



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

BZA APPLICATION FORM

Plan No: BZA-017293-2020

GENERAL INFORMATION

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

Special Permit : V Variance : Appeal :

PETITIONER : Cellco Partnership d/b/a Verizon Wireless - C/O Daniel D. Klasnick, Esquire

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

LOCATION OF PROPERTY : 1654 Massachusetts Ave Cambridge, MA

TYPE OF OCCUPANCY : Building Mounted Mobile Communications Facility ZONING DISTRICT : Residence C-2 Zone

REASON FOR PETITION :

Other: Eligible Wireless Facility - Modify Special Permit

DESCRIPTION OF PETITIONER'S PROPOSAL :

Application to Modify Special Permit, while reserving all rights, to modify an existing building mounted mobile communications facility by removing 7 antennas and installing 9 antennas (total of 11 antennas) at the same height on existing chimneys. Remove 6 remote radio heads and replace with 6 remote radio heads at the same location on the existing chimneys. All equipment to be painted to match chimneys. Please see attached project narrative, plans and photo simulations for more details.

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 10.000 Section 10.40-10.46 (Special Permit).

Article 6409(a) Section (Middlesex Class Tax Relief Act (Spectrum Act)).

Original Signature(s) :

(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@dkl-legal.com

Date : June 12, 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 John Kurt Miller, Trustee


(OWNER)

Address: 1396 Beacon Street, Brookline, MA 02446

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

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

*Pursuant to a deed of duly recorded in the date 12.29.1972, Middlesex South
County Registry of Deeds at Book 12356, Page 367; 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 John Kurt Miller personally appeared before me,
this 29th of May, 2020, and made oath that the above statement is true.



Notary

My commission expires 12-31-2021 (Notary Seal) **REBECCA A. RAFFERTY**



Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 31, 2021

- 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 1654 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 with 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 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 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**DIMENSIONAL INFORMATION**

APPLICANT: Verizon Wireless **PRESENT USE/OCCUPANCY:** Wireless
LOCATION: 1654 Massachusetts Ave Cambridge, MA **ZONE:** Residence C-2 Zone
PHONE: 7818730021 **REQUESTED USE/OCCUPANCY:** Wireless

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		22978	N/C	N/C	(max.)
<u>LOT AREA:</u>		17578	N/C	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		N/A	N/C	N/C	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		N/A	N/C	600	(min.)
<u>SIZE OF LOT:</u>	WIDTH	N/A	N/C	N/A	(min.)
	DEPTH	N/A	N/C	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	N/A	N/C	N/A	(min.)
	REAR	N/A	N/C	N/A	(min.)
	LEFT SIDE	N/A	N/C	N/A	(min.)
	RIGHT SIDE	N/A	N/C	N/A	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	69'	N/C	N/A	(max.)
	LENGTH	N/A	N/C	N/A	
	WIDTH	N/A	N/C	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		N/A	N/C	N/A	(min.)
<u>NO. OF DWELLING UNITS:</u>		N/A	N/C	N/A	(max.)
<u>NO. OF PARKING SPACES:</u>		N/A	N/C	N/A	(min./max)
<u>NO. OF LOADING AREAS:</u>		N/A	N/C	N/A	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		N/A	N/C	N/A	(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.

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'.



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

2020 JUN 16 AM 10:50
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-017293-2020

GENERAL INFORMATION

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

Special Permit : v Variance : Appeal :

PETITIONER : Cellco Partnership d/b/a Verizon Wireless - C/O Daniel D. Klasnick, Esquire

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

LOCATION OF PROPERTY : 1654 Massachusetts Ave Cambridge, MA

TYPE OF OCCUPANCY : Building Mounted Mobile Communications Facility ZONING DISTRICT : Residence C-2 Zone

REASON FOR PETITION :

Other: Eligible Wireless Facility - Modify Special Permit

DESCRIPTION OF PETITIONER'S PROPOSAL :

Application to Modify Special Permit, while reserving all rights, to modify an existing building mounted mobile communications facility by removing 7 antennas and installing 9 antennas (total of 11 antennas) at the same height on existing chimneys. Remove 6 remote radio heads and replace with 6 remote radio heads at the same location on the existing chimneys. All equipment to be painted to match chimneys. Please see attached project narrative, plans and photo simulations for more details.

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 10.000	Section 10.40-10.46 (Special Permit).
Article 6409(a)	Section (Middlesex Class Tax Relief Act (Spectrum Act).

Original Signature(s) :

(Petitioner(s) / Owner)

Daniel D. Klasnick, attorney for Cellco Partnership
d/b/a Verizon Wireless

(Print Name)

Address : 210 Broadway, Suite 203

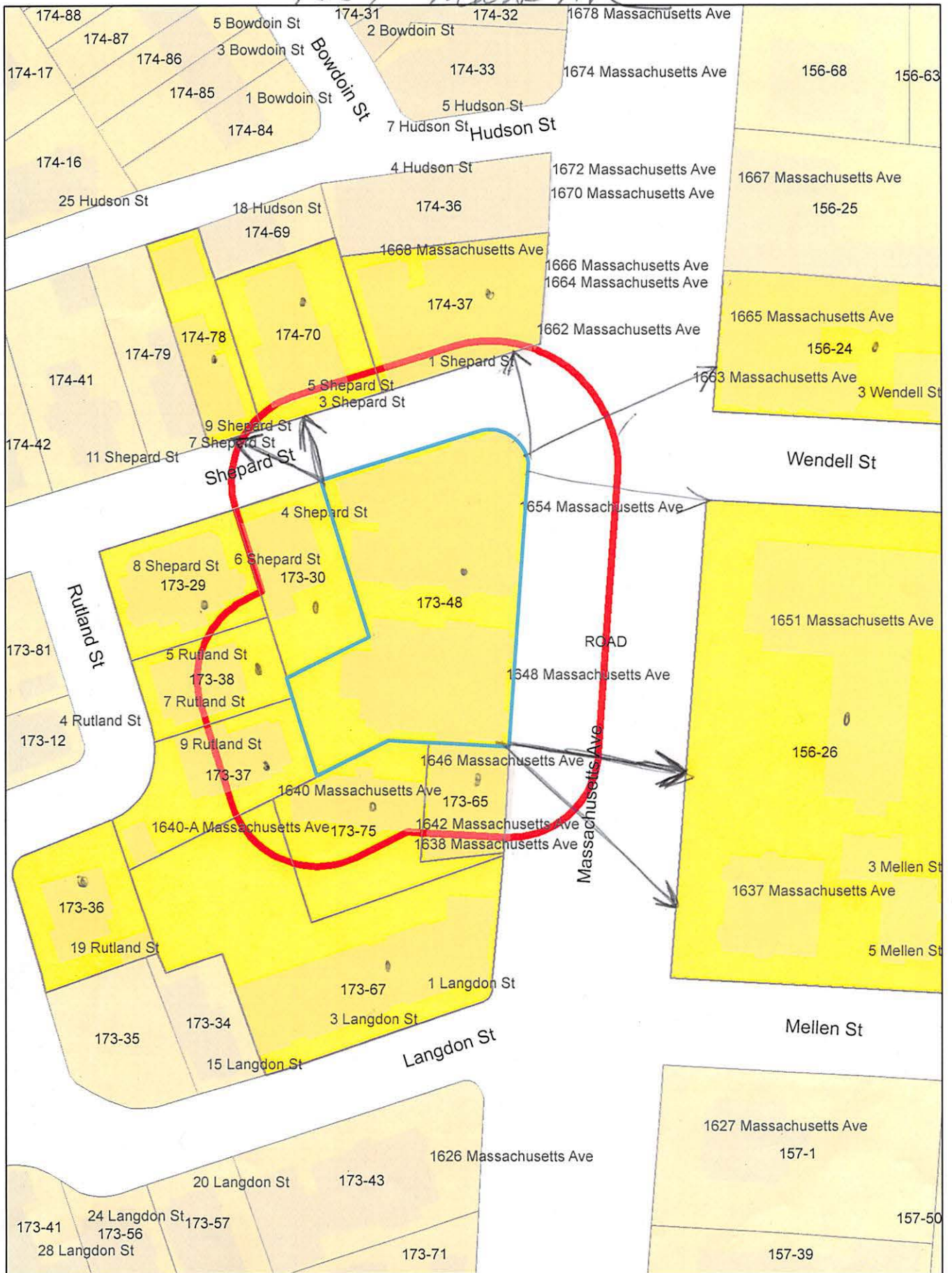
Lynnfield, MA 01940

Tel. No. : (781) 873-0021

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

Date : June 12, 2020

1654 Mass Ave



1654 Mass Ave

Petitioner

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

174-70
KAUPPILA, ANDREA M.
TRUSTEE OF ST. GEORGE FAMILY TRUST
3 SHEPARD ST. UNIT 2
CAMBRIDGE, MA 02138-1501

CELLCO PARTNERSHIP
D/B/A VERIZON WIRELESS
C/O DANIEL D. KLASNICK, ESQ.
210 BROADWAY – SUITE 203
LYNNFIELD, MA 01940

174-78
KANTOR, DAVID,
TR. THE KANTOR SHEPARD STREET NOMINEE TR
7 SHEPARD STREET
CAMBRIDGE, MA 02138-1711

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

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

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

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

173-29
WHELAN, PATRICIA MARIE
6 SHEPARD ST #2
CAMBRIDGE, MA 02138-1712

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

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

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

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

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

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

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

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

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

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

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

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

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

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

174-70
RAGER, CLARE SELDEN & KYLE M. RAGER
3 SHEPARD ST UNIT 4
CAMBRIDGE, MA 02138

173-29
BASS, STEEDMAN L.,
TRUSTEE STEEDMAN L. BASS 2008 TRUST
6-8 SHEPARD ST UNIT 5
CAMBRIDGE, MA 02138

173-38
FEDAK, SCOTT M. & LAUREN ELIZABETH
7 RUTLAND ST UNIT 7-2
CAMBRIDGE, MA 02138

Prepared For:
Verizon Wireless
Site Name:
HARVARD SQ 2 MA
1654 Massachusetts Avenue
Cambridge, MA 02138



Simulations Based On Rev- 1 ANTMO Drawings By Dewberry.
Photos Taken On: 05/08/20

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

verizon
WIRELESS
118 Flanders Road
Westborough, MA 01581

HARVARD SQ 2 MA
DEWBERRY NO. 50121514
(Page 1 of 10)

Dewberry
Dewberry Engineers Inc.
99 Summer St.
Suite 700
Boston, MA 02110



verizon
WIRELESS

HARVARD SQ 2 MA
1654 Massachusetts Avenue
Cambridge, MA 02138
(Page 2 of 10)



Actual View

verizon[✓]
WIRELESS

HARVARD SQ 2 MA

Photo 1A

View Facing Northwest
From Massachusetts Avenue
(Page 3 of 10)

 **Dewberry**[®]

Proposed View

Proposed Beta Sector Panel
Antennas (Typ.-2) On A Side-By-Side
Bracket On Existing Mast Pipe

Proposed Beta Sector NR
HRU Antenna (Typ.-1) On
Existing Mast Pipe

verizon
WIRELESS

HARVARD SQ 2 MA

Photo 1B

View Facing Northwest
From Massachusetts Avenue
(Page 4 of 10)

 **Dewberry**

Actual View

verizon[✓]
WIRELESS

HARVARD SQ 2 MA

Photo 2A

View Facing Southwest
From Massachusetts Avenue
(Page 5 of 10)

 **Dewberry**[®]

Proposed View

Proposed Alpha Sector Panel
Antennas (Typ.-2) On A Side-By-Side
Bracket On Existing Mast Pipe

Proposed Alpha Sector
NR HRU Antenna (Typ.-1)
On Existing Mast Pipe

verizon
WIRELESS

HARVARD SQ 2 MA

Photo 2B

View Facing Southwest
From Massachusetts Avenue
(Page 6 of 10)

 **Dewberry**

Actual View

verizon
WIRELESS

HARVARD SQ 2 MA

Photo 3A

View Facing South
From Bowdoin Street
(Page 7 of 10)

LEANERS

RITE-WAY DRY CLEANERS (617) 547-8008

LEASING
617-308-7897

Dine-in
Catering



Dewberry
The Taste of India

Proposed View

Proposed Alpha Sector Panel
Antennas (Typ.-2) On A
Side-By-Side Bracket On Existing

Proposed Alpha Sector
NR HRU Antenna (Typ.-1)
On Existing Mast Pipe

verizon
WIRELESS

HARVARD SQ 2 MA

Photo 3B

View Facing South
From Bowdoin Street
(Page 8 of 10)

LEANERS

RITE-WAY DRY CLEANERS (617) 547-8008

LEASING
617-308-7897

Dine-in
Catering



Dewberry

The Taste of India

Actual View

verizon[✓]
WIRELESS

HARVARD SQ 2 MA

Photo 4A

View Facing Northeast
From Rutland Street
(Page 9 of 10)



Dewberry®

Proposed View

Proposed Gamma Sector
NR HRU Antenna (Typ.-1)
On Existing Mast Pipe

Proposed Gamma Sector Panel
Antennas (Typ.-2) On A
Side-By-Side Bracket On Existing

Proposed RRH Mounted Behind
Existing Chimney (2/Sector) (Typ.-6)
(To Replace 6 Existing RRHS)

verizon
WIRELESS

HARVARD SQ 2 MA

Photo 4B

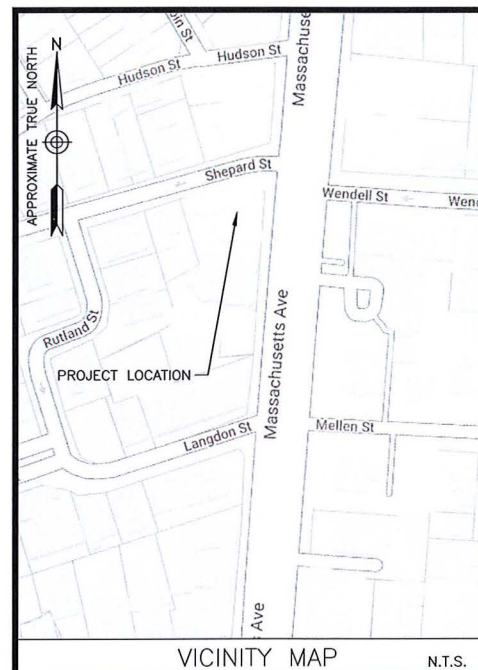
View Facing Northeast
From Rutland Street
(Page 10 of 10)



Dewberry®



HARVARD SQ 2 MA
1654 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02138



DIRECTIONS FROM WESTBOROUGH, MA:

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

ENGINEER

DEWBERRY ENGINEERS INC.
99 SUMMER ST.
SUITE 700
BOSTON, MA 02110

PHONE # (617) 531-0813
FAX # (617) 695-3310

CONTACT: BENJAMIN REVETTE, P.E.

CONSTRUCTION

VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956
PHONE # (401) 545-3175
CONTACT: STEVE RYAN

SITE NAME:
HARVARD SQ 2 MA

PROPERTY OWNER:

TUCKER REED MILLER
C/O CLIFFORD V MILLER INC.
1396 BEACON STREET
BROOKLINE, MA 02446

APPLICANT:

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

ELECTRIC UTILITY:

EVERSOURCE
1-800-592-2000

TELEPHONE UTILITY:

VERIZON
1-800-870-9999

CENTER OF EXISTING STRUCTURE*:

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

SITE ADDRESS:

SITE ADDRESS:
1654 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02138

PROJECT DIRECTORY

THE SITE WILL CONSIST OF REMOVING (7) EXISTING PANEL ANTENNAS AND REPLACING WITH (6) NEW PANEL ANTENNAS (2/SECTOR) AND (3) NEW NR ANTENNAS (1/SECTOR) FOR A FINAL TOTAL OF (11) ANTENNAS ON SITE. (6) RRRHS WILL BE REMOVED AND REPLACED WITH (6) NEW RRRHS (2/SECTOR).

PROJECT DESCRIPTION

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

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

[illegible]

VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

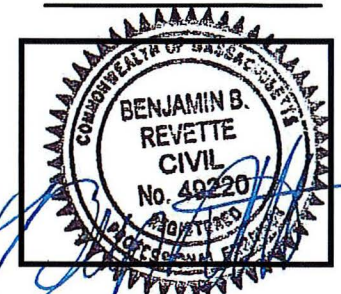
HARVARD SQ 2 MA

ANTMO DRAWINGS

1	05/13/20	FOR SUBMITTAL
0	03/04/20	FOR SUBMITTAL
A	02/12/20	FOR REVIEW



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



DRAWN BY:	SCA
-----------	-----

REVIEWED BY:	CDH
--------------	-----

CHECKED BY:	BBR
-------------	-----

PROJECT NUMBER:	50121487
-----------------	----------

JOB NUMBER:	50121514
-------------	----------

SITE NUMBER

137823

SITE ADDRESS

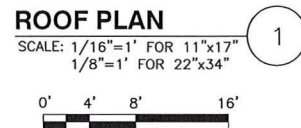
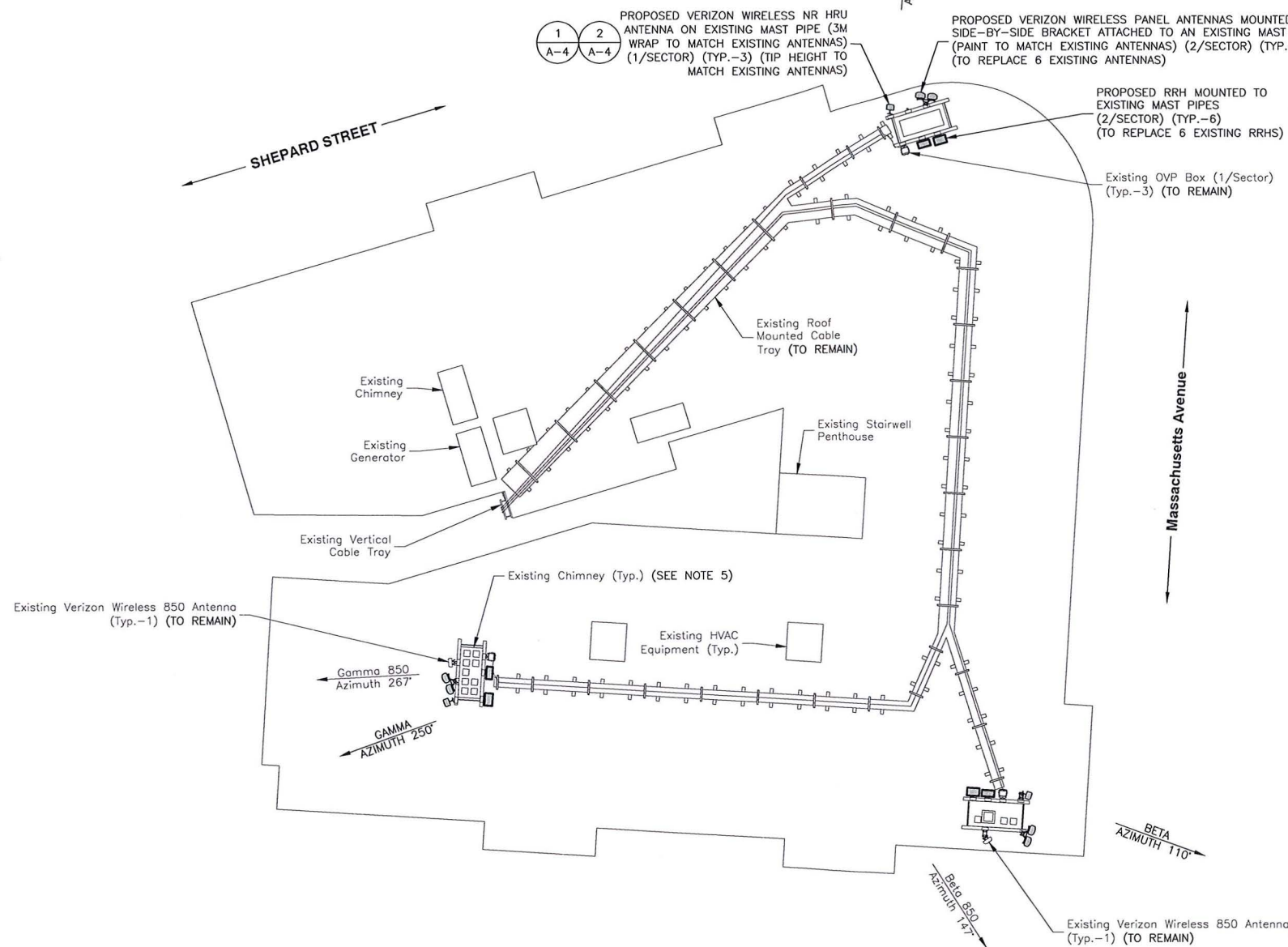
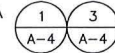
1654 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1



- SITE NOTES:**
- NORTH ARROW SHOWN AS APPROXIMATE.
 - EXISTING BUILDING AND ANTENNA ELEVATIONS ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED WITH A MAPPING.
 - PLANS BASED ON SITE VISIT BY DEWBERRY ENGINEER ON 01/08/20.
 - INSTALL ALL EQUIPMENT PER STRUCTURAL ASSESSMENT LETTER BY DEWBERRY ENGINEERS INC. DATED 01/29/20.
 - CONTRACTOR TO INSPECT CONDITIONS OF ALL EXISTING ANCHORS/THEADED RODS FOR SIGNS OF RUST. WHERE RUST IS FOUND, APPLY COLD GALVANIZING COMPOUND TO PROTECT ANCHORS/THEADED RODS FROM CORROSION.
 - CONTRACTOR TO UTILIZE 3M WRAP FOR ALL NR HRU ANTENNAS TO MATCH SURROUNDING AREAS. INSTALL 3M WRAP ON ANTENNAS PER MANUFACTURER'S SPECIFICATION & RECOMMENDATIONS.

SCOPE OF WORK	
• REMOVE (1) 850 ANTENNA FROM ALPHA SECTOR	
• REMOVE (6) HEX ANTENNAS (2/SECTOR)	
• REMOVE (6) RRHS (2/SECTOR)	
• INSTALL (6) NEW PANEL ANTENNAS ON SIDE-BY-SIDE MOUNTS ATTACHED TO EXISTING MAST PIPES (2 ANTENNAS/SECTOR)	
• INSTALL (3) NEW NR HRU ANTENNAS ON EXISTING MAST PIPES (1/SECTOR)	
• INSTALL (6) NEW RRHS (2/SECTOR)	
• INSTALL ADDITIONAL JUMPER CABLES BETWEEN SECTOR OVPS, RRHS, & ANTENNAS.	
• EXISTING & PROPOSED ANTENNAS & MOUNTS SHALL BE GROUNDED PER VERIZON WIRELESS SPECIFICATIONS	
SCOPE OF WORK BASED ON RFDS FOR HARVARD SQ 2 MA DATED 01/21/2020. VERIFY SCOPE OF WORK WITH FINAL RFDS PRIOR TO CONSTRUCTION.	

verizon
WIRELESS

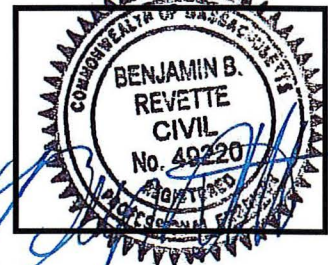
VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

HARVARD SQ 2 MA

ANTMO DRAWINGS

1	05/13/20	FOR SUBMITTAL
0	03/04/20	FOR SUBMITTAL
A	02/12/20	FOR REVIEW

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



DRAWN BY:	SCA
REVIEWED BY:	CDH
CHECKED BY:	BBR
PROJECT NUMBER:	50121487
JOB NUMBER:	50121514
SITE NUMBER	

137823

SITE ADDRESS

1654 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

SHEET TITLE

ROOF PLAN

SHEET NUMBER

A-1



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

HARVARD SQ 2 MA

ANTMO DRAWINGS

1	05/13/20	FOR SUBMITTAL
0	03/04/20	FOR SUBMITTAL
A	02/12/20	FOR REVIEW



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



DRAWN BY: SCA

REVIEWED BY: CDH

CHECKED BY: BBR

PROJECT NUMBER: 50121487

JOB NUMBER: 50121514

SITE NUMBER

137823

SITE ADDRESS

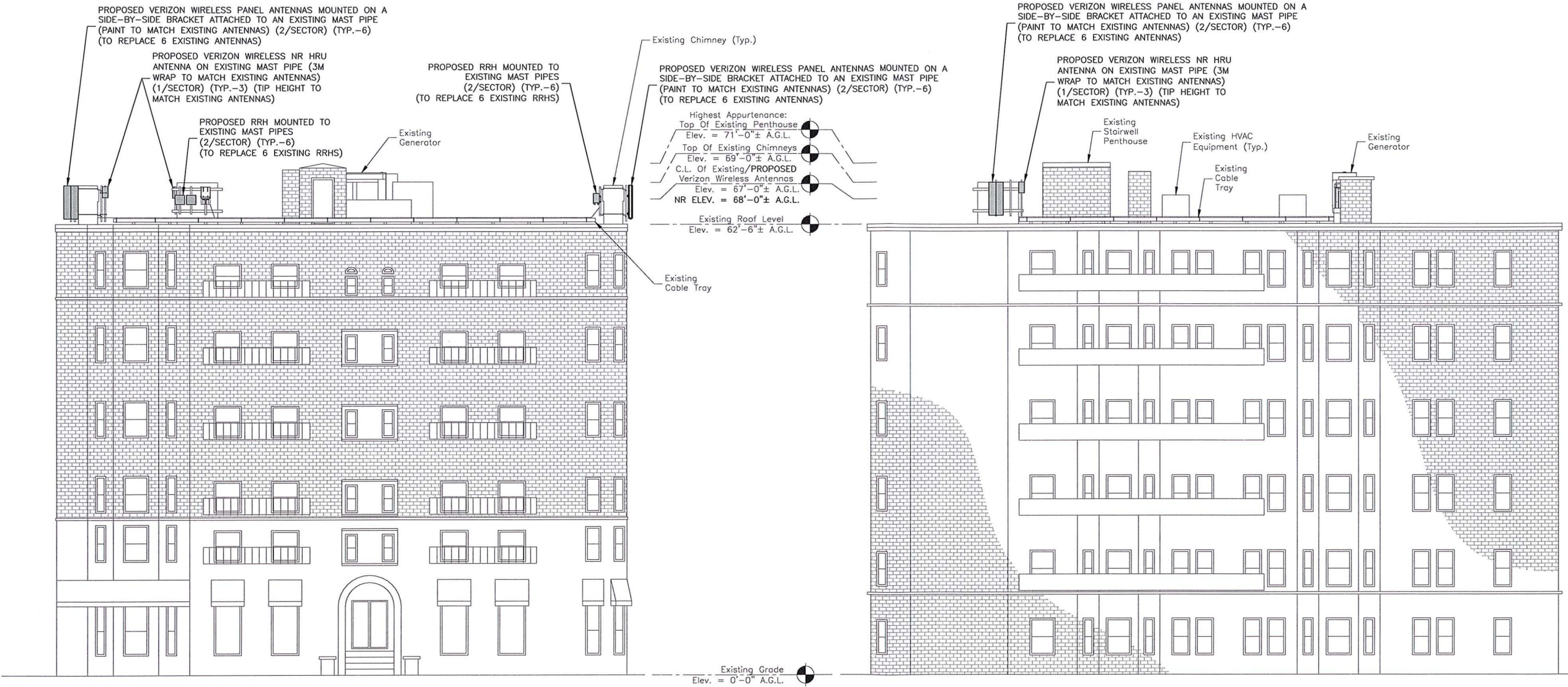
1654 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

SHEET TITLE

EAST & NORTH
ELEVATIONS

SHEET NUMBER

A-2



EAST ELEVATION

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

0' 4' 8' 16'

NORTH ELEVATION

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

0' 4' 8' 16'

SITE NOTES:

- EXISTING BUILDING AND ANTENNA ELEVATIONS ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED WITH A MAPPING.
- PLANS BASED ON SITE VISIT BY DEWBERRY ENGINEERS INC ON 01/08/20.

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



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

HARVARD SQ 2 MA

ANTMO DRAWINGS

1	05/13/20	FOR SUBMITTAL
0	03/04/20	FOR SUBMITTAL
A	02/12/20	FOR REVIEW



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



DRAWN BY:	SCA
REVIEWED BY:	CDH
CHECKED BY:	BBR
PROJECT NUMBER:	50121487
JOB NUMBER:	50121514
SITE NUMBER	

137823

SITE ADDRESS

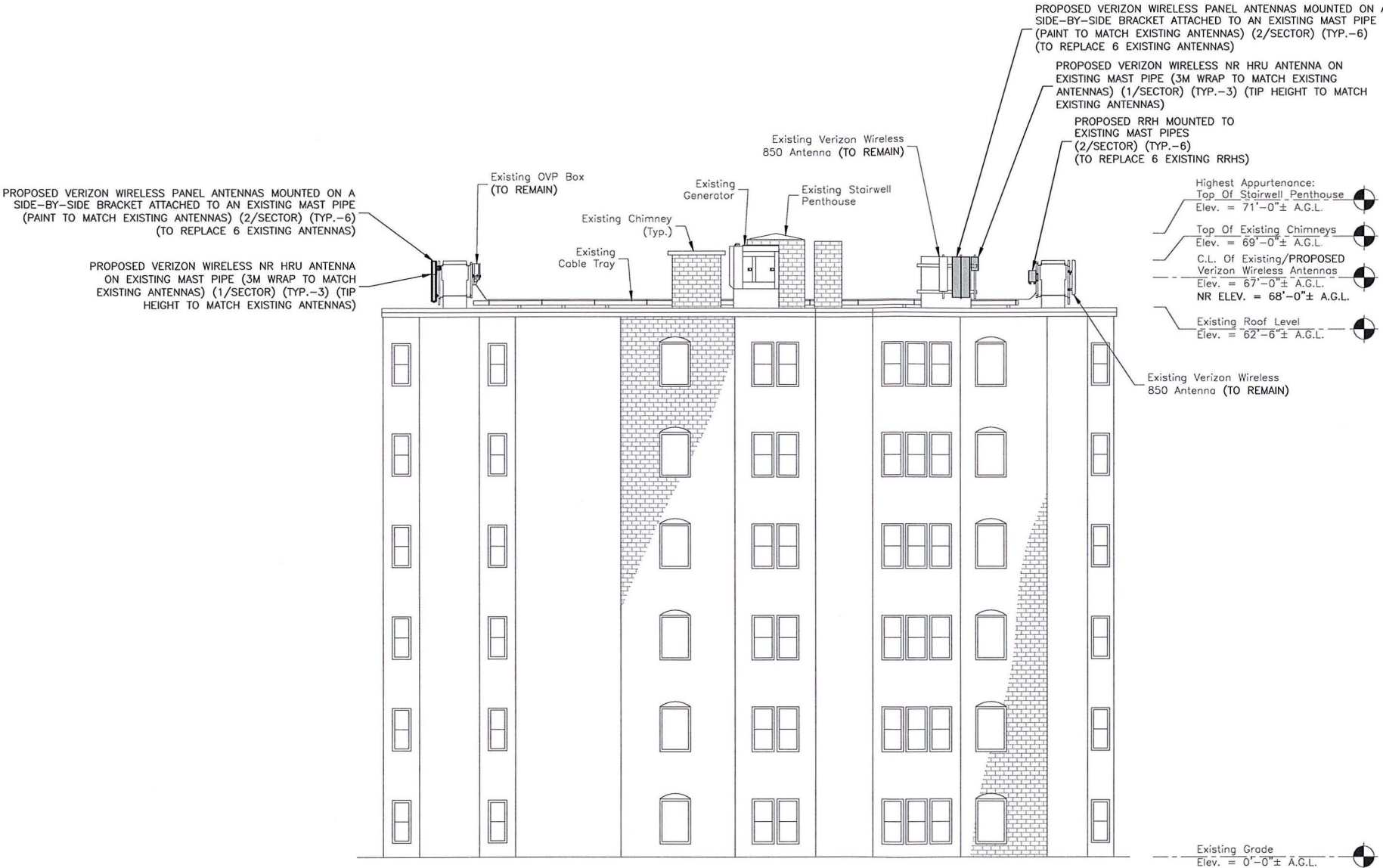
1654 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

SHEET TITLE

WEST
ELEVATION

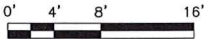
SHEET NUMBER

A-3



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

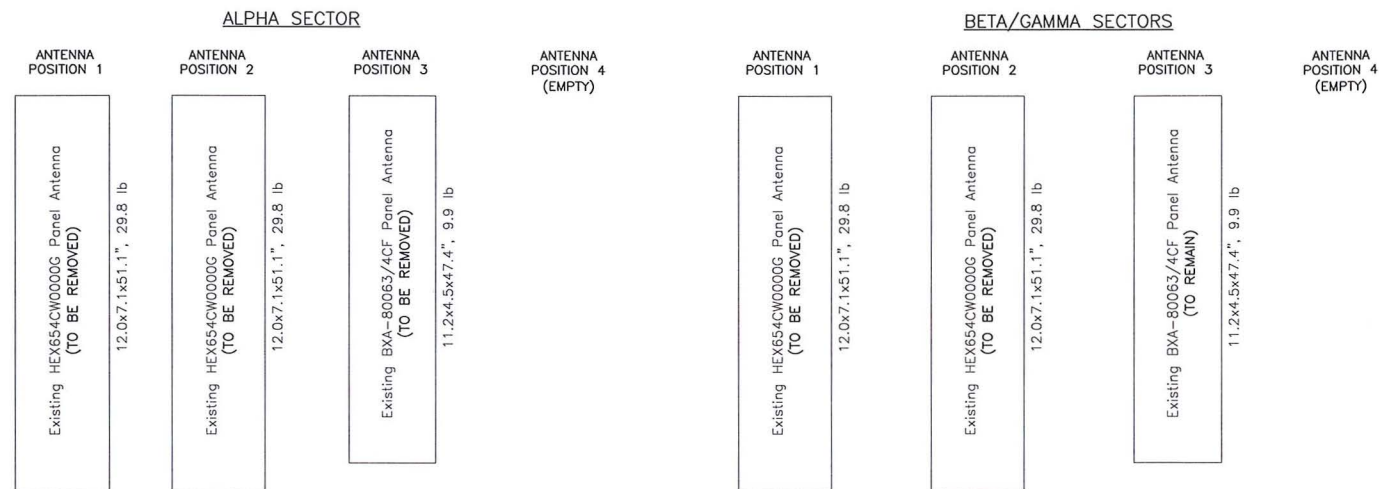
WEST ELEVATION
SCALE: 1/16"=1' FOR 11"x17"
1/8"=1' FOR 22"x34"



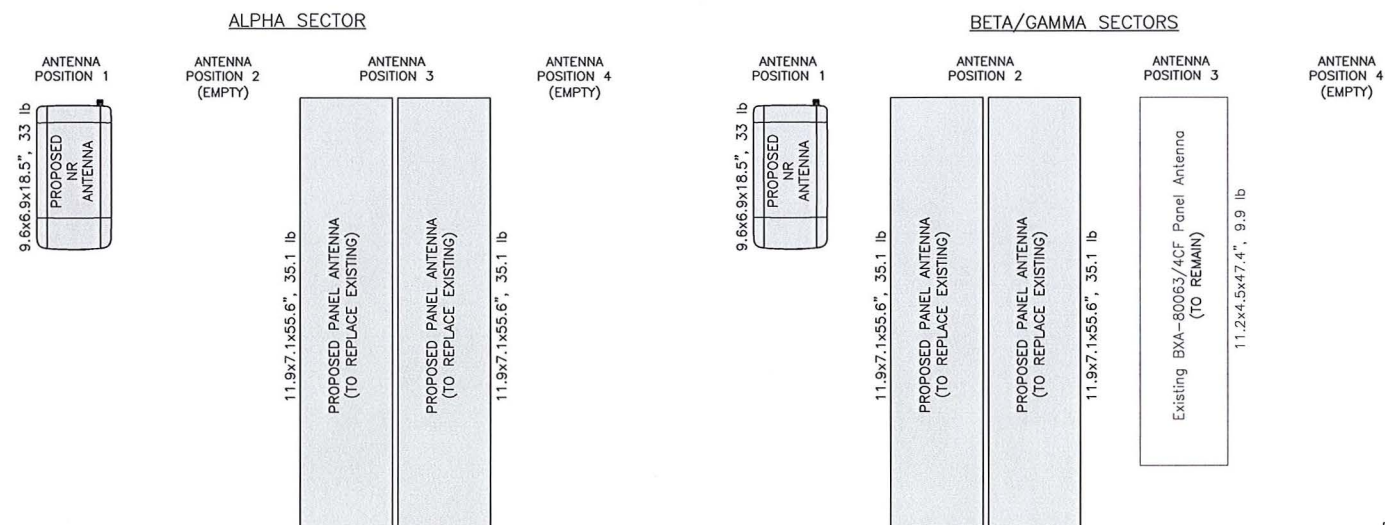
SITE NOTES:

- EXISTING BUILDING AND ANTENNA ELEVATIONS ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED WITH A MAPPING.
- PLANS BASED ON SITE VISIT BY DEWBERRY ENGINEERS INC ON 01/08/20.

EXISTING CONFIGURATION



PROPOSED CONFIGURATION



Dimensions: Existing Antennas		
HEX654CW0000G	12.0	7.1 / 51.1
BXA-80063/4CF	11.2	4.5 / 47.4

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

DIMENSIONS: PROPOSED ANTENNAS		
NR	9.6	6.9 / 18.5
NHH-65A-R2B	11.9	7.1 / 55.6

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

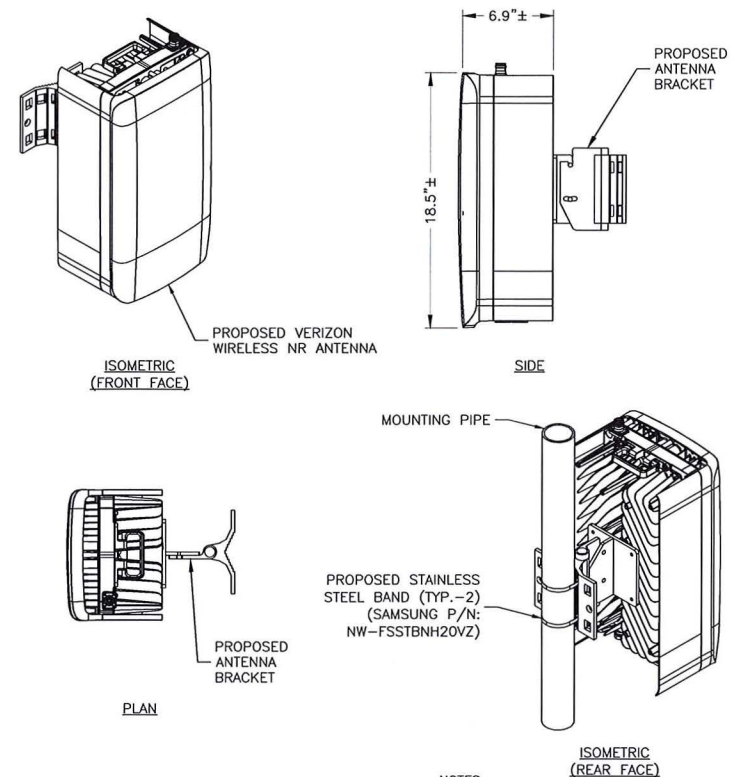
NOTES:

- AS VIEWED STANDING BEHIND THE ANTENNAS.
- ANTENNA CONFIGURATION BASED ON ANTENNA REC DATED 01/21/20. VERIFY SCOPE OF WORK WITH FINAL RFDS PRIOR TO CONSTRUCTION.

ANTENNA CONFIGURATION

SCALE: N.T.S.

1



MANUFACTURER:	SAMSUNG
PART NUMBER:	NR HRU
DIMENSIONS:	18.5"H X 9.6"W X 6.9"D
WEIGHT:	33 LBS

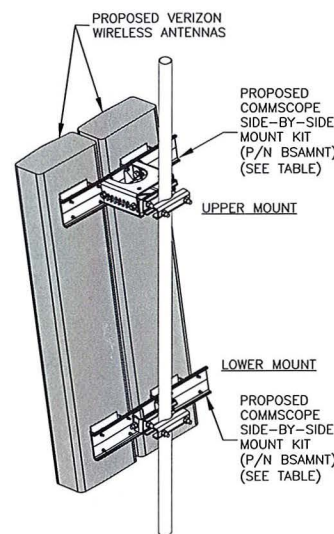
NOTES:

- INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. USE APPROPRIATE MOUNTING HARDWARE FOR CONSTRUCTION TYPE.
- ANTENNAS ARE SHOWN PERPENDICULAR TO BUILDING FACADE. ANTENNAS WILL BE REQUIRED TO BE PANNED TO MEET REQUIRED AZIMUTHS.
- ANTENNA WEIGHT: 33.0 LBS.
- CONTRACTOR TO UTILIZE 3M WRAP FOR ALL NR HRU ANTENNAS TO MATCH SURROUNDING AREAS. INSTALL 3M WRAP ON ANTENNAS PER MANUFACTURER'S SPECIFICATION & RECOMMENDATIONS.

NR ANTENNA DETAIL

SCALE: N.T.S.

2



COMMSCOPE P/N: BSAMNT MOUNT TABLE				
COMMSCOPE P/N	SUPPORTED ANTENNAS	QUANTITY REQUIRED PER (2) ANTENNAS	NUMBER OF MOUNTING POINTS	GAP BETWEEN ANTENNAS
BSAMNT-SBS-1-2	SBNHH-1D65A/B/C NHH-65A/B/C-R2B	1	2	3-3/8"
BSAMNT-SBS-2-2	JAHH-65A/B/C-R3B JAHH-45A-R3B NHH-45A-R2B SBNHH-1D45A/B	1	2	2"
BSAMNT-SBS-2-3	NHH-45B/C-R2B JAHH-45B/C-R3B SBNHH-1D45C	1	3	2"

TABLE BASED ON POWER POINT PRESENTATION BY COMMSCOPE TITLED SIDE BY SIDE MOUNTS. CONTRACTOR TO VERIFY PART NUMBERS WITH MANUFACTURER PRIOR TO ORDERING. INSTALL PER MANUFACTURER RECOMMENDATIONS & SPECIFICATIONS.

NOTES:

- SPACING OF PROPOSED EQUIPMENT SHALL BE CONFIRMED AND PROPOSED MOUNTS SHALL NOT IMPEDE EQUIPMENT CLEARANCES. ACCESS TO EQUIPMENT SHALL BE MAINTAINED.
- PROPOSED ANTENNA MOUNT SHALL BE INSTALLED ACCORDING TO MANUFACTURER SPECIFICATIONS.

SIDE-BY-SIDE ANTENNA MOUNT

SCALE: N.T.S.

3



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

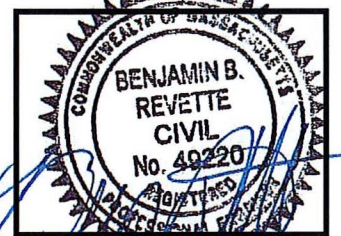
HARVARD SQ 2 MA

ANTMO DRAWINGS

1	05/13/20	FOR SUBMITTAL
0	03/04/20	FOR SUBMITTAL
A	02/12/20	FOR REVIEW



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



DRAWN BY: SCA

REVIEWED BY: CDH

CHECKED BY: BBR

PROJECT NUMBER: 50121487

JOB NUMBER: 50121514

SITE NUMBER

137823

SITE ADDRESS

1654 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

SHEET TITLE

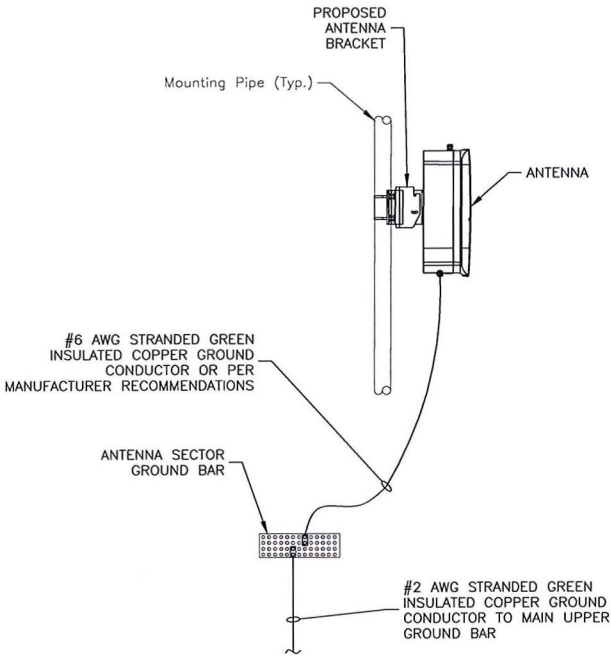
CONSTRUCTION
DETAILS

SHEET NUMBER

A-4

GENERAL NOTES:

1. ALL DIMENSIONS TO, OF, AND ON EXISTING BUILDINGS, DRAINAGE STRUCTURES, AND SITE IMPROVEMENTS SHALL BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO ALL FABRICATION WITH ALL DISCREPANCIES REPORTED IMMEDIATELY TO THE ENGINEER.
2. DO NOT CHANGE SIZE NOR SPACING OF STRUCTURAL ELEMENTS.
3. DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
4. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. BRACE STRUCTURES UNTIL ALL STRUCTURAL ELEMENTS NEEDED FOR STABILITY ARE INSTALLED. THESE ELEMENTS ARE AS FOLLOWS: LATERAL BRACING, ANCHOR BOLTS, ETC.
6. DETERMINE EXACT LOCATION OF EXISTING UTILITIES, DRAIN PIPES, VENTS, ETC. BEFORE COMMENCING WORK.
7. INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE MISFITTING OR NONCONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH REMEDIAL ACTION SHALL REQUIRE WRITTEN APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING.
8. EACH CONTRACTOR SHALL COOPERATE WITH THE OWNER'S REPRESENTATIVE, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.
9. REPAIR ANY DAMAGE DURING CONSTRUCTION TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE CONSTRUCTION MANAGER.
10. ALL CABLE/CONDUIT ENTRY/EXIT PORTS SHALL BE WEATHERPROOFED DURING INSTALLATION USING A SILICONE SEALANT.
11. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
12. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED D FIRE CODE APPROVED MATERIALS.
13. TURN OVER ALL SALVAGEABLE BUILDING MATERIAL TO BUILDING MANAGER.
14. ALL DISRUPTIVE WORK AND WORK WITHIN TENANT SPACES TO BE COORDINATED WITH BUILDING REPRESENTATIVE.
15. ALL ROOF PENETRATIONS SHALL BE RESTORED TO MAINTAIN ALL ROOF WARRANTIES AND ENSURE A PERMANENT WATERPROOF SEAL.



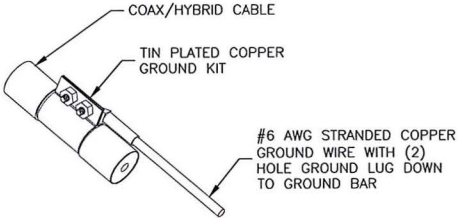
NOTES:

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

TYPICAL NR ANTENNA GROUNDING DETAIL

SCALE: N.T.S.

1



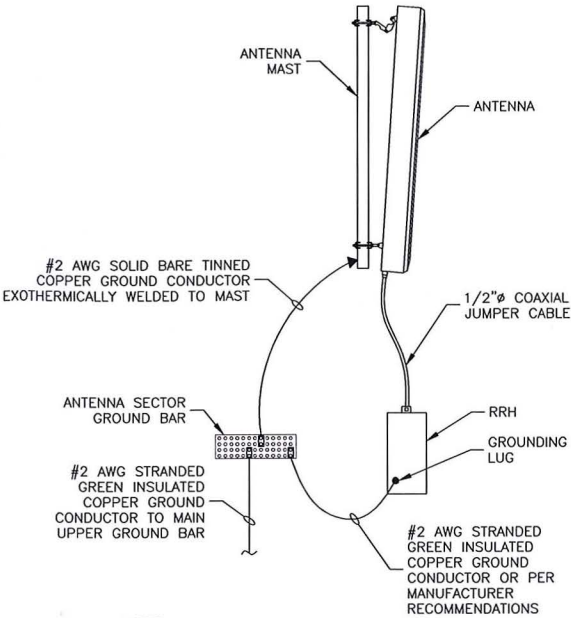
NOTES:

1. DO NOT INSTALL CABLE GROUND KIT AT A BEND. ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
2. GROUNDING KIT SHALL BE TIN PLATED COPPER WITH TWO-HOLE LUG, SIZE PER COAX DIAMETER.
3. WEATHER SEAL GROUND KIT PER CARRIER REQUIREMENTS.
4. COAX CABLE GROUND KIT LOCATION & QUANTITY SHALL BE PER CARRIER SPECIFICATIONS & STANDARDS.

COAX/HYBRID GROUNDING DETAIL

SCALE: N.T.S.

4



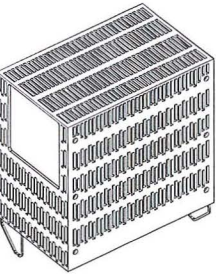
NOTES:

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 & MANUFACTURER'S RECOMMENDATIONS.

TYPICAL ANTENNA/RRH GROUNDING DETAIL

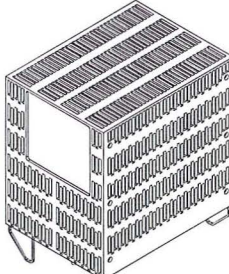
SCALE: N.T.S.

2



LTE 700/850

MANUFACTURER:	SAMSUNG
MODEL:	B5/B13 RRH BR04C
DIMENSIONS:	15.0"H X 15.0"W X 8.1"D
WEIGHT:	82.0 LBS



LTE AWS/PCS

MANUFACTURER:	SAMSUNG
MODEL:	B2/B66A RRH BR049
DIMENSIONS:	15.0"H X 15.9"W X 10.0"D
WEIGHT:	97.5 LBS

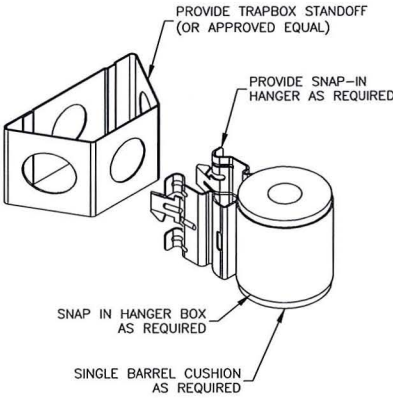
NOTES:

1. COAX & JUMPERS NOT SHOWN FOR CLARITY.
2. GROUND RRHS AND MOUNTS PER MANUFACTURER'S RECOMMENDATIONS AND VERIZON WIRELESS STANDARDS.
3. CONFIRM REQUIRED RRHS WITH THE LATEST ANTENNA REC.

RRH DETAILS

SCALE: N.T.S.

5



JUMPER MOUNT

SCALE: N.T.S.

3



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

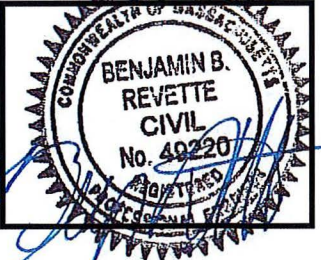
HARVARD SQ 2 MA

ANTMO DRAWINGS

1	05/13/20	FOR SUBMITTAL
0	03/04/20	FOR SUBMITTAL
A	02/12/20	FOR REVIEW



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



DRAWN BY:	SCA
REVIEWED BY:	CDH
CHECKED BY:	BBR
PROJECT NUMBER:	50121487
JOB NUMBER:	50121514
SITE NUMBER	

137823

SITE ADDRESS

1654 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

SHEET TITLE

CONSTRUCTION
DETAILS & NOTES

SHEET NUMBER

A-5



**Application
to
Modify Special Permit**

**1654 Massachusetts Avenue
Cambridge, MA**

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

June 2, 2020

City of Cambridge
Board of Zoning Appeals
41 Pleasant Street
Methuen, Massachusetts 01844

**Re: Application to Modify Special Permit – Eligible Facility
Building Mounted Mobile Communications Facility
Located at 1654 Massachusetts Avenue, 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;
- Application fee of \$500.00 – To be Paid by Online Invoice
- 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



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: 1654 Massachusetts Avenue

TYPE OF OCCUPANCY: Retail/Apartment ZONING DISTRICT: Residence C-2; Mass Ave Overlay

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

Modification of existing mobile communications facility by removing 7 antennas and installing 9 antennas

(for a total of 11 antennas) at the same height on existing chimneys. Remove 6 remote radio heads and replace with 6 remote radio heads at the same location on the existing chimneys. All equipment to be painted to match chimneys. Please See attached Project Narrative, Plans and Photo Simulations for more details.

SECTIONS OF ZONING ORDINANCE CITED:

Article 4 Section 4.32(g)(1) and footnote 49 (Section 4.40.49)

Article 10 Section 10.40 through 10.46

Article 6409(a) Section Middle Class Tax Relief Act (Spectrum Act)

Applicants for a **Variance** must complete Pages 1-5

Applicants for a **Special Permit** must complete Pages 1-4 and 6

Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s) : /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@dkn-legal.com

Date: May 2, 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 1654 Massachusetts Avenue (location) would not be a detriment to the public interest because:

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

As demonstrated by the documents 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)*

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

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

LOCATION: 1654 Massachusetts Avenue **ZONE:** Residence C-2; Mass Ave Overlay

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>22,978 sf</u>	<u>No Change</u>	<u>N/A</u> (max.)
LOT AREA:	<u>17, 578 sf</u>		<u>5,000 sf.</u> (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		<u>No Change</u>	<u>1.75</u> (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>N/A</u>	<u>No Change</u>	<u>600 Sf.</u> (min.)
SIZE OF LOT:			
WIDTH			(min.)
DEPTH			
Setbacks in Feet:		<u>No Change</u>	<u>H+L/4</u> (min.)
FRONT			
REAR		<u>No Change</u>	<u>H+L/4</u> (min.)
LEFT SIDE		<u>No Change</u>	<u>H+L/5</u> (min.)
RIGHT SIDE		<u>No Change</u>	<u>H+L/5</u> (min.)
SIZE OF BLDG.:			
HEIGHT	<u>62'6" (roof level)</u>	<u>No Change</u>	<u>85'</u> (max.)
LENGTH	<u>69' (top of chimneys)</u>		
WIDTH			
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³			
	<u>N/A</u>	<u>N/A</u>	<u>None</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>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.

Not Applicable

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

BZA APPLICATION FORM

CHECK LIST

PROPERTY LOCATION: 1654 Massachusetts Avenue DATE: May 2, 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 D. Klasnick, Esquire

BLOCK: 173 LOT: 48

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

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

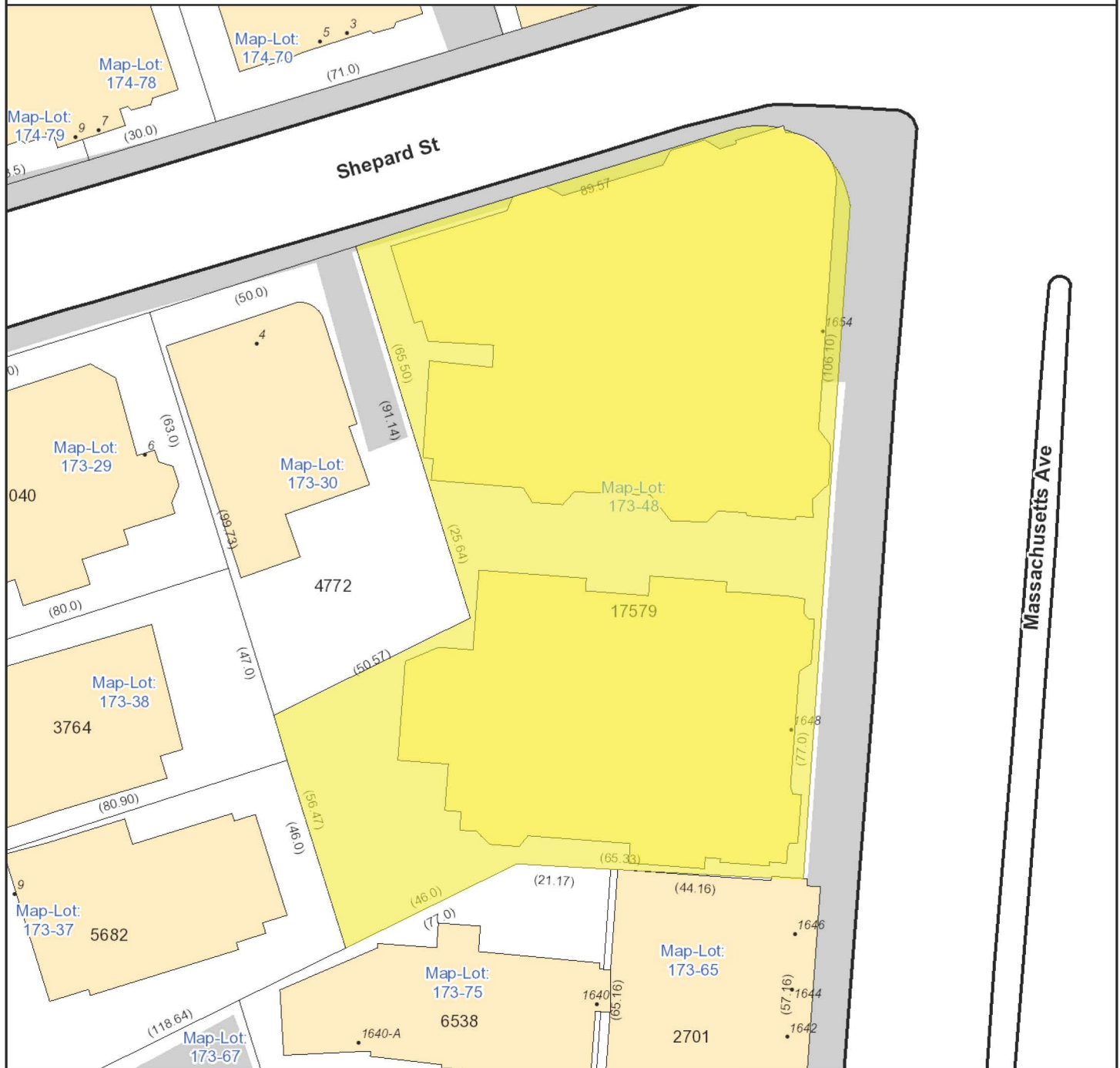
<u>DOCUMENTS</u>	<u>REQUIRED</u>	<u>ENCLOSED</u>
Application Form	<u>X</u>	<u>X</u>
3 Forms with Original Signatures		
Supporting Statements - Scanned & 1 set to Zoning	<u>X</u>	<u>X</u>
Application Fee (You will receive invoice online)	<u>X</u>	<u>X</u>
Assessor's GIS "Block Map" (Available on line 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" = 35 ft

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

www.cambridgema.gov/gis



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



CITY OF CAMBRIDGE

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

APPLICANT: Cellco Partnership d/b/a Verizon Wireless

SITE ADDRESS: 1654 Massachusetts Avenue
Cambridge, Massachusetts

ASSESSOR’S LOT I.D.: Map 173, Lot 48

ZONING DISTRICT: Residence (C-2) and Massachusetts Avenue Overlay
District

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: #9282 as previously amended by Case No: #BZA-012742-2017 on the existing building at 1654 Massachusetts Avenue Street (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

Clifford V. Miller Trust (“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 1654 Massachusetts Avenue being shown on Tax Map of the City of Cambridge at Map 173, Lot 48 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 Clifford V. Miller Trust is a 6-story brick building used for apartment purposes (the “Building”). In compliance with Special Permit Case No: #9282 as previously amended by Case No: #BZA-012742-2017, Verizon Wireless has installed and operates an existing Facility consisting of 3 sectors of 3 antennas each (9 in total) and equipment room in the Building. The existing antennas are chimney mounted painted to match.

Facility Modification Details

Total of Eleven (11) Antennas with Remote Radio Heads

Verizon Wireless proposes to mount a total of eleven (11) antennas through replacing 6 antennas and installing 3 new antennas while maintaining 2 existing antennas to the side of the 3 existing chimneys that will be painted to match the color of the chimneys with remote radio heads as follows:

(a) Alpha Sector Chimney Mounted Equipment (*northerly orientation toward Shepard Street*)

Remove 3 antennas and 2 remote radio heads. Install 3 new antennas with 2 antennas mounted on a side-by-side bracket attached to the existing mast pipe (paint to match) and install one antenna on existing pipe mast (enclosed with 3M wrap to match) at a height to match the existing antennas. Install 2 remote radio heads mounted to existing pipe mounts on chimney. Total: 3 antennas and 2 remote radio heads. – See Roof Plan Sheet A-1.

(b) Beta Sector Chimney Mounted Equipment (*easterly orientation toward Massachusetts Avenue*)

Remove 2 antennas and 2 remote radio heads. Install 3 new antennas with 2 antennas mounted on a side-by-side bracket attached to the existing mast pipe (paint to match) and install one antenna on existing pipe mast (enclosed with 3M wrap to match) at a height to match the existing antennas. Install 2 remote radio heads mounted to existing pipe mounts on chimney. Total: 4 antennas and 2 remote radio heads. – See Roof Plan Sheet A-1.

(c) Gamma Sector Chimney Mounted Equipment (*westerly orientation*)

Remove 2 antennas and 2 remote radio heads. Install 3 new antennas with 2 antennas mounted on a side-by-side bracket attached to the existing mast pipe (paint to match) and install one antenna on existing pipe mast (enclosed with 3M wrap to match) at a height to match the existing antennas. Install 2 remote radio heads mounted to

existing pipe mounts on chimney. Total: 4 antennas and 2 remote radio heads. – *See Roof Plan Sheet A-1.*

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

Access to the site is directly available via Massachusetts Avenue or Shepard Street. The site will be visited by Verizon Wireless personnel approximately once per month in a single service vehicle.

Electric and telephone lines run from the basement inside of the building to the basement equipment room. The generator will continue to be connected by power, control conduit and natural gas line.

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

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”).

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 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 proposed chimney mounted antennas and remote radio heads 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

⁴ Id. At 12872.

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)

by more than six feet – **The proposed additional and replacement antennas will not protrude more than six feet from the chimneys.**

(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 replacement antennas mounted to the side of the chimneys will be at the same location and height as the replaced antennas (painted to match) the color.**

(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 Special District 10-H (SD-10H).

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 eleven (11) antennas to the side of the 3 existing chimneys that will be painted to match the color of the chimneys 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 Residence (C-2) District to encourage use that is in harmony with the adjacent neighborhood and residential uses.**

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 WTF 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 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 #9615 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 John Kurt Miller, Trustee

(OWNER)


Address: 1396 Beacon Street, Brookline, MA 02446

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

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

*Pursuant to a deed of duly recorded in the date 12.29.1972, Middlesex South
County Registry of Deeds at Book 12356, Page 367; 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 John Kurt Miller personally appeared before me,
this 29th of May, 2020, and made oath that the above statement is true.

 Notary

My commission expires 12-31-2021 (Notary Seal)



REBECCA A. RAFFERTY
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 31, 2021

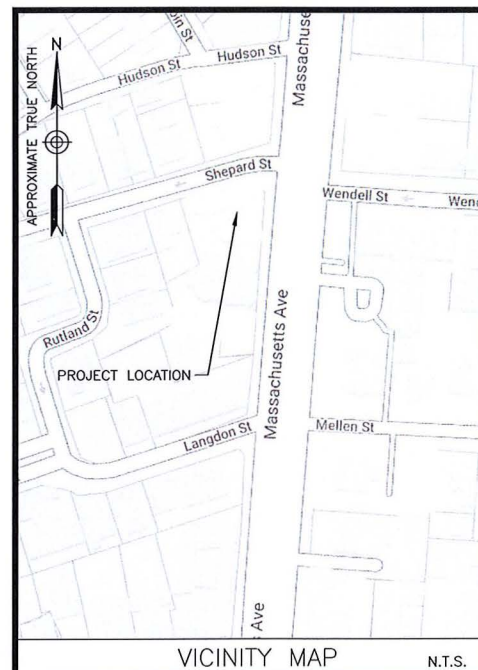
- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

Exhibit 2

“Plans”



HARVARD SQ 2 MA
1654 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02138



DIRECTIONS FROM WESTBOROUGH, MA:

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

ENGINEER

DEWBERRY ENGINEERS INC.
99 SUMMER ST.
SUITE 700
BOSTON, MA 02110

PHONE # (617) 531-0813
FAX # (617) 695-3310

CONTACT: BENJAMIN REVETTE, P.E.

CONSTRUCTION

VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956
PHONE # (401) 545-3175
CONTACT: STEVE RYAN

SITE NAME:
HARVARD SQ 2 MA

PROPERTY OWNER:

TUCKER REED MILLER
C/O CLIFFORD V MILLER INC.
1396 BEACON STREET
BROOKLINE, MA 02446

APPLICANT:

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

ELECTRIC UTILITY:

EVERSOURCE
1-800-592-2000

TELEPHONE UTILITY:

VERIZON
1-800-870-9999

CENTER OF EXISTING STRUCTURE*:

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

SITE ADDRESS:

SITE ADDRESS:
1654 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02138

PROJECT DIRECTORY

THE SITE WILL CONSIST OF REMOVING (7) EXISTING PANEL ANTENNAS AND REPLACING WITH (6) NEW PANEL ANTENNAS (2/SECTOR) AND (3) NEW NR ANTENNAS (1/SECTOR) FOR A FINAL TOTAL OF (11) ANTENNAS ON SITE. (6) RRRHS WILL BE REMOVED AND REPLACED WITH (6) NEW RRRHS (2/SECTOR).

PROJECT DESCRIPTION

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

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

[illegible]

VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

HARVARD SQ 2 MA

ANTMO DRAWINGS

1	05/13/20	FOR SUBMITTAL
0	03/04/20	FOR SUBMITTAL
A	02/12/20	FOR REVIEW



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



DRAWN BY: SCA

REVIEWED BY:	CDH
--------------	-----

CHECKED BY: BBR

PROJECT NUMBER:	50121487
-----------------	----------

JOB NUMBER: 50121514

SITE NUMBER

137823

SITE ADDRESS

1654 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

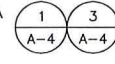


ALPHA
AZIMUTH 5°



PROPOSED VERIZON WIRELESS NR HRU
ANTENNA ON EXISTING MAST PIPE (3M
WRAP TO MATCH EXISTING ANTENNAS)
(1/SECTOR) (TYP.-3) (TIP HEIGHT TO
MATCH EXISTING ANTENNAS)

PROPOSED VERIZON WIRELESS PANEL ANTENNAS MOUNTED ON A
SIDE-BY-SIDE BRACKET ATTACHED TO AN EXISTING MAST PIPE
(PAINT TO MATCH EXISTING ANTENNAS) (2/SECTOR) (TYP.-6)
(TO REPLACE 6 EXISTING ANTENNAS)



PROPOSED RRH MOUNTED TO
EXISTING MAST PIPES
(2/SECTOR) (TYP.-6)
(TO REPLACE 6 EXISTING RRHS)



Existing OVP Box (1/Sector)
(Typ.-3) (TO REMAIN)

SHEPARD STREET

Existing Chimney

Existing Generator

Existing Stairwell
Penthouse

Existing Vertical
Cable Tray

Existing Chimney (Typ.) (SEE NOTE 5)

Existing HVAC
Equipment (Typ.)

Existing Verizon Wireless 850 Antenna
(Typ.-1) (TO REMAIN)

Gamma 850
Azimuth 267°

GAMMA
AZIMUTH 250°

BETA
AZIMUTH 110°

Existing Verizon Wireless 850 Antenna
(Typ.-1) (TO REMAIN)

Beta 850
Azimuth 147°

ROOF PLAN

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

0' 4' 8' 16'



SITE NOTES:

- NORTH ARROW SHOWN AS APPROXIMATE.
- EXISTING BUILDING AND ANTENNA ELEVATIONS ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED WITH A MAPPING.
- PLANS BASED ON SITE VISIT BY DEWBERRY ENGINEER ON 01/08/20.
- INSTALL ALL EQUIPMENT PER STRUCTURAL ASSESSMENT LETTER BY DEWBERRY ENGINEERS INC. DATED 01/29/20.
- CONTRACTOR TO INSPECT CONDITIONS OF ALL EXISTING ANCHORS/THEADED RODS FOR SIGNS OF RUST. WHERE RUST IS FOUND, APPLY COLD GALVANIZING COMPOUND TO PROTECT ANCHORS/THEADED RODS FROM CORROSION.
- CONTRACTOR TO UTILIZE 3M WRAP FOR ALL NR HRU ANTENNAS TO MATCH SURROUNDING AREAS. INSTALL 3M WRAP ON ANTENNAS PER MANUFACTURER'S SPECIFICATION & RECOMMENDATIONS.

SCOPE OF WORK

- REMOVE (1) 850 ANTENNA FROM ALPHA SECTOR
- REMOVE (6) HEX ANTENNAS (2/SECTOR)
- REMOVE (6) RRHS (2/SECTOR)
- INSTALL (6) NEW PANEL ANTENNAS ON SIDE-BY-SIDE MOUNTS ATTACHED TO EXISTING MAST PIPES (2 ANTENNAS/SECTOR)
- INSTALL (3) NEW NR HRU ANTENNAS ON EXISTING MAST PIPES (1/SECTOR)
- INSTALL (6) NEW RRHS (2/SECTOR)
- INSTALL ADDITIONAL JUMPER CABLES BETWEEN SECTOR OVPS, RRHS, & ANTENNAS.
- EXISTING & PROPOSED ANTENNAS & MOUNTS SHALL BE GROUNDED PER VERIZON WIRELESS SPECIFICATIONS

SCOPE OF WORK BASED ON RFDS FOR HARVARD SQ 2
MA DATED 01/21/2020. VERIFY SCOPE OF WORK WITH
FINAL RFDS PRIOR TO CONSTRUCTION.



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

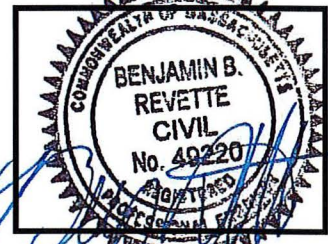
HARVARD SQ 2 MA

ANTMO DRAWINGS

1	05/13/20	FOR SUBMITTAL
0	03/04/20	FOR SUBMITTAL
A	02/12/20	FOR REVIEW



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



DRAWN BY: SCA

REVIEWED BY: CDH

CHECKED BY: BBR

PROJECT NUMBER: 50121487

JOB NUMBER: 50121514

SITE NUMBER

137823

SITE ADDRESS

1654 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

SHEET TITLE

ROOF PLAN

SHEET NUMBER

A-1



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

HARVARD SQ 2 MA

ANTMO DRAWINGS

1	05/13/20	FOR SUBMITTAL
0	03/04/20	FOR SUBMITTAL
A	02/12/20	FOR REVIEW



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



DRAWN BY:	SCA
REVIEWED BY:	CDH
CHECKED BY:	BBR
PROJECT NUMBER:	50121487
JOB NUMBER:	50121514
SITE NUMBER	

137823

SITE ADDRESS

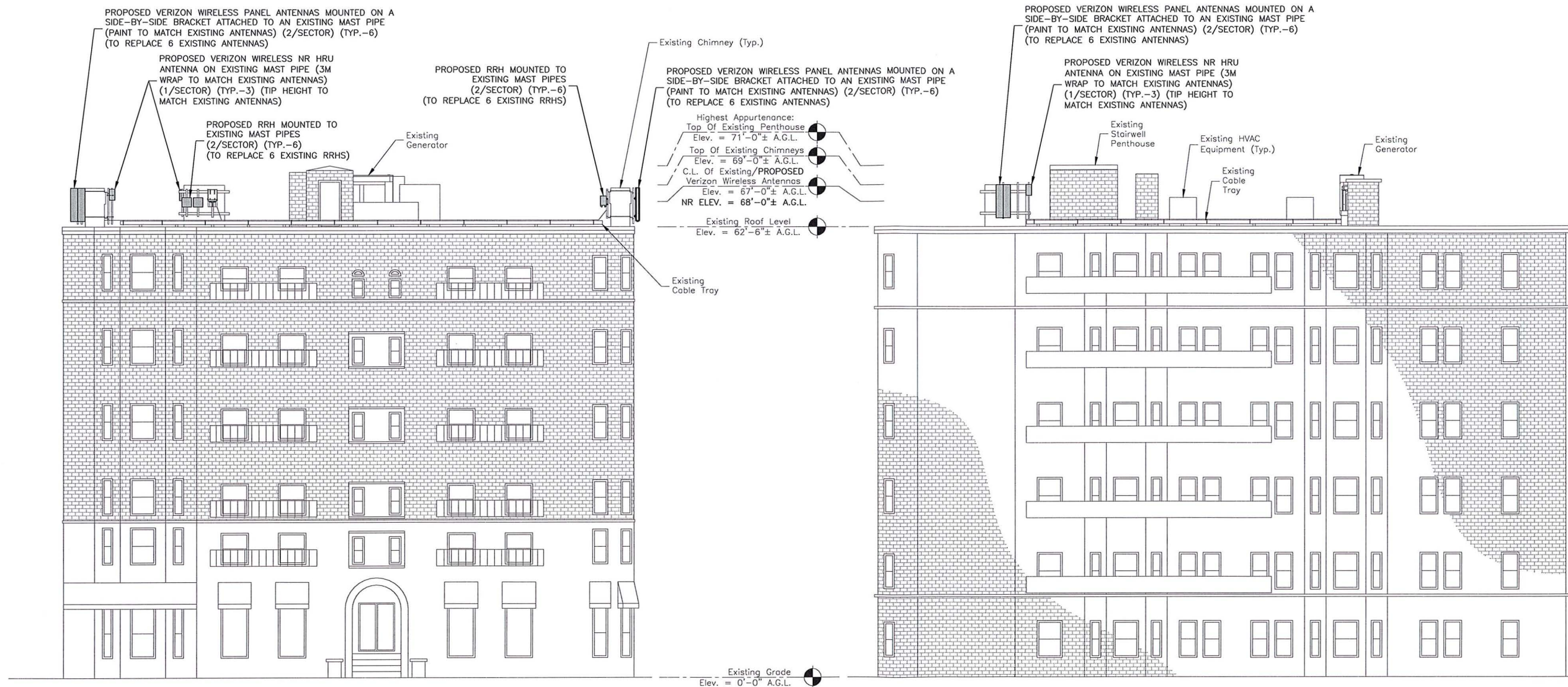
1654 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

SHEET TITLE

EAST & NORTH
ELEVATIONS

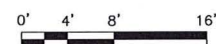
SHEET NUMBER

A-2



EAST ELEVATION

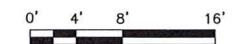
SCALE: 1/16"=1' FOR 11"x17"
1/8"=1' FOR 22"x34"



1

NORTH ELEVATION

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



2

SITE NOTES:

- EXISTING BUILDING AND ANTENNA ELEVATIONS ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED WITH A MAPPING.
- PLANS BASED ON SITE VISIT BY DEWBERRY ENGINEERS INC ON 01/08/20.

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



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

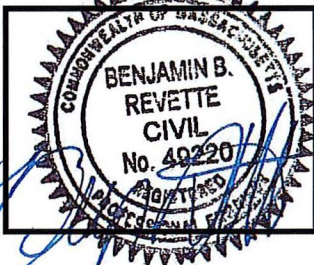
HARVARD SQ 2 MA

ANTMO DRAWINGS

1	05/13/20	FOR SUBMITTAL
0	03/04/20	FOR SUBMITTAL
A	02/12/20	FOR REVIEW



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



DRAWN BY: SCA

REVIEWED BY: CDH

CHECKED BY: BBR

PROJECT NUMBER: 50121487

JOB NUMBER: 50121514

SITE NUMBER

137823

SITE ADDRESS

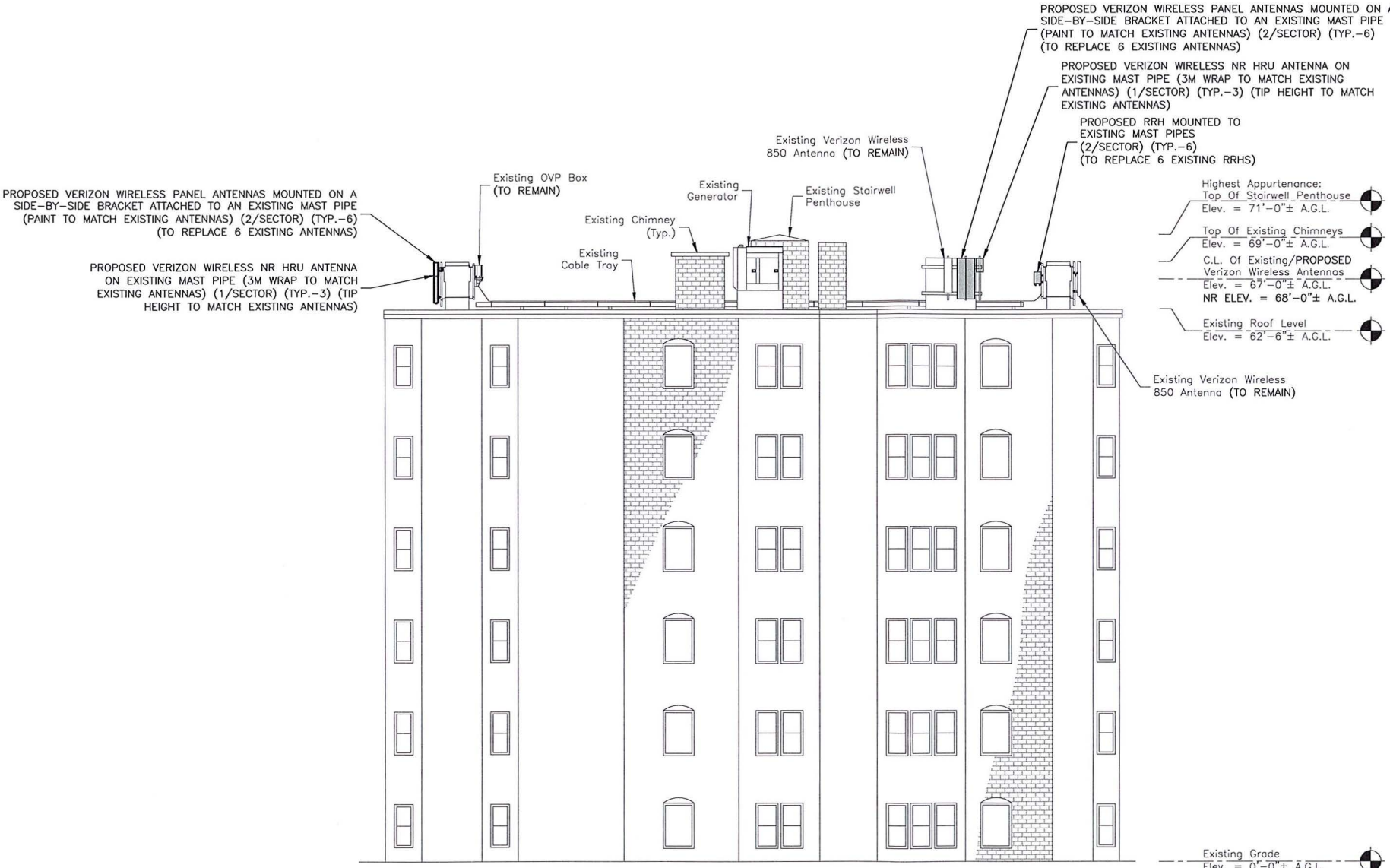
1654 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

SHEET TITLE

WEST
ELEVATION

SHEET NUMBER

A-3



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

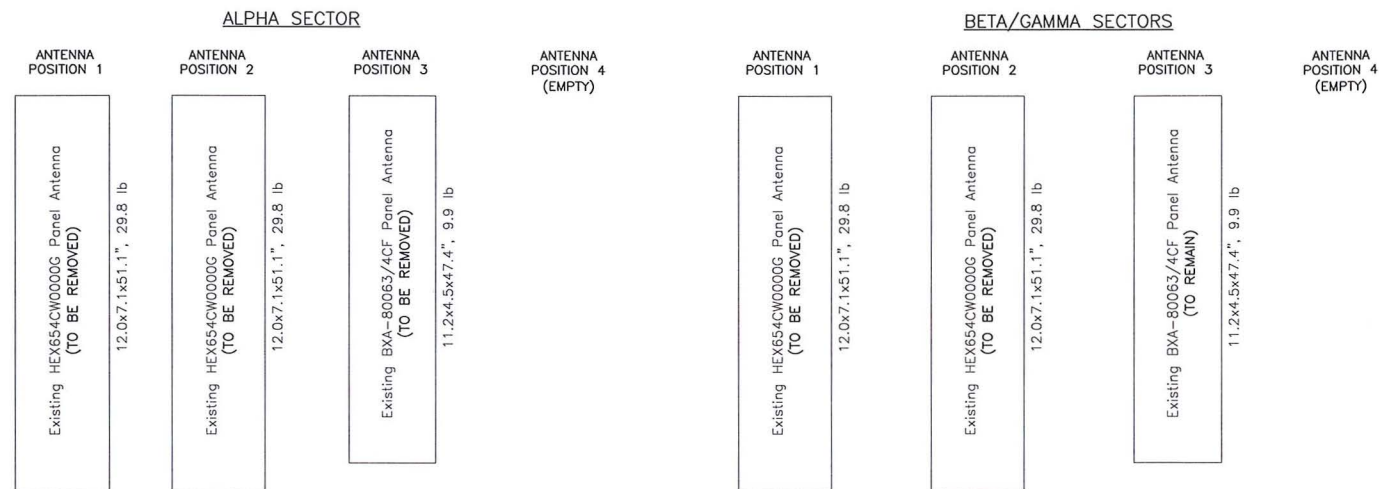
WEST ELEVATION
SCALE: 1/16"=1' FOR 11"x17"
1/8"=1' FOR 22"x34"

0' 4' 8' 16'

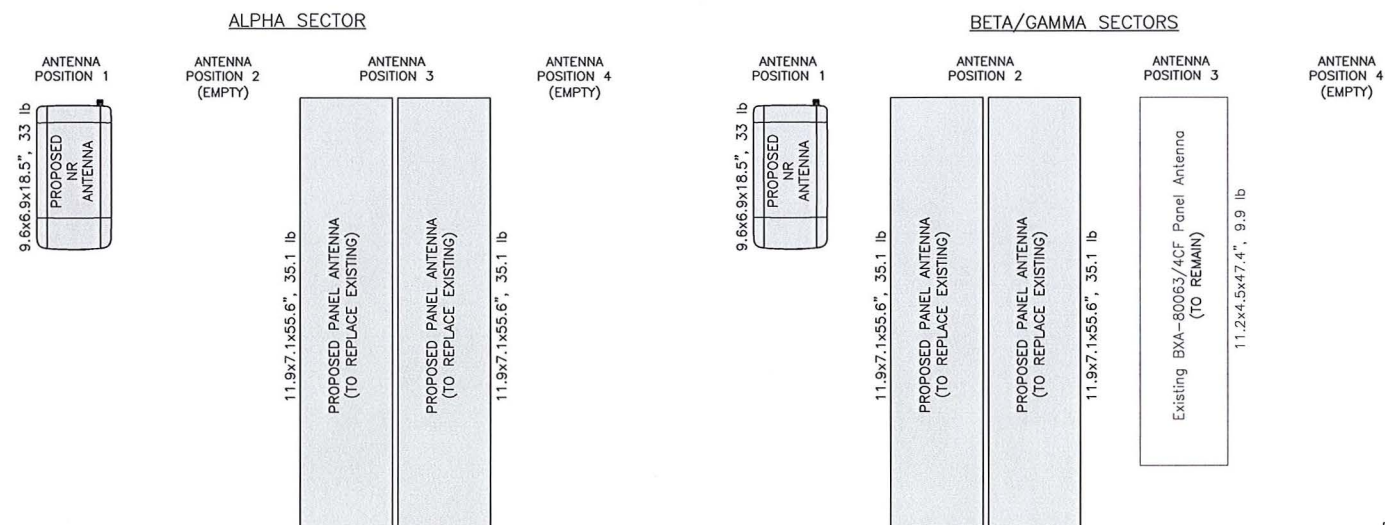
SITE NOTES:

- EXISTING BUILDING AND ANTENNA ELEVATIONS ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED WITH A MAPPING.
- PLANS BASED ON SITE VISIT BY DEWBERRY ENGINEERS INC ON 01/08/20.

EXISTING CONFIGURATION



PROPOSED CONFIGURATION



Dimensions: Existing Antennas		
HEX654CW0000G	12.0	7.1 / 51.1
BXA-80063/4CF	11.2	4.5 / 47.4

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

DIMENSIONS: PROPOSED ANTENNAS		
NR	9.6	6.9 / 18.5
NHH-65A-R2B	11.9	7.1 / 55.6

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

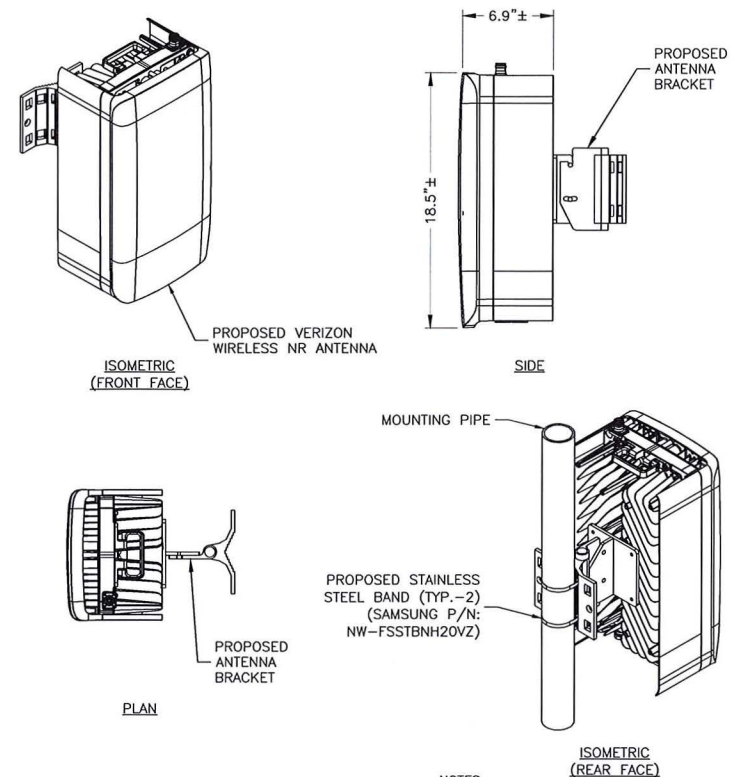
NOTES:

- AS VIEWED STANDING BEHIND THE ANTENNAS.
- ANTENNA CONFIGURATION BASED ON ANTENNA REC DATED 01/21/20. VERIFY SCOPE OF WORK WITH FINAL RFDS PRIOR TO CONSTRUCTION.

ANTENNA CONFIGURATION

SCALE: N.T.S.

1



MANUFACTURER:	SAMSUNG
PART NUMBER:	NR HRU
DIMENSIONS:	18.5"H X 9.6"W X 6.9"D
WEIGHT:	33 LBS

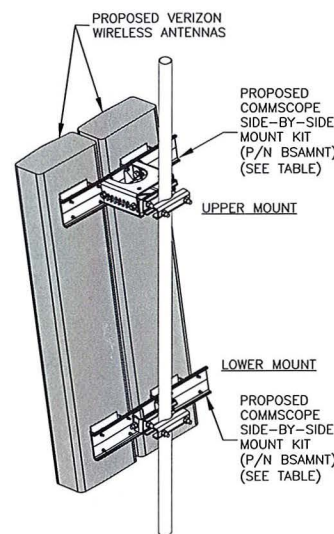
NOTES:

- INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. USE APPROPRIATE MOUNTING HARDWARE FOR CONSTRUCTION TYPE.
- ANTENNAS ARE SHOWN PERPENDICULAR TO BUILDING FACADE. ANTENNAS WILL BE REQUIRED TO BE PANNED TO MEET REQUIRED AZIMUTHS.
- ANTENNA WEIGHT: 33.0 LBS.
- CONTRACTOR TO UTILIZE 3M WRAP FOR ALL NR HRU ANTENNAS TO MATCH SURROUNDING AREAS. INSTALL 3M WRAP ON ANTENNAS PER MANUFACTURER'S SPECIFICATION & RECOMMENDATIONS.

NR ANTENNA DETAIL

SCALE: N.T.S.

2



COMMSCOPE P/N: BSAMNT MOUNT TABLE				
COMMSCOPE P/N	SUPPORTED ANTENNAS	QUANTITY REQUIRED PER (2) ANTENNAS	NUMBER OF MOUNTING POINTS	GAP BETWEEN ANTENNAS
BSAMNT-SBS-1-2	SBNHH-1D65A/B/C NHH-65A/B/C-R2B	1	2	3-3/8"
BSAMNT-SBS-2-2	JAHH-65A/B/C-R3B JAHH-45A-R3B NHH-45A-R2B SBNHH-1D45A/B	1	2	2"
BSAMNT-SBS-2-3	NHH-45B/C-R2B JAHH-45B/C-R3B SBNHH-1D45C	1	3	2"

TABLE BASED ON POWER POINT PRESENTATION BY COMMSCOPE TITLED SIDE BY SIDE MOUNTS. CONTRACTOR TO VERIFY PART NUMBERS WITH MANUFACTURER PRIOR TO ORDERING. INSTALL PER MANUFACTURER RECOMMENDATIONS & SPECIFICATIONS.

NOTES:

- SPACING OF PROPOSED EQUIPMENT SHALL BE CONFIRMED AND PROPOSED MOUNTS SHALL NOT IMPEDE EQUIPMENT CLEARANCES. ACCESS TO EQUIPMENT SHALL BE MAINTAINED.
- PROPOSED ANTENNA MOUNT SHALL BE INSTALLED ACCORDING TO MANUFACTURER SPECIFICATIONS.

SIDE-BY-SIDE ANTENNA MOUNT

SCALE: N.T.S.

3



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

HARVARD SQ 2 MA

ANTMO DRAWINGS

1	05/13/20	FOR SUBMITTAL
0	03/04/20	FOR SUBMITTAL
A	02/12/20	FOR REVIEW



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



DRAWN BY: SCA

REVIEWED BY: CDH

CHECKED BY: BBR

PROJECT NUMBER: 50121487

JOB NUMBER: 50121514

SITE NUMBER

137823

SITE ADDRESS

1654 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

SHEET TITLE

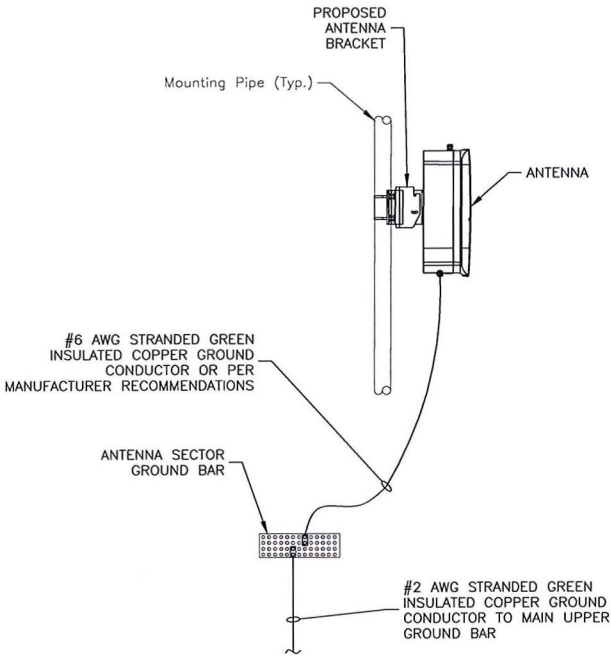
CONSTRUCTION
DETAILS

SHEET NUMBER

A-4

GENERAL NOTES:

1. ALL DIMENSIONS TO, OF, AND ON EXISTING BUILDINGS, DRAINAGE STRUCTURES, AND SITE IMPROVEMENTS SHALL BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO ALL FABRICATION WITH ALL DISCREPANCIES REPORTED IMMEDIATELY TO THE ENGINEER.
2. DO NOT CHANGE SIZE NOR SPACING OF STRUCTURAL ELEMENTS.
3. DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
4. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. BRACE STRUCTURES UNTIL ALL STRUCTURAL ELEMENTS NEEDED FOR STABILITY ARE INSTALLED. THESE ELEMENTS ARE AS FOLLOWS: LATERAL BRACING, ANCHOR BOLTS, ETC.
6. DETERMINE EXACT LOCATION OF EXISTING UTILITIES, DRAIN PIPES, VENTS, ETC. BEFORE COMMENCING WORK.
7. INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE MISFITTING OR NONCONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH REMEDIAL ACTION SHALL REQUIRE WRITTEN APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING.
8. EACH CONTRACTOR SHALL COOPERATE WITH THE OWNER'S REPRESENTATIVE, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.
9. REPAIR ANY DAMAGE DURING CONSTRUCTION TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE CONSTRUCTION MANAGER.
10. ALL CABLE/CONDUIT ENTRY/EXIT PORTS SHALL BE WEATHERPROOFED DURING INSTALLATION USING A SILICONE SEALANT.
11. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
12. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED D FIRE CODE APPROVED MATERIALS.
13. TURN OVER ALL SALVAGEABLE BUILDING MATERIAL TO BUILDING MANAGER.
14. ALL DISRUPTIVE WORK AND WORK WITHIN TENANT SPACES TO BE COORDINATED WITH BUILDING REPRESENTATIVE.
15. ALL ROOF PENETRATIONS SHALL BE RESTORED TO MAINTAIN ALL ROOF WARRANTIES AND ENSURE A PERMANENT WATERPROOF SEAL.



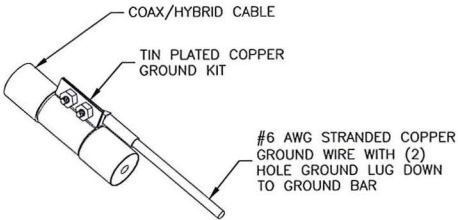
NOTES:

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

TYPICAL NR ANTENNA GROUNDING DETAIL

SCALE: N.T.S.

1



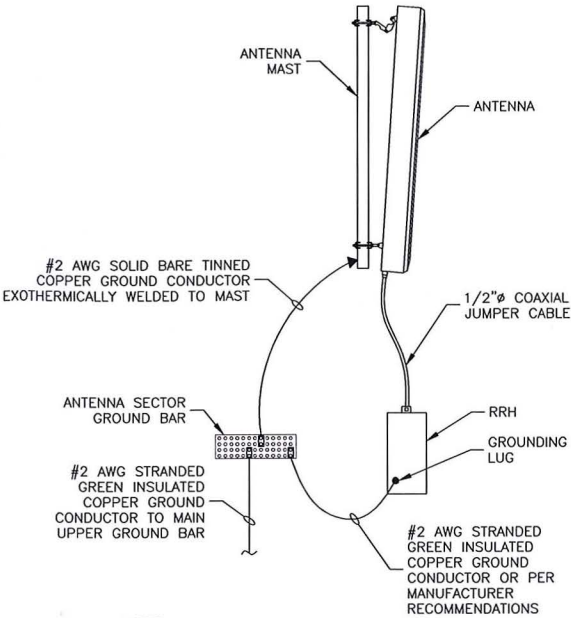
NOTES:

1. DO NOT INSTALL CABLE GROUND KIT AT A BEND. ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
2. GROUNDING KIT SHALL BE TIN PLATED COPPER WITH TWO-HOLE LUG, SIZE PER COAX DIAMETER.
3. WEATHER SEAL GROUND KIT PER CARRIER REQUIREMENTS.
4. COAX CABLE GROUND KIT LOCATION & QUANTITY SHALL BE PER CARRIER SPECIFICATIONS & STANDARDS.

COAX/HYBRID GROUNDING DETAIL

SCALE: N.T.S.

4



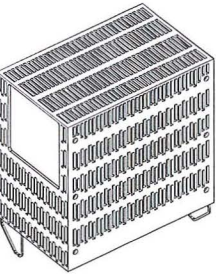
NOTES:

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 & MANUFACTURER'S RECOMMENDATIONS.

TYPICAL ANTENNA/RRH GROUNDING DETAIL

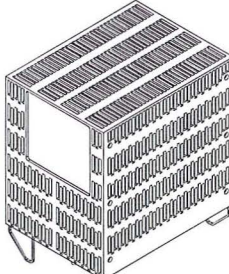
SCALE: N.T.S.

2



LTE 700/850

MANUFACTURER:	SAMSUNG
MODEL:	B5/B13 RRH BR04C
DIMENSIONS:	15.0"H X 15.0"W X 8.1"D
WEIGHT:	82.0 LBS



LTE AWS/PCS

MANUFACTURER:	SAMSUNG
MODEL:	B2/B66A RRH BR049
DIMENSIONS:	15.0"H X 15.9"W X 10.0"D
WEIGHT:	97.5 LBS

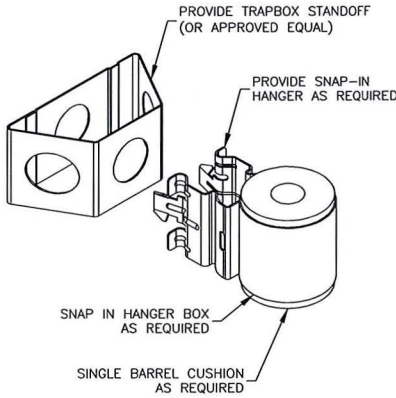
NOTES:

1. COAX & JUMPERS NOT SHOWN FOR CLARITY.
2. GROUND RRHS AND MOUNTS PER MANUFACTURER'S RECOMMENDATIONS AND VERIZON WIRELESS STANDARDS.
3. CONFIRM REQUIRED RRHS WITH THE LATEST ANTENNA REC.

RRH DETAILS

SCALE: N.T.S.

5



JUMPER MOUNT

SCALE: N.T.S.

3



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

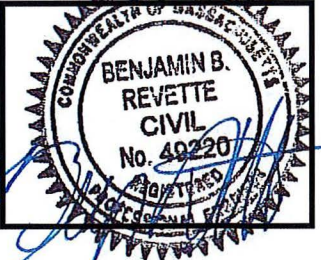
HARVARD SQ 2 MA

ANTMO DRAWINGS

1	05/13/20	FOR SUBMITTAL
0	03/04/20	FOR SUBMITTAL
A	02/12/20	FOR REVIEW



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



DRAWN BY:	SCA
REVIEWED BY:	CDH
CHECKED BY:	BBR
PROJECT NUMBER:	50121487
JOB NUMBER:	50121514
SITE NUMBER	

137823

SITE ADDRESS

1654 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

SHEET TITLE

CONSTRUCTION
DETAILS & NOTES

SHEET NUMBER

A-5

Exhibit 3
“Photo Simulations”

Prepared For:
Verizon Wireless
Site Name:
HARVARD SQ 2 MA
1654 Massachusetts Avenue
Cambridge, MA 02138




Simulations Based On Rev- 1 ANTMO Drawings By Dewberry.
Photos Taken On: 05/08/20

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

verizon
WIRELESS
118 Flanders Road
Westborough, MA 01581

HARVARD SQ 2 MA
DEWBERRY NO. 50121514
(Page 1 of 10)

 **Dewberry**
Dewberry Engineers Inc.
99 Summer St.
Suite 700
Boston, MA 02110



Site Location

PHOTO 3

PHOTO 2

PHOTO 1

PHOTO 4

2A

Sacramento St

Bowdoin St

Hudson St

Massachusetts Ave

Rutland St

Landon St

verizon
WIRELESS

HARVARD SQ 2 MA
1654 Massachusetts Avenue
Cambridge, MA 02138
(Page 2 of 10)

 **Dewberry**

Actual View

verizon[✓]
WIRELESS

HARVARD SQ 2 MA

Photo 1A

View Facing Northwest
From Massachusetts Avenue
(Page 3 of 10)

 **Dewberry**[®]

Proposed View

Proposed Beta Sector Panel
Antennas (Typ.-2) On A Side-By-Side
Bracket On Existing Mast Pipe

Proposed Beta Sector NR
HRU Antenna (Typ.-1) On
Existing Mast Pipe

verizon
WIRELESS

HARVARD SQ 2 MA

Photo 1B

View Facing Northwest
From Massachusetts Avenue
(Page 4 of 10)

 **Dewberry**

Actual View

verizon[✓]
WIRELESS

HARVARD SQ 2 MA

Photo 2A

View Facing Southwest
From Massachusetts Avenue
(Page 5 of 10)

 **Dewberry**[®]

Proposed View

Proposed Alpha Sector Panel
Antennas (Typ.-2) On A Side-By-Side
Bracket On Existing Mast Pipe

Proposed Alpha Sector
NR HRU Antenna (Typ.-1)
On Existing Mast Pipe

verizon
WIRELESS

HARVARD SQ 2 MA

Photo 2B

View Facing Southwest
From Massachusetts Avenue
(Page 6 of 10)

 **Dewberry**

Actual View

verizon
WIRELESS

HARVARD SQ 2 MA

Photo 3A

View Facing South
From Bowdoin Street
(Page 7 of 10)

LEANERS

RITE-WAY DRY CLEANERS (617) 547-8008

LEASING
617-308-7897

Dine-in
Catering



Dewberry
The Taste of India

Proposed View

Proposed Alpha Sector Panel
Antennas (Typ.-2) On A
Side-By-Side Bracket On Existing

Proposed Alpha Sector
NR HRU Antenna (Typ.-1)
On Existing Mast Pipe

verizon
WIRELESS

HARVARD SQ 2 MA

Photo 3B

View Facing South
From Bowdoin Street
(Page 8 of 10)

LEANERS

RITE-WAY DRY CLEANERS (617) 547-8008

LEASING
617-308-7897

Dine-in
Catering



Dewberry

The Taste of India

Actual View

verizon[✓]
WIRELESS

HARVARD SQ 2 MA

Photo 4A

View Facing Northeast
From Rutland Street
(Page 9 of 10)



Dewberry®

Proposed View

Proposed Gamma Sector
NR HRU Antenna (Typ.-1)
On Existing Mast Pipe

Proposed Gamma Sector Panel
Antennas (Typ.-2) On A
Side-By-Side Bracket On Existing

Proposed RRH Mounted Behind
Existing Chimney (2/Sector) (Typ.-6)
(To Replace 6 Existing RRHS)

verizon
WIRELESS

HARVARD SQ 2 MA

Photo 4B

View Facing Northeast
From Rutland Street
(Page 10 of 10)



Dewberry

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

Call Sign WRBA936	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 L1	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: WRBA936

File Number:

Print Date:

700 MHz Relicensed Area Information:

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

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

Exhibit 5

“ZBA Decisions”



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.

(617) 349-6100

2006 JUL 18 A 10:43

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

owners: J. Cant Miller
Tucker Miller
Frederick Griffin

Trustees of the will of Clifford V. Miller

CASE NO: 9282

Back 12356-365
Back 12356-367

LOCATION: 1654 Mass Avenue
Cambridge, MA

Residence C-2 Zone

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

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

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

DATE OF PUBLIC NOTICE: April 21 & 28, 2006

DATE OF PUBLIC HEARING: May 11, 2006

MEMBERS OF THE BOARD:

THOMAS SIENIEWICZ - CHAIR
JENNIFER PINCK - VICE CHAIR
SUSAN SPURLOCK
KEEFE B. CLEMONS
CONSTANTINE ALEXANDER

✓
✓

ASSOCIATE MEMBERS:

BRENDAN SULLIVAN
CHRISTOPHER CHAN
PAUL D. GRIFFIN
EDWARD W. WAYLAND
TIMOTHY HUGHES
STACYJHON THOMAS

✓

✓

✓

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

RETURN TO

ROBINSON & COLE LLP ONE BOSTON PLACE, BOSTON, MA 02108

19247.0162/77

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thomas Sieniewicz

Thomas Sieniewicz, Chair

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

Twenty days have elapsed since the filing of this decision.

No appeal has been filed ✓.

Appeal has been filed and dismissed or denied.

Date: August 8, 2006 B. Margaree Chung City Clerk.



Arthur Middleton & Son

Middlesex South Registry of Deeds

Electronically Recorded Document

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

Recording Information

Document Number	: 81440
Document Type	: DECIS
Recorded Date	: May 31, 2017
Recorded Time	: 03:51:11 PM
Recorded Book and Page	: 69365 / 577
Number of Pages(including cover sheet)	: 5
Receipt Number	: 2089003
Recording Fee	: \$75.00

Middlesex South Registry of Deeds
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 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100**

2017 MAY -5 AM 10:53

*OWNER: J. Kurt Miller, Tucker R. Miller, and Frederick R. Grien,
Trustees under the will of Clifford V. Miller
Book 12356 Pg 365*

CASE NO: BZA-012742-2017 Residence C-2 Mass Ave Overlay

LOCATION: 1654 Massachusetts Ave
Cambridge, MA

PETITIONER: Cellco Partnership, d/b/a Verizon Wireless - C/O Timothy Twardowski, Esq.

PETITION: Special Permit: To upgrade existing mobile communications facility by replacing three existing sectors of three antennas each (for a total of 9 antennas). Two new remote radio heads (for a total of 6) and one large junction box (for a total of three) will be added to each sector. All new equipment will be painted to match the chimneys.

VIOLATION :

Article 4.000	Section 4.32.G.1 (Telecommunications Facility).
Article 4.000	Section 4.40 (Footnote 49) (Telecommunications Facility).
Article 10.000	Section 10.40-10.46 (Special Permit).
Article 6409(a)	Section Middle Class Tax Relief Act (Spectrum Act)

DATE OF PUBLIC NOTICE: March 30, 2017 and April 06, 2017

DATE OF PUBLIC HEARING: April 13, 2017;

MEMBERS OF THE BOARD:

CONSTANTINE ALEXANDER - CHAIR
BRENDAN SULLIVAN - VICE-CHAIR
JANET O. GREEN
PATRICK TEDESCO
ANDREA A. HICKEY

✓
✓
✓
✓
✓

ASSOCIATE MEMBERS:

DOUGLAS MYERS
SLATER W. ANDERSON
ALISON HAMMER
JIM MONTEVERDE
GEORGE BEST
LAURA WERNICK

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-012742-2017
Location: 1654 Massachusetts Avenue
Petitioner: Cellco Partnership d/b/a Verizon Wireless – c/o Timothy Twardowski, Esq.

On April 13, 2017, Petitioner's attorney Timothy Twardowski appeared before the Board of Zoning Appeal requesting a special permit in order to upgrade its existing mobile communications facility by replacing three existing sectors of three antennas each (for a total of nine antennas) and by adding two new remote radio heads (for a total of six) and one large junction box (for a total of three) to each sector, painted to match the chimneys. The Petitioner requested relief under Article 4, Section 4.32.G.1 and Article 10, Section 10.40 of the Cambridge Zoning Ordinance ("Ordinance") and Section 6409 of the Middle Class Tax Relief & Job Creation Act. The Petitioner submitted materials in support of their application including information about the project, plans, and photographs.

Mr. Twardowski stated that the proposal was to swap out nine existing antennas with new ones and to add attendant equipment all painted to match the chimney to which they were to be attached. He stated that the proposed work was not a substantial change to the facility under Section 6409 in that no new equipment cabinets were proposed, no excavation was proposed, no concealment elements were being defeated, the height was not being raised, there would be no protrusions, and the conditions from the original special permit would continue to be adhered to.

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 the requirements of the Ordinance could not be met without the special permit; that the Board find that traffic generated or patterns of access or egress resulting from what proposed would not cause congestion, hazard, or substantial change in established neighborhood character; 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 no nuisance or hazard would be created to the detriment of the health, safety, and/or welfare of the occupant of the structure or the citizens of the City; 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; that the Board find that the proposed modification of the existing telecommunication facility would not substantially change the physical dimensions of the existing wireless tower or base station at such facility 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.

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, as 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 the installation of the 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 with a 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 we are granting tonight 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 radiofrequency radiation under federal law.

The five member Board voted unanimously in favor of granting the special permit with the above conditions (Alexander, Sullivan, Green, Hickey, and Tedesco). 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.



Constantine Alexander, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 5-5-17 by Maria Tedesco, 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: May 26, 2017 Donna P. Lopez City Clerk