



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 OCT 13 PM 12:16

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 148452

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 C/O Daniel Klasnick of Duval & Klasnick LLC

P.O. Box 254

PETITIONER'S ADDRESS: Duval & Klasnick LLC, Boxford, MA 01921

LOCATION OF PROPERTY: 1350 Massachusetts Ave., Cambridge, MA

TYPE OF OCCUPANCY: Mobile Communications Facility

ZONING DISTRICT: Business B Zone

REASON FOR PETITION:

/Telecommunication Facility (antenna)/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Modify the existing rooftop mobile communications facility by removing 3 antennas, installing 3 antennas, relocating antennas on existing and replacement pipe mounts while maintaining 12 existing antennas for a total of 15 antennas (painted or covered to match) at the same location mounted to the building penthouses to match the existing antennas.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 4.000 Section: 4.32.G.1 (Telecommunication Facility).
- Article: 4.000 Section: 4.40 (Footnote 49) (Telecommunication Facility).
- Article: 10.00 Section: 10.40 - 10.46 (Special Permit).
- Article: 6409(a) Section: Middle Class Tax Relief and Job Creation Act (aka Spectrum Act)

Original
Signature(s):

(Petitioner (s) / Owner)

Daniel D. Klasnick

(Print Name)

Address:

Duval & Klasnick LLC
P.O. Box 254
Boxford, MA 01921

Tel. No. (781) 873-0021
E-Mail Address: dklasnick@dkt-legal.com

Date: October 7, 2021

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 President and Fellows of Harvard College
(OWNER)

Address: Holyoke Center, Room 1017 1350 Massachusetts Avenue, Cambridge, MA 02138-3895

State that I/We own the property located at 1350 Massachusetts Avenue, which is the subject of this zoning application.

The record title of this property is in the name of President and Fellows of Harvard College

*Pursuant to a deed of duly recorded in the date 12/22/2004, Middlesex South County Registry of Deeds at Book 44353, Page 481; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.


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

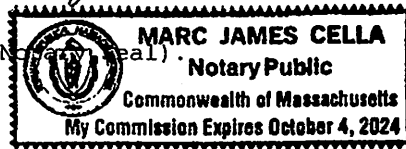
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Kristen Hursten personally appeared before me, this 23 of September, 2021, and made oath that the above statement is true.

Marc J. Cella Notary

My commission expires Oct. 4, 2024



- 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 1350 Massachusetts Ave , 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 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 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)

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Cellco Partnership d/b/a Verizon Wireless

Present Use/Occupancy: Mobile Communications Facility

Location: Duval & Klasnick LLC

Zone: Business B Zone

Phone: (781) 873-0021

Requested Use/Occupancy: Mobile Communications Facility

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		N/A	N/A	N/A	(max.)
<u>LOT AREA:</u>		N/A	N/A	N/A	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u>		N/A	N/A	N/A	
<u>LOT AREA OF EACH DWELLING UNIT</u>		N/A	N/A	N/A	
<u>SIZE OF LOT:</u>	WIDTH	N/A	N/A	N/A	
	DEPTH	N/A	N/A	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	N/A	N/A	N/A	
	REAR	N/A	N/A	N/A	
	LEFT SIDE	N/A	N/A	N/A	
	RIGHT SIDE	N/A	N/A	N/A	
<u>SIZE OF BUILDING:</u>	HEIGHT	N/A	N/A	N/A	
	WIDTH	N/A	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		N/A	N/A	N/A	
<u>NO. OF DWELLING UNITS:</u>		N/A	N/A	N/A	
<u>NO. OF PARKING SPACES:</u>		N/A	N/A	N/A	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	N/A	

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

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

Prepared for:
Verizon Wireless
Site Name:
HARVARD SQ MA
1350 Massachusetts Avenue
Cambridge, MA 02139

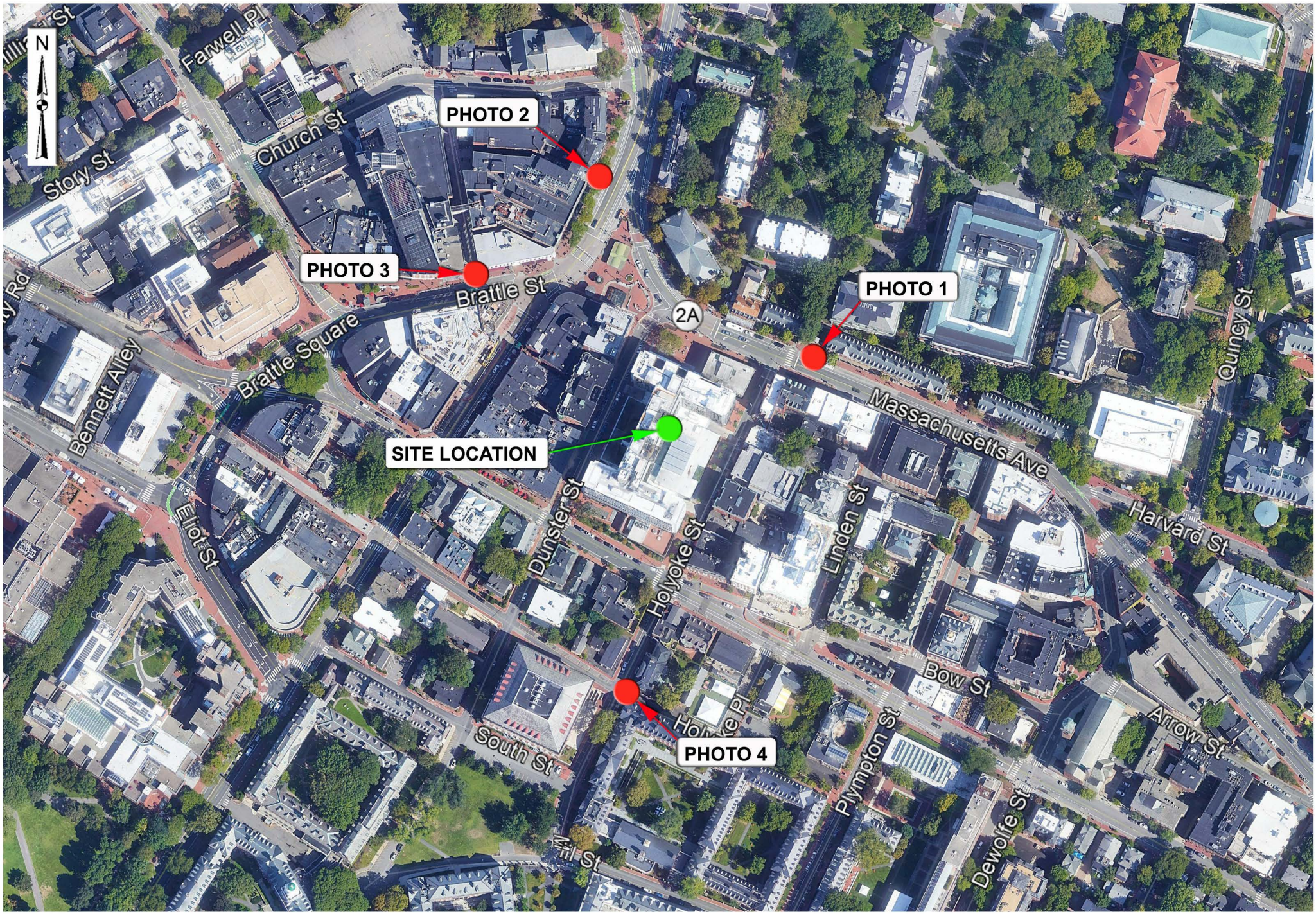


Photos taken on: 09-15-21
Simulations Based On Rev-0 Construction Drawings Dated 04/07/21



Harvard SQ MA
1350 Massachusetts Avenue
Cambridge, MA 02139
(Page 1 of 10)





Harvard SQ MA
1350 Massachusetts Avenue
Cambridge, MA 02139
(Page 2 of 10)



Existing View



Harvard SQ MA

View Facing Southwest From Massachusetts Avenue

PHOTO 1A

(Page 3 of 10)



Proposed View

Proposed VZS01 Antenna
(Typ.-1) (To Replace Existing)



Harvard SQ MA
View Facing Southwest From Massachusetts Avenue
PHOTO 1B
(Page 4 of 10)



Existing View



Proposed View

Proposed VZS01 Antenna
(Typ.-1) (To Replace Existing)

Relocated CBRS Antenna (Typ.-1)



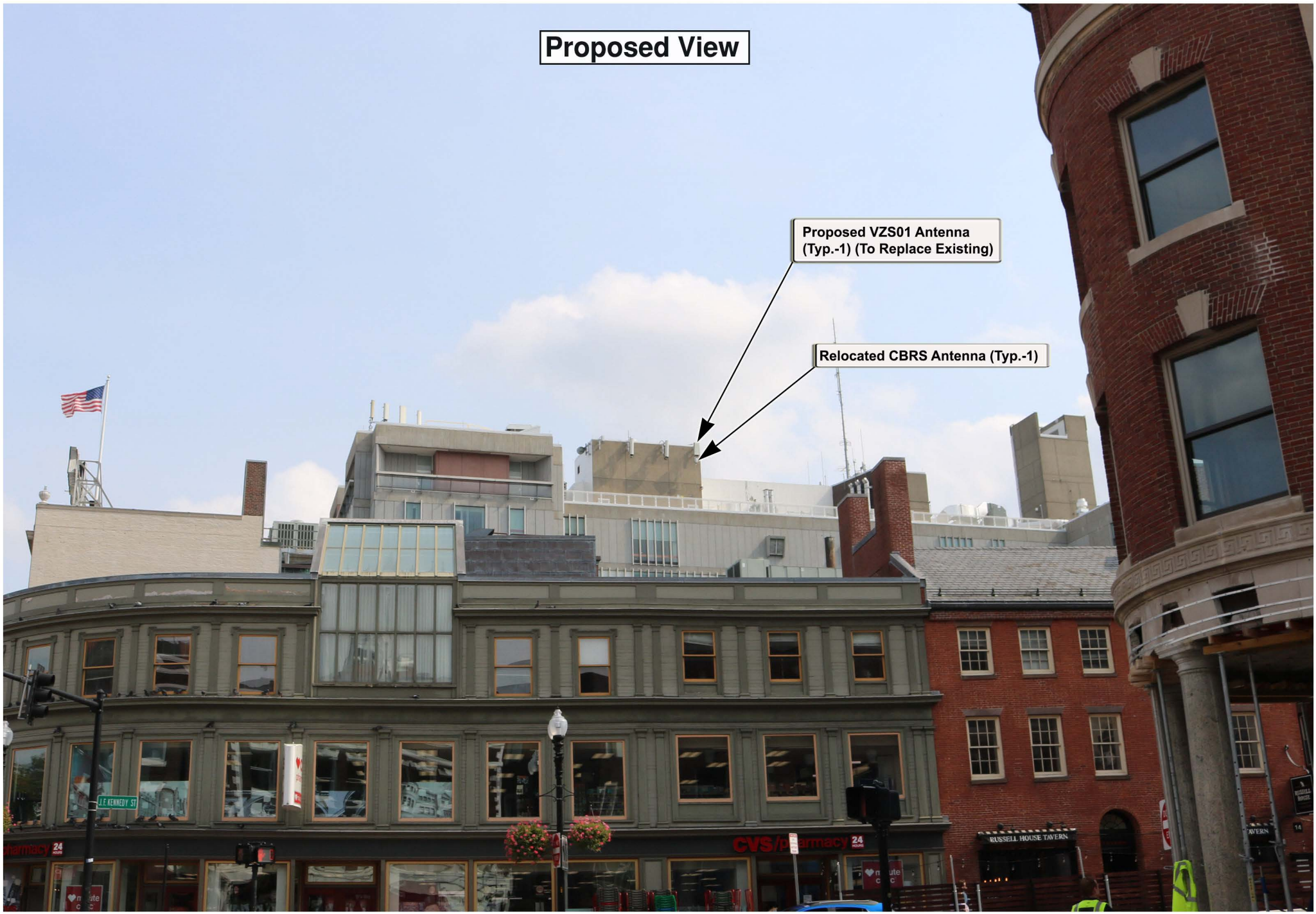
Harvard SQ MA
View Facing Southeast From Massachusetts Avenue
PHOTO 2B
(Page 6 of 10)



Existing View



Proposed View



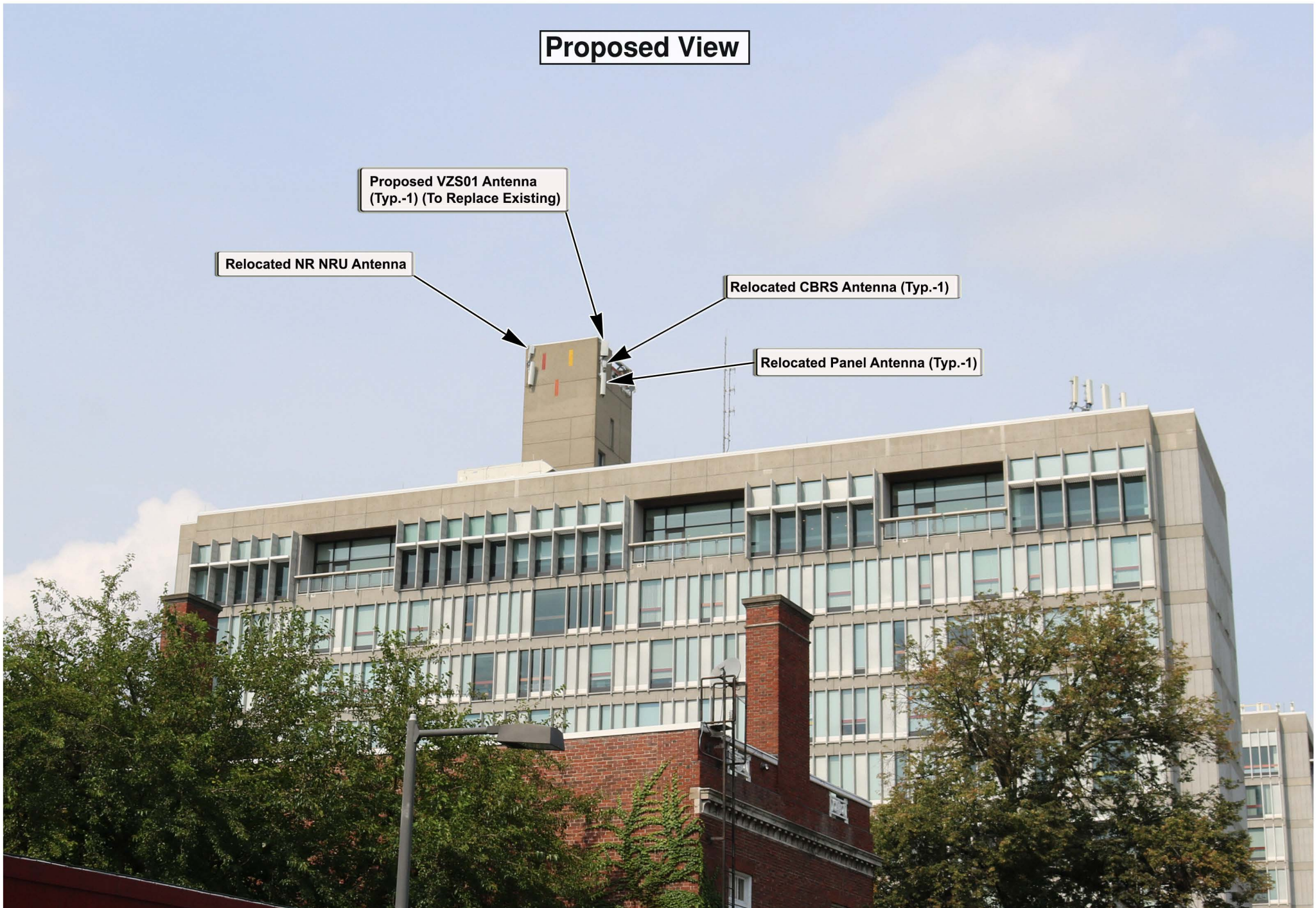
**Proposed VZS01 Antenna
(Typ.-1) (To Replace Existing)**

Relocated CBRS Antenna (Typ.-1)

Existing View



Proposed View



Proposed VZS01 Antenna
(Typ.-1) (To Replace Existing)

Relocated NR NRU Antenna

Relocated CBRS Antenna (Typ.-1)

Relocated Panel Antenna (Typ.-1)



**Application
For
Modification to
Special Permit**

**1350 Massachusetts Avenue
Cambridge, MA**

Daniel D. Klasnick
Licensed in Massachusetts, New Hampshire and New York
Desk: (781) 873-0021 - Mobile: (774) 249-2814
dklasnick@dkt-legal.com

October 5, 2021

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

**Re: Application for Modification to Special Permit
Building Mounted Mobile Communications Facility
Located at 1350 Massachusetts Avenue, Cambridge, Massachusetts**

Dear Board Members:

Enclosed please find an Application to the Board of Zoning Appeal for 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;
- Application Fee Payment of \$500.00;
- Support Statements;
- 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, P.O. Box 254, Boxford, MA 01921

LOCATION OF PROPERTY: 1350 Massachusetts Avenue

TYPE OF OCCUPANCY: Mobile Communications ZONING DISTRICT: Business B

REASON FOR PETITION: Facility

_____ 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 Facility Request under Section 6409(a) of the Federal Spectrum Act

DESCRIPTION OF PETITIONER'S PROPOSAL:

Modify the existing rooftop mobile communications facility by removing 3 antennas, installing 3 antennas, relocating antennas on existing and replacement pipe mounts while maintaining 12 existing antennas for a total of 15 antennas (painted or covered to match) at the same location mounted to the building penthouses to match the existing antennas.

SECTIONS OF ZONING ORDINANCE CITED:

Article 4.000 Section 4.32.G.1 & 4.40 (Footnote 49 - Telecommunications Facility)

Article 10.00 Section 10.00-10.46 (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: P.O. Box 254
 Boxford, MA 01921

Tel. No.: (781) 873-0021

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

Date: October 5, 2021

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

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

LOCATION: 1350 Massachusetts Avenue **ZONE:** Business B

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

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

The proposed installation involves the modification of an existing Mobile Communications Facility

that satisfies the standards for an eligible facilities request under Section 6409(a) of the Federal

Spectrum Act.

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

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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

Granting the Special Permit requested for 1350 Massachusetts Avenue (location) would not be a detriment to the public interest because:

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

As demonstrated by the documents 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 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)*

BZA APPLICATION FORM

CHECK LIST

PROPERTY LOCATION: 1350 Massachusetts Avenue DATE: October 5, 2021

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

c/o Duval & Klasnick LLC, P.O. Box 254, Boxford, MA 01921

ADDRESS & PHONE: (781) 873-0021 - Daniel D. Klasnick

BLOCK: 160 LOT: 14

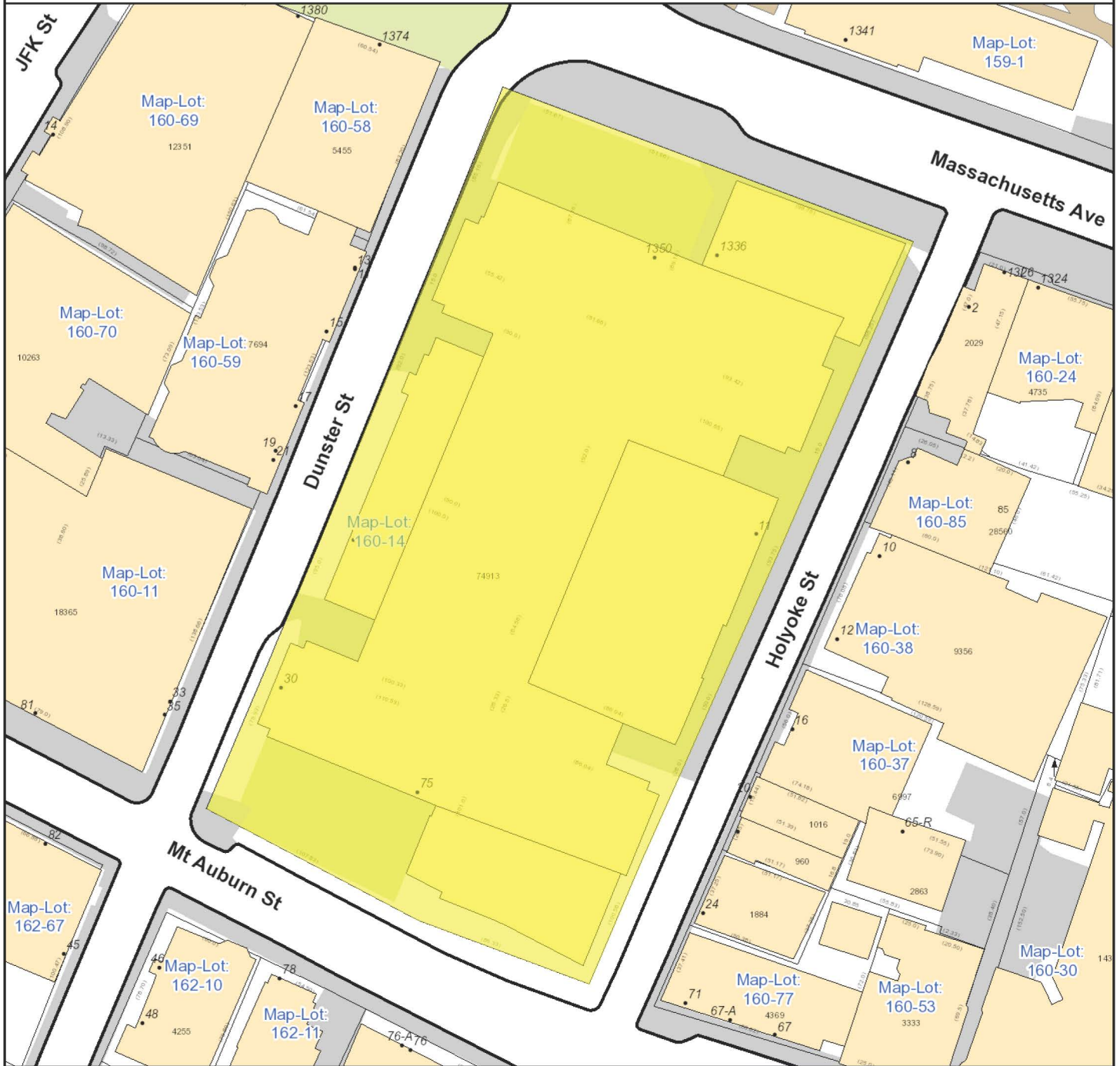
PLEASE CHECK THAT YOU HAVE INCLUDED THE FOLLOWING WITH YOUR APPLICATION. APPLICATIONS WILL NOT BE ACCEPTED FOR PROCESSING & SCHEDULING UNLESS ALL REQUIRED DOCUMENTS ARE PROVIDED.

*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" = 69 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

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



CITY OF CAMBRIDGE

NARRATIVE IN SUPPORT OF APPLICATION FOR MODIFICATION TO SPECIAL PERMIT

APPLICANT: Cellco Partnership d/b/a Verizon Wireless

SITE ADDRESS: 1350 Massachusetts Avenue
Cambridge, Massachusetts

ASSESSOR'S LOT I.D.: Map 160, Lot 14

ZONING DISTRICT: Business B

BACKGROUND

This Narrative in Support of an Application for Modification to 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 on the existing building at 1350 Massachusetts Avenue (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

President and Fellows of Harvard College (“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 1350 Massachusetts Avenue being shown on Tax Map of the City of Cambridge at Map 160, Lot 14 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 building owned by President and Fellows of Harvard College is a 10-story building used for office and retail purposes (the “Building”). Verizon Wireless has installed and operates an existing Facility consisting of 3 sectors of 5 antennas each (15 in total) and rooftop equipment shelter on the Building. The existing antennas are installed on 3 separate walled mounts on the rooftop of the Building.

Facility Modification Details

Total of Fifteen (15) Antennas with Remote Radio Heads

Verizon Wireless proposes to mount a total of fifteen (15) antennas through installing 3 new antennas, removing 3 antennas while maintaining 12 existing antennas on penthouse wall mounts with remote radio heads as follows:

(a) Alpha Sector Penthouse Mounted Equipment

Remove 1 antenna, retain 3 antennas at current location, install 1 new antenna containing integrated remote radio head with 1 antenna relocated below new antenna stack mounted on new pipe mount (if necessary) all painted or covered to match at the height of the existing antennas. Total: 5 antennas, 1 remote radio head and 1 OVP. – *See Roof Plans Sheet C-1.*

(b) Beta Sector Penthouse Mounted Equipment

Remove 1 antenna, retain 1 antenna at current location on existing pipe mount with 1 antenna relocated on stack mount, install 1 new antenna containing integrated remote radio head and relocate 2 antennas on new pipe mount all painted or covered to match at a height of the existing antennas. Total: 5 antennas, 1 remote radio head and 1 OVP. – *See Roof Plans Sheet C-1.*

(c) Gamma Sector Penthouse Mounted Equipment

Remove 1 antenna, retain 3 antennas at current location, install 1 new antenna containing integrated remote radio head with 1 antenna relocated below new antenna stack mounted on new pipe mount (if necessary) all painted or covered to match at the height of the existing antennas. – *See Roof Plans Sheet C-1.*

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

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

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.

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

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 on the Property for the purpose of transmitting and receiving radio frequency signals for communication purposes constitutes a “replacement of 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 proposed penthouse wall mounted antennas will not be any higher.**

(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 replacement antennas will not protrude more than six feet from the penthouse walls.**

(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, 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 elements the**

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)

replacement antennas (painted or wrapped to match) mounted to the penthouse walls at the same location and height as the replaced antennas.

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

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 special permit from the Zoning Board of Appeals in the currently designated Industry B 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 fifteen (15) antennas to the 3 existing penthouse walls with remote radio heads.**

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 Business B 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 so that no threat of explosion, fire or other danger to life or property occurs. 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 modification to the special permit, Verizon Wireless respectfully requests that the Board

grant a special permit to modify the existing facility 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 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 President and Fellows of Harvard College
(OWNER)

Address: Holyoke Center, Room 1017 1350 Massachusetts Avenue, Cambridge, MA 02138-3895

State that I/We own the property located at 1350 Massachusetts Avenue,
which is the subject of this zoning application.

The record title of this property is in the name of President and Fellows of Harvard College

*Pursuant to a deed of duly recorded in the date 12/22/2004, Middlesex South
County Registry of Deeds at Book 44353, Page 481; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.


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

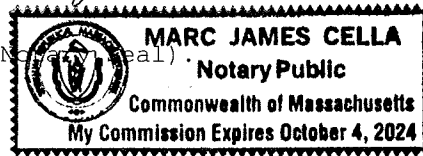
**Written evidence of Agent's standing to represent petitioner may be requested.*

Commonwealth of Massachusetts, County of Middlesex

The above-name Kristen Hurston personally appeared before me,
this 23 of September, 2021, and made oath that the above statement is true.

Marc J. Cella Notary

My commission expires Oct. 4, 2024



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

HARVARD SQ MA

HARVARD SQ MA

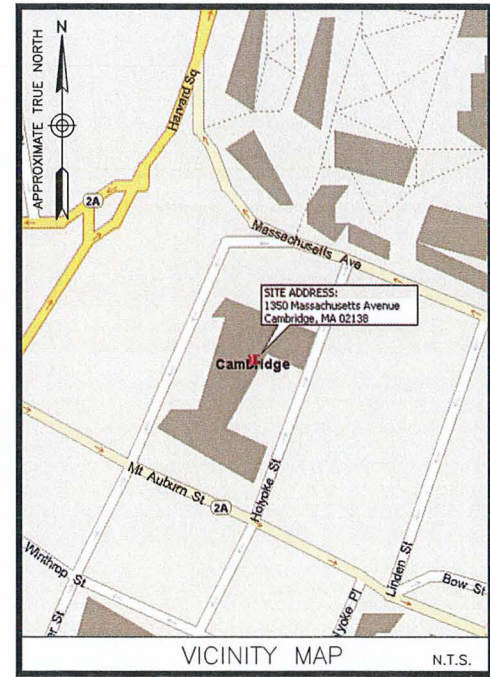
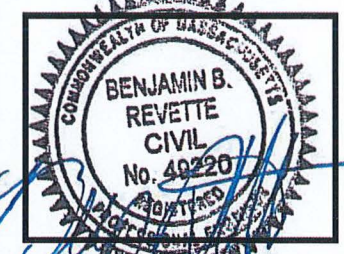
**1350 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139**

FUZE PROJECT ID: 16272458

PSLC: 137338

ANTMO DRAWINGS		
1	09/20/21	FOR SUBMITTAL
0	04/07/21	FOR SUBMITTAL

Dewberry
Dewberry Engineers Inc.
89 SUMMER STREET
SUITE 700
BOSTON, MA 02110
PHONE: 617.695.3400
FAX: 617.695.3310



ENGINEER
DEWBERRY ENGINEERS INC.
99 SUMMER ST.
SUITE 700
BOSTON, MA 02110
PHONE # (617) 531-0800
CONTACT: BENJAMIN REVETTE, PE

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

PROJECT TEAM

PMI ACCESSED AT: N/A
SMART TOOL VENDOR PROJECT NUMBER: N/A
VZW LOCATION CODE (PSLC): 137338
FUZE NUMBER: 16272458

MOUNT MODIFICATION REQUIRED? YES

CONTRACTOR PMI REQUIREMENTS

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

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

1. REMOVE (3) CDMA ANTENNAS.
2. MOVE CDMA TO LTE ANTENNAS.
3. INSTALL (3) NEW ANTENNA MAST PIPES.
4. INSTALL (3) VZ501 ANTENNAS ABOVE CBRS ANTENNA IN POSITION 5.
5. INSTALL NEW JUMPER CABLES AS REQUIRED BY RFDS.

NOTE:
1. SCOPE OF WORK BASED ON ANTENNA REC FOR HARVARD SQ MA DATED 11/17/2020. VERIFY SCOPE OF WORK WITH FINAL RFDS PRIOR TO CONSTRUCTION.

SCOPE OF WORK

SHT. NO.	DESCRIPTION
T-1	TITLE SHEET
GN-1	GENERAL NOTES
C-1	ROOF PLANS
C-2	WEST ELEVATION
C-3	CONSTRUCTION DETAILS

SHEET INDEX

DRAWN BY: MR
REVIEWED BY: MFT
CHECKED BY: BBR
PROJECT NUMBER: 50121487
JOB NUMBER: 50121966
SITE NUMBER: 137338
SITE ADDRESS: 1350 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02139
SHEET TITLE: TITLE SHEET
SHEET NUMBER: T-1

GENERAL CONSTRUCTION NOTES :

- ALL WORK SHALL CONFORM TO ALL CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL CODES, AND COMPLY WITH VERIZON WIRELESS SPECIFICATIONS.
- CONTRACTOR SHALL CONTACT "DIG SAFE" (888-344-7233) FOR IDENTIFICATION OF UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED INSPECTIONS.
- ALL DIMENSIONS TO, OF, AND ON EXISTING BUILDINGS, DRAINAGE STRUCTURES, AND SITE IMPROVEMENTS SHALL BE VERIFIED IN FIELD BY CONTRACTOR WITH ALL DISCREPANCIES REPORTED TO THE ENGINEER.
- DO NOT CHANGE SIZE OR SPACING OF STRUCTURAL ELEMENTS.
- DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL BRACE STRUCTURES UNTIL ALL STRUCTURAL ELEMENTS NEEDED FOR STABILITY ARE INSTALLED. THESE ELEMENTS ARE AS FOLLOWS: LATERAL BRACING, ANCHOR BOLTS, ETC.
- CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EXISTING UTILITIES, DRAIN PIPES, VENTS, ETC. BEFORE COMMENCING WORK.
- INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE MISFITTING OR NONCONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH REMEDIAL ACTION SHALL REQUIRE WRITTEN APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING.
- EACH CONTRACTOR SHALL COOPERATE WITH THE OWNER'S REPRESENTATIVE, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.
- CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION OF THIS PROJECT TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE VERIZON WIRELESS CONSTRUCTION MANAGER.
- ALL CABLE/CONDUIT ENTRY/EXIT PORTS SHALL BE WEATHERPROOFED DURING INSTALLATION USING A SILICONE SEALANT.
- WHERE EXISTING CONDITIONS DO NOT MATCH THOSE SHOWN IN THIS PLAN SET, CONTRACTOR WILL NOTIFY ENGINEER, VERIZON WIRELESS PROJECT CONSTRUCTION MANAGER, AND LANDLORD IMMEDIATELY.
- CONTRACTOR SHALL ENSURE ALL SUBCONTRACTORS ARE PROVIDED WITH A CURRENT SET OF DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
- ALL ROOF WORK SHALL BE DONE BY A QUALIFIED AND EXPERIENCED ROOFING CONTRACTOR IN COORDINATION WITH ANY CONTRACTOR WARRANTING THE ROOF TO ENSURE THAT THE WARRANTY IS MAINTAINED.
- CONTRACTOR SHALL REMOVE ALL RUBBISH AND DEBRIS FROM THE SITE AT THE END OF EACH DAY.
- CONTRACTOR SHALL COORDINATE WORK SCHEDULE WITH LANDLORD AND TAKE PRECAUTIONS TO MINIMIZE IMPACT AND DISRUPTION OF OTHER OCCUPANTS OF THE FACILITY.
- CONTRACTOR SHALL FURNISH VERIZON WIRELESS WITH THREE AS-BUILT SETS OF DRAWINGS UPON COMPLETION OF WORK.
- ANTENNAS AND CABLES ARE TYPICALLY PROVIDED BY VERIZON WIRELESS. PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL COORDINATE WITH PROJECT MANAGER TO DETERMINE WHAT, IF ANY, ITEMS WILL BE PROVIDED BY VERIZON WIRELESS. ALL ITEMS NOT PROVIDED BY VERIZON WIRELESS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. CONTRACTOR WILL INSTALL ALL ITEMS PROVIDED BY VERIZON WIRELESS.
- PRIOR TO SUBMISSION OF BID, CONTRACTOR WILL COORDINATE WITH VERIZON WIRELESS PROJECT MANAGER TO DETERMINE IF ANY PERMITS WILL BE OBTAINED BY VERIZON WIRELESS. ALL REQUIRED PERMITS NOT OBTAINED BY VERIZON WIRELESS MUST BE OBTAINED, AND PAID FOR, BY THE CONTRACTOR.
- GENERAL CONTRACTOR SHALL HAVE A LICENSED HVAC CONTRACTOR START THE HVAC UNITS, SYNCHRONIZE THE THERMOSTATS, ADJUST ALL SETTINGS ON EACH UNIT ACCORDING TO VERIZON WIRELESS CONSTRUCTION MANAGER'S SPECIFICATIONS, AND THOROUGHLY TEST AND BALANCE EACH UNIT TO ENSURE PROPER OPERATION PRIOR TO TURNING THE SITE OVER TO OWNER.
- CONTRACTOR SHALL INSTALL ALL SITE SIGNAGE IN ACCORDANCE WITH VERIZON WIRELESS SPECIFICATIONS AND REQUIREMENTS.
- CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- UNLESS OTHERWISE NOTED VERIZON WIRELESS SHALL PROVIDE ALL REQUIRED RF MATERIAL FOR CONTRACTOR TO INSTALL, INCLUDING ANTENNAS, TMA'S, BIAS-T'S, COMBINERS, PDU, DC BLOCKS, SURGE ARRESTORS, GPS ANTENNA, GPS SURGE ARRESTOR, COAXIAL CABLE.
- PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL VERIFY ALL EQUIPMENT TO BE PROVIDED BY VERIZON WIRELESS FOR INSTALLATION BY CONTRACTOR.
- ALL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND LOCATED ACCORDING TO VERIZON WIRELESS SPECIFICATIONS, AND AS SHOWN IN THESE PLANS.
- DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- CONTRACTOR SHALL NOTIFY THE ENGINEER A MINIMUM OF 48 HOURS IN ADVANCE PRIOR TO CONSTRUCTION START, MORE SPECIFICALLY BEFORE; SEALING ANY FLOOR, WALL OR ROOF PENETRATION, FINAL UTILITY CONNECTIONS, POURING CONCRETE, BACKFILLING UTILITY TRENCHES AND STRUCTURAL POST OR MOUNTING CONNECTIONS, FOR ENGINEERING REVIEW AND INSPECTION.
- SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED D FIRE CODE APPROVED MATERIALS.
- REPAIR ANY DAMAGE DURING CONSTRUCTION TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE CONSTRUCTION MANAGER AND LANDLORD.
- ALL DISRUPTIVE WORK AND WORK WITHIN TENANT SPACES TO BE COORDINATED WITH BUILDING REPRESENTATIVE.

CODE SPECIFICATIONS:

- ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
 MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION, CONSISTENT WITH THE FOLLOWING CODES:
 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
 2015 INTERNATIONAL BUILDING CODE (IBC)
 2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
 2020 NATIONAL ELECTRICAL CODE (NEC)
 IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.
- ALL STRUCTURAL WORK TO BE DONE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL, 13TH EDITION (AISC 13TH ED.)
- ALL CONCRETE WORK TO BE DONE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI 301) SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 318) AND BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
- ALL REINFORCING STEEL WORK TO BE DONE IN ACCORDANCE WITH THE (ACI 315) MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.

GROUNDING NOTES:

- GROUNDING SHALL COMPLY WITH NEC ART. 250.
- GROUNDING CONDUCTORS SHALL BE #6 COPPER STRANDED WIRE WITH GREEN COLOR INSULATION FOR INDOOR USE.
- ALL GROUND CONNECTIONS TO BE BURNDY HYGROUND COMPRESSION TYPE CONNECTORS OR CADWELD EXOTHERMIC WELD DO NOT ALLOW BARE COPPER WIRE TO BE IN CONTACT WITH GALVANIZED STEEL.
- ROUTE GROUNDING CONNECTORS ALONG THE SHORTEST AND STRAIGHTEST PATH POSSIBLE, EXCEPT AS OTHERWISE INDICATED. GROUNDING LEADS SHOULD NOT BE BENT AT RIGHT ANGLE. ALWAYS MAKE 12" RADIUS BENDS. #6 WIRE CAN BE BENT AT 6" RADIUS WHEN NECESSARY.
- CONNECTIONS TO GROUNDING BAR SHALL BE MADE WITH TWO HOLE COMPRESSION TYPE COPPER LUGS. APPLY OXIDE INHIBITING COMPOUND TO ALL LOCATIONS.
- TEST COMPLETED GROUNDING SYSTEM AND RECORD RESISTANCE VALUES FOR PROJECT CLOSE-OUT DOCUMENTATION. GROUND RESISTANCE SHALL NOT EXCEED 5 OHMS.
- GROUNDING CONDUCTORS BETWEEN MGB AND WATERMAIN SHALL BE #2/0. BONDING JUMPERS FROM METALLIC SURFACES SHALL BE #2 MINIMUM. ALL GROUND CONDUCTORS AND BONDING JUMPERS SHALL BE SOFT DRAWN ANNEALED, TINNED, BARE STRANDED COPPER WIRE. COAXIAL CABLES SHALL BE GROUNDED AT A MINIMUM OF TWO LOCATIONS USING VERIZON PROVIDED GROUNDING KITS. EXACT LOCATIONS SHALL BE FINALIZED IN THE FIELD BY THE CONSTRUCTION MANAGER.

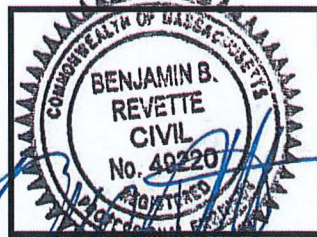
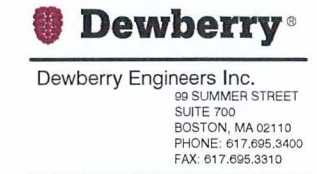
STRUCTURAL STEEL NOTES:

- STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
- STRUCTURAL STEEL ROLLED SHAPES, PLATES, AND BARS SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATIONS:
 ASTM A-992, GRADE 50 ALL W SHAPES, UNLESS NOTED OR A992 OTHERWISE.
 ASTM A-36 ALL OTHER ROLLED SHAPES, PLATES AND BARS UNLESS NOTED OTHERWISE.
 ASTM A-500, GRADE B HSS SECTION (SQUARE, RECTANGULAR, ROUND)
 ASTM A-325, TYPE SC OR N ALL BOLTS FOR CONNECTING STRUCTURAL MEMBERS.
 F1554, GRADE 36 ALL ANCHORS BOLTS, UNLESS NOTED OTHERWISE.
 ASTM A-53, GRADE B STEEL PIPE
- ALL WELDING SHALL BE DONE USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC AND AWS D1.1 WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION", 14TH EDITION. WHERE WELD LENGTH IS NOT INDICATED, USE FULL LENGTH WELD. AT THE COMPLETION OF ALL WELDING, ALL DAMAGE TO GALVANIZED COATING SHALL BE REPAIRED.
- BOLTED CONNECTIONS SHALL USE BEARING TYPE GALVANIZED ASTM A325 BOLTS (3/4" DIA.) SUPPLIED WITH A NUT AND WASHER UNDER TURNED END AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
- DO NOT DRILL HOLES THROUGH STRUCTURAL STEEL MEMBERS EXCEPT AS SHOWN AND DETAILED ON STRUCTURAL DRAWINGS.
- NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. GALVANIZED ASTM A 307 BOLTS UNLESS NOTED OTHERWISE.
- USE PRECAUTIONS & PROCEDURES PER AWS D1.1 WHEN WELDING GALVANIZED METALS.
- ALL EXISTING BEAM AND COLUMN DIMENSIONS SHALL BE FIELD VERIFY BY CONTRACTOR PRIOR TO FABRICATION. ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THOSE SHOWN SHALL BE REPORTED TO DEWBERRY ENGINEER IMMEDIATELY.
- CONNECTION DESIGN BY FABRICATOR WILL BE SUBJECT TO REVIEW AND APPROVAL BY ENGINEER.
- ALL EXTERIOR STEEL WORK SHALL BE GALVANIZED IN ACCORDANCE WITH SPECIFICATION ASTM A123/A123M-00 HOT-DIP GALVANIZED FINISH UNLESS OTHERWISE NOTED. GALVANIZING SHALL BE PERFORMED AFTER SHOP FABRICATION TO THE GREATEST EXTENT POSSIBLE. ALL DINGS, SCRAPES, MARS, AND WELDS IN THE GALVANIZED AREAS SHALL BE REPAIRED. REPAIR DAMAGED GALVANIZED COATINGS ON GALVANIZED ITEMS WITH GALVANIZED REPAIR PAINT ACCORDING TO ASTM A780 AND MANUFACTURER'S WRITTEN INSTRUCTIONS, PRIOR TO COMPLETION OF WORK. TOUCHUP ALL DAMAGED GALVANIZED STEEL WITH APPROVED COLD ZINC, "GALVANOX", "DRY GALV", "ZINC-IT", OR APPROVED EQUIVALENT, IN ACCORDANCE WITH MANUFACTURERS GUIDELINES. TOUCHUP DAMAGED NON GALVANIZED STEEL WITH SAME PAINT APPLIED IN SHOP OR FIELD.
- ALL WELDED COMPONENTS TO BE SHOP WELDED PRIOR TO INSTALLATION. NO WELDING ACTIVITIES IS PERMITTED DURING INSTALLATION OF PROPOSED EQUIPMENTS AND/OR HARDWARE ON SITE.



HARVARD SQ MA

ANTMO DRAWINGS		
1	09/20/21	FOR SUBMITTAL
0	04/07/21	FOR SUBMITTAL



DRAWN BY: MR

REVIEWED BY: MFT

CHECKED BY: BBR

PROJECT NUMBER: 50121487

JOB NUMBER: 50121966

SITE NUMBER

137338

SITE ADDRESS

1350 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

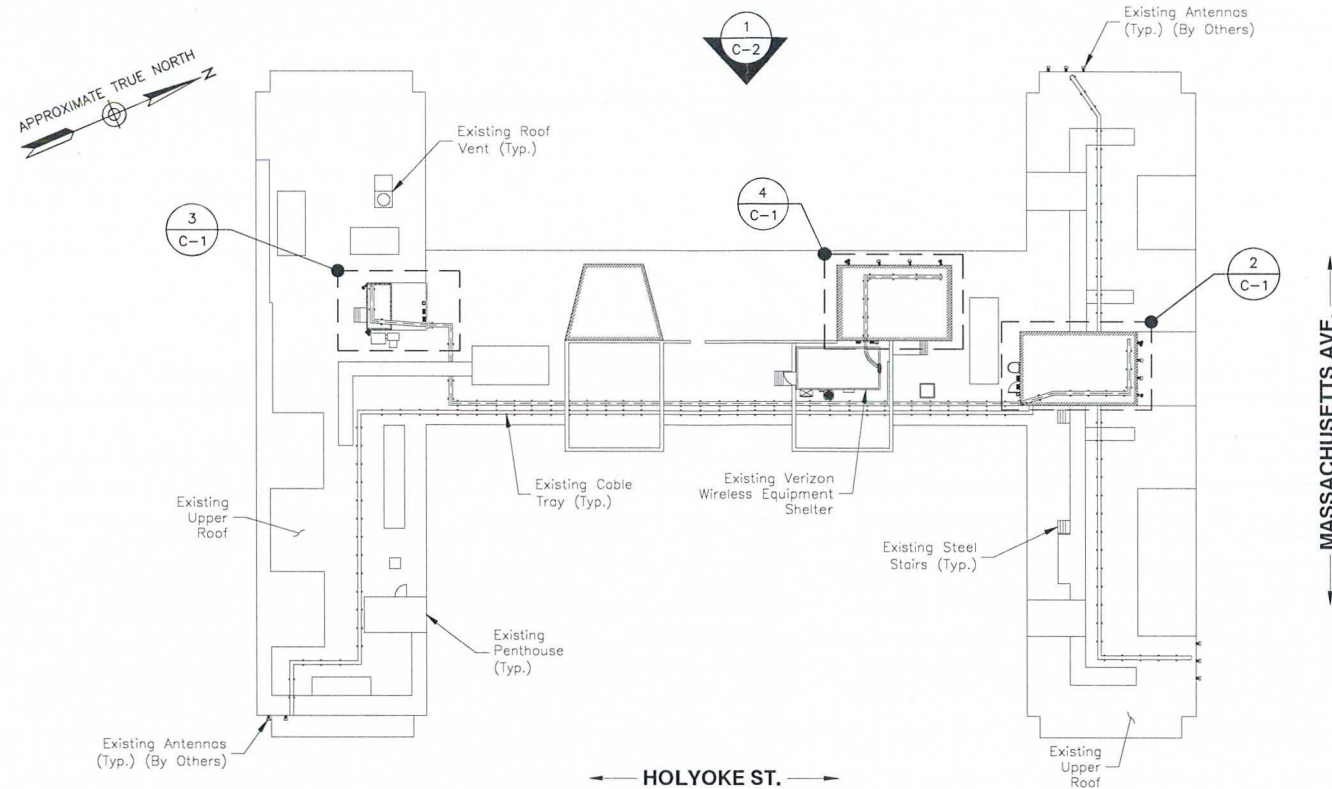
CABLE LENGTH TABLE			
SECTOR	HYBRID CABLE (LENGTH)*	CABLE SIZE	CABLE COUNT
ALPHA	165'±	6x12	(1) E
BETA	330'±	6x12	(1) E
GAMMA	60'±	6x12	(1) E

*CONTRACTOR TO FIELD VERIFY HYBRID CABLE LENGTHS PRIOR TO CONSTRUCTION. LENGTH IS ESTIMATED FROM THE BASE EQUIPMENT OVP TO SECTOR OVP. NO HYBRID CABLES ARE PROPOSED UNDER CURRENT SCOPE OF WORK.

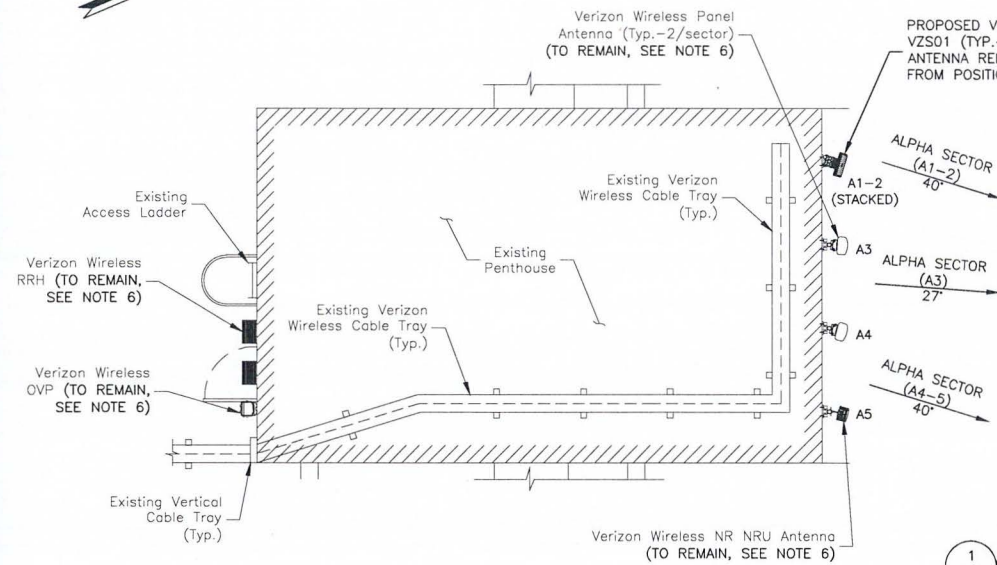
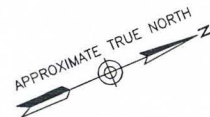
CALCULATION BY: MFT

NOTES:

- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
- NORTH ARROW SHOWN AS APPROXIMATE.
- ALL EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS & IN ACCORDANCE WITH STRUCTURAL ASSESSMENT LETTER BY DEWBERRY ENGINEERS INC. DATED 04/05/21.
- ANTENNAS TO BE PAINTED TO MATCH OR UTILIZE 3M WRAP PER CM REQUIREMENTS. INSTALL 3M WRAP ON ANTENNAS PER MANUFACTURER'S SPECIFICATION & RECOMMENDATIONS.
- CONTRACTOR TO INSPECT EXISTING MOUNT MEMBERS FOR ANY SIGNS OF RUST, CORROSION OR LOSS OF MATERIALS. IF SIGNS OF RUST ARE ENCOUNTERED, CONTRACTOR TO CLEAN THE AFFECTED AREAS WITH HAND OR POWER TOOLS (WIRE BRUSH, ETC.) TO THE BARE METAL TO OBTAIN A STEEL SURFACE FREE OF ALL LOOSE RUST. THEN APPLY COLD GALVANIZING COMPOUND TO TOUCH UP ALL AFFECTED AREAS.
- THIS PROJECT ASSUMES THAT THE SCOPE OF WORK DETAILED IN THE REV. 2 ANTMO DRAWINGS BY DEWBERRY ENGINEERS INC. DATED 08/18/20 HAS BEEN COMPLETED IN ACCORDANCE TO THE PLANS. CONTRACTOR TO NOTIFY THE VERIZON WIRELESS CM & DEWBERRY ENGINEERS INC. OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.



KEY MAP
SCALE: N.T.S.

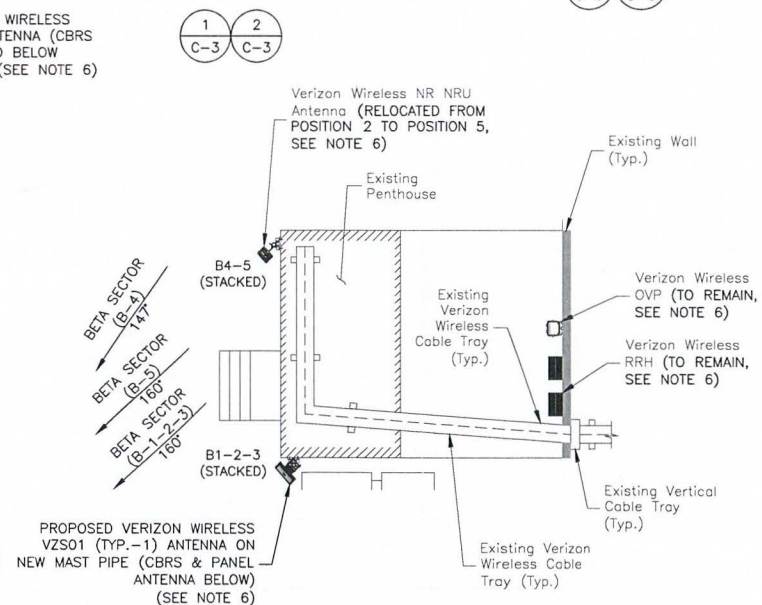


DETAIL NOTE:

- DISTANCE FROM RRH TO ANTENNAS: 75'±.

ALPHA SECTOR

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

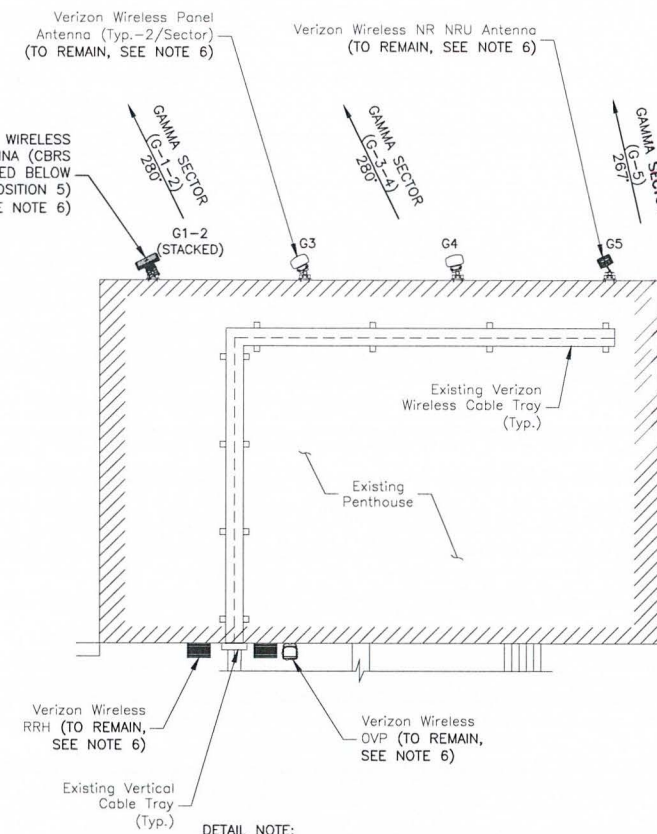


DETAIL NOTE:

- DISTANCE FROM RRH TO ANTENNAS: 75'±.

BETA SECTOR

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

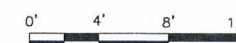


DETAIL NOTE:

- DISTANCE FROM RRH TO ANTENNAS: 60'±.

GAMMA SECTOR

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



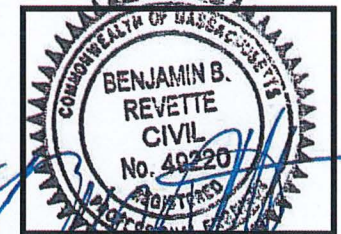
verizon
WIRELESS

VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

HARVARD SQ MA

ANTMO DRAWINGS		
1	09/20/21	FOR SUBMITTAL
0	04/07/21	FOR SUBMITTAL

Dewberry
Dewberry Engineers Inc.
99 SUMMER STREET
SUITE 700
BOSTON, MA 02110
PHONE: 617.695.3400
FAX: 617.695.3310



DRAWN BY:	MR
REVIEWED BY:	MFT
CHECKED BY:	BBR
PROJECT NUMBER:	50121487
JOB NUMBER:	50121966
SITE NUMBER	

137338
SITE ADDRESS
1350 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139

SHEET TITLE

ROOF PLANS

SHEET NUMBER

C-1



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

HARVARD SQ MA

ANTMO DRAWINGS

1	09/20/21	FOR SUBMITTAL
0	04/07/21	FOR SUBMITTAL



Dewberry Engineers Inc.
89 SUMMER STREET
SUITE 700
BOSTON, MA 02110
PHONE: 617.695.3400
FAX: 617.695.3310



DRAWN BY: MR

REVIEWED BY: MFT

CHECKED BY: BBR

PROJECT NUMBER: 50121487

JOB NUMBER: 50121966

SITE NUMBER

137338

SITE ADDRESS

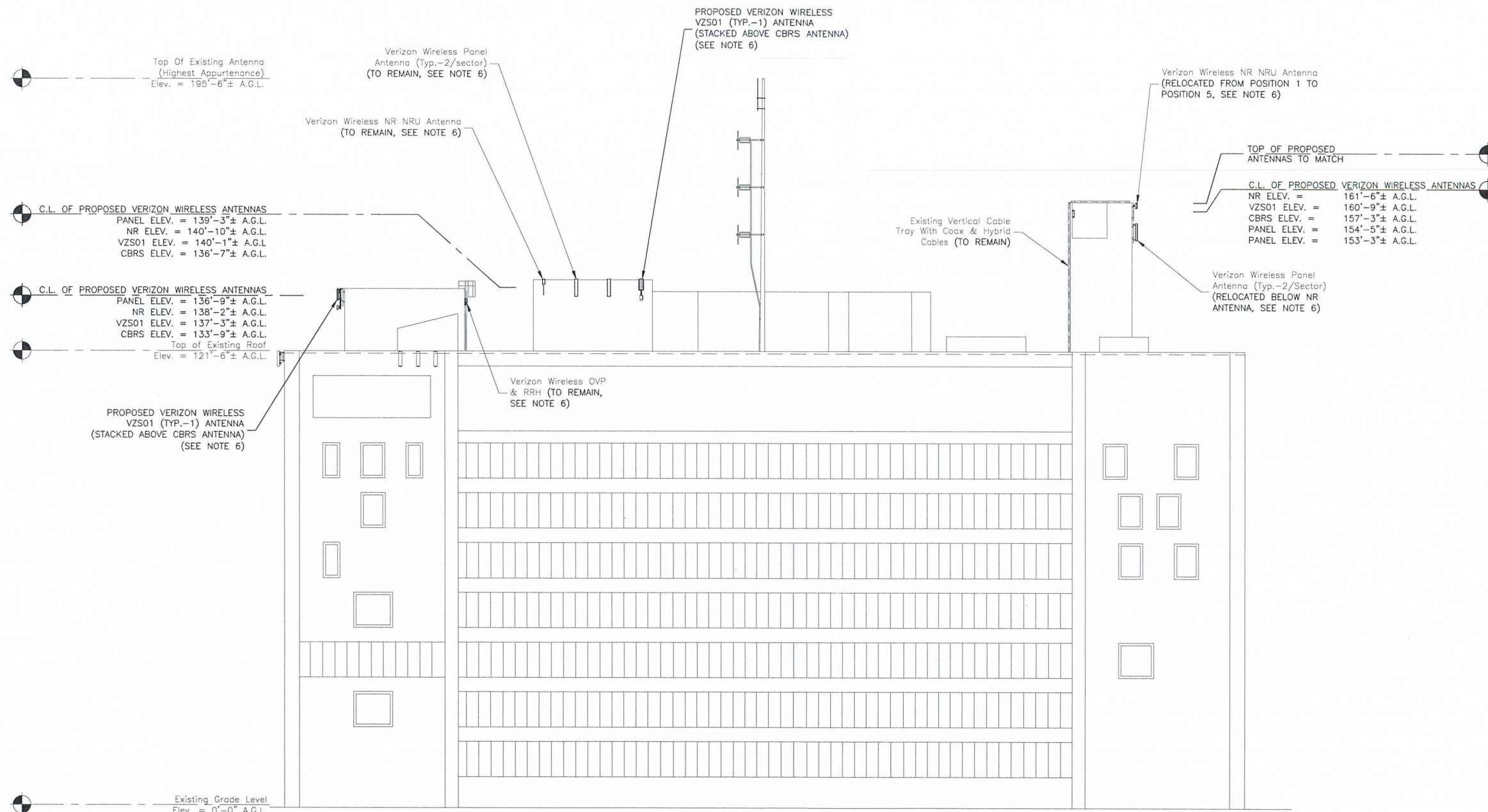
1350 MASSACHUSETTS
AVENUE
CAMBRIDGE, MA 02139

SHEET TITLE

WEST ELEVATION

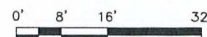
SHEET NUMBER

C-2



WEST ELEVATION

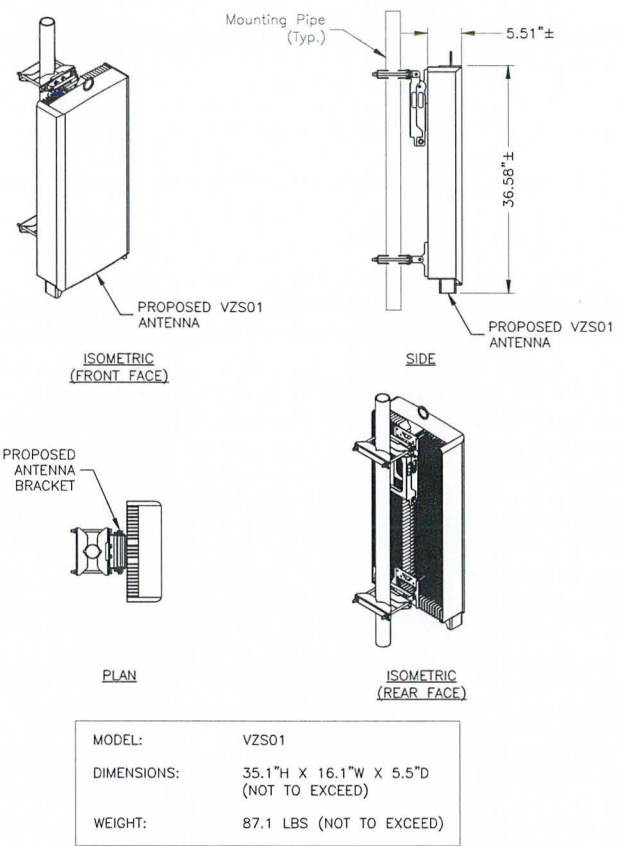
SCALE: 1/32"=1' FOR 11"x17"
1/16"=1' FOR 22"x34"



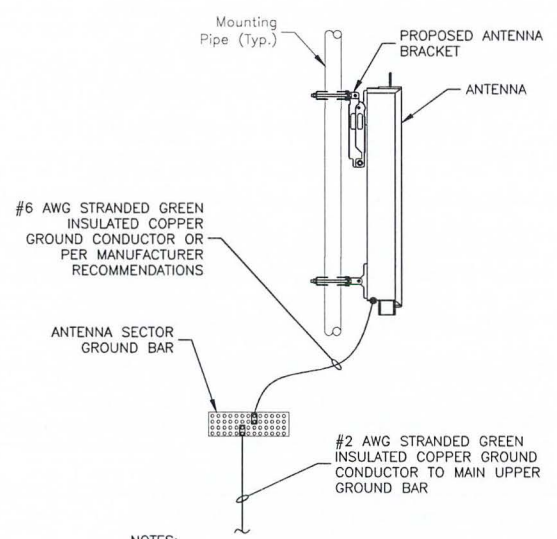
1

NOTES:

- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
- NORTH ARROW SHOWN AS APPROXIMATE.
- ALL EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS & IN ACCORDANCE WITH STRUCTURAL ASSESSMENT LETTER BY DEWBERRY ENGINEERS INC. DATED 04/05/21.
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- CONTRACTOR TO INSPECT EXISTING MOUNT MEMBERS FOR ANY SIGNS OF RUST, CORROSION OR LOSS OF MATERIALS. IF SIGNS OF RUST ARE ENCOUNTERED, CONTRACTOR TO CLEAN THE AFFECTED AREAS WITH HAND OR POWER TOOLS (WIRE BRUSH, ETC.) TO THE BARE METAL TO OBTAIN A STEEL SURFACE FREE OF ALL LOOSE RUST. THEN APPLY COLD GALVANIZING COMPOUND TO TOUCH UP ALL AFFECTED AREAS.
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- A.G.L. = ABOVE GROUND LEVEL
C.L. = CENTERLINE

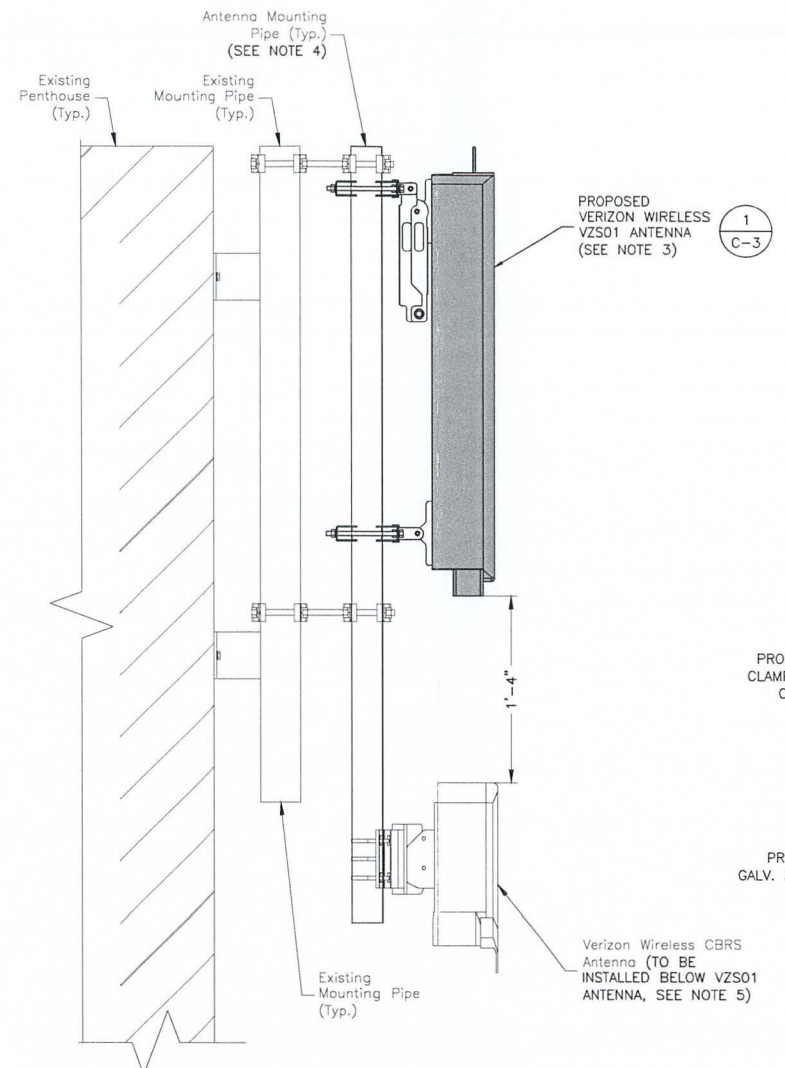


VZS01 PIPE MOUNTED ANTENNA DETAIL 1
SCALE: N.T.S.



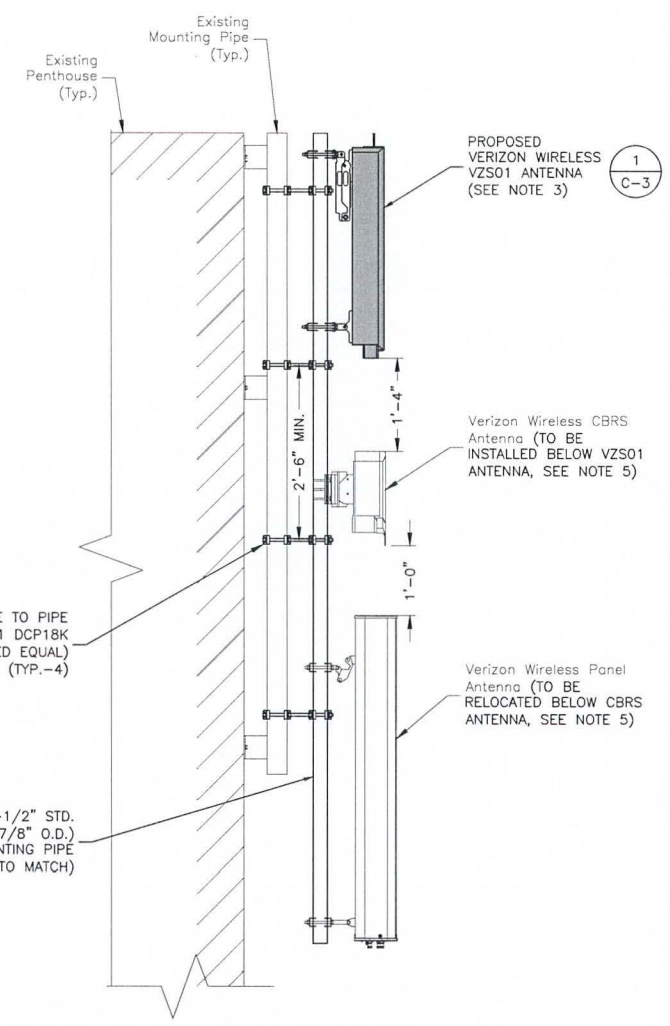
- NOTES:**
1. VERIFY EXISTING GROUNDING SYSTEM IS INSTALLED PER VERIZON WIRELESS STANDARDS.
 2. BOND NEW EQUIPMENT INTO EXISTING GROUND SYSTEM IN ACCORDANCE WITH VERIZON WIRELESS STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.

TYP. ANTENNA GROUNDING DETAIL 4
SCALE: N.T.S.



- NOTES:**
1. INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. USE APPROPRIATE MOUNTING HARDWARE FOR CONSTRUCTION TYPE.
 2. ANTENNAS ARE SHOWN PERPENDICULAR TO BUILDING FACADE. ANTENNAS WILL BE REQUIRED TO BE PANNED TO MEET REQUIRED AZIMUTHS.
 3. ANTENNAS TO BE PAINTED TO MATCH OR UTILIZE 3M WRAP PER CM REQUIREMENTS. INSTALL 3M WRAP ON ANTENNAS PER MANUFACTURER'S SPECIFICATION & RECOMMENDATIONS.
 4. IF REQUIRED TO REPLACE EXISTING MOUNTING PIPE FOR NEW ANTENNAS, NEW PIPE SHALL BE 2-1/2" STD. SCH40 (2-7/8" O.D.) GALVANIZED MOUNTING PIPE PAINTED TO MATCH.
 5. THIS PROJECT ASSUMES THAT THE SCOPE OF WORK DETAILED IN THE REV. 2 ANTMO DRAWINGS BY DEWBERRY ENGINEERS INC. DATED 08/18/20 HAS BEEN COMPLETED IN ACCORDANCE TO THE PLANS. CONTRACTOR TO NOTIFY THE VERIZON WIRELESS CM & DEWBERRY ENGINEERS INC. OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

ALPHA/GAMMA ANTENNA MOUNTING DETAIL 2
SCALE: 3/4"=1' FOR 11"x17"
1 1/2"=1' FOR 22"x34"
0' 1/2' 1' 1 1/2'



- NOTES:**
1. INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. USE APPROPRIATE MOUNTING HARDWARE FOR CONSTRUCTION TYPE.
 2. ANTENNAS ARE SHOWN PERPENDICULAR TO BUILDING FACADE. ANTENNAS WILL BE REQUIRED TO BE PANNED TO MEET REQUIRED AZIMUTHS.
 3. ANTENNAS TO BE PAINTED TO MATCH OR UTILIZE 3M WRAP PER CM REQUIREMENTS. INSTALL 3M WRAP ON ANTENNAS PER MANUFACTURER'S SPECIFICATION & RECOMMENDATIONS.
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BETA ANTENNA MOUNTING DETAIL 3
SCALE: 3/8"=1' FOR 11"x17"
3/4"=1' FOR 22"x34"
0' 1' 2' 3'



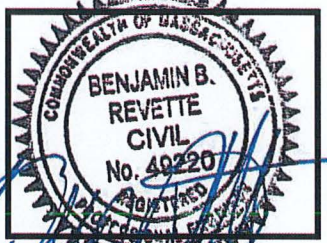
VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

HARVARD SQ MA

ANTMO DRAWINGS		
1	09/20/21	FOR SUBMITTAL
0	04/07/21	FOR SUBMITTAL



Dewberry Engineers Inc.
89 SUMMER STREET
SUITE 700
BOSTON, MA 02110
PHONE: 617.695.3400
FAX: 617.695.3310



DRAWN BY:	MR
REVIEWED BY:	MFT
CHECKED BY:	BBR
PROJECT NUMBER:	50121487
JOB NUMBER:	50121966
SITE NUMBER	

137338

SITE ADDRESS

1350 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139

SHEET TITLE

CONSTRUCTION DETAILS-I

SHEET NUMBER	
--------------	--

C-3

Exhibit 3
“Photo Simulations”

**Prepared for:
Verizon Wireless
Site Name:
HARVARD SQ MA
1350 Massachusetts Avenue
Cambridge, MA 02139**

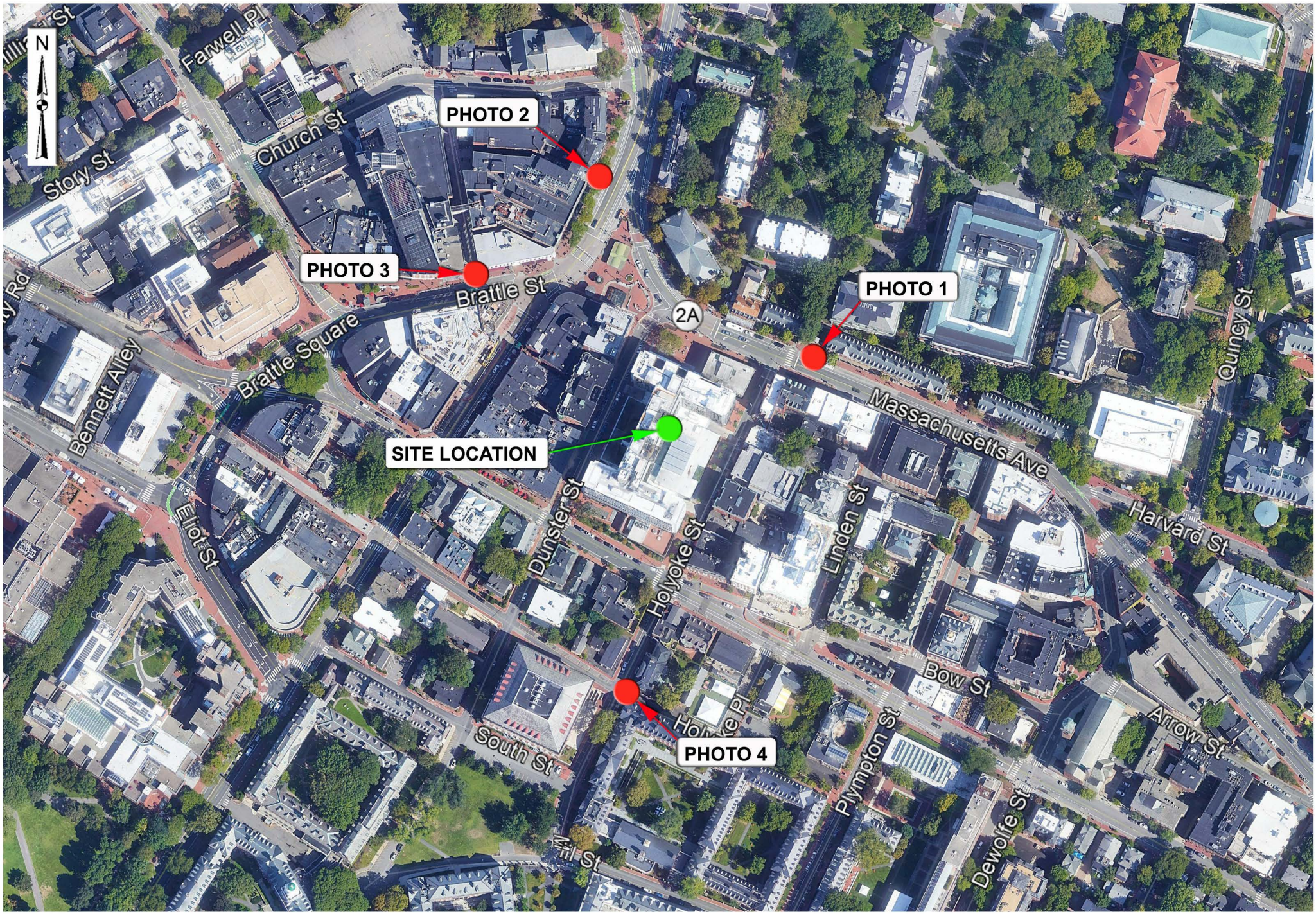


Photos taken on: 09-15-21
Simulations Based On Rev-0 Construction Drawings Dated 04/07/21



Harvard SQ MA
1350 Massachusetts Avenue
Cambridge, MA 02139
(Page 1 of 10)





Harvard SQ MA
1350 Massachusetts Avenue
Cambridge, MA 02139
(Page 2 of 10)



Existing View



Proposed View

Proposed VZS01 Antenna
(Typ.-1) (To Replace Existing)



Harvard SQ MA
View Facing Southwest From Massachusetts Avenue
PHOTO 1B
(Page 4 of 10)



Existing View



Proposed View

Proposed VZS01 Antenna
(Typ.-1) (To Replace Existing)

Relocated CBRS Antenna (Typ.-1)



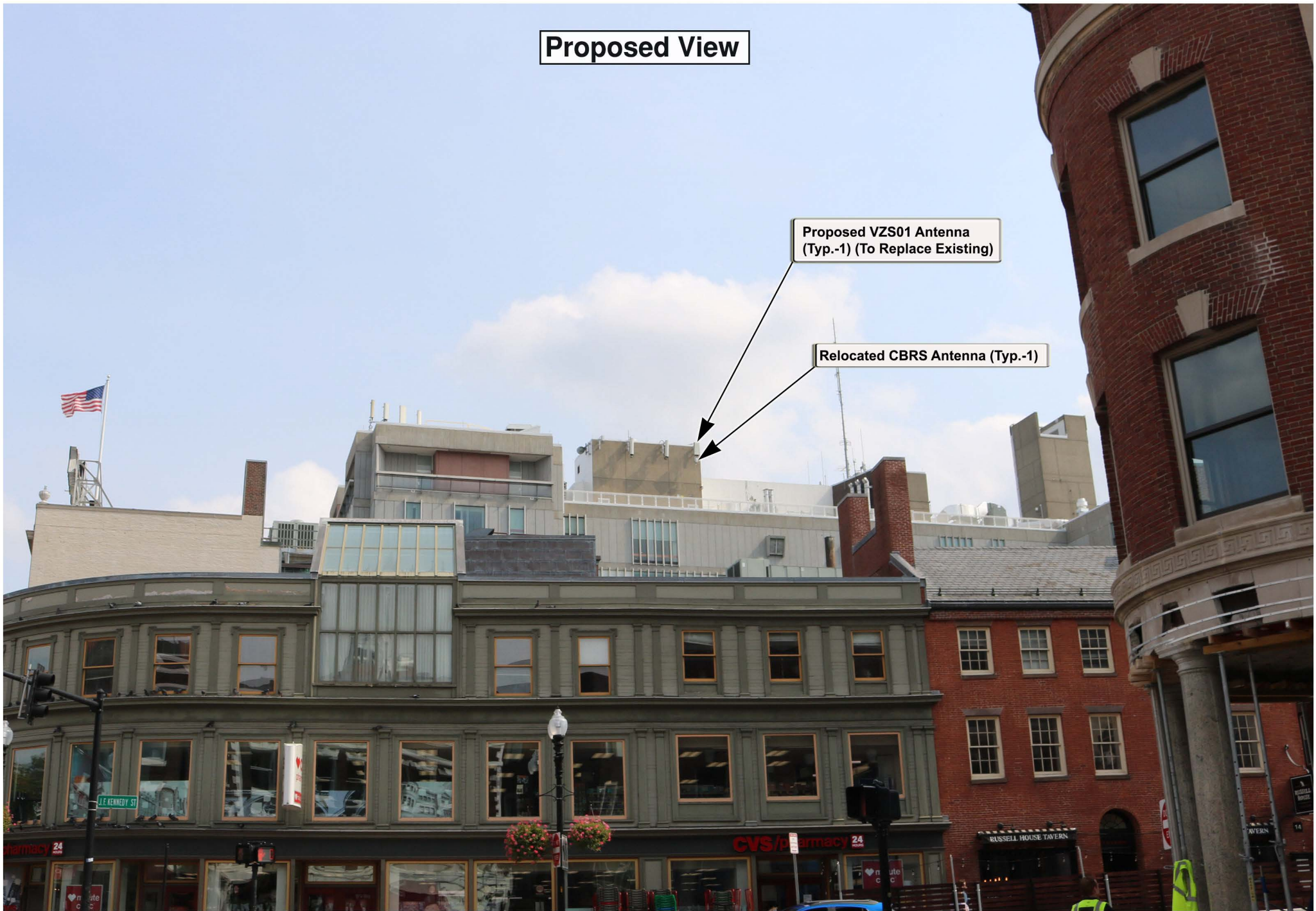
Harvard SQ MA
View Facing Southeast From Massachusetts Avenue
PHOTO 2B
(Page 6 of 10)



Existing View



Proposed View



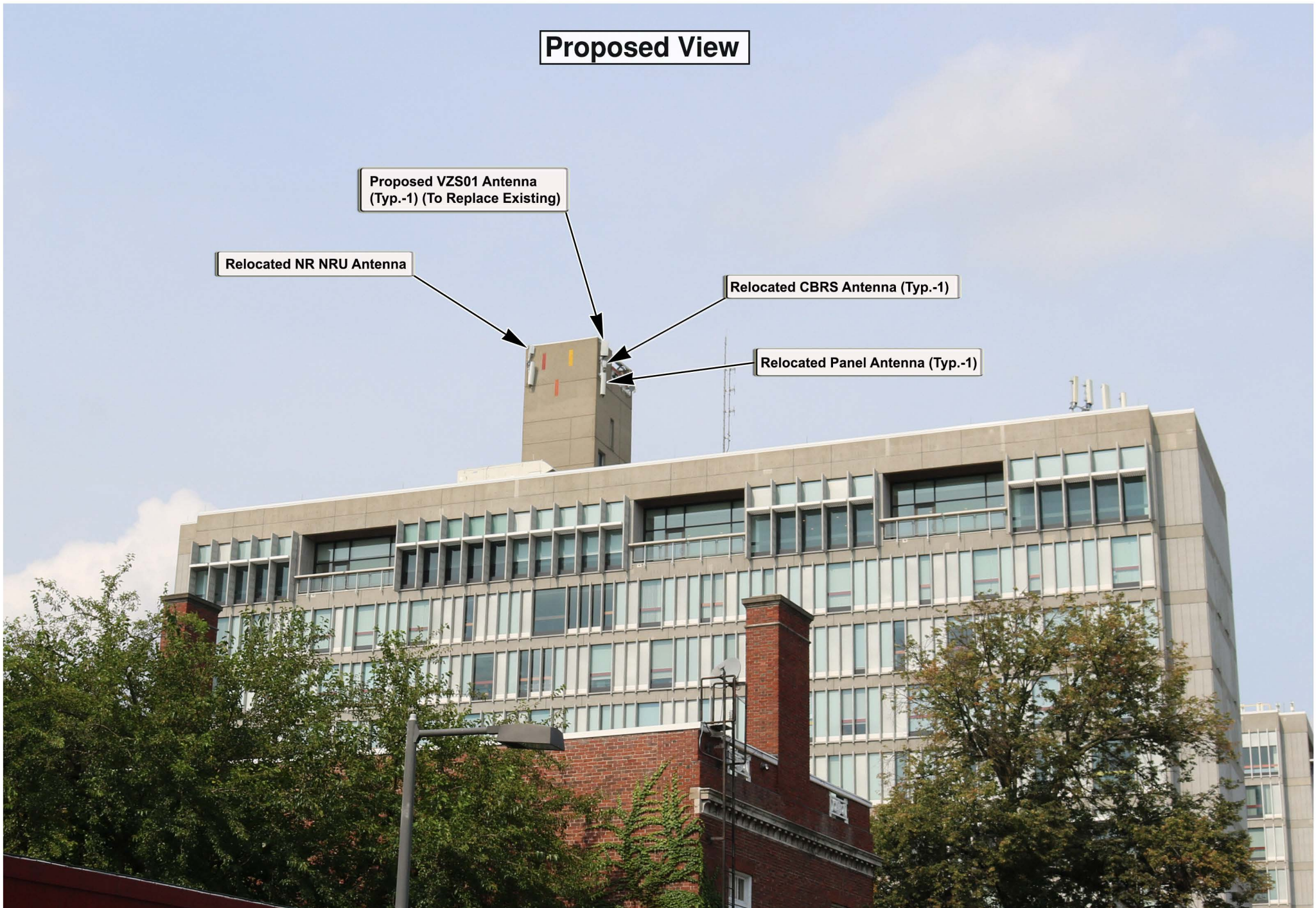
**Proposed VZS01 Antenna
(Typ.-1) (To Replace Existing)**

Relocated CBRS Antenna (Typ.-1)

Existing View



Proposed View



Proposed VZS01 Antenna
(Typ.-1) (To Replace Existing)

Relocated NR NRU Antenna

Relocated CBRS Antenna (Typ.-1)

Relocated Panel Antenna (Typ.-1)

Exhibit 4
“FCC License to Operate”

REFERENCE COPY

This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.



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
---------------	--------------------	--------------------------	------------------------------	---------------

Reference Copy

REFERENCE COPY

This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.



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
---------------	--------------------	--------------------------	------------------------------	---------------

Reference Copy

Exhibit 5
“ZBA Decision”

Middlesex South Registry of Deeds
Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 46845
Document Type	: DECIS
Recorded Date	: March 02, 2021
Recorded Time	: 01:28:05 PM
Recorded Book and Page	: 77114 / 239
Number of Pages(including cover sheet)	: 5
Receipt Number	: 2615779
Recording Fee	: \$105.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2021 FEB -3 PM 2:33
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

CASE NO: BZA-100423

LOCATION: 1350 Mass Avenue Business B Zone
Cambridge, MA

PETITIONER: President & Fellows of Harvard College
Cellco Partnership – D/B/A Verizon Wireless
C/o Timothy C. Twardowski, Esq.

PETITION: **Special Permit:** Upgrade the existing mobile communications facility by replacing all existing panel antennas (12 antennas total) and adding one additional panel antenna per sector (3 antennas total to be added), relocating three remote radio heads and adding one additional remote radio head and one junction box per sector.

VIOLATIONS: Art. 4.000, Sec. 4.32.G.1 & Sec. 4.40 (Footnote 49) (Telecommunication Facility). Art. 10.000, Sec. 10.40-10.46 (Special Permit). 6409.A (Middle Class Tax Relief Act-Spectrum Act).

DATE OF PUBLIC NOTICE: December 31, 2020 & January 7, 2021

DATE OF PUBLIC HEARING: January 14, 2021

MEMBERS OF THE BOARD:

CONSTANTINE ALEXANDER – CHAIR
BRENDAN SULLIVAN – VICE-CHAIR
ANDREA A. HICKEY

✓

✓

ASSOCIATE MEMBERS:

SLATER W. ANDERSON
ALISON HAMMER
JIM MONTEVERDE
LAURA WERNICK
JASON MARSHALL
MATINA WILLIAMS

✓

✓

✓

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-100423

Location: 1350 Massachusetts Avenue

Petitioner: President and Fellows of Harvard College and Cellco Partnership
d/b/a/Verizon Wireless – c/o Timothy C. Twardowski, Esq.

On January 14, 2021, Petitioner's attorney Michael Giaimo appeared before the Board of Zoning Appeal requesting a special permit in order to upgrade the existing mobile communications facility by replacing all existing panel antennas (12 antennas total) and adding one additional panel antenna per sector (3 antennas total to be added), relocating three remote radio heads and adding one additional remote radio head and one junction box per sector. The Petitioner requested relief under Article 4, Sections 4.32.G.1 and 4.40 and Article 10, Section 10.40 of the Cambridge Zoning Ordinance ("Ordinance"). The Petitioner submitted materials in support of the application including information about the project, plans, and photographs.

Mr. Giaimo stated that as part of a system upgrade the proposal included adding three new antennas to an existing telecommunications facility. He stated that the new antennas would be placed below existing antennas, would be painted to match the background, and so would have minimized visual impact.

The Chair asked if anyone wished to be heard on the matter, no one indicated such. The Chair noted a letter of support from the Harvard Square Advisory Committee.

The Chair noted that the Petitioner had provided the proper license and that the site was in a business zone.

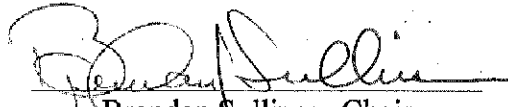
After discussion, the Chair moved that the Board make the following findings based upon the application materials submitted and all evidence before the Board and that based upon the findings the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board: that the Board find that traffic generated or patterns of access or egress resulting from what was proposed would not cause congestion, hazard, or substantial change in the established neighborhood character; that the Board find that there was an existing telecommunication facility on the building, and that the proposed modification would have no material impacts; that the Board find that the continued operation of or development of adjacent uses, as permitted in the Ordinance, would not be adversely affected by what was proposed; that the Board find that the proposed modifications would enhance the telecommunications access to the general public; that the Board find there would be no nuisance or hazard created to the detriment of the health, safety and/or welfare of the occupants of the proposed use; that the Board find that the operation of the proposed facility would not adversely impact the health, safety and/or welfare of the residents, but would benefit the City, by promoting the safety and welfare of its residents, businesses and drivers for an abiding, reliable, state-of-the-art digital, wireless service; that the Board find that the proposed installation would not impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of the Ordinance; that the Board find that the proposed facility was designed to blend with the existing characteristics of the property and reduce any visual impacts of the surrounding area; that the Board find the proposed modification of the existing telecommunication facility would not substantially change the physical dimension of the existing wireless tower or base station at such facility within the meaning of Section 6409.

The Chair further moved that based upon all the information presented the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board on the following conditions:

1. that the work proceed in accordance with plans submitted by the Petitioner, as initialed by the Chair,
2. that upon completion of the work, the physical appearance and visual impact of the proposed work be consistent with the photo simulations submitted by the Petitioner and initialed by the Chair,
3. that the Petitioner at all times maintain the proposed work so that its physical appearance and visual impact remain consistent with the photo simulations previously referred to,
4. that should the Petitioner cease to utilize the equipment approved tonight for a continuous period of six months or more, it promptly thereafter remove such equipment and restore the building on which it was located to its prior condition and appearance to an extent reasonably practicable,
5. that the Petitioner continue to comply with the conditions imposed by the Board with respect to previous Special Permits granted to the Petitioner with regard to the site in question,
6. that inasmuch as the health effects of the transmission of electromagnetic energy waves is a matter of ongoing societal concern and scientific study, the Special Permit is also subject to the following conditions:
 - A. that the Petitioner shall file with the Inspectional Services Department each report it files with the federal authorities regarding electromagnetic energy wave emissions emanating from all of the Petitioner's equipment on the site. Each such report shall be filed with the Inspectional Services Department no later than ten business days after the report has been filed with the federal authorities. Failure to timely file any such report with the Inspectional Services Department shall ipso facto terminate the Special Permit granted tonight.
 - B. that in the event that at any time federal authorities notify the Petitioner that its equipment on the site, including, but not limited to the special permit granted tonight, fails to comply with the requirements of law or governmental regulations, whether with regard to the emissions of electromagnetic energy waves or otherwise, the Petitioner, within ten business days of receipt of such notification of such failure, shall file with the Inspectional Services Department a report disclosing in reasonable detail that such failure has occurred and the basis for such claimed failure. The special permit shall ipso facto terminate if any of the Petitioner's federal licenses are suspended, revoked, or terminated.
 - C. that to the extent a special permit has terminated pursuant to the foregoing paragraphs A and B, the Petitioner may apply to this Board for a new special permit provided that the public notice containing such application discloses in reasonable detail that the application has been filed because of a termination of the special permit pursuant to paragraphs A or B above. Any such new application shall not be deemed a repetitive petition and therefore will not be subject to the two-year period during which repetitive petitions may not be filed.
 - D. that within ten business days after receipt of a Building Permit for installation of equipment subject to this petition, the Petitioner shall file with the Inspectional Services Department a sworn Affidavit of the person in charge of the installation of equipment by the Petitioner of the geographical area that includes Cambridge, stating that A, he or she has such responsibility, and B that the equipment being installed pursuant to the special permit will comply with all federal safety rules and will be situated and maintained in locations with appropriate barricades and other protections, such that individuals, including nearby residents and occupants of nearby structures, will be sufficiently protected from excessive radio frequency radiation under federal law.

The five-member Board voted unanimously in favor of granting the special permit with the above conditions (Sullivan, Hickey, Monteverde, Marshall, and Williams). Therefore, the special permit is granted as conditioned.

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


Brendan Sullivan, Chair


ATTEST: A true and accurate copy of the above decision has been filed on 2-3-21 with the Offices of the City Clerk and the Planning Board by Marie Pacheco, duly authorized representative of the Board of Zoning Appeal.

Twenty days have elapsed since the above decision was filed in the office of the City Clerk and:

0 no appeal has been filed; or

 an appeal has been filed within such twenty days.

The person exercising rights under a duly appealed special permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone. This certification shall in no event terminate or shorten the tolling, during the pendency of any appeals, of the periods provided under the second paragraph of G.L. c. 40A, §6.

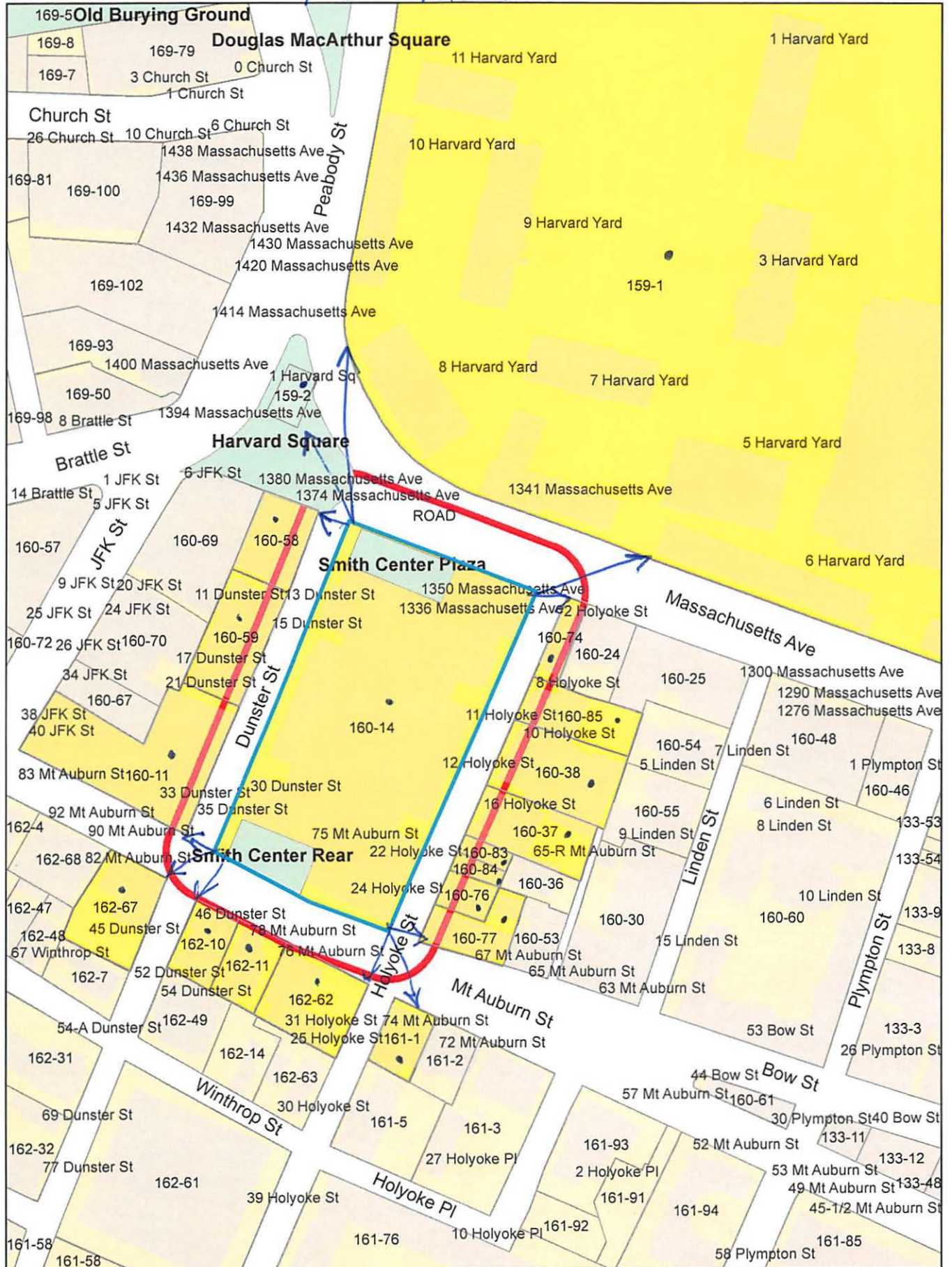
Date: MARCH 2, 2021, City Clerk


Appeal has been dismissed or denied.

Date: _____, City Clerk

****For deed to this property see Book 44353 Page 481 recorded on December 22, 2004 in Middlesex South Registry of Deeds.**

1350 Mass Avenue



1350 MASS AVE

Petitioner

159-1 /162-11 /160-74-37 /161-1
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER, ROOM 1000
1350 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138-3895

160-11
TRINITY REALTY LIMITED PARTNERSHIP I
P.O. BOX 380212
CAMBRIDGE, MA 02238

DUVAL & KLASNICK, LLC
C/O DANIEL D. KLASNICK, ESQ.
P.O. BOX 254
BOXFORD, MA 01921

160-83
PLATIN LLC
15 WALNUT ST., SUITE 150
WELLESLEY, MA 02481

160-77
HARVARD STUDENT AGENCIES, INC
67 MT. AUBURN ST
CAMBRIDGE, MA 02138

160-38
HARVARD UNIVERSITY REAL ESATE INC.
HOLYOKE CENTER - ROOM 1000
1350 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02138

160-84
DAVIDSON, CHARLES L.
C/O STEVE MISCISZ MRS MGMT, LLC
1 APPLE RD
BEVERLY, MA 01915

162-62
76 MOUNT AUBURN STREET, INC.
C/O RICK CHILDS, SRB CORP
76 MOUNT AUBURN ST
CAMBRIDGE, MA 02138

160-58
CAMBRIDGE SAVINGS BANK
C/O KAREN A. GIESTA
1374 MASS AVE
CAMBRIDGE, MA 02138-3891

160-59
DANA CHAMBERS ALLIANCE
CAMBRIDGE SAVINGS BANK
81 WYMAN ST
WALTHAM, MA 02451

160-14
PRESIDENT & FELLOW OF HARVARD HARVARD
UNIVERSITY R.E. DEPT
HOLYOKE CENTER., ROOM 451
1350 MASS AVE
CAMBRIDGE, MA 02138-3895

160-85
P.C. HOLYOKE STREET, LLC,
160 FEDERAL ST. 9TH FL
BOSTON, MA 02110

162-10
SIGNET ASSOCIATES
46 DUNSTER ST
CAMBRIDGE, MA 02138

162-67
45 DUNSTER STREET LLC
2 HOLYOKE PLACE
CAMBRIDGE, MA 02138

160-14
KANG JUNG K
243 CONCORD AVE - # 7
CAMBRIDGE, MA 02138

160-76
WHOLEY, FREDERICK R.,
TRS OF THE FREDERICK R. WHOLEY
IRREVOCABLE TRS
15 ANIS ROAD
BELMONT, MA 02478

159-2
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

159-2
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR