so the petitioner was entitled to the special permit. The Chair moved that the Board grant the special permit subject to compliance with the following conditions:

1. that the work proceed in accordance with the plans submitted by the petitioner and initialed by the Chair,
2. that upon completion of the work, the physical appearance and impact of the proposed work be consistent with the photo simulations submitted by the petitioner and initialed by the Chair,
3. that the petitioner shall at all times maintain the proposed work so that its physical appearance and impact remain consistent with the photo simulations previously referred to,
4. that should the petitioner cease to utilize the equipment for a continuous period of six months or more, it shall promptly remove such equipment and restore the building on which it is located to its prior condition and appearance to the extent reasonably practicable, and
5. that the petitioner remain in compliance in all respects with the conditions imposed by the Board in the previous special permits granted to the petitioner with regard to the site in question.

The five member Board voted unanimously in favor of granting the special permit (Alexander, Scott, Monteverde, Hickey, and Wernick) with the above condition. 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.



Constantine Alexander, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 2/24/16 by Jinda Garza, 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 16, 2016



City Clerk.



VIEW 1 EXISTING



VIEW 1 PROPOSED



VIEW 2 EXISTING



VIEW 2 PROPOSED



VIEW 3 EXISTING



VIEW 3 PROPOSED



VIEW 4 EXISTING



VIEW 4 PROPOSED