BZA APPLICATION FORM

GENERAL INFORMATION

BZA-150580

2021 OCT 26 PM 5:00
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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: 118 Flanders Road, 3d Floor, Westborough, MA 01581

LOCATION OF PROPERTY: 1815 Massachusetts Avenue

TYPE OF OCCUPANCY: Institutional/Retail/Mobile Tel **ZONING DISTRICT:** BC, Mass Ave Overlay, Lesley Porter Overlay

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner proposes to modify its existing mobile communications facility by removing and replacing eight antennas (two per sector) and repositioning four existing antennas (one per sector). All replacement and existing antennas and associated cables will be wrapped or painted to match the building façade in terms of the solid red color.

SECTIONS OF ZONING ORDINANCE CITED:

Article 4 Section 4.32(g)(1) and Footnote 49 (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): _____

(Petitioner(s)/Owner)

*Timothy C. Twardowski, attorney for Petitioner Cellco Partnership d/b/a Verizon Wireless

(Print Name)

Address: Verizon Wireless
118 Flanders Road, 3rd Floor
Westborough, MA 01581

Tel. No.: (508) 330-3300

E-Mail Address: ttwardowski@rc.com

* Robinson & Cole LLP
One Boston Place, 25th Floor, Boston, MA 02108
(617) 557-5965

Date: October 25, 2021

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Lesley University
(OWNER)

Address: 29 Everett Street, Cambridge, Mass. 02138

State that I/We own the property located at 1815 Massachusetts Avenue, which is the subject of this zoning application.

The record title of this property is in the name of Lesley University

*Pursuant to a deed of duly recorded in the date 4/5/1995, Middlesex South County Registry of Deeds at Book 25269, Page 543; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Matthew Brownell
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 Matthew Brownell personally appeared before me, this 30th of September 2021, and made oath that the above statement is true.

Notary

My commission expires _____ (Notary Seal).

Lisa M. Krouch
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
October 16, 2026

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

Lisa M. Krouch
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
October 16, 2026

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 1815 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 and information provided with this application, and as will be further demonstrated at the hearing on this matter, the modification constitutes an Eligible Facilities Request which must be allowed and cannot be denied, pursuant to Section 6409 of the Federal Spectrum Act and regulations thereunder.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

The upgraded facility will not change existing traffic demand or effect ingress or egress. The facility will generate only about one to two vehicle trips per month by a standard passenger vehicle during normal business hours for routinemaintenance.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The upgraded facility will have no adverse effects on the operation or development of adjacent uses. The facility will emit no light, odor, dust or glare and generates no unusual noise or other adverse impacts.

D) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The upgraded 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 service and emits no light, odor, dust, or glare and generates no unusual noise or other adverse impacts. The facility will be unoccupied, with no employees or customers. The availability of wireless communication 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 upgraded facility has been designed to minimize its visual impact and is in harmony with the general purpose of the Zoning Ordinance and in accordance with the requirements for an Eligible Facilities Request under Federal Law.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Cellco Partnership d/b/a Verizon Wireless **PRESENT USE/OCCUPANCY:** Institutional/Retail

LOCATION: 1815 Massachusetts Avenue **ZONE:** BC

PHONE: (617) 557-5965 **REQUESTED USE/OCCUPANCY:**

		EXISTING CONDITIONS	*REQUESTED CONDITIONS*	*ORDINANCE REQUIREMENTS*[1]	
TOTAL GROSS FLOOR AREA:		N/A	No Change	N/A	(max.)
LOT AREA:		N/A	No Change	None	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:[2]		N/A	No Change	1.25/2.00	(max.)
LOT AREA FOR EACH DWELLING UNIT:		N/A	No Change	N/A	(min.)
SIZE OF LOT:	WIDTH	N/A	No Change	N/A	(min.)
	DEPTH				
Setbacks in Feet:	FRONT	29' +/-	No Change	None	(min.)
	REAR	401' +/-	No Change	20'	(min.)
	LEFT SIDE	N/A	No Change	None	(min.)
	RIGHT SIDE	80' +/-	No Change	None	(min.)
SIZE OF BLDG.:	HEIGHT	77' 2" (top antenna) 99' 10" (top of tower)	No Change	55'	(max.)
	LENGTH				
	WIDTH				
RATIO OF USABLE OPEN SPACE TO LOT AREA:[3])		N/A	N/A	N/A	(min.)
NO. OF DWELLING UNITS:		N/A	N/A	N/A	(max.)
NO. OF PARKING SPACES:		N/A	N/A	N/A	(min./max)
NO. OF LOADING AREAS:		N/A	N/A	N/A	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		N/A	No Change	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.

Not applicable

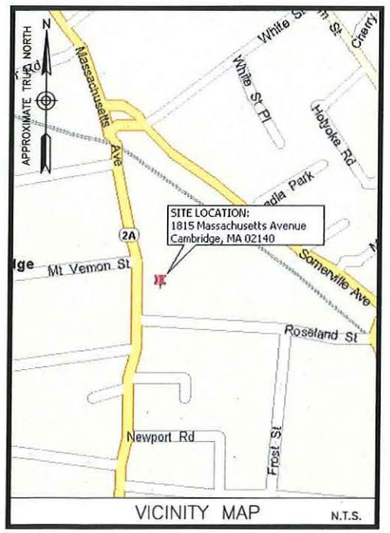
1. *SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).*
2. *TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.*
3. *OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL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

CAMBRIDGE 5 MA
(LESLEY UNIVERSITY)

1815 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140

FUZE PROJECT ID: 16271749

PSLC: 295392



VICINITY MAP N.T.S.

ENGINEER

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

PHONE # (617) 531-0800

CONTACT: BENJAMIN REVETTE, PE

CONSTRUCTION

VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

PROJECT TEAM

PMI ACCESSED AT:	N/A
SMART TOOL VENDOR PROJECT NUMBER:	N/A
VZW LOCATION CODE (PSLC):	295392
FUZE NUMBER:	16271749
MOUNT MODIFICATION REQUIRED?	YES

CONTRACTOR PMI REQUIREMENTS

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

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

1. REMOVE (8) EXISTING C7CQAP ANTENNAS.
2. RELOCATE (4) NR HRU ANTENNAS FROM POSITION 1 TO POSITION 3.
3. INSTALL (4) MT6407-77A ANTENNA WITH INTEGRATED RRH ON PROPOSED ANTENNA MOUNTS.
4. INSTALL (4) NNH4-65A-R6-V1 ANTENNA WITH INTEGRATED RRH ON PROPOSED ANTENNA MOUNTS.
5. INSTALL NEW JUMPER CABLES AS REQUIRED BY RFDS.

NOTE:

1. SCOPE OF WORK BASED ON ANTENNA REC FOR CAMBRIDGE 5 MA – LESLEY UNIVERSITY DATED 04/19/2020. VERIFY SCOPE OF WORK WITH FINAL RFDS PRIOR TO CONSTRUCTION.
2. THIS PROJECT ASSUMES THAT THE SCOPE OF WORK DETAILED IN THE REV. 0 ANTMO DRAWINGS BY DEWBERRY ENGINEERS INC. DATED 05/30/19 HAS BEEN COMPLETED IN ACCORDANCE TO THE PLANS. CONTRACTOR TO NOTIFY THE VERIZON WIRELESS CM & DEWBERRY ENGINEERS INC. OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

SCOPE OF WORK

SHT. NO.	DESCRIPTION
T-1	TITLE SHEET
GN-1	GENERAL NOTES
C-1	ROOF PLAN
C-2	EXISTING & PROPOSED ANTENNA PLANS
C-3	WEST ELEVATION
C-4	NORTH & SOUTH ELEVATIONS
C-5	CONSTRUCTION DETAILS

SHEET INDEX

verizon WIRELESS

VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

CAMBRIDGE 5 MA (LESLEY UNIVERSITY)

ANTMO DRAWINGS		
3	10/11/21	FOR SUBMITTAL
2	04/28/21	FOR SUBMITTAL
1	04/26/21	FOR SUBMITTAL
0	03/26/21	FOR SUBMITTAL

Dewberry®

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

COMMONWEALTH OF MASSACHUSETTS
BENJAMIN B. REVETTE
CIVIL
No. 49220
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY:	MR
REVIEWED BY:	MFT
CHECKED BY:	BBR
PROJECT NUMBER:	50121487
JOB NUMBER:	50121642

SITE NUMBER

295392

SITE ADDRESS

1815 MASS AVE.
CAMBRIDGE, MA 02140

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

GENERAL CONSTRUCTION NOTES :

1. ALL WORK SHALL CONFORM TO ALL CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL CODES, AND COMPLY WITH VERIZON WIRELESS SPECIFICATIONS.
2. CONTRACTOR SHALL CONTACT "DIG SAFE" (888-344-7233) FOR IDENTIFICATION OF UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED INSPECTIONS.
4. ALL DIMENSIONS TO, OF, AND ON EXISTING BUILDINGS, DRAINAGE STRUCTURES, AND SITE IMPROVEMENTS SHALL BE VERIFIED IN FIELD BY CONTRACTOR WITH ALL DISCREPANCIES REPORTED TO THE ENGINEER.
5. DO NOT CHANGE SIZE OR SPACING OF STRUCTURAL ELEMENTS.
6. DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
7. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. CONTRACTOR SHALL BRACE STRUCTURES UNTIL ALL STRUCTURAL ELEMENTS NEEDED FOR STABILITY ARE INSTALLED. THESE ELEMENTS ARE AS FOLLOWS: LATERAL BRACING, ANCHOR BOLTS, ETC.
9. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EXISTING UTILITIES, DRAIN PIPES, VENTS, ETC. BEFORE COMMENCING WORK.
10. 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.
11. EACH CONTRACTOR SHALL COOPERATE WITH THE OWNER'S REPRESENTATIVE, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.
12. CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION OF THIS PROJECT TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE VERIZON WIRELESS CONSTRUCTION MANAGER.
13. ALL CABLE/CONDUIT ENTRY/EXIT PORTS SHALL BE WEATHERPROOFED DURING INSTALLATION USING A SILICONE SEALANT.
14. WHERE EXISTING CONDITIONS DO NOT MATCH THOSE SHOWN IN THIS PLAN SET, CONTRACTOR WILL NOTIFY ENGINEER, VERIZON WIRELESS PROJECT CONSTRUCTION MANAGER, AND LANDLORD IMMEDIATELY.
15. CONTRACTOR SHALL ENSURE ALL SUBCONTRACTORS ARE PROVIDED WITH A CURRENT SET OF DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
16. ALL ROOF WORK SHALL BE DONE BY A QUALIFIED AND EXPERIENCED ROOFING CONTRACTOR IN COORDINATION WITH ANY CONTRACTOR WARRANTING THE ROOF TO ENSURE THAT THE WARRANTY IS MAINTAINED.
17. CONTRACTOR SHALL REMOVE ALL RUBBISH AND DEBRIS FROM THE SITE AT THE END OF EACH DAY.
18. CONTRACTOR SHALL COORDINATE WORK SCHEDULE WITH LANDLORD AND TAKE PRECAUTIONS TO MINIMIZE IMPACT AND DISRUPTION OF OTHER OCCUPANTS OF THE FACILITY.
19. CONTRACTOR SHALL FURNISH VERIZON WIRELESS WITH THREE AS-BUILT SETS OF DRAWINGS UPON COMPLETION OF WORK.
20. ANTENNAS AND CABLES ARE TYPICALLY PROVIDED BY VERIZON WIRELESS. PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL COORDINATE WITH PROJECT MANAGER TO DETERMINE WHAT, IF ANY, ITEMS WILL BE PROVIDED BY VERIZON WIRELESS. ALL ITEMS NOT PROVIDED BY VERIZON WIRELESS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. CONTRACTOR WILL INSTALL ALL ITEMS PROVIDED BY VERIZON WIRELESS.
21. PRIOR TO SUBMISSION OF BID, CONTRACTOR WILL COORDINATE WITH VERIZON WIRELESS PROJECT MANAGER TO DETERMINE IF ANY PERMITS WILL BE OBTAINED BY VERIZON WIRELESS. ALL REQUIRED PERMITS NOT OBTAINED BY VERIZON WIRELESS MUST BE OBTAINED, AND PAID FOR, BY THE CONTRACTOR.
22. GENERAL CONTRACTOR SHALL HAVE A LICENSED HVAC CONTRACTOR START THE HVAC UNITS, SYNCHRONIZE THE THERMOSTATS, ADJUST ALL SETTINGS ON EACH UNIT ACCORDING TO VERIZON WIRELESS CONSTRUCTION MANAGER'S SPECIFICATIONS, AND THOROUGHLY TEST AND BALANCE EACH UNIT TO ENSURE PROPER OPERATION PRIOR TO TURNING THE SITE OVER TO OWNER.
23. CONTRACTOR SHALL INSTALL ALL SITE SIGNAGE IN ACCORDANCE WITH VERIZON WIRELESS SPECIFICATIONS AND REQUIREMENTS.
24. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
25. UNLESS OTHERWISE NOTED VERIZON WIRELESS SHALL PROVIDE ALL REQUIRED RF MATERIAL FOR CONTRACTOR TO INSTALL, INCLUDING ANTENNAS, TMA'S, BIAS-T'S, COMBINERS, PDU, DC BLOCKS, SURGE ARRESTORS, GPS ANTENNA, GPS SURGE ARRESTOR, COAXIAL CABLE.
26. PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL VERIFY ALL EQUIPMENT TO BE PROVIDED BY VERIZON WIRELESS FOR INSTALLATION BY CONTRACTOR.
27. ALL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND LOCATED ACCORDING TO VERIZON WIRELESS SPECIFICATIONS, AND AS SHOWN IN THESE PLANS.
28. DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
29. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
30. CONTRACTOR SHALL NOTIFY THE ENGINEER A MINIMUM OF 48 HOURS IN ADVANCE PRIOR TO CONSTRUCTION START, MORE SPECIFICALLY BEFORE; SEALING ANY FLOOR, WALL OR ROOF PENETRATION, FINAL UTILITY CONNECTIONS, POURING CONCRETE, BACKFILLING UTILITY TRENCHES AND STRUCTURAL POST OR MOUNTING CONNECTIONS, FOR ENGINEERING REVIEW AND INSPECTION.
31. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED D FIRE CODE APPROVED MATERIALS.
32. REPAIR ANY DAMAGE DURING CONSTRUCTION TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE CONSTRUCTION MANAGER AND LANDLORD.
33. ALL DISRUPTIVE WORK AND WORK WITHIN TENANT SPACES TO BE COORDINATED WITH BUILDING REPRESENTATIVE.

CODE SPECIFICATIONS:

1. ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

   MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION, CONSISTENT WITH THE FOLLOWING CODES:
   2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
   2015 INTERNATIONAL BUILDING CODE (IBC)
   2015 INTERNATIONAL EXISTING BUILDING CODE (IBC)
   2020 NATIONAL ELECTRICAL CODE (NEC)

   IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.
2. ALL STRUCTURAL WORK TO BE DONE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL, 13TH EDITION (AISC 13TH ED.)
3. ALL CONCRETE WORK TO BE DONE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI 301) SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 318) AND BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
4. ALL REINFORCING STEEL WORK TO BE DONE IN ACCORDANCE WITH THE (ACI 315) MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.

GROUNDING NOTES:

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

STRUCTURAL STEEL NOTES:

1. STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
2. STRUCTURAL STEEL ROLLED SHAPES, PLATES, AND BARS SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATIONS:

ASTM A-992, GRADE 50	ALL W SHAPES, UNLESS NOTED OR A992 OTHERWISE.
ASTM A-36	ALL OTHER ROLLED SHAPES, PLATES AND BARS UNLESS NOTED OTHERWISE.
ASTM A-500, GRADE B	HSS SECTION (SQUARE, RECTANGULAR, ROUND)
ASTM A-325, TYPE SC OR N	ALL BOLTS FOR CONNECTING STRUCTURAL MEMBERS.
F1554, GRADE 36	ALL ANCHORS BOLTS, UNLESS NOTED OTHERWISE.
ASTM A-53, GRADE B	STEEL PIPE

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

verizon WIRELESS

VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

CAMBRIDGE 5 MA (LESLEY UNIVERSITY)

ANTMO	DRAWINGS	
3	10/11/21	FOR SUBMITTAL
2	04/28/21	FOR SUBMITTAL
1	04/26/21	FOR SUBMITTAL
0	03/26/21	FOR SUBMITTAL

Dewberry

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

COMMONWEALTH OF MASSACHUSETTS
BENJAMIN B. REVETTE
CIVIL
No. 49220
10/11/2021
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY:	MR
REVIEWED BY:	MFT
CHECKED BY:	BBR
PROJECT NUMBER:	50121487
JOB NUMBER:	50121642

SITE NUMBER

295392

SITE ADDRESS

1815 MASS AVE.
CAMBRIDGE, MA 02140

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

GN-1

APPROXIMATE TRUE NORTH

HYBRID CABLE SCHEDULE*

SECTOR	HYBRID CABLE LENGTH	CABLE SIZE	CABLE COUNT
ALPHA	195'±	6x12	1 (E)
BETA	180'±	6x12	1 (E)
GAMMA	165'±	6x12	1 (E)
DELTA	175'±	6x12	1 (E)

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

CALCULATION BY: MFT

NOTES:

1. NORTH ARROW & ELEVATIONS SHOWN AS APPROXIMATE.
2. SOME ITEMS NOT SHOWN FOR CLARITY.
3. CONTRACTOR TO INSTALL COLOR MATCH 3M WRAP TO ANTENNAS TO MATCH BUILDING FACADE.
4. ALL PROPOSED EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS & IN ACCORDANCE WITH STRUCTURAL ASSESSMENT BY DEWBERRY ENGINEERS INC. DATED 04/26/21.

ROOF PLAN 1

SCALE: 1"=30' FOR 11"x17"
1"=15' FOR 22"x34"

0' 15' 30'

verizon WIRELESS

VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

CAMBRIDGE 5 MA (LESLEY UNIVERSITY)

ANTMO DRAWINGS		
3	10/11/21	FOR SUBMITTAL
2	04/28/21	FOR SUBMITTAL
1	04/26/21	FOR SUBMITTAL
0	03/26/21	FOR SUBMITTAL

Dewberry®

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

COMMONWEALTH OF MASSACHUSETTS
BENJAMIN B. REVETTE
CIVIL
No. 49220
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY:	MR
REVIEWED BY:	MFT
CHECKED BY:	BBR
PROJECT NUMBER:	50121487
JOB NUMBER:	50121642
SITE NUMBER	

295392

SITE ADDRESS

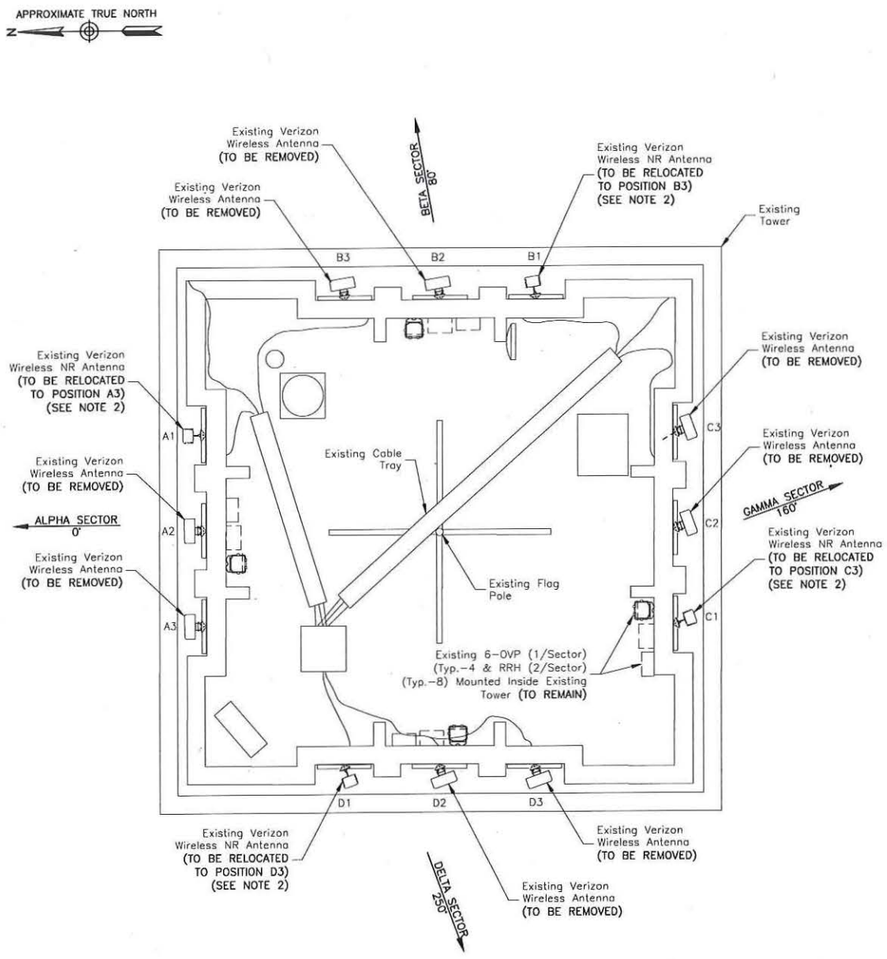
1815 MASS AVE.
CAMBRIDGE, MA 02140

SHEET TITLE

ROOF PLAN

SHEET NUMBER

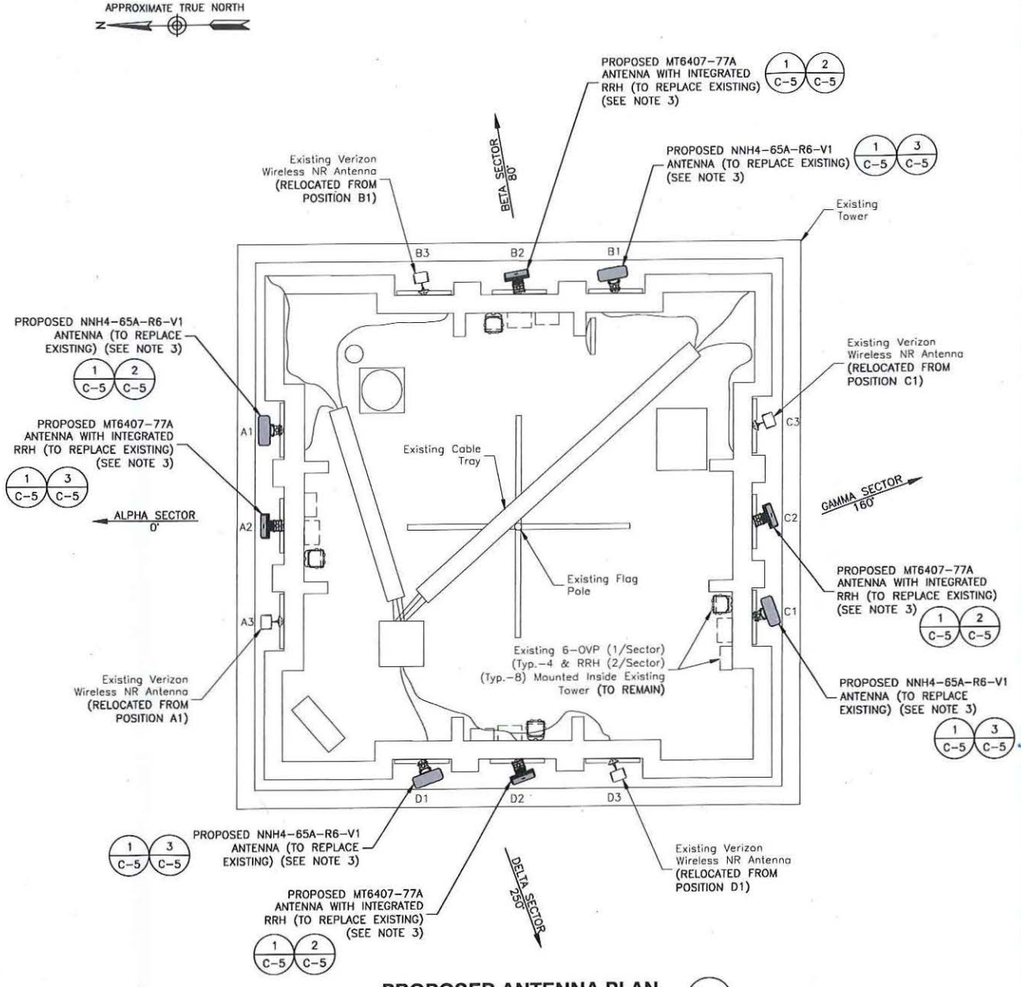
C-1



EXISTING ANTENNA PLAN 1

SCALE: 1/8"=1' FOR 11"x17"
1/4"=1' FOR 22"x34"

0' 2' 4' 8'



PROPOSED ANTENNA PLAN 2

SCALE: 1/8"=1' FOR 11"x17"
1/4"=1' FOR 22"x34"

0' 2' 4' 8'

NOTE:

1. SCOPE OF WORK BASED ON ANTENNA REC FOR CAMBRIDGE 5 MA – LESLEY UNIVERSITY DATED 04/19/2020. VERIFY SCOPE OF WORK WITH FINAL RFDS PRIOR TO CONSTRUCTION.
2. THIS PROJECT ASSUMES THAT THE SCOPE OF WORK DETAILED IN THE REV. 0 ANTMO DRAWINGS BY DEWBERRY ENGINEERS INC. DATED 05/30/19 HAS BEEN COMPLETED IN ACCORDANCE TO THE PLANS. CONTRACTOR TO NOTIFY THE VERIZON WIRELESS CM & DEWBERRY ENGINEERS INC. OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
3. CONTRACTOR TO INSTALL COLOR MATCH 3M WRAP TO ANTENNAS TO MATCH BUILDING FACADE.

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

CAMBRIDGE 5 MA (LESLEY UNIVERSITY)

ANTMO DRAWINGS		
3	10/11/21	FOR SUBMITTAL
2	04/28/21	FOR SUBMITTAL
1	04/26/21	FOR SUBMITTAL
0	03/26/21	FOR SUBMITTAL

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COMMONWEALTH OF MASSACHUSETTS
BENJAMIN B. REVETTE
CIVIL
No. 49220
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY:	MR
REVIEWED BY:	MFT
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PROJECT NUMBER:	50121487
JOB NUMBER:	50121642
SITE NUMBER	

295392

SITE ADDRESS

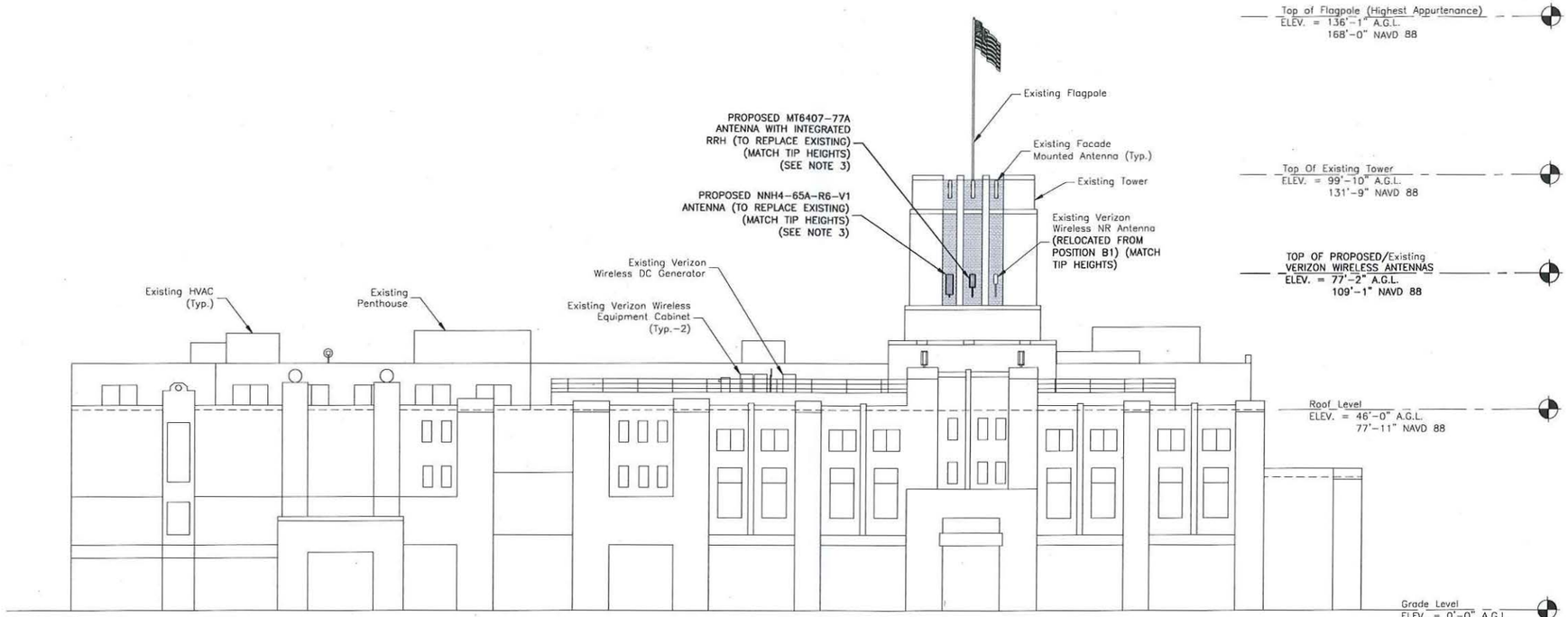
1815 MASS AVE.
CAMBRIDGE, MA 02140

SHEET TITLE

EXISTING & PROPOSED ANTENNA PLANS

SHEET NUMBER

C-2



WEST ELEVATION (1)
SCALE: 1"=30' FOR 11"x17"
1"=15' FOR 22"x34"

0' 15' 30'

NOTE:

1. SCOPE OF WORK BASED ON ANTENNA REC FOR CAMBRIDGE 5 MA – LESLEY UNIVERSITY DATED 04/19/2020. VERIFY SCOPE OF WORK WITH FINAL RFDS PRIOR TO CONSTRUCTION.
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CAMBRIDGE 5 MA (LESLEY UNIVERSITY)

ANTMO DRAWINGS		
3	10/11/21	FOR SUBMITTAL
2	04/28/21	FOR SUBMITTAL
1	04/26/21	FOR SUBMITTAL
0	03/26/21	FOR SUBMITTAL

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COMMONWEALTH OF MASSACHUSETTS
BENJAMIN B. REVETTE
CIVIL
No. 49220
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY:	MR
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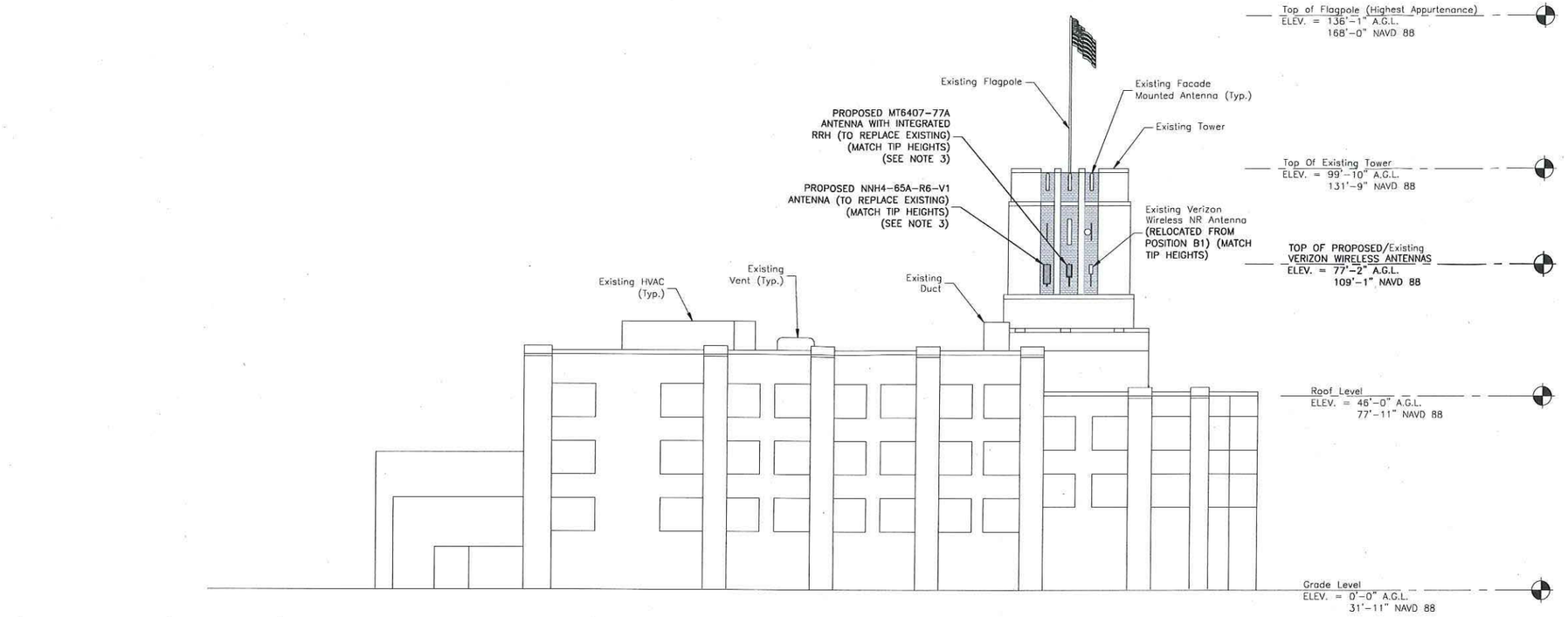
PROJECT NUMBER:	50121487
JOB NUMBER:	50121642

SITE NUMBER
295392

SITE ADDRESS
1815 MASS AVE.
CAMBRIDGE, MA 02140

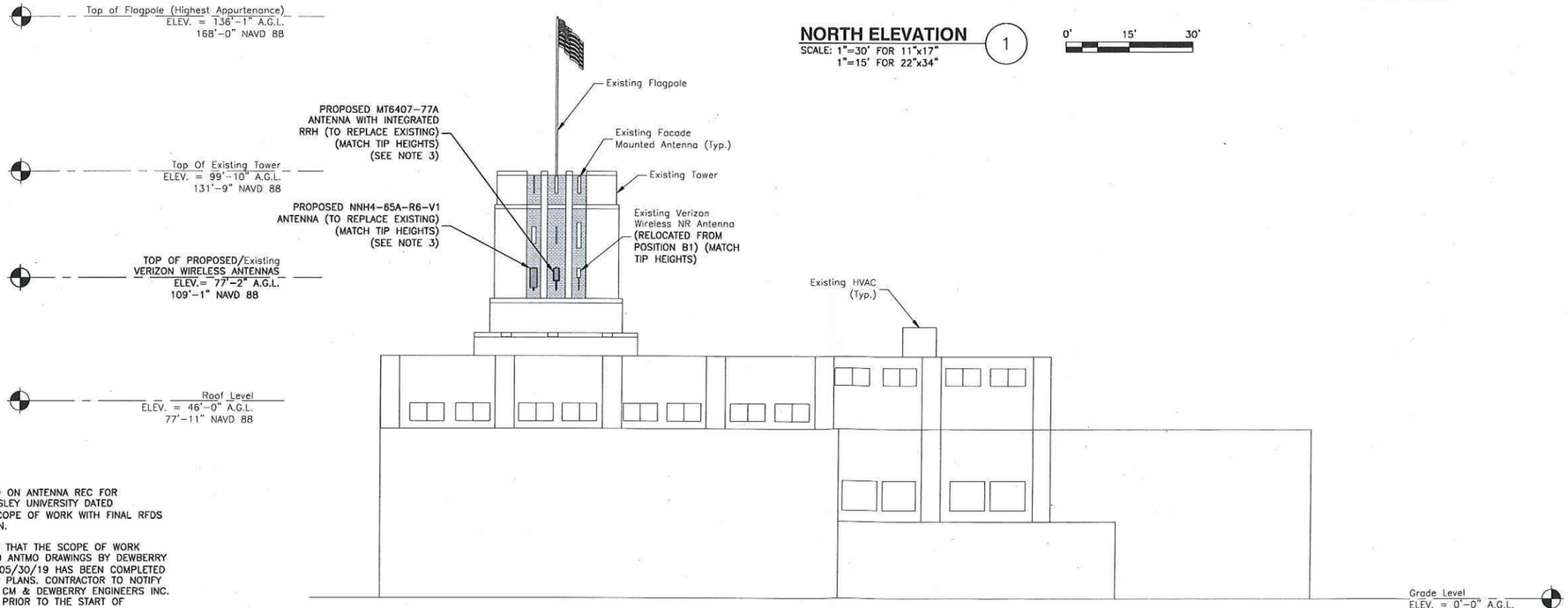
SHEET TITLE
WEST ELEVATION

SHEET NUMBER
C-3



NORTH ELEVATION (1)
SCALE: 1"=30' FOR 11"x17"
1"=15' FOR 22"x34"

0' 15' 30'



SOUTH ELEVATION (2)
SCALE: 1"=30' FOR 11"x17"
1"=15' FOR 22"x34"

0' 15' 30'

NOTE:

1. SCOPE OF WORK BASED ON ANTENNA REC FOR CAMBRIDGE 5 MA – LESLEY UNIVERSITY DATED 04/19/2020. VERIFY SCOPE OF WORK WITH FINAL RFDS PRIOR TO CONSTRUCTION.
2. THIS PROJECT ASSUMES THAT THE SCOPE OF WORK DETAILED IN THE REV. 0 ANTMO DRAWINGS BY DEWBERRY ENGINEERS INC. DATED 05/30/19 HAS BEEN COMPLETED IN ACCORDANCE TO THE PLANS. CONTRACTOR TO NOTIFY THE VERIZON WIRELESS CM & DEWBERRY ENGINEERS INC. OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
3. CONTRACTOR TO INSTALL COLOR MATCH 3M WRAP TO ANTENNAS TO MATCH BUILDING FACADE.

verizon WIRELESS

VERIZON WIRELESS
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WESTBOROUGH, MA 01581-3956

CAMBRIDGE 5 MA (LESLEY UNIVERSITY)

ANTMO DRAWINGS		
3	10/11/21	FOR SUBMITTAL
2	04/28/21	FOR SUBMITTAL
1	04/26/21	FOR SUBMITTAL
0	03/26/21	FOR SUBMITTAL

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COMMONWEALTH OF MASSACHUSETTS
BENJAMIN B. REVETTE
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No. 49220
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DRAWN BY:	MR
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CHECKED BY:	BBR
PROJECT NUMBER:	50121487
JOB NUMBER:	50121642
SITE NUMBER	

295392

SITE ADDRESS

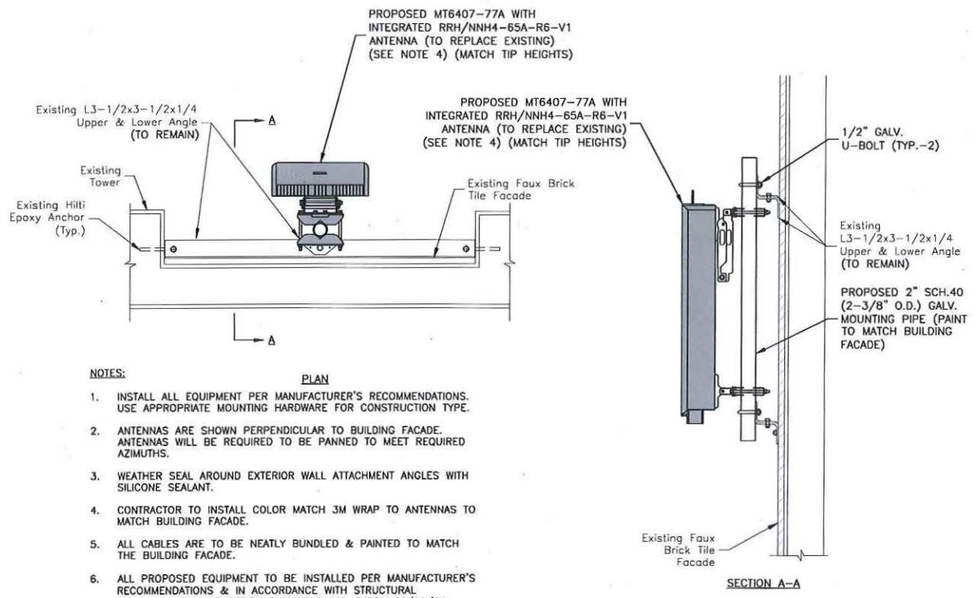
1815 MASS AVE.
CAMBRIDGE, MA 02140

SHEET TITLE

NORTH & SOUTH ELEVATIONS

SHEET NUMBER

C-4

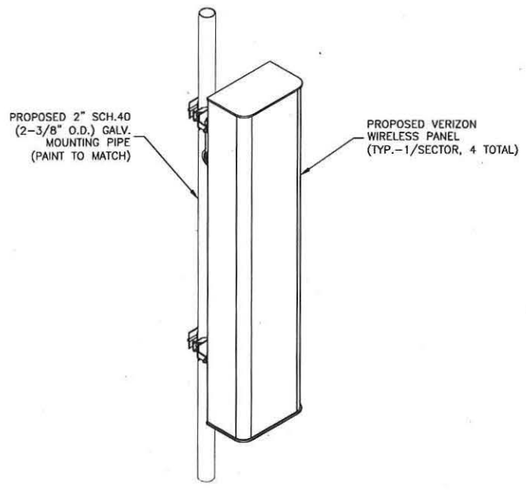


NOTES:

1. INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. USE APPROPRIATE MOUNTING HARDWARE FOR CONSTRUCTION TYPE.
2. ANTENNAS ARE SHOWN PERPENDICULAR TO BUILDING FACADE. ANTENNAS WILL BE REQUIRED TO BE PANNED TO MEET REQUIRED AZIMUTHS.
3. WEATHER SEAL AROUND EXTERIOR WALL ATTACHMENT ANGLES WITH SILICONE SEALANT.
4. CONTRACTOR TO INSTALL COLOR MATCH 3M WRAP TO ANTENNAS TO MATCH BUILDING FACADE.
5. ALL CABLES ARE TO BE NEATLY BUNDLED & PAINTED TO MATCH THE BUILDING FACADE.
6. ALL PROPOSED EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS & IN ACCORDANCE WITH STRUCTURAL ASSESSMENT BY DEWBERRY ENGINEERS INC. DATED 04/26/21.
7. MATCH TIP HEIGHTS FOR ALL ANTENNAS.

ANTENNA MOUNT DETAIL 1

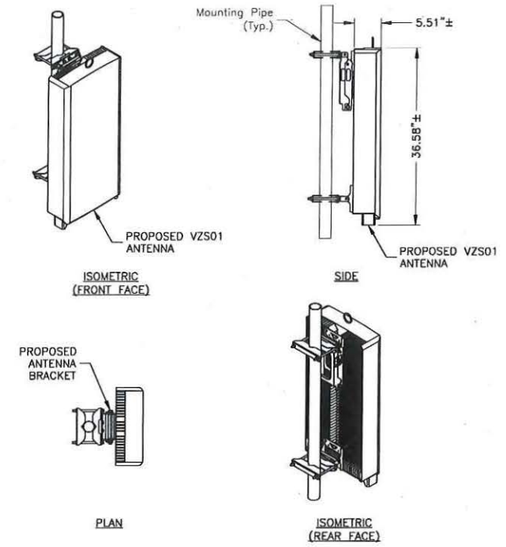
SCALE: N.T.S.



MANUFACTURER:	COMMSCOPE
PART NUMBER:	NNH4-65A-R6-V1
DIMENSIONS:	55.12"H X 19.60"W X 7.76"D
WEIGHT:	102.9 LBS

PIPE MOUNTED ANTENNA DETAIL 3

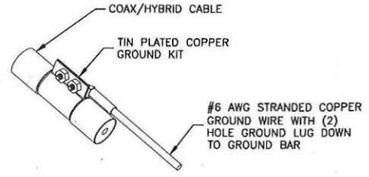
SCALE: N.T.S.



MODEL:	VZS01
DIMENSIONS:	35.1"H X 16.1"W X 5.5"D (NOT TO EXCEED)
WEIGHT:	87.1 LBS (NOT TO EXCEED)

PIPE MOUNTED ANTENNA DETAIL 2

SCALE: N.T.S.

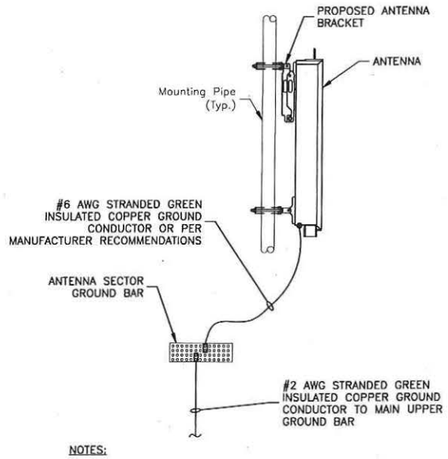


NOTES:

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 4

SCALE: N.T.S.



NOTES:

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

TYPICAL ANTENNA GROUNDING DETAIL 5

SCALE: N.T.S

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VERIZON WIRELESS
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WESTBOROUGH, MA 01581-3956

CAMBRIDGE 5 MA (LESLEY UNIVERSITY)

ANTMO	DRAWINGS	
3	10/11/21	FOR SUBMITTAL
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0	03/26/21	FOR SUBMITTAL

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COMMONWEALTH OF MASSACHUSETTS
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SITE NUMBER	

295392

SITE ADDRESS

1815 MASS AVE.
CAMBRIDGE, MA 02140

SHEET TITLE

CONSTRUCTION DETAILS

SHEET NUMBER

C-5

CITY OF CAMBRIDGE, MASSACHUSETTS
BOARD OF ZONING APPEAL

STATEMENT IN SUPPORT OF
ELIGIBLE FACILITIES REQUEST UNDER SECTION 6409
and SPECIAL PERMIT, IN THE ALTERNATIVE

Applicant:	Cellco Partnership d/b/a Verizon Wireless
Property:	1815 Massachusetts Avenue
Zoning:	Business C
	Massachusetts Avenue Overlay District
	Lesley Porter Zoning Overlay District
Proposed Use:	Mobile Communications Facility (Modification)

BACKGROUND

The Applicant, Cellco Partnership, d/b/a Verizon Wireless ("Applicant" or "Verizon Wireless"), is licensed by the Federal Communications Commission ("FCC") to provide personal wireless services within the market area that includes the City of Cambridge. To the extent required, Verizon Wireless seeks to modify its existing special permit, issued by the Board of Zoning Appeal (the "BZA") on September 13, 2017 in Case No. 013783-2017 (the "Existing Special Permit") to allow it to upgrade its existing mobile communications facility located at 1815 Massachusetts Avenue (the "Subject Property").

The existing facility and the proposed Verizon Wireless mobile communications facility is a personal wireless services facility within the meaning of the Federal Telecommunications Act ("TCA"), 47 U.S.C. § 332(c)(7)(C)(ii). It is also a mobile communications facility within the meaning of the Cambridge Zoning Ordinance (the "Zoning Ordinance"). This application is submitted with full reservation of the Applicant's rights under federal, as well as state and local law, including, without limitation, Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, commonly referred to as the "Spectrum Act."

DESCRIPTION OF PROJECT

The Subject Property is improved with a multi-story building currently owned by Lesley University. The ground floor is occupied by retail space and the upper floors are used by the University. Consistent with the Existing Special Permit, and as shown on the Site Plan and photographic simulations (the "Photosims") submitted with this application, the existing Verizon Wireless facility consists of four sectors of three panel antennas, for a total of twelve antennas on the façade of the tower.

Verizon Wireless proposes to replace eight existing antennas (two per sector) with eight antennas with integrated remote radio heads ("RRHs") which will be affixed to proposed antenna mounts. Four existing antennas (one per sector) will also be relocated from position 1 (left) to position 3

(right). Consistent with the Existing Special Permit, all antennas and associated cabling and mounting equipment will be wrapped or painted to match the façade of the building, in terms of the solid red color.

REQUEST FOR RELIEF AND SATISFACTION OF APPLICABLE STANDARDS

Verizon Wireless seeks a special permit pursuant to Footnote 49 to the Table of Use Regulations (Zoning Ordinance section 4.40.49) to allow it to upgrade its existing mobile communications facility on the Building at the Subject Property. The following analysis demonstrates that the proposed modification of the existing Verizon Wireless installation meets these standards.[1]

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

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

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

As depicted on the Site Plan and Photosims, the proposed modifications to the existing Verizon Wireless facility on the building satisfy these standards. Verizon Wireless proposes to replace eight existing antennas (two per sector) with eight antennas with integrated remote radio heads ("RRHs") which will be affixed to proposed antenna mounts. Four existing antennas (one per sector) will also be relocated from position 1 (left) to position 3 (right). Consistent with the Existing Special Permit, all antennas and associated cabling and mounting equipment will be wrapped or painted to match the façade of the building, in terms of the solid red color.

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*

[1] In providing information addressing the standards set forth in the Ordinance that concern the proposed wireless communications use, Verizon Wireless does not concede, and expressly reserves all of its rights with respect to, any attempt by the City to exercise jurisdiction over matters concerning Verizon Wireless' license or the technical performance of the proposed site or its network.

> *Board of Zoning Appeal shall grant a special permit to erect such a facility in a residential zoning district only upon a finding that nonresidential uses predominate in the vicinity of the proposed facility's location and that the telecommunication facility is not inconsistent with the character that does prevail in the surrounding neighborhood.*

Not applicable. The Subject Property is not located in a residential zoning district.

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

THE PROPOSED MODIFICATION CONSTITUTES AN ELIGIBLE FACILITIES REQUEST UNDER THE SPECTRUM ACT

Under the Spectrum Act and the implementing regulations adopted by the Federal Communications Commission[2] (the "FCC Regulations"), the proposed modification to the existing Verizon Wireless facility constitutes an eligible facilities request. The reasons for this are as explained below.

The Spectrum Act states, in pertinent part:

> Notwithstanding section 704 of the Telecommunications Act of 1996[3] 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.[4]

The rules for implementing this requirement of the Spectrum Act (i.e., the FCC Regulations) went into effect on April 8, 2015.

Pursuant to the FCC Regulations, an "eligible facilities request" means "any request for modification of an existing wireless tower or *base station* that does not *substantially change* the physical dimensions of such tower or base station, involving … collocation of new *transmission*

[2] *See* 47 C.F.R. 1.40001 (Wireless Facility Modifications).
[3] The Telecommunications Act of 1996 is codified as 47 U.S.C. § 332(c)(7).
[4] 47 U.S.C. 1455(a)(1) (emphasis added).

equipment … or replacement of transmission equipment."[5] The FCC Regulations define "base station" to mean:

> A structure or equipment at a fixed location that enables Commission-licensed or authorized wireless communications between user equipment and a communications network.
> …
> (iii) The term includes any structure other than a tower that, at the time the relevant application is filed with the State or local government under this section, supports or houses [equipment associated with wireless communications services] that has been reviewed and approved under the applicable zoning or siting process, or under another State or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing such support.[6]

"Transmission equipment" is defined to include not only antennas but also all "equipment that facilitates transmission" for a FCC-licensed or authorized wireless communication service, including but not limited to "radio transceivers, antennas, coaxial or fiber-optic cable, and regular and backup power supply."[7]

The proposed modification to the existing Verizon Wireless facility is an "eligible facilities request" under the Spectrum Act because:

(1) The existing building at 1815 Massachusetts Avenue that is the subject of this request constitutes a "base station" in that it currently "supports or houses" wireless communications equipment that has been reviewed and approved under the City's zoning ordinance, including Verizon Wireless' Existing Special Permit, Case No. 013783-2017, as well as communications equipment installed and operated by other wireless service providers (see e.g., Case No. BZA-016894-2018 and Case No. BZA-016956-2018).

(2) The proposed replacement of existing antennas constitutes a "replacement of transmission equipment;"

(3) The proposed modification does not "substantially change the physical dimensions" of the base station. The proposed modification does not constitute a "substantial change" as defined under the FCC Regulations[8] because it:

  (i) does not involve the installation of more than the standard number of equipment cabinets;
  Comment: *No more than the standard number of equipment cabinets will be installed for the technology involved.*

  (ii) does not entail excavation or deployment outside of the current site;
  Comment: *The request does not propose any excavation.*

[5] 47 C.F.R. § 1.40001(b)(3) (emphasis added).
[6] 47 C.F.R. § 1.40001(b)(1).
[7] 47 C.F.R. § 1.40001(b)(8).
[8] *See* 47 C.F.R. § 1.40001(b)(7)(i)-(vi) (definition of "substantial change").

(iii) does not defeat the concealment elements of the Existing Facility;
Comment: *As is the case with the existing antennas, and consistent with the Existing Special Permit, all antennas and associated cabling and mounting equipment will be wrapped or painted to match the façade of the building, in terms of the solid red color.*

(iv) does not increase the height of the building by more than 10% or ten feet;
Comment: *The proposed modification will not exceed the current highest appurtenance.*

(v) does not add any appurtenances that would protrude from the edge of the building by more than six feet; and
Comment: *The proposed antennas and the RRHs will be mounted to the same location on the building as the existing antennas and will not protrude from the building façade more than six feet*; and

(vi) complies with the conditions associated with the siting approval.
Comment: *The proposed modification satisfies the concealment conditions of the Existing Special Permit in that all antennas and associated cabling and mounting equipment will be wrapped or painted to match the façade of the building, in terms of the solid red color.*

Pursuant to Section 1.40001(c)(1) of the FCC Regulations, an applicant asserting that a request for modification is covered by the Spectrum Act may be required to submit "documentation or information only to the extent reasonably related to determining whether the request meets the requirements of [the Spectrum Act]." Section 1.40001(c)(1) further states that a state or local government "may not require an applicant to submit any other documentation, including but not limited to documentation intended to illustrate the need for such wireless facilities or to justify the business decision to modify such wireless facilities."[9]

The information presented by Verizon Wireless in connection with this application—including but not limited to the Site Plan, the Photographs, and this Statement—is sufficient for the BZA to determine that the proposed modification to the existing facility qualifies as an eligible facilities request under the Spectrum Act.

The FCC Regulations provide that an eligible facilities request must be approved within 60 days of submittal unless the local government determines that the application does not satisfy the requirements for an eligible facilities request or notifies the applicant within 30 days of submittal "clearly and specifically delineating all missing documents or information" that is "reasonably related to determining whether the request meets the requirements" for an eligible facilities request.[10] Moreover, an eligible facilities request is deemed approved as a matter of federal law, if not denied within 60 days of submittal of the request.[11] In filing this application, Verizon

[9] 47 C.F.R. § 1.40001(c)(1) (emphasis added).
[10] 47 C.F.R. 1.40001(c)(2).
[11] 47 C.F.R. 1.40001(c)(4).

Wireless does not waive, and specifically reserves, all of its rights under federal law, including these provisions.

CONCLUSION

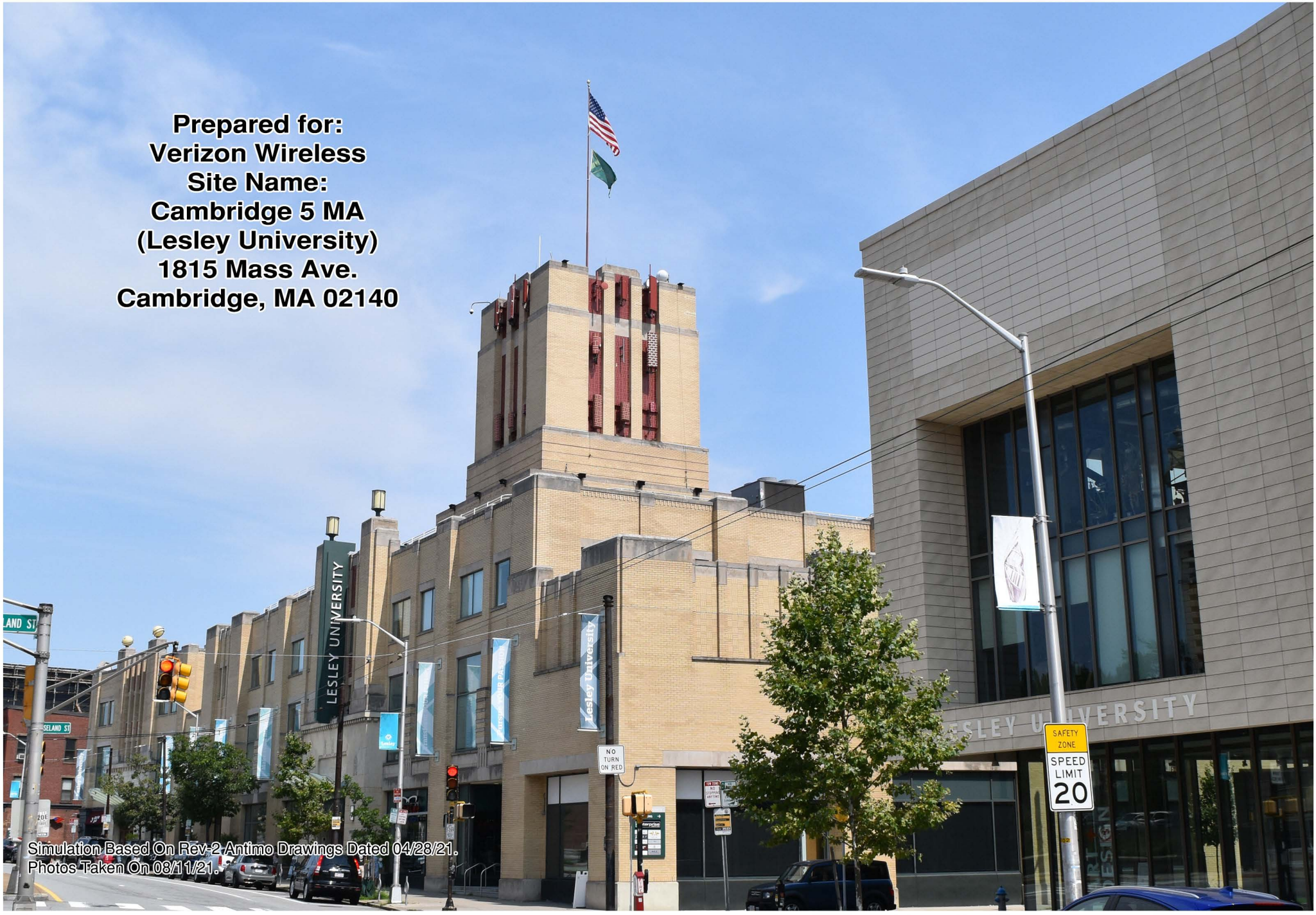
For all of the foregoing reasons, Verizon Wireless respectfully requests that the Board of Zoning Appeal grant a special permit in addition to granting any other relief that may be appropriate or necessary, to authorize the proposed equipment upgrade as set forth on the Plans and described in these application materials.

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

_____

Timothy C. Twardowski, Esq.
Robinson & Cole LLP
One Boston Place, 25th Floor
Boston, MA 02108
(617) 557-5965

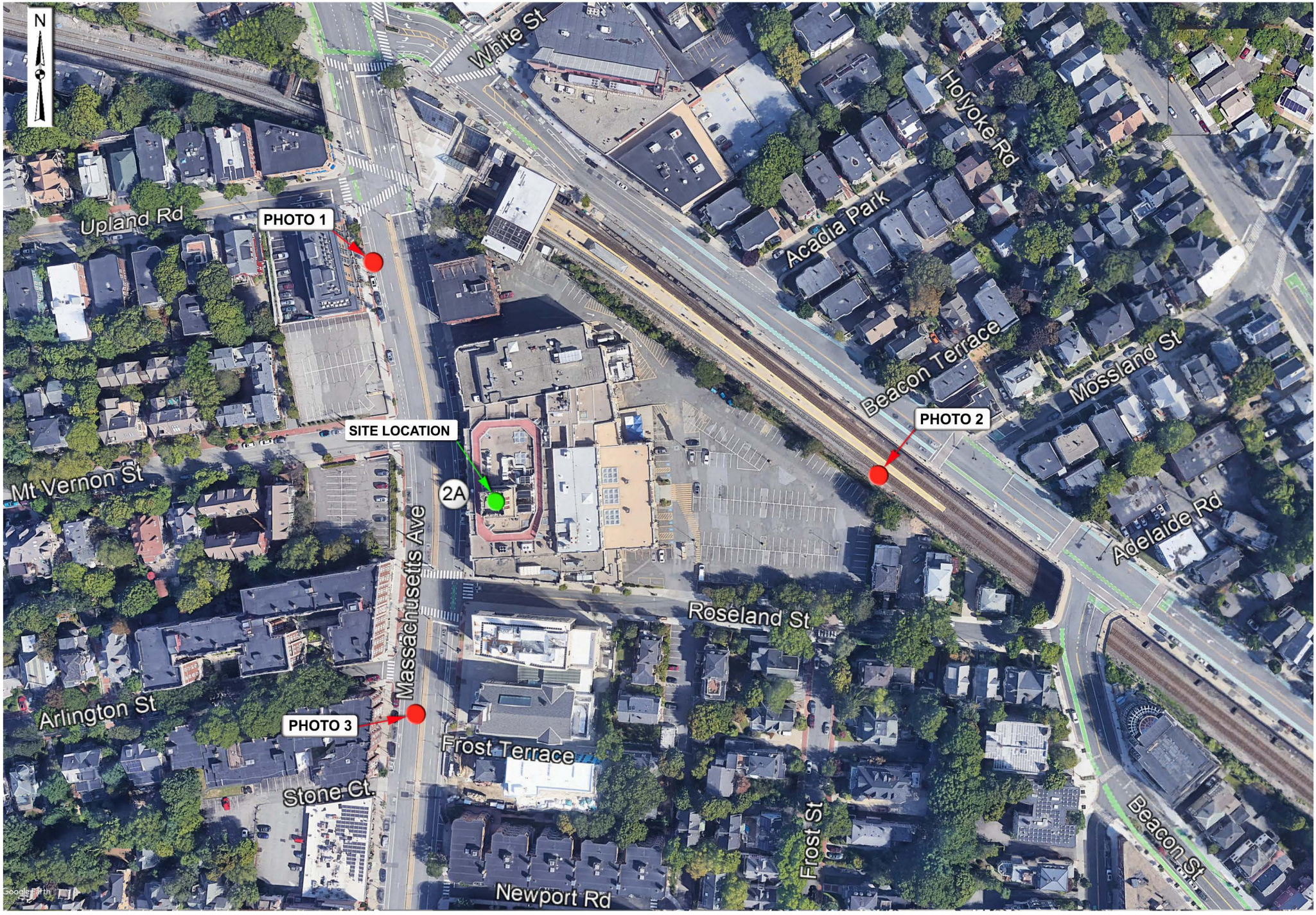
Dated: October 21, 2021



verizon WIRELESS

Cambridge 5 MA (Lesley University)
1815 Mass Ave.
Cambridge, MA 02140

Dewberry



verizon WIRELESS

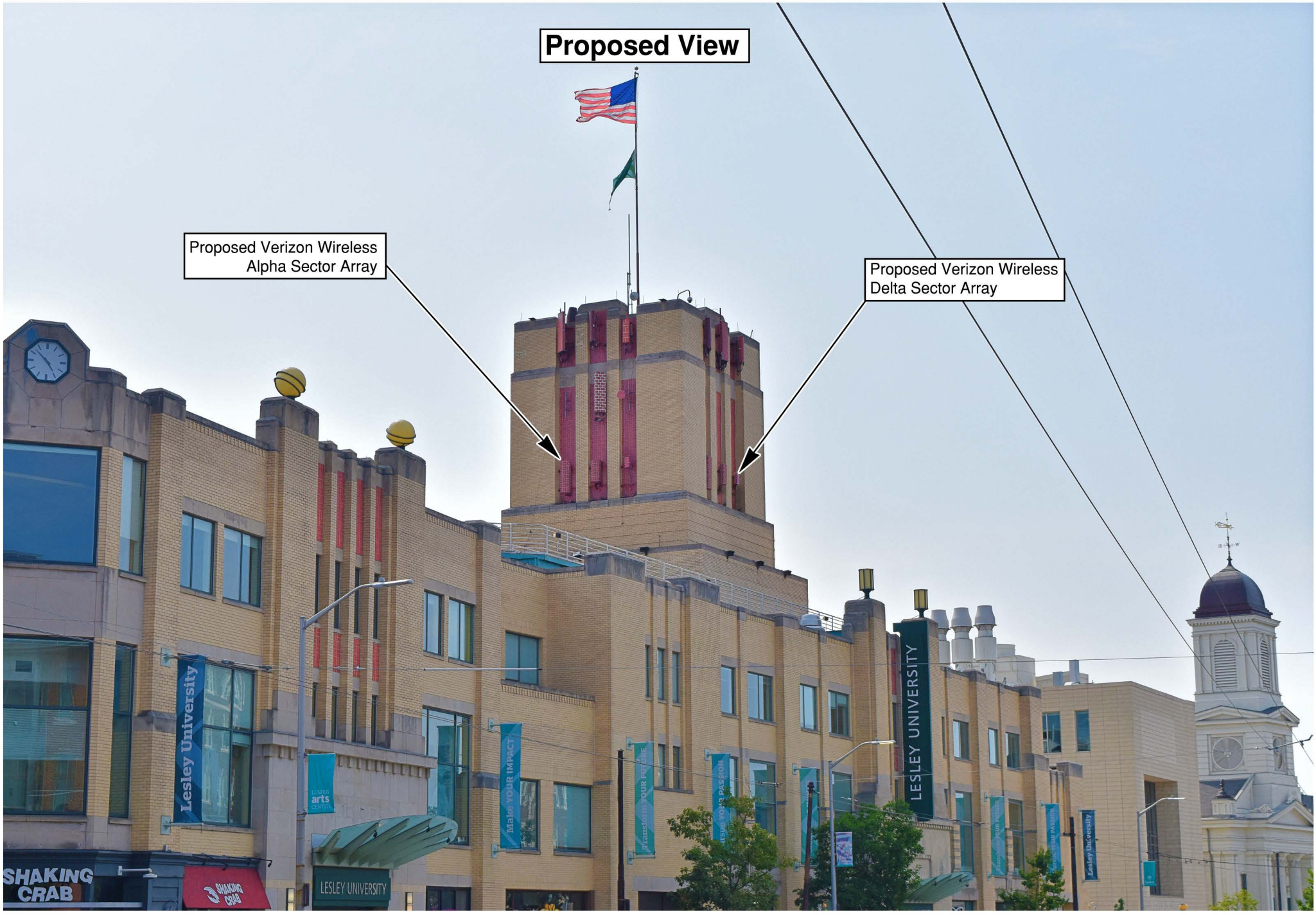
Cambridge 5 MA (Lesley University)
1815 Mass Ave.
Cambridge, MA 02140

Dewberry

verizon WIRELESS

Cambridge 5 MA (Lesley University)
View Facing Southeast From Massachusetts Ave
PHOTO 1A

Dewberry



verizon WIRELESS

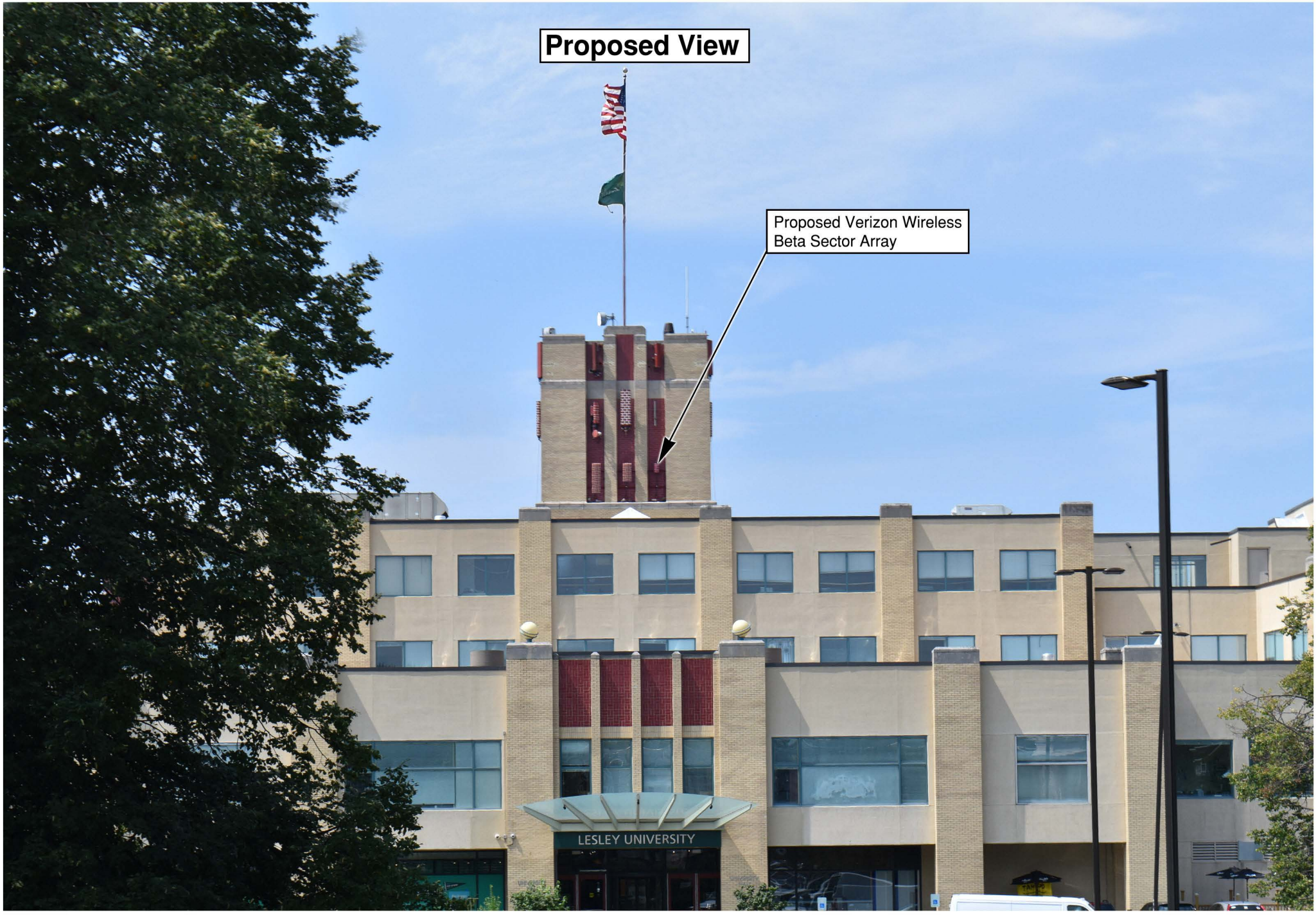
Cambridge 5 MA (Lesley University)
View Facing Southeast From Massachusetts Ave
PHOTO 1B

Dewberry

verizon WIRELESS

Cambridge 5 MA (Lesley University)
View Facing West From Somerville Ave
PHOTO 2A
(Page 5 of 8)

Dewberry



verizon WIRELESS

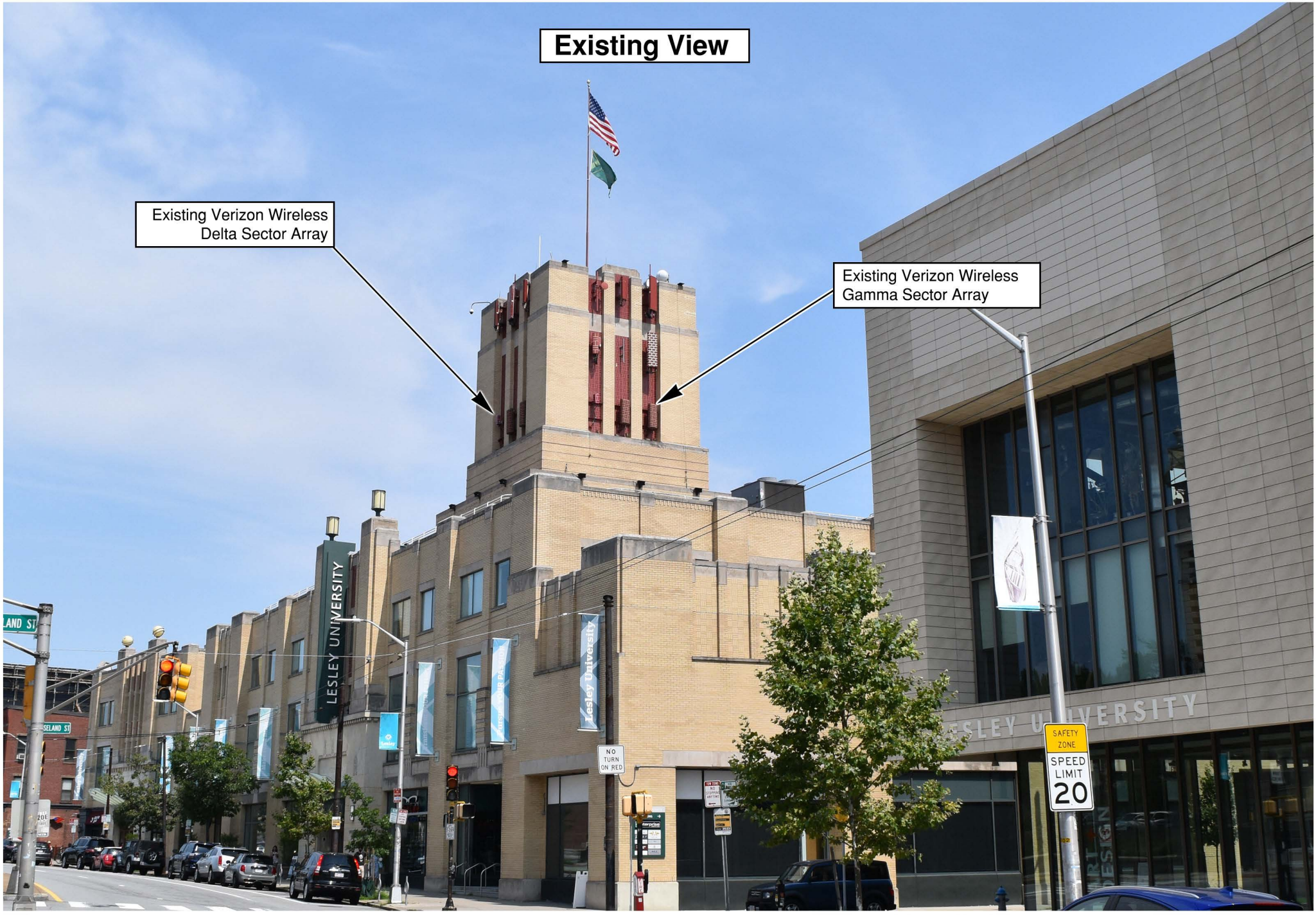
Cambridge 5 MA (Lesley University)

View Facing West From Somerville Ave

PHOTO 2B

(Page 6 of 8)

Dewberry



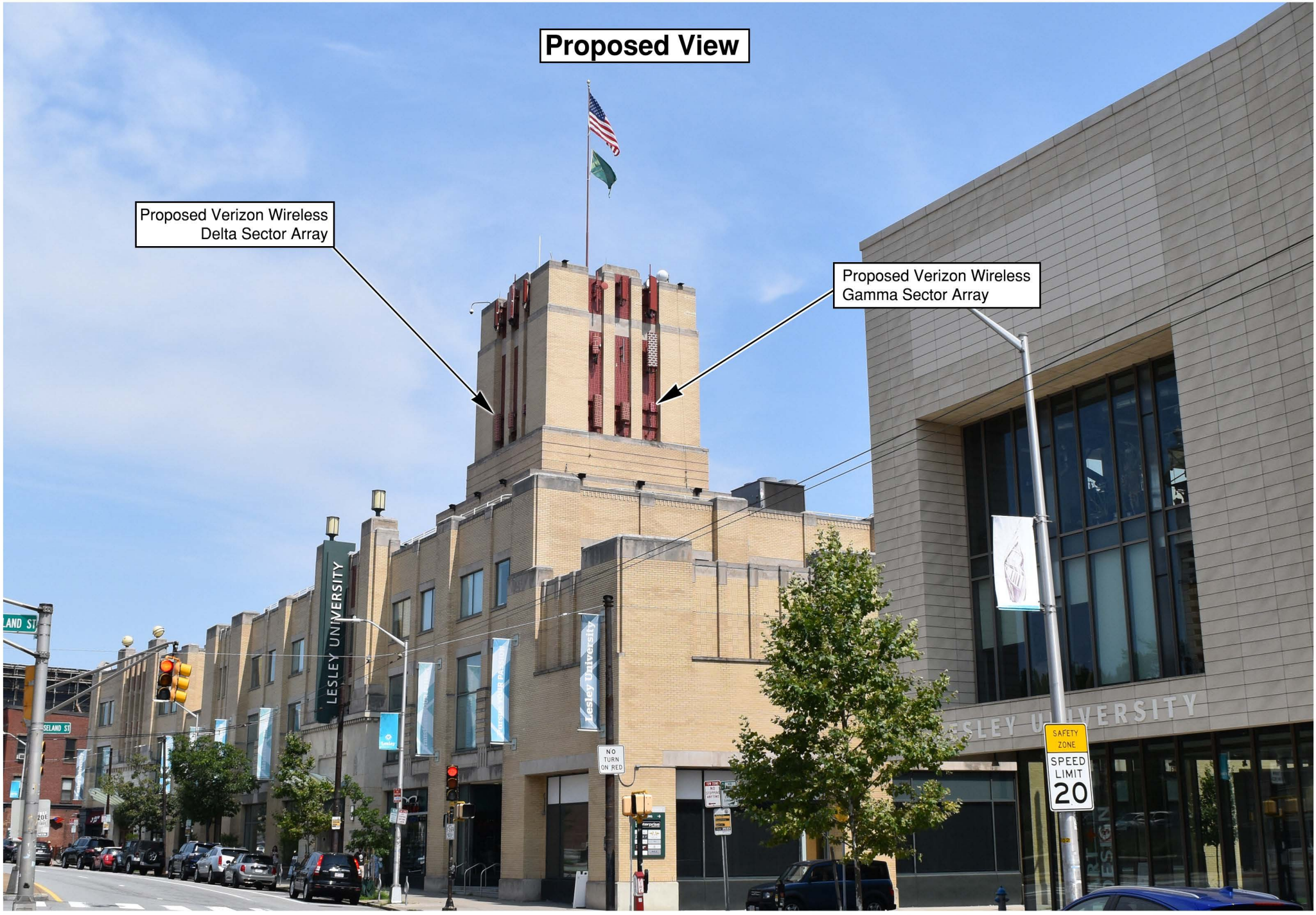
verizon WIRELESS

Cambridge 5 MA (Lesley University)

View Facing Northeast From Massacusetts Ave

PHOTO 3A

Dewberry



verizon WIRELESS

Cambridge 5 MA (Lesley University)

View Facing Northeast From Massacusetts Ave

PHOTO 3B

Dewberry

ULS License

Cellular License - KNKA201 - Cellco Partnership

Call Sign	KNKA201	Radio Service	CL - Cellular
Status	Active	Auth Type	Regular

Market

Market	CMA006 - Boston-Lowell-Brockton-Lawrence-Haverhill, MA-NH	Channel Block	B
Submarket	0	Phase	2

Dates

Grant	08/26/2014	Expiration	10/01/2024
Effective	11/01/2016	Cancellation	

Five Year Buildout Date

08/27/1989

Control Points

3 500 W. Dove Rd., TARRANT, Southlake, TX
P: (800)264-6620

Licensee

FRN	0003290673	Type	General Partnership

Licensee

Cellco Partnership
5055 North Point Pkwy, NP2NE Network Engineering
Alpharetta, GA 30022
ATTN Regulatory

P:(770)797-1070
F:(770)797-1036
E:LicensingCompliance@VerizonWireless.com

Contact

Cellco Partnership
Licensing Manager
5055 North Point Pkwy, NP2NE Network Engineering
Alpharetta, GA 30022
ATTN Regulatory

P:(770)797-1070
F:(770)797-1036
E:LicensingCompliance@VerizonWireless.com

Ownership and Qualifications

Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes

Alien Ownership
The Applicant answered "No" to each of the Alien Ownership questions.

Basic Qualifications
The Applicant answered "No" to each of the Basic Qualification questions.

Demographics

Race

Ethnicity Gender

ULS License

PCS Broadband License - KNLH242 - Cellco Partnership

Call Sign	KNLH242	Radio Service	CW - PCS Broadband
Status	Active	Auth Type	Regular

Rural Service Provider Bidding Credit

Is the Applicant seeking a Rural Service Provider (RSP) bidding credit?

Reserved Spectrum

Reserved Spectrum

Market

Market	BTA051 - Boston, MA	Channel Block	F
Submarket	0	Associated Frequencies (MHz)	001890.00000000-001895.00000000 001970.00000000-001975.00000000

Dates

Grant	06/02/2017	Expiration	06/27/2027
Effective	06/02/2017	Cancellation	

Buildout Deadlines

1st	06/27/2002	2nd	

Notification Dates

1st	05/17/2002	2nd	

Licensee

FRN	0003290673	Type	Joint Venture

Licensee

Cellco Partnership
5055 North Point Pkwy, NP2NE Network Engineering
Alpharetta, GA 30022
ATTN Regulatory

P:(770)797-1070
F:(770)797-1036
E:LicensingCompliance@VerizonWireless.com

Contact

Verizon Wireless
Licensing - Manager
5055 North Point Pkwy, NP2NE Network Engineering
Alpharetta, GA 30022
ATTN Regulatory

P:(770)797-1070
F:(770)797-1036
E:LicensingCompliance@VerizonWireless.com

Ownership and Qualifications

Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes

Alien Ownership

Universal Licensing System

ULS Lease

KNLF646 - L000026571 - Cellco Partnership

HELP

Lease ID	L000026571	Radio Service	CW - PCS Broadband
Status	Active	Classification of Lease	Spectrum Manager Lease
		Term of Lease	Long

Dates

Grant/Accepted	03/08/2018	Expiration	01/03/2027
Commencement	02/16/2018	Cancellation	

Lessee

FRN	0003290673 (View Ownership Filing)	Type	General Partnership

Lessee

Cellco Partnership
5055 North Point Pkwy, NP2NE Network Engineering
Alpharetta, GA 30022
ATTN Regulatory

P:(770)797-1070
E:licensingcompliance@verizonwireless.com

Real Party in Interest	Cellco Partnership	FRN of Real Party in Interest	0003290673

Contact

Verizon
Sarah Trosch
1300 I Street, NW - Suite 500 East
Washington, DC 20005

P:(202)515-2453
E:sarah.trosch@verizon.com

Lessee Qualifications and Ownership Information

Radio Service Type

Regulatory Status Interconnected

Alien Ownership
The Applicant answered "No" to each of the Alien Ownership questions.

Basic Qualifications
The Applicant answered "No" to each of the Basic Qualification questions.

ULS License

AWS (1710-1755 MHz and 2110-2155 MHz) License - WQGA900 - Cellco Partnership

Call Sign	WQGA900	Radio Service	AW - AWS (1710-1755 MHz and 2110-2155 MHz)
Status	Active	Auth Type	Regular

Rural Service Provider Bidding Credit

Is the Applicant seeking a Rural Service Provider (RSP) bidding credit?

Reserved Spectrum

Reserved Spectrum

Market

Market	BEA003 - Boston-Worcester-Lawrence-Lowell-Brockton, MA-NH-RI-VT	Channel Block	B
Submarket	1	Associated Frequencies (MHz)	001720.00000000-001730.00000000 002120.00000000-002130.00000000

Dates

Grant	11/29/2006	Expiration	11/29/2021
Effective	11/01/2016	Cancellation	

Buildout Deadlines

1st 2nd

Notification Dates

1st 2nd

Licensee

FRN	0003290673	Type	General Partnership

Licensee

Cellco Partnership
5055 North Point Pkwy, NP2NE Network Engineering
Alpharetta, GA 30022
ATTN Regulatory

P:(770)797-1070
F:(770)797-1036
E:LicensingCompliance@VerizonWireless.com

Contact

Cellco Partnership
Licensing Manager
5055 North Point Pkwy, NP2NE Network Engineering
Alpharetta, GA 30022
ATTN Regulatory

P:(770)797-1070
F:(770)797-1036
E:LicensingCompliance@VerizonWireless.com

Ownership and Qualifications

ULS License

AWS (1710-1755 MHz and 2110-2155 MHz) License - WQGB266 - Cellco Partnership

Call Sign	WQGB266	Radio Service	AW - AWS (1710-1755 MHz and 2110-2155 MHz)
Status	Active	Auth Type	Regular

Rural Service Provider Bidding Credit

Is the Applicant seeking a Rural Service Provider (RSP) bidding credit?

Reserved Spectrum

Reserved Spectrum

Market

Market	CMA006 - Boston-Lowell-Brockton-Lawrence-Haverhill, MA-NH	Channel Block	A
Submarket	0	Associated Frequencies (MHz)	001710.00000000-001720.00000000 002110.00000000-002120.00000000

Dates

Grant	11/29/2006	Expiration	11/29/2021
Effective	11/01/2016	Cancellation	

Buildout Deadlines

1st 2nd

Notification Dates

1st 2nd

Licensee

FRN 0003290673 Type General Partnership

Licensee

Cellco Partnership
5055 North Point Pkwy, NP2NE Network Engineering
Alpharetta, GA 30022
ATTN Regulatory

P:(770)797-1070
F:(770)797-1036
E:LicensingCompliance@VerizonWireless.com

Contact

Cellco Partnership
Licensing Manager
5055 North Point Pkwy, NP2NE Network Engineering
Alpharetta, GA 30022
ATTN Regulatory

P:(770)797-1070
F:(770)797-1036
E:LicensingCompliance@VerizonWireless.com

Ownership and Qualifications

Radio Service Type Mobile

ULS License

700 MHz Upper Band (Block C) License - WQJQ689 - Cellco Partnership

This license has pending applications: 0008938399

Call Sign	WQJQ689	Radio Service	WU - 700 MHz Upper Band (Block C)
Status	Active	Auth Type	Regular

Rural Service Provider Bidding Credit

Is the Applicant seeking a Rural Service Provider (RSP) bidding credit?

Reserved Spectrum

Reserved Spectrum

Market

Market	REA001 - Northeast	Channel Block	C
Submarket	0	Associated Frequencies (MHz)	000746.00000000-000757.00000000 000776.00000000-000787.00000000

Dates

Grant	09/11/2019	Expiration	06/13/2029
Effective	09/11/2019	Cancellation	

Buildout Deadlines

1st	06/13/2013	2nd	06/13/2019

Notification Dates

1st	06/20/2013	2nd	06/17/2019

Licensee

FRN	0003290673	Type	General Partnership

Licensee

Cellco Partnership
5055 North Point Pkwy, NP2NE Network Engineering
Alpharetta, GA 30022
ATTN Regulatory

P:(770)797-1070
E:LicensingCompliance@VerizonWireless.com

Contact

Verizon Wireless
Licensing Manager
5055 North Point Pkwy, NP2NE Network Engineering
Alpharetta, GA 30022
ATTN Regulatory

P:(770)797-1070
E:LicensingCompliance@VerizonWireless.com

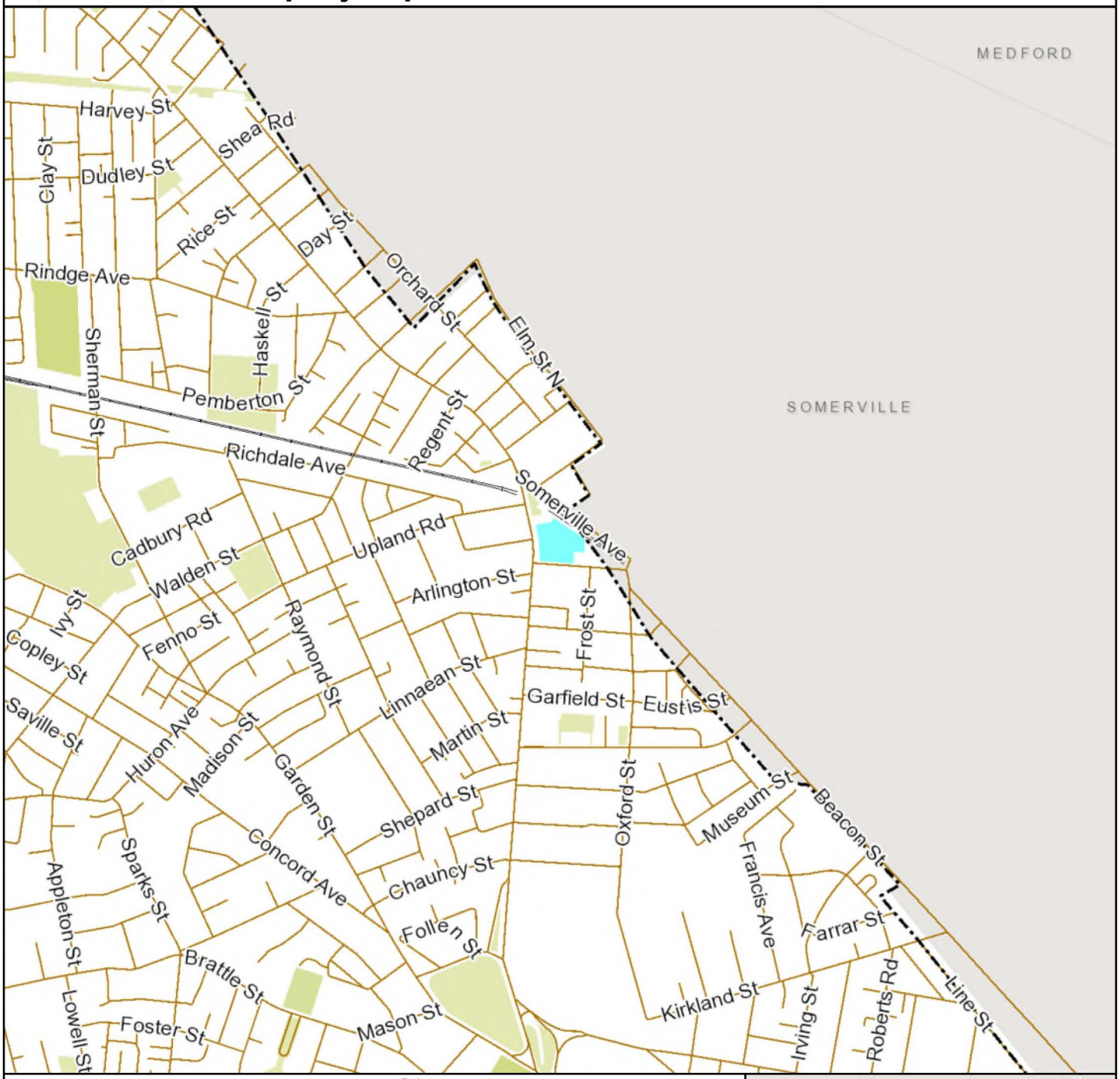
Ownership and Qualifications

Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes

City of Cambridge

Property Map for 1815 MASSACHUSETTS AVE.

October 6, 2021



City of Cambridge
Massachusetts

1" = 1243 ft

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

www.cambridgema.gov/gis

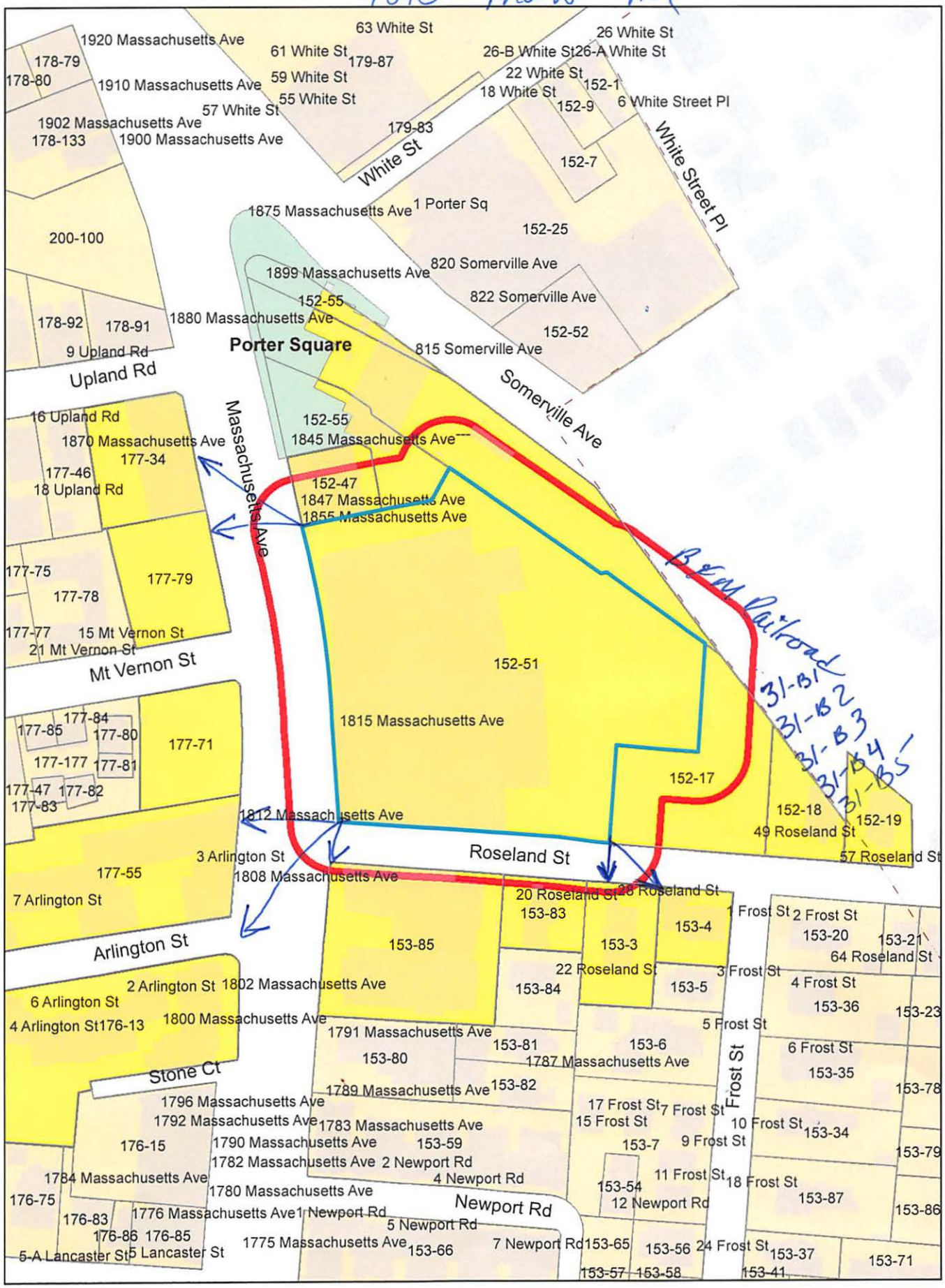
- Rail
- Road Centerline Cityscale

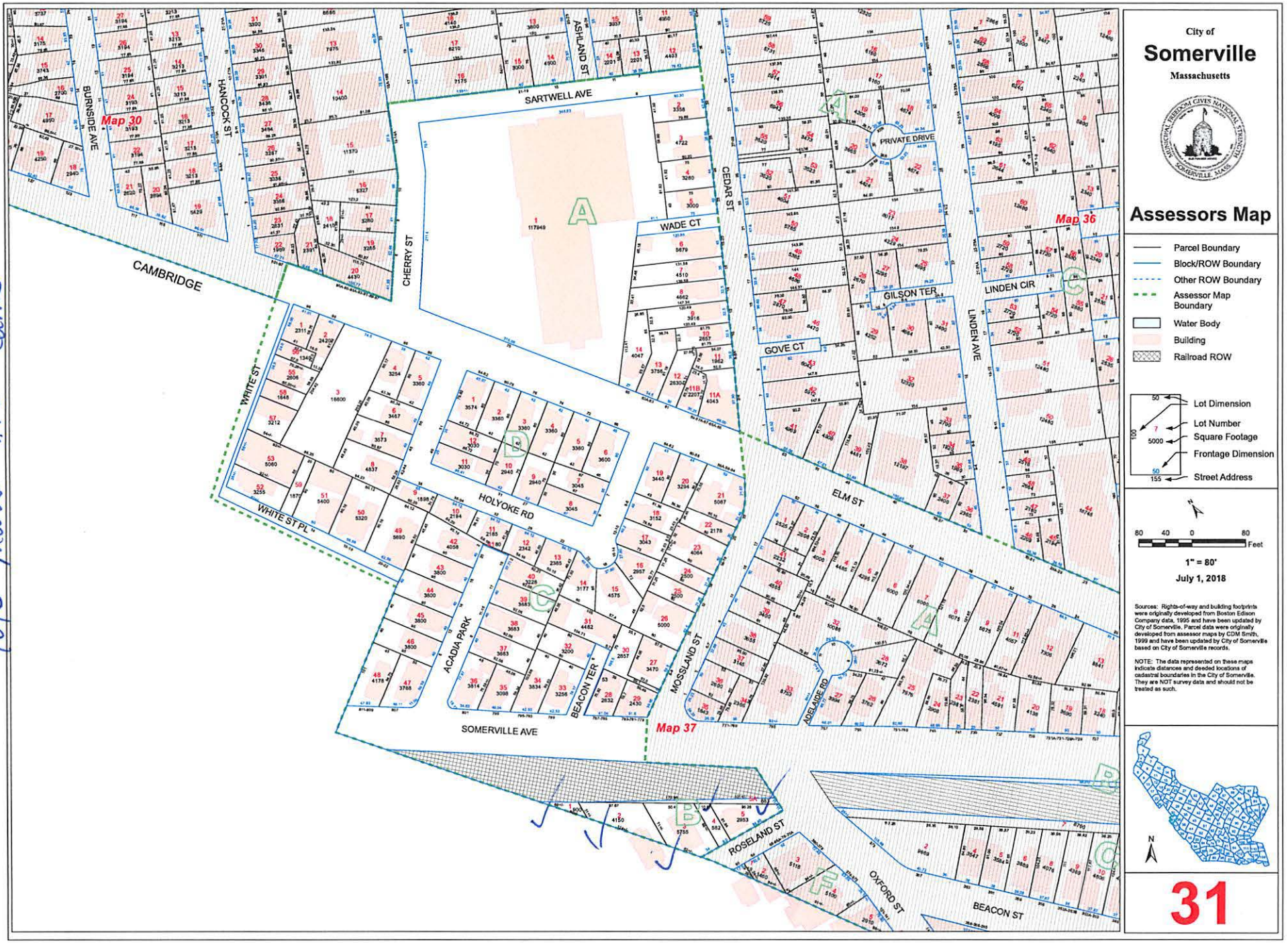
Paved Surfaces

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

BZA-150588

1815 Mass Ave





City of
Somerville
Massachusetts

Assessors Map

- Parcel Boundary
- Block/ROW Boundary
- Other ROW Boundary
- Assessor Map Boundary
- Water Body
- Building
- Railroad ROW

50 — Lot Dimension
7 — Lot Number
100 — 5000 — Square Footage
Frontage Dimension
50 — 155 — Street Address

80 40 0 80 Feet

1" = 80'

July 1, 2018

Sources: Rights-of-way and building footprints were originally developed from Boston Edison Company data, 1995 and have been updated by City of Somerville. Parcel data were originally developed from assessor maps by CDM Smith, 1999 and have been updated by City of Somerville based on City of Somerville records.

NOTE: The data represented on these maps indicate distances and deeded locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.

31

1815 Mass Ave

Petitioner 147

152-55
MASSACHUSETTS BAY TRANSPORTATION AUTHORITY
10 PARK PLAZA
BOSTON, MA 02116

152-47
MAYER, EDWARD A. & LOUISE M. MAYER
14 TURNER RD
N. BILLERICA, MA 01862

ROBINSON & COLE LLP
C/O TIMOTHY C. TWARDOWSKI, ESQ.
ONE BOSTON PLACE, - 25TH FL.
BOSTON, MA 02108

153-85
LESLEY UNIVERSITY
39 EVERETT ST.
CAMBRIDGE, MA 02138

153-83
FARRINGTON, SARAH M.,
SAMUEL F. & JOHN L. FARRINGTON
28 ROSELAND ST., #1
CAMBRIDGE, MA 02140

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

152-19
RICCI, DOMENICK & JOSEPHINE RICCI
C/O MAREK JITKA
57 ROSELAND STREET #3
SOMERVILLE, MA 02143

176-13
URBAN RENEWAL 13 LLC C/O RCG LLC
17 IVALOO ST, UNIT 4-10
SOMERVILLE , MA 02143

153-3
FARRINGTON REALTY LLC,
28 ROSELAND ST., #1
CAMBRIDGE, MA 02140

153-4
FARRINGTON REALTY LLC.
28 ROSELAND ST. APT#1
CAMBRIDGE, MA 02140

176-13
CROWLEY, STEPHEN A.
6849 NANSEN STREET
FOREST HILLS, NY 11375

176-13
COLLINS, MARGARET R.
2-6 ARLINGTON ST., #2
CAMBRIDGE, MA 02140

176-13
LIU, HUI & KE SHEN
4 ARLINGTON ST. UNIT#1
CAMBRIDGE, MA 02140

176-13
THEALL, STEPHEN J. JR.
4 ARLINGTON ST., UNIT #2
CAMBRIDGE, MA 02140

176-13
LIGRESTI, LEONARDO & SILVA SPRINGOLO
VIA MILAZZO 7,
35139 PADOVA, _ _

176-13
WHITE, ROSEMARY D. & MARY H. WHITE
2 ARLINGTON ST. UNIT#23
CAMBRIDGE, MA 02140

176-13
BOARDMAN, RICHARD B. & LYNNE A. STANTON
2 ARLINGTON ST. UNIT#33
CAMBRIDGE, MA 02140

176-13
HOFFMAN, JANICE,
TR. THE JANICE HOFFMAN 2016LIV TRUST
28 GLEASON STREET
WATERTOWN, MA 02472

176-13
STUART, SEBASTIAN & STEPHEN D. MCCAULEY
4 ARLINGTON ST #21
CAMBRIDGE, MA 02140

176-13
DALTON, KATHY L.
6 ARLINGTON ST #12
CAMBRIDGE, MA 02140

176-13
POPE, WILLARD R. & SYLVIA C. POPE
6 ARLINGTON ST., #21
CAMBRIDGE, MA 02140

176-13
FREIDBERG, SUSANNE
6 ARLINGTON ST., UNIT #6/31
CAMBRIDGE, MA 02140

176-13
TSERLIN, ELINA
1800 MASS AVE. UNIT#4
CAMBRIDGE, MA 02140

176-13
LIN, ALEXANDER & CHUN PI LIN HUANG
1800 MASSACHUSETTS AVE. - UNIT 800/5
CAMBRIDGE, MA 02140

176-13
DANBERG, SEYMOUR A.
TR. DANBERG CAMBRIDGE REALTY TRUST
P.O. BOX 425091
CAMBRIDGE, MA 02140

176-13
AZABU, LLC
1-3-15 MINAMI
AZABU, MINATOKI, _ _

176-13
S.R.A. PARUCHURI
1060 OAKTREE LN
BLOOMFIELD HILLS, MI 48304

176-13
CHAO, HUNG-HSING
1800 MASSACHUSETTS AVE., #11
CAMBRIDGE, MA 02140

176-13
BOWDEN, KRISTEN M.
C/O ALEX STEINBERGH & R. STANLEY BOWDEN
17 IVALOO ST., SUITE#100
SOMERVILLE , MA 02143

176-13
LIU, HONG & TIEMAE ROQUERRE
89 CALFLIN ST
BELMONT, MA 02478

176-13
WFB FUTURAMA RENTALS LLC.
C/O RESOURCE CAPITAL GROUP
17 IVALOO ST - SUITE 100
SOMERVILLE, MA 02143

176-13
SMITH, JULIA
4 ARLINGTON ST., UNIT #6
CAMBRIDGE, MA 02139

176-13
CROWLEY, JR. , STEPHEN ANTHONY &
ANGELA MARIE BISANTI
4 DARTMOUTH STREET APT. 47
FOREST HILLS , NY 11375

176-13
PALMER, DOUGLAS J.,
C/O OXFORD STREET REALTY, INC.
1644 MASS AVE
CAMBRIDGE, MA 02138

176-13
MO NEETA, LLC
18 WHITEHALL WAY
BELLINGHAM, MA 02019

176-13
CHU, ANDREW C. & MICHELLE I. LAI TRUSTEES
10849 N. STELLING RD
CUPERTINO, CA 95014

176-13
CHANG, CHRISTINE Z. & PATRICK C. MCLEAN
66 ELIZABETH ROAD
BELMONT, MA 02478

176-13
LEE, HYEJIN
1 EARHART ST #506
CAMBRIDGE, MA 02141

176-13
WFB FUTURAMA RENTALS LLC.
C/O ALEX STEINBERGH & R. STANLEY BOWDEN
17 IVALOO ST. SUITE #100
SOMERVILLE, MA 02143

176-13
LANDERS, DEBORAH D.
4 ARLINGTON ST., UNIT #22
CAMBRIDGE, MA 02140

176-13
GRAZIOSI, ANDREA
VIA ISOLA MADRE 3
00141
ROMA, - --

176-13
MARGULIS T. N.
C/O RCG LLC,
17 IVALOO ST., SUITE#100
SOMERVILLE, MA 02143

176-13
SRA PARUCHURI
TR SRA PARUCHURI LIVING TRUST
1060 OAK TREE LN
ROCHESTER HILLS, MI 48309

176-13
BERKELEY, JEROME
4 ARLINGTON ST. UNIT#4/7
CAMBRIDGE, MA 02139

176-13
BROOKS, JAMES E.
364 SPRING ST
PORTLAND, ME 04102

176-13
HU, CHIA-LING & CINDY HU
6 ARLINGTON ST., #32
CAMBRIDGE, MA 02140

176-13
JI, XIAOAN & ZHAODIAN JI
4 ARLINGTONST. UNIT#11A
CAMBRIDGE, MA 02140

176-13
BOWDEN, MILISSA L.
C/O RCG
17 IVALOO ST., SUITE #100
SOMERVILLE, MA 02143

176-13
SHIUE, REN-JYE & CHIH-WEI CHANG
1800 MASSACHUSETTS AVE., #80031
CAMBRIDGE, MA 02140

176-13
PERDIKOLOGOS, CONSTANTINA &
FOTINI PERDIKOLOGOS
1802 MASS AVE., #11
CAMBRIDGE, MA 02139

176-13
LIU, HONG & TIESHUN ROQUERRE
89 CLAFLIN ST
BELMONT, MA 02478

176-13
WEISS, JUDITH
21 ORCHARD ST., #2
CAMBRIDGE, MA 02140

176-13
LIU, HONG & TIEQUIN ROQUERRE
89 CLAFLIN ST
BELMONT, MA 02478

177-34
1868 MASS AVE LLC
109 SCHOOL ST
WATERTOWN, MA 02472

177-55
JALAL, AYESHA
92 ORCHARD ST.
SOMERVILLE, MA 02144

177-55
ERDOSY, DANIEL P., GABRIELLA
ERDOSY MIKLOS ERDOSY
3 ARLINGTON ST., #3/2
CAMBRIDGE, MA 02140

177-55
ABID, ZEHRA & CITY OF CAMBRIDGE TAX TITLE
1-7 ARLINGTON ST.,UNIT #3/7
CAMBRIDGE, MA 02140

177-55
YEUNG, HARETON & JOAN CHAN YEUNG
5 ARLINGTON ST., #5/1
CAMBRIDGE, MA 02140

177-55
SCOTT, LAURIE A.
5 ARLINGTON ST #3
CAMBRIDGE, MA 02140

177-55
LOCSIN, JEAN LOUIS.
5 ARLINGTON ST. UNIT#22
CAMBRIDGE, MA 02140

1815 Mass Ave

347

177-55
ORFALI, MERCEDES
3333 NE 34TH ST #1505
FT. LAUDERDALE, FL 33308

177-55
RUBIN, NOOREEN T.
3 ARLINGTON ST., #3/33
CAMBRIDGE, MA 02140

177-55
SAVAGE, ELIZABETH B.
3 ARLINGTON ST., #3/35
CAMBRIDGE, MA 02140

177-55
SUTHERLAND, LUCY R. TR.THE SUTHERLAND
ARLINGTON STREET REALTY TRUST
3 ARLINGTON ST., UNIT #43
CAMBRIDGE, MA 02140

177-55
PAOLINI, ELENA L.
3 ARLINGTON ST. UNIT#45
CAMBRIDGE, MA 02140

177-55
CHANG, NANCY T.
TRUSTEE OF NANCY T. CHANG REVOCABLE TRST
REVOCABLE TRUST
1644 MASS AVE
CAMBRIDGE, MA 02138

177-55
WALSH, MICHAEL A. & MAUREEN P. MANNING
TRUSTEES
3 ARLINGTON ST., #3/56
CAMBRIDGE, MA 02140

177-55
COLLINS, JOHN A. C/O ANDY ZWICK
350 WEST 42ND ST #37C
NEW YORK, NY 10036

177-55
SOLOMON, LESLIE J.
5 ARLINGTON ST UNIT #24
CAMBRIDGE, MA 02140

177-55
THAYER, JR., DONALD F. & DOUGLAS G. THAYER,
TRS OF THE D-M REALTY TRUST
P.O. BOX 196400
CAMBRIDGE, MA 02140

177-55
BANKLER, BETH A.
5 ARLINGTON ST #34
CAMBRIDGE, MA 02140

177-55
BUFFUM, TIMOTHY A.
5 ARLINGTON ST. UNIT#41
CAMBRIDGE, MA 02140

177-55
LICUANAN, FRANCISCO & VICTORIA LICUANAN
5 ARLINGTON ST., UNIT #54
CAMBRIDGE, MA 02140

177-55
BRAND, SUSAN F.
7 ARLINGTON ST #22
CAMBRIDGE, MA 02140

177-55
KINDER, PETER D.
PO BOX 400167
CAMBRIDGE, MA 02140

177-55
MCNULTY JAMES P. & SIRI C. STEINLE
210 GARDEN ST
CAMBRIDGE, MA 02138

177-55
VU, LIM DINH & NGA HONG LY
7 ARLINGTON ST. UNIT#45
CAMBRIDGE, MA 02140

177-55
EKSTROM, GORAN A.
7 ARLINGTON ST #52
CAMBRIDGE, MA 02140

177-55
CHAN, SZE HAM
C/O REAL PROPERTY MGMT COMMONWEALTH
245 FIRST ST, 18TH FL
CAMBRIDGE, MA 02142

177-55
STONEWELL, CAROLYN & BRIAN STONEWELL
7 ARLINGTON ST #56
CAMBRIDGE, MA 02140

177-55
OXFORD COURTS REALTY INC.
ARLINGTON STREET REAL ESTATE TRUST
C/O THAYER & ASSOCIATES
1812 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

177-55
MCDONAGH, JOHN P
4 BALDWIN LANE
AMHERST, MA 01002

177-55
THAYER, DOUGLAS G. & JANE G. THAYER, TRS
ARLINGTON STREET REALTY TRUST
C/O THAYER & ASSOCIATES
1812 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

177-55
CARTAGINE, CARLOS
3 ARLINGTON ST. UNIT#3/4
CAMBRIDGE, MA 02139

177-55
JAMES, WILLIAM D. & NANCY B. JAMES
14 COVE ROAD UNIT 3
ORLEANS, MA 02653

177-55
JAMES, WILLIAM D. & NANCY B. JAMES
1 DEVONSHIRE PLACE #2706
BOSTON, MA 02109

177-55
MARENTES LUIS A. & NEGAR TARADJI,
TRS THE MARENTES TARADJI FAMILY TR
31 WILLOW ST
CONCORD, MA 01742

177-55
HUGHES, ELISABETH
3 ARLINGTON ST., UNIT #24
CAMBRIDGE, MA 02140

177-55
LAW, MICHAEL
3 ARLINGTON STREET UNIT #3-27
CAMBRIDGE, MA 02140

177-55
JI, XIAOAN & ZHAODIAN JI
4 ARLINGTON ST., #11A
CAMBRIDGE, MA 02139

1875 Mass Ave

497

177-55
JI, XIAOAN & ZHAODIAN JI
4 ARLINGTON ST., #11A
CAMBRIDGE, MA 02139

177-55
GOPINATH, DINESH
3 ARLINGTON STREET #3/41
CAMBRIDGE, MA 02140

177-55
MCNULTY, JAMES P.
3 ARLINGTON ST #55
CAMBRIDGE, MA 02140

177-55
BENNETT, MONICA M. & MICHAEL F. BENNETT
TRUSTEE OF M.M.B. LIVING TRUST
5 ARLINGTON ST. UNIT5/21
CAMBRIDGE, MA 02140

177-55
RUBINSKY, MELISSA B.
5 ARLINGTON ST #44
CAMBRIDGE, MA 02140

177-55
FANTASIA, MEREDITH
5 ARLINGTON ST., #5/51
CAMBRIDGE, MA 02140

177-55
FOGEL, TERRI D.
1587 ROSEWOOD AVE
LAKEWOOD, OH 44107

177-55
BANG, YOONSHIN
7 ARLINGTON ST. UNIT#24
CAMBRIDGE, MA 02138

177-55
KNAPP, MARY M
9 SHEFFIELD WAY
WESTBOROUGH, MA 01581

177-55
CARDELLICHIO, PETER A
7 ARLINGTON ST #44
CAMBRIDGE, MA 02140

177-55
GILES, RICHARD H. & SUZANNE E. LAKE,
TRS OF ARLINGTON OXFORD REALTY TRUST
36 SPRING RD
CONCORD, MA 01742-4730

177-55
WILLIAMS, BROOKE S. &
TERRY TEMPEST WILLIAMS
HC 64 BOX 3601
CASTLE VALLEY, UT 84532

177-55
KNOLL, VANESSA
3 ARLINGTON ST., #3/3
CAMBRIDGE, MA 02140

177-55
WU, FEI
3 ARLINGTON ST., #3/6
CAMBRIDGE, MA 02140

177-55
SHAO, MIN & YING CHEN
C/O PHILIP TSENG
63 WHEELOCK ROAD
WALTHAM, MA 02453

177-55
DURSO, JAMES E & ELIZABETH L. FOSNIGHT
C/O OXFORD STREET REALTY
1644 MASS AVE
CAMBRIDGE, MA 02138

177-55
MYERS, ALAN G.
7 ARLINGTON ST #4
CAMBRIDGE, MA 02140

177-55
TOBIN, SUSANNAH BARTON
3 ARLINGTON ST. UNIT# 21
CAMBRIDGE, MA 02140

177-55
DONG, HUI,
TRUSTEE THE ARLINGTON PORTER TRUST
PO BOX 456
WINCHESTER, MA 01890

177-55
THORNE, NELL
3 ARLINGTON ST., UNIT #3/25
CAMBRIDGE, MA 02140

177-55
ROVINELLI, H. PAUL
3 ARLINGTON ST. UNIT#26
CAMBRIDGE, MA 02140

177-55
FU, BING & JING WANG
3 ARLINGTON ST., #3/31
CAMBRIDGE, MA 02140

177-55
LOI, SALLY
59 TREMONT ST #1
CAMBRIDGE, MA 02139

177-55
HUANG, IRENE C. & ANDREW WANG
166 WOODCLIFF ROAD
NEWTON, MA 02161

177-55
SIMMONS, ALFRED M.
3 ARLINGTON ST., UNIT #3
CAMBRIDGE, MA 02140

177-55
MOORES, MARJORIE J.
5 ARLINGTON ST #31
CAMBRIDGE, MA 02140

177-55
BORINS, LAWRENCE A.
5 ARLINGTON ST #36
CAMBRIDGE, MA 02140

177-55
MATTHEWS, DAVID LEE & TERRI HUME OLIVER
5 ARLINGTON ST. UNIT#42
CAMBRIDGE, MA 02140

177-55
COLLINS, HALSEY B
3556 77TH ST. APT 32
JACKSON HEIGHTS , NY 11372

177-55
JAMES, DAVID L. & SHEILA F. JAMES
TRS. OF THE JAMES ADVANTAGE TRUST
229 BRANNAN ST., APT#4J
SAN FRANCISCO, CA 94107

1815 Mass Ave

597

177-55
LICUANAN, ANA
5 ARLINGTON ST., #5/56
CAMBRIDGE, MA 02140

177-55
MILBOUER, LANCE E.
7 ARLINGTON ST #26
CAMBRIDGE, MA 02140

177-55
KIMBALL, WILLIAM S.
7 ARLINGTON ST #27
CAMBRIDGE, MA 02140

177-55
KINDER, PETER D.
P.O. BOX 400167
CAMBRIDGE, MA 02140-0002

177-55
KINDER, PETER D.
P.O. BOX 400167
CAMBRIDGE, MA 02140

177-55
OLBERT, STANISLAW & NORMA L. OLBERT
TRUSTEE STANISLAW & NORMA L. OLBERT TR.
50 FOLLEN ST UNIT 36
CAMBRIDGE, MA 02140

177-55
ROBERTS, KAY GEORGE
7 ARLINGTON ST #43
CAMBRIDGE, MA 02140

177-55
YANG, CHIANHWA
1461 26TH AVE NE
ISSAQUAH , WA 98029

177-55
EKSTROM, GORAN A.
7 ARLINGTON ST #52
CAMBRIDGE, MA 02140

177-55
ASCH, REBECCA S.
5 ARLINGTON ST UNIT 33
CAMBRIDGE, MA 02140

177-55
TANG, DANNI & JEFFREY A. SHNEIDMAN
3 ARLINGTON ST #3/34
CAMBRIDGE, MA 02140

176-13
WFB FUTURAMA RENTALS LLC.
C/O RESOURCE CAPITAL GROUP
17 IVALOO ST
SOMERVILLE, MA 02143

177-55
SOLOMON JONATHAN
5 ARLINGTON ST UNIT 5-46
CAMBRIDGE, MA 02140

176-13
SCHILLER, LAUREN E.
5421 S. CORNELL AVE #9
CHICAGO, IL 60615

176-13
NEELY, CLAIRE G.
2 ARLINGTON ST #11
CAMBRIDGE, MA 02140

176-13
RABB, INTISAR
2 ARLINGTON ST. UNIT#32
CAMBRIDGE, MA 02140

176-13
PODBELSKI, JANA J.
334 PROVIDENCE RD
SO. GRAFTON, MA 01560

176-13
BOWDEN, SHAREN K. C/O R C G
17 IVALOO ST, STE 100
SOMERVILLE, MA 02143

176-13
SIMONS, REBECCA L.
1800 MASS AVE, #3
CAMBRIDGE, MA 02140

176-13
LIFSEY, ANGELA
1800 MASS AVENUE, UNIT 80021
CAMBRIDGE, MA 02140

176-13
HUANG, CHUN PI LIN
1800 MASS AVE. UNIT#33
CAMBRIDGE, MA 02140

176-13
LIU, HONG, TRUSTEE 1802 MASSACHUSETTS
AVENUE REALTY TRUST
1673 CAMBRIDGE ST.
CAMBRIDGE, MA 02138

177-55
SORRENTINO, MARIE SANDY
SORRENTINO REAL ESTATE LLC
252 COLLAMER RD
HILTON, NY 14468

177-55
FERNANDEZ, MERCEDES
3333 NE 34TH ST #1505
FT. LAUDERDALE, FL 33308

177-55
PLAYFAIR, SUSAN R.
10 ROGERS STREET #302
CAMBRIDGE, MA 02142

177-55
FILENE, JACOB F.
5726 S.MACON STREET
ENGLEWOOD, CO 80111

177-55
ASHLEY, GISELA
7 ARLINGTON ST #7
CAMBRIDGE, MA 02140

177-55
TERWILLIGER,CYNTHIA J.
7 ARLINGTON ST #8
CAMBRIDGE, MA 02140

177-55
LU, CHENCHEN & QIHAN LIU
3 ARLINGTON ST UNIT 23
CAMBRIDGE, MA 02140

177-55
ORFALI,MERCEDES
3333 NE 34TH ST #1505
FT. LAUDERDALE, FL 33308

1815 Mass Ave 697

177-55
HOFMANN, ANDREAS G., TRUSTEE OF THE
ROSEMARIE HOFMANN IRREVOCABLE TRS
3 ARLINGTON ST., UNIT 3/51
CAMBRIDGE, MA 02140

177-55
WALSH, MICHAEL A. &
MAUREEN P. MANNING TRUSTEES
3 ARLINGTON ST., #3/57
CAMBRIDGE, MA 02140

177-55
BISHKO, ADRIANE
5 ARLINGTON ST. UNIT#5/26
CAMBRIDGE, MA 02140

177-55
LENIHAN, WINIFRED
5 ARLINGTON ST #55
CAMBRIDGE, MA 02140

177-55
BRAND, SUSAN F.
7 ARLINGTON ST #23
CAMBRIDGE, MA 02140

177-55
ROBERTS, KAY G.
7 ARLINGTON ST #42
CAMBRIDGE, MA 02140

177-55
JIANG, YANKANG
7 ARLINGTON ST UNIT 7/55
CAMBRIDGE, MA 02140

176-13
VEGGIE FAMILY REALTY LLC
22 SHEAN RD
BELMONT, MA 02478

176-13
TAZAWA KAYOKO
20 MAIN ST
EXETER, NH 03833

177-55
SPITZER, FRANKLIN
7 ARLINGTON ST #7/37
CAMBRIDGE, MA

176-13
HARRIS, RICHARD A., PATRICIA HARRIS ALYSON
A. POWERS & BRENDON HARRIS
1800 MASSACHUSETTS AVE UNIT 14
CAMBRIDGE, MA 02140

177-55
YU, KONGJIAN
5 ARLINGTON ST. UNIT#22
CAMBRIDGE, MA 02140

177-55
SCORDATO, CHRISTINE A.
5 ARLINGTON ST. UNIT#5/35
CAMBRIDGE, MA 02141

177-55
JOYCE, MARYBETH M.
5 ARLINGTON ST #B1
CAMBRIDGE, MA 02140

177-55
THAYER, MARJORIE E. & DOUGLAS G. THAYER,
TRS OF THE M-D REALTY TRUST
P.O. BOX 196400
CAMBRIDGE, MA 02140

177-55
MORSE, PHILIP
TRUSTEE OF PHILIP MORSE TRUST
7 ARLINGTON ST. UNIT# 7/57
CAMBRIDGE, MA 02140

177-55
CURRIER, NICOLAS, SUZANNE PARK
ELLEN S. HENDRIKSEN
7 ARLINGTON ST UNIT 46
CAMBRIDGE, MA 02140

176-13
BROMBERGER ALLEN & DANIEL BROMBERGER
30 PHILLIPS RD
SOUTH PORTLAND, ME 04106

176-13
MINOTTI, TOD ROBERT TOSI,
LINDA TOSI KEVIN LUKACEK, TRS
27 BAYSTATE RD #1R
BOSTON , MA 02215

176-13
GOSSELIN, JOHN T.
TRUSTEE OF THE CHRISTINE M. CANNAVA
REVOC TRT
4 ARLINGTON ST 31
CAMBRIDGE, MA 02140

177-55
MURPHY, KATHLEEN M.,
TRUSTEE THE MOLLY SOLOMON TRUST
P.O. BOX 427
MARBLEHEAD, MA 01945

177-55
PETERS, ANNE C.,
TRUSTEE THE ANNE C. PETERS TRUST
5 ARLINGTON ST., #5/25
CAMBRIDGE, MA 02140

177-55
FLANNERY, SUSAN M. & STEPHEN A. COREN
5 ARLINGTON ST #45
CAMBRIDGE, MA 02140

177-55
DUONG, LOC
7 ARLINGTON ST., UNIT #7/21
CAMBRIDGE, MA 02140

177-55
THUMM, ANGELIKA
REINSBURG STR 129
70197 STUTTGART, _ _

177-55
1812 MASSACHUSETTS AVENUE LLC,
C/O W.T. PHELAN INS. AGENCY
63 TRAPELO ROAD
BELMONT, MA 02478

176-13
PARUCHURI S.R.A
1060 OAK TREE LN
ROCHESTER HILLS, MI 48309

176-13
SPILKER HAROLD D III KIRSTEN O SPILKER
937 HUNAKAI ST
HONOLULU, HI 96816

176-13
GONG, ZHENG YUGE XIAO
76 TUDOR RD
NEEDHAM , MA 02492

176-13
LANDERS, DEBORAH
4 ARLINGTON ST 22
CAMBRIDGE, MA 02140

1815 Mass Ave

797

31-B-3 &4
MAREK JITKA
57 ROSELAND STREET #3
SOMERVILLE, MA 02143

31-B-5-1
ANTHONY DANGERFIELD
5 JOHNSON ROAD
MEDFORD, MA 02155

31-B-5-10
JOHN & JENNIFER GOTTLIEB
401 WASHINGTON STREET
SOMERVILLE, MA 02143

31-B-5-2
JEFFREY L. BROWN
TR. OF SPRING MOUNTAIN REALTY TRUST
61 ROSELAND STREET #2
SOMERVILLE, MA 02143

31-B-5-3
JEFFREY L. BROWN
TR. OF SPRING MOUNTAIN REALTY TRUST
691 MASS AVENUE – SUITE 3
ARLINGTON, MA 02476

31-B-5-4
JAMES M. IGOE, III
40 SKEHAN STREET
SOMERVILLE, MA 02143

31-B-5-5
EMILY H. BAILEY
TR. OF EMILY H. BAILEY REVOCABLE TRUST
105 LEXINGTON AVENUE
CAMBRIDGE, MA 02138

31-B-5-6
EMILY H. BAILEY
TR. OF EMILY H. BAILEY REVOCABLE TRUST
61 ROSELAND STREET #6
SOMERVILLE, MA 02143

31-B-5-7 & 8
THEODORE P. WASIK, MD. &
TRACY A. DECHERT, MD.
29 ALBION PLACE
CHARLESTOWN, MA 02139

31-B-5-9
ZOE LANGOSY
TR. OF TN TRUST
20 CHILTON STREET #3
CAMBRIDGE, MA 02138

31-B-5A
MBTA
C/O MARK DOYLE
R.E. DIRECTOR
10 PARK PLAZA – SUITE 5720
BOSTON, MA 02116

152-17-18-21/177-79-71/152-51/31-B-1,2
LESLEY COLLEGE
29 EVERETT STREET
CAMBRIDGE, MA 02138

ROSELAND ST

Location	ROSELAND ST	**Mblu**	31/ B/ 1/ /
Acct#	19611020	**Owner**	LESLEY COLLEGE
Assessment	$176,300	**PID**	328
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$1,500	$174,800	$176,300

Owner of Record

Owner	LESLEY COLLEGE	**Sale Price**	$1
Co-Owner		**Certificate**	
Address	29 EVERETT ST CAMBRIDGE, MA 02138	**Book & Page**	25269/ 543
		Sale Date	04/05/1995
		Instrument	1F

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
LESLEY COLLEGE	$1		25269/ 543	1F	04/05/1995
LESLEY REALTY CORP	$10		24763/ 155	1F	08/05/1994
C D I A INC TRUSTEE	$0				

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: $0
Building Percent Good:
Replacement Cost Less Depreciation: $0

Building Attributes	
Field	**Description**

49 ROSELAND ST

Location 49 ROSELAND ST

Mblu 31/ B/ 2/ /

Acct# 06259086

Owner LESLEY REALTY CORP

Assessment $928,100

PID 329

Building Count 1

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$116,300	$811,800	$928,100

Owner of Record

Owner LESLEY REALTY CORP
Co-Owner C/O LESLEY COLLEGE
Address 29 EVERETT STREET
CAMBRIDGE, MA 02138

Sale Price $0
Certificate
Book & Page 24763/ 155
Sale Date 08/05/1994
Instrument 1F

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
LESLEY REALTY CORP	$0		24763/ 155	1F	08/05/1994
TRUST 1815 REALTY	$0				

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 4,156
Replacement Cost: $1,128,964
Building Percent Good: 10
Replacement Cost Less Depreciation: $112,900

Building Attributes	
Field	**Description**
Style	Mansard-Apts

57 ROSELAND ST

Location 57 ROSELAND ST

Mblu 31/ B/ 3/ / 4 B4

Acct# 18572090

Owner MAREK JITKA

Assessment $1,387,200

PID 6085

Building Count 1

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$650,500	$736,700	$1,387,200

Owner of Record

Owner MAREK JITKA
Co-Owner
Address 57 ROSELAND ST 3
SOMERVILLE, MA 02143

Sale Price $314,000
Certificate
Book & Page 21567/ 082
Sale Date 11/27/1991
Instrument A

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
MAREK JITKA	$314,000		21567/ 082	A	11/27/1991
FREDERIC RAPHAEL	$0				

Building Information

Building 1 : Section 1

Year Built: 1860
Living Area: 3,364
Replacement Cost: $942,781
Building Percent Good: 69
Replacement Cost Less Depreciation: $650,500

Building Attributes	
Field	**Description**
Style	3 fam Conv

61 ROSELAND ST #1

Location 61 ROSELAND ST #1 **Mblu** 31/ B/ 5/ 1/

Acct# 20131100 **Owner** DANGERFIELD ANTHONY

Assessment $129,300 **PID** 110218

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	$129,300	$0	$129,300

Owner of Record

Owner DANGERFIELD ANTHONY
Co-Owner
Address 5 JOHNSON RD
MEDFORD, MA 02155

Sale Price $99,000
Certificate
Book & Page 56921/ 151
Sale Date 05/31/2011
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DANGERFIELD ANTHONY	$99,000		56921/ 151	00	05/31/2011
BEAUDET DOUGLAS S	$480,000		54931/ 211	1P	07/01/2010

Building Information

Building 1 : Section 1

Year Built: 2010
Living Area: 207
Replacement Cost: $139,353
Building Percent Good: 92
Replacement Cost Less Depreciation: $128,200

Building Attributes	
Field	Description
STYLE	Retail Condo

61 ROSELAND ST #10

Location 61 ROSELAND ST #10 **Mblu** 31/ B/ 5/ 10/

Acct# 20131190 **Owner** GOTTLIEB JENNIFER & JOHN

Assessment $114,400 **PID** 110227

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	$114,400	$0	$114,400

Owner of Record

Owner GOTTLIEB JENNIFER & JOHN
Co-Owner
Address 401 WASHINGTON ST
SOMERVILLE, MA 02143

Sale Price $80,000
Certificate
Book & Page 56525/ 015
Sale Date 02/25/2011
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GOTTLIEB JENNIFER & JOHN	$80,000		56525/ 015	00	02/25/2011
BEAUDET DOUGLAS S	$480,000		54931/ 211	1P	07/01/2010

Building Information

Building 1 : Section 1

Year Built: 2010
Living Area: 124
Replacement Cost: $114,352
Building Percent Good: 100
Replacement Cost
Less Depreciation: $114,400

Building Attributes	
Field	Description
STYLE	Retail Condo

61 ROSELAND ST #2

Location	61 ROSELAND ST #2	**Mblu**	31/ B/ 5/ 2/
Acct#	20131110	**Owner**	BROWN JEFFREY L TRUSTEE
Assessment	$76,300	**PID**	110219
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$76,300	$0	$76,300

Owner of Record

Owner	BROWN JEFFREY L TRUSTEE	**Sale Price**	$72,500
Co-Owner	SPRING MOUNTAIN REALTY TRUST	**Certificate**	
Address	61 ROSELAND ST 2 SOMERVILLE, MA 02143	**Book & Page**	70679/ 238
		Sale Date	02/28/2018
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
BROWN JEFFREY L TRUSTEE	$72,500		70679/ 238	00	02/28/2018
TRINCA LLC	$40,000		58601/ 250	00	03/02/2012
BEAUDET DOUGLAS S	$480,000		54931/ 211	1P	07/01/2010
WOMANS MENTAL HEALTH COLLECTIVE INC	$65,000		13698/ 567	1K	05/25/1979

Building Information

Building 1 : Section 1

Year Built:	2010
Living Area:	135
Replacement Cost:	$82,980
Building Percent Good:	92
Replacement Cost Less Depreciation:	$76,300

Building Attributes

61 ROSELAND ST #3

Location 61 ROSELAND ST #3 **Mblu** 31/ B/ 5/ 3/

Acct# 20131120 **Owner** BROWN JEFFREY L TRUSTEE

Assessment $86,700 **PID** 110220

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	$86,700	$0	$86,700

Owner of Record

Owner BROWN JEFFREY L TRUSTEE
Co-Owner SPRING MOUNTAIN REALTY TRUST
Address 691 MASSACHUSETTS AVE SUITE #3
ARLINGTON, MA 02476

Sale Price $65,000
Certificate
Book & Page 57223/ 458
Sale Date 07/29/2011
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BROWN JEFFREY L TRUSTEE	$65,000		57223/ 458	00	07/29/2011
BEAUDET DOUGLAS S	$480,000		54931/ 211	1P	07/01/2010

Building Information

Building 1 : Section 1

Year Built: 2010
Living Area: 140
Replacement Cost: $94,248
Building Percent Good: 92
Replacement Cost Less Depreciation: $86,700

Building Attributes	
Field	Description
STYLE	Retail Condo

61 ROSELAND ST #4

Location 61 ROSELAND ST #4 **Mblu** 31/ B/ 5/ 4/

Acct# 20131130 **Owner** IGOE III JAMES M

Assessment $128,100 **PID** 110221

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	$128,100	$0	$128,100

Owner of Record

Owner IGOE III JAMES M
Co-Owner
Address 40 SKEHAN ST
SOMERVILLE, MA 02143

Sale Price $100,000
Certificate
Book & Page 56675/ 068
Sale Date 03/31/2011
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
IGOE III JAMES M	$100,000		56675/ 068	00	03/31/2011
BEAUDET DOUGLAS S	$480,000		54931/ 211	1P	07/01/2010

Building Information

Building 1 : Section 1

Year Built: 2010
Living Area: 204
Replacement Cost: $137,333
Building Percent Good: 92
Replacement Cost Less Depreciation: $126,300

Building Attributes	
Field	Description
STYLE	Retail Condo

61 ROSELAND ST #5

Location	61 ROSELAND ST #5	**Mblu**	31/ B/ 5/ 5/
Acct#	20131140	**Owner**	BAILEY EMILY H TRUSTEE
Assessment	$120,100	**PID**	110222
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$120,100	$0	$120,100

Owner of Record

Owner	BAILEY EMILY H TRUSTEE	**Sale Price**	$1
Co-Owner	EMILY H BAILEY REVOCABLE TRUST	**Certificate**	
Address	105 LEXINGTON AVE CAMBRIDGE, MA 02138	**Book & Page**	73014/ 355
		Sale Date	07/30/2019
		Instrument	1F

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
BAILEY EMILY H TRUSTEE	$1		73014/ 355	1F	07/30/2019
BAILEY EMILY H	$215,000		56813/ 351	1G	05/03/2011
BEAUDET DOUGLAS S	$480,000		54931/ 211	1P	07/01/2010

Building Information

Building 1 : Section 1

Year Built:	2010
Living Area:	192
Replacement Cost:	$129,255
Building Percent Good:	92
Replacement Cost Less Depreciation:	$118,900

Building Attributes	
Field	**Description**

61 ROSELAND ST #6

Location 61 ROSELAND ST #6 **Mblu** 31/ B/ 5/ 6/

Acct# 20131150 **Owner** BAILEY EMILY H TRUSTEE

Assessment $104,700 **PID** 110223

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	$104,700	$0	$104,700

Owner of Record

Owner BAILEY EMILY H TRUSTEE
Co-Owner EMILY H BAILEY REVOCABLE TRUST
Address 61 ROSELAND ST 6
SOMERVILLE, MA 02143

Sale Price $1
Certificate
Book & Page 73014/ 355
Sale Date 07/30/2019
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BAILEY EMILY H TRUSTEE	$1		73014/ 355	1F	07/30/2019
BAILEY EMILY H	$215,000		56813/ 351	1G	05/03/2011
BEAUDET DOUGLAS S	$480,000		54931/ 211	1P	07/01/2010

Building Information

Building 1 : Section 1

Year Built: 2010
Living Area: 169
Replacement Cost: $113,771
Building Percent Good: 92
Replacement Cost Less Depreciation: $104,700

Building Attributes	
Field	Description

61 ROSELAND ST #7

Location 61 ROSELAND ST #7 **Mblu** 31/ B/ 5/ 7/

Acct# 20131160 **Owner** WASIK MD THEODORE P

Assessment $54,500 **PID** 110224

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	$54,500	$0	$54,500

Owner of Record

Owner WASIK MD THEODORE P
Co-Owner DECHERT MD TRACEY A
Address 29 ALBION PL
CHARLESTOWN, MA 02129

Sale Price $150,000
Certificate
Book & Page 57090/ 481
Sale Date 07/01/2011
Instrument 1V

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WASIK MD THEODORE P	$150,000		57090/ 481	1V	07/01/2011
BEAUDET DOUGLAS S	$480,000		54931/ 211	1P	07/01/2010

Building Information

Building 1 : Section 1

Year Built: 2010
Living Area: 88
Replacement Cost: $59,242
Building Percent Good: 92
Replacement Cost Less Depreciation: $54,500

Building Attributes	
Field	Description
STYLE	Retail Condo

61 ROSELAND ST #8

Location 61 ROSELAND ST #8 **Mblu** 31/ B/ 5/ 8/

Acct# 20131170 **Owner** WASIK MD THEODORE P

Assessment $134,400 **PID** 110225

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	$134,400	$0	$134,400

Owner of Record

Owner WASIK MD THEODORE P
Co-Owner DECHERT MD TRACEY A
Address 29 ALBION PL
CHARLESTOWN, MA 02129

Sale Price $150,000
Certificate
Book & Page 57090/ 481
Sale Date 07/01/2011
Instrument 1V

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WASIK MD THEODORE P	$150,000		57090/ 481	1V	07/01/2011
BEAUDET DOUGLAS S	$480,000		54931/ 211	1P	07/01/2010

Building Information

Building 1 : Section 1

Year Built: 2010
Living Area: 217
Replacement Cost: $146,085
Building Percent Good: 92
Replacement Cost
Less Depreciation: $134,400

Building Attributes	
Field	Description
STYLE	Retail Condo

61 ROSELAND ST #9

Location 61 ROSELAND ST #9 **Mblu** 31/ B/ 5/ 9/

Acct# 20131180 **Owner** LANGOSY ZOE TRUSTEE

Assessment $115,200 **PID** 110226

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	$115,200	$0	$115,200

Owner of Record

Owner LANGOSY ZOE TRUSTEE
Co-Owner TN TRUST
Address 20 CHILTON ST #3
CAMBRIDGE, MA 02138

Sale Price $100,000
Certificate
Book & Page 58147/ 509
Sale Date 12/22/2011
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LANGOSY ZOE TRUSTEE	$100,000		58147/ 509	00	12/22/2011
BEAUDET DOUGLAS S	$480,000		54931/ 211	1P	07/01/2010

Building Information

Building 1 : Section 1

Year Built: 2010
Living Area: 186
Replacement Cost: $125,216
Building Percent Good: 92
Replacement Cost
Less Depreciation: $115,200

Building Attributes	
Field	Description
STYLE	Retail Condo

000R BEACON ST

Location	000R BEACON ST	**Mblu**	31/ B/ 5/A /
Acct#	20131200	**Owner**	MBTA
Assessment	$175,900	**PID**	110228
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$0	$175,900	$175,900

Owner of Record

Owner	MBTA	**Sale Price**	$0
Co-Owner	C/O MARK DOYLE R E DIRECTOR	**Certificate**	
Address	10 PARK PLAZA SUITE 5720 BOSTON, MA 02116	**Book & Page**	00000/ 000
		Sale Date	01/01/1970

Ownership History

Ownership History				
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Sale Date**
MBTA	$0		00000/ 000	01/01/1970

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: $0
Building Percent Good:
Replacement Cost Less Depreciation: $0

Building Attributes	
Field	**Description**
Style	Vacant Land
Model	

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2 Bds -

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: ALICIA R. SELMAN **Date:** 10/28/21
(Print)

Address: 1815 Mass Ave.

Case No. BZA-152580

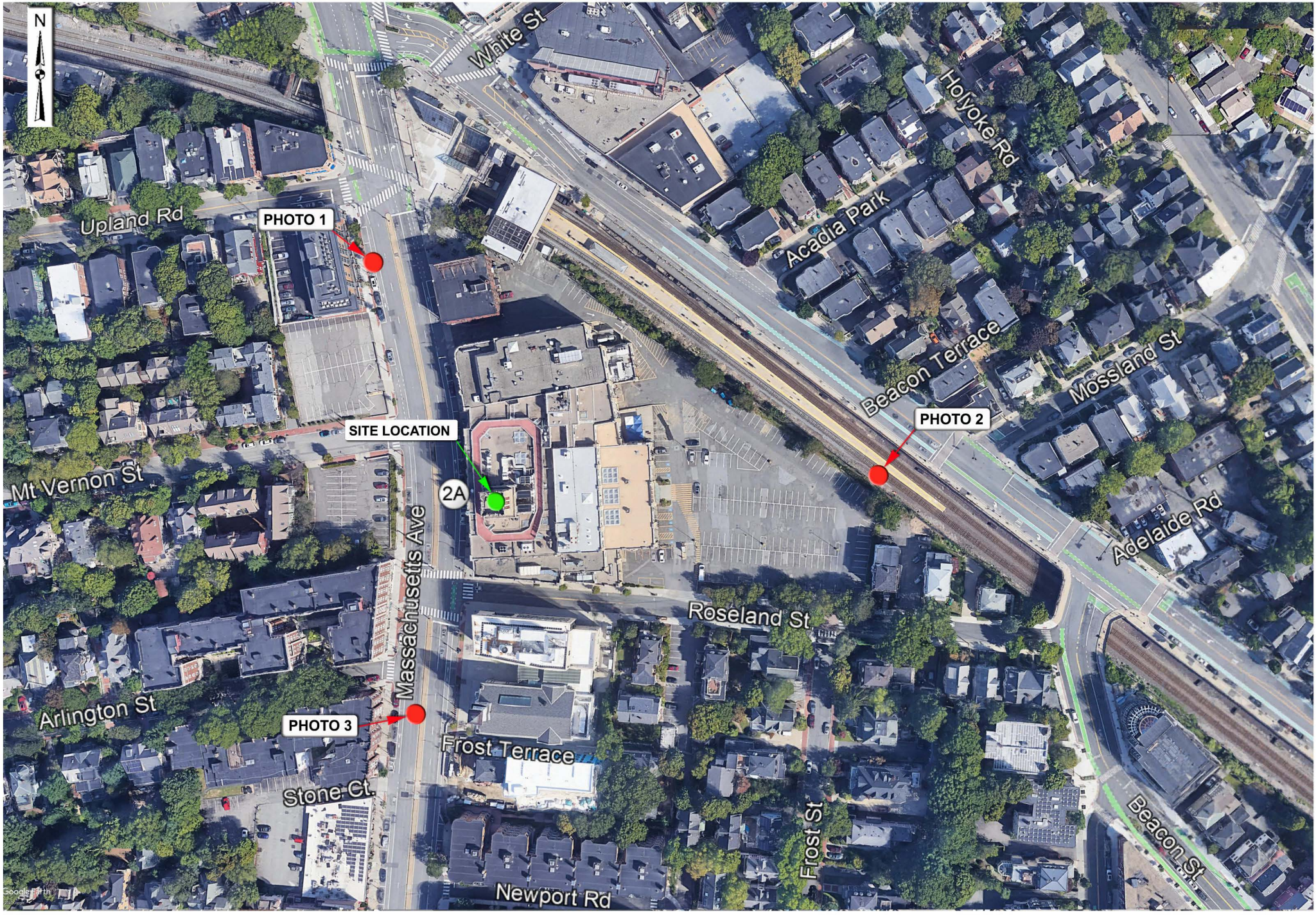
Hearing Date: 11/18/21

Thank you,
Bza Members

verizon WIRELESS

Cambridge 5 MA (Lesley University)
1815 Mass Ave.
Cambridge, MA 02140

Dewberry



verizon WIRELESS

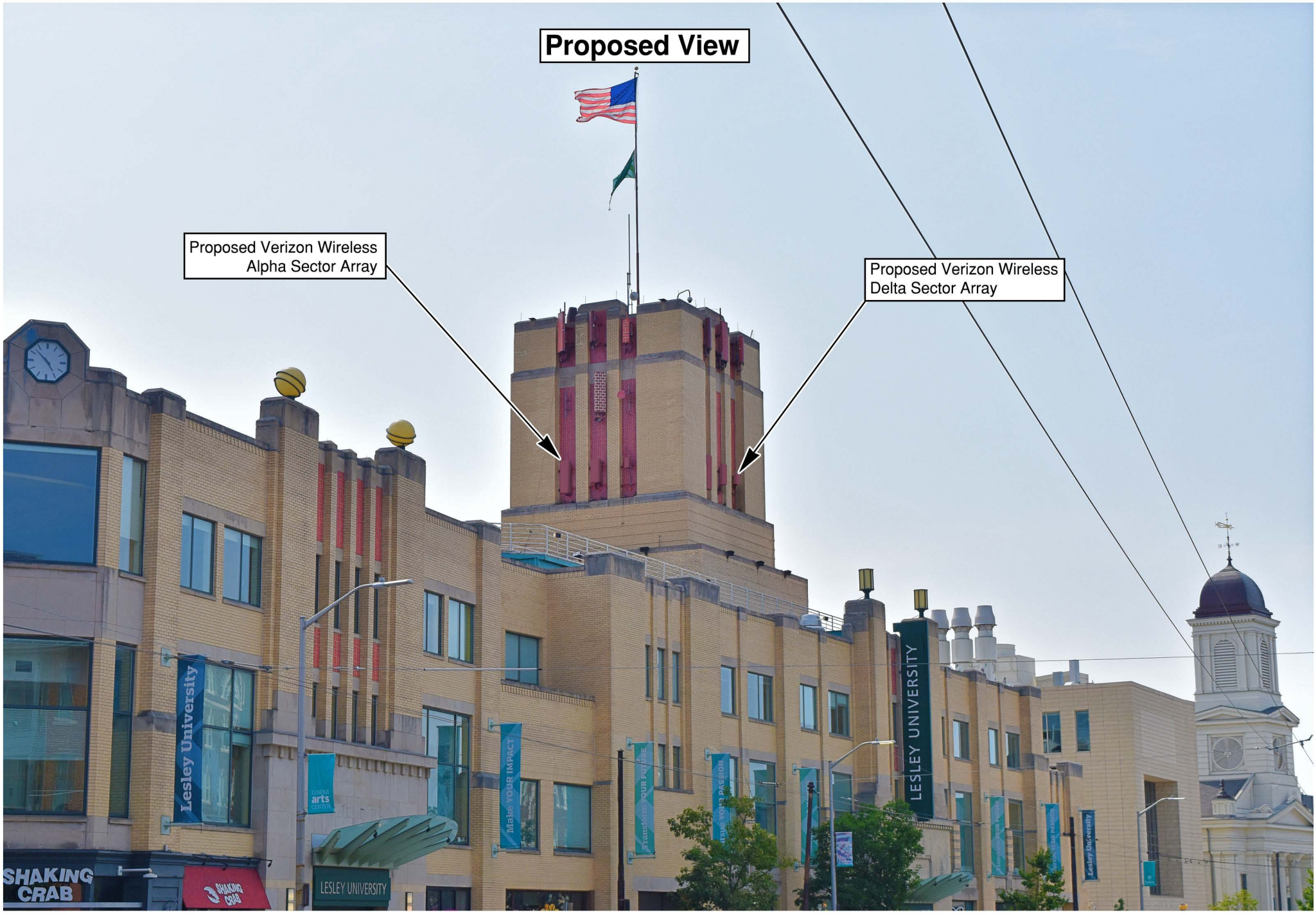
Cambridge 5 MA (Lesley University)
1815 Mass Ave.
Cambridge, MA 02140

Dewberry

verizon WIRELESS

Cambridge 5 MA (Lesley University)
View Facing Southeast From Massachusetts Ave
PHOTO 1A

Dewberry



verizon WIRELESS

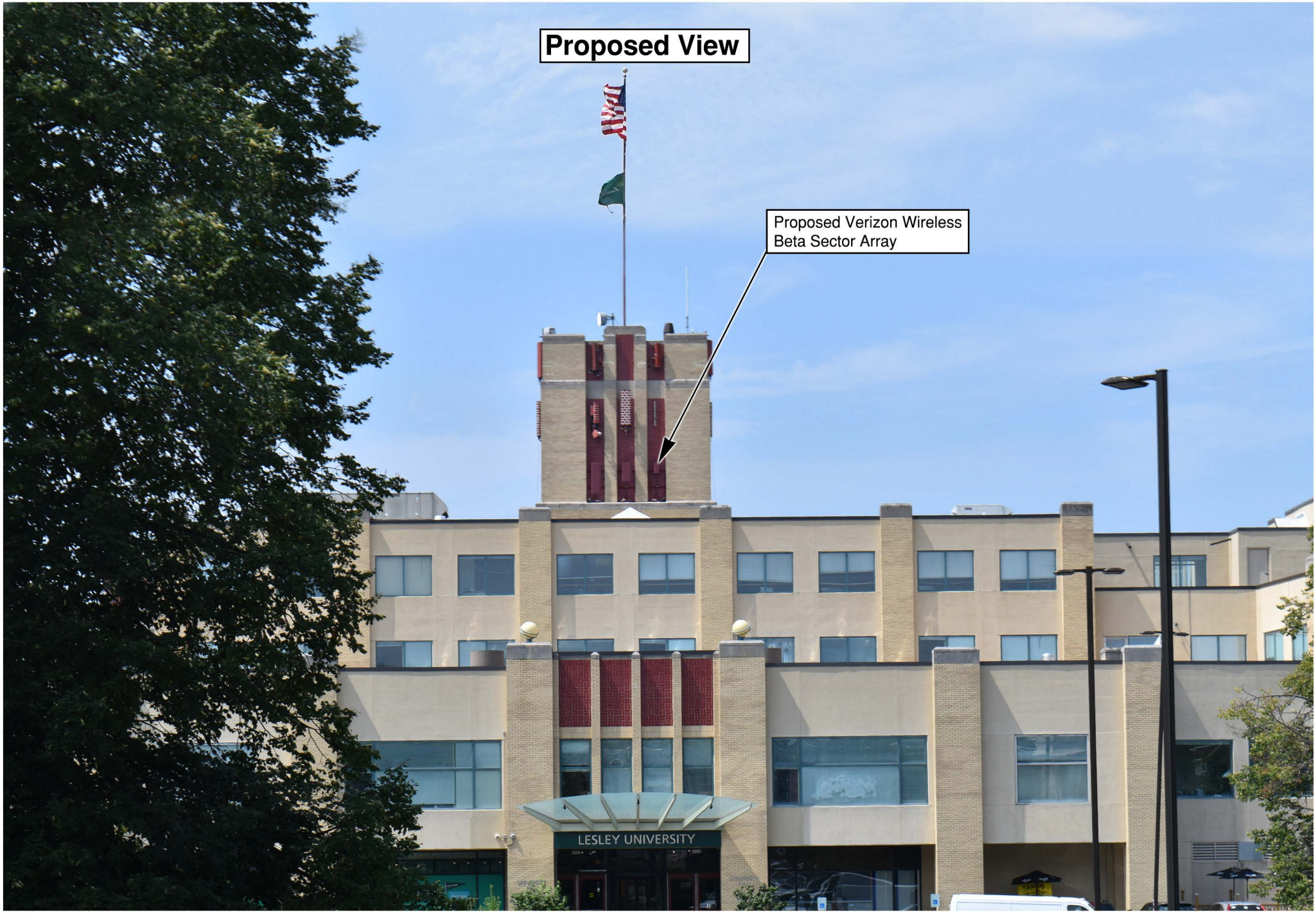
Cambridge 5 MA (Lesley University)
View Facing Southeast From Massachusetts Ave
PHOTO 1B

Dewberry

verizon WIRELESS

Cambridge 5 MA (Lesley University)
View Facing West From Somerville Ave
PHOTO 2A
(Page 5 of 8)

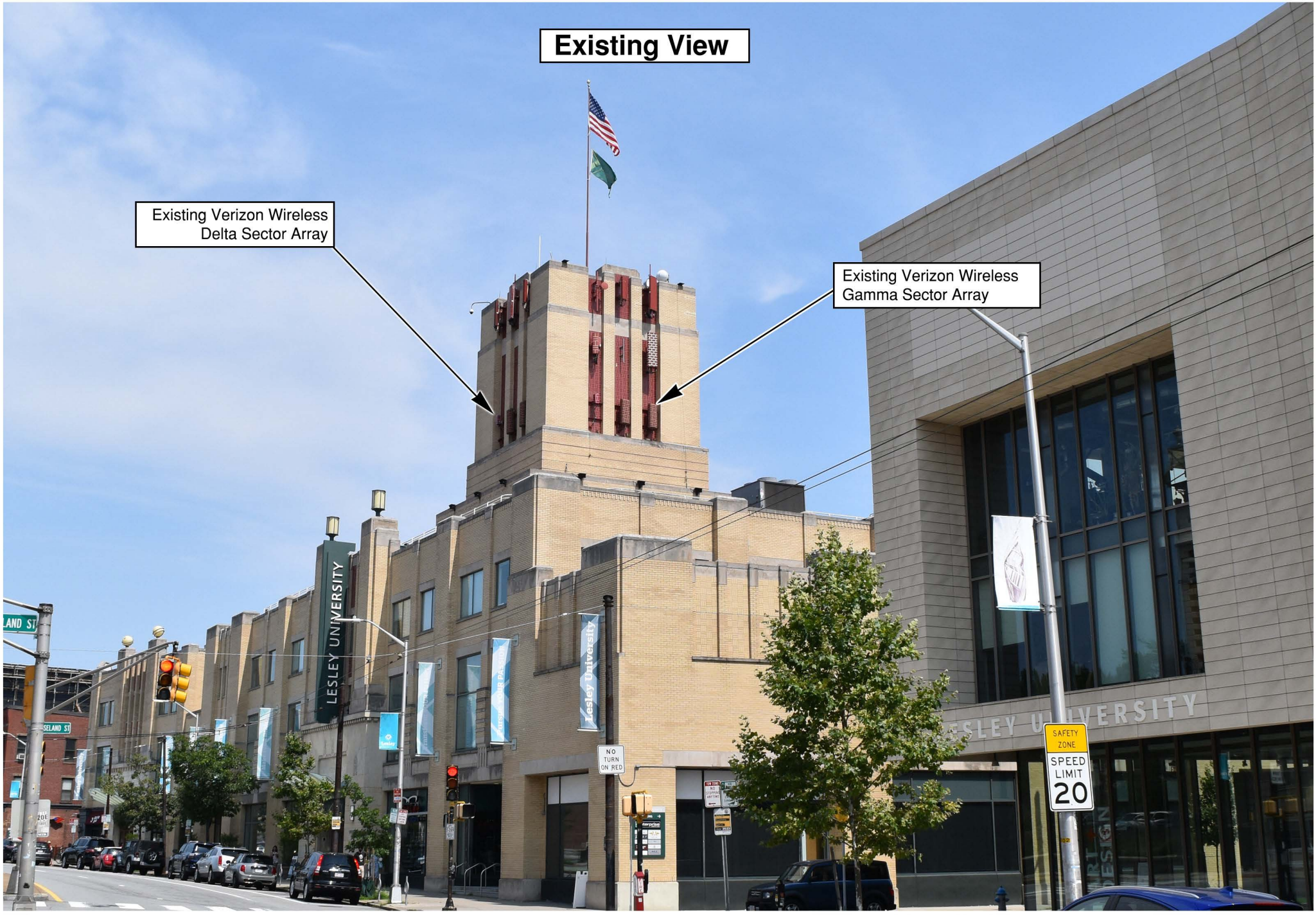
Dewberry



verizon WIRELESS

Cambridge 5 MA (Lesley University)
View Facing West From Somerville Ave
PHOTO 2B
(Page 6 of 8)

Dewberry



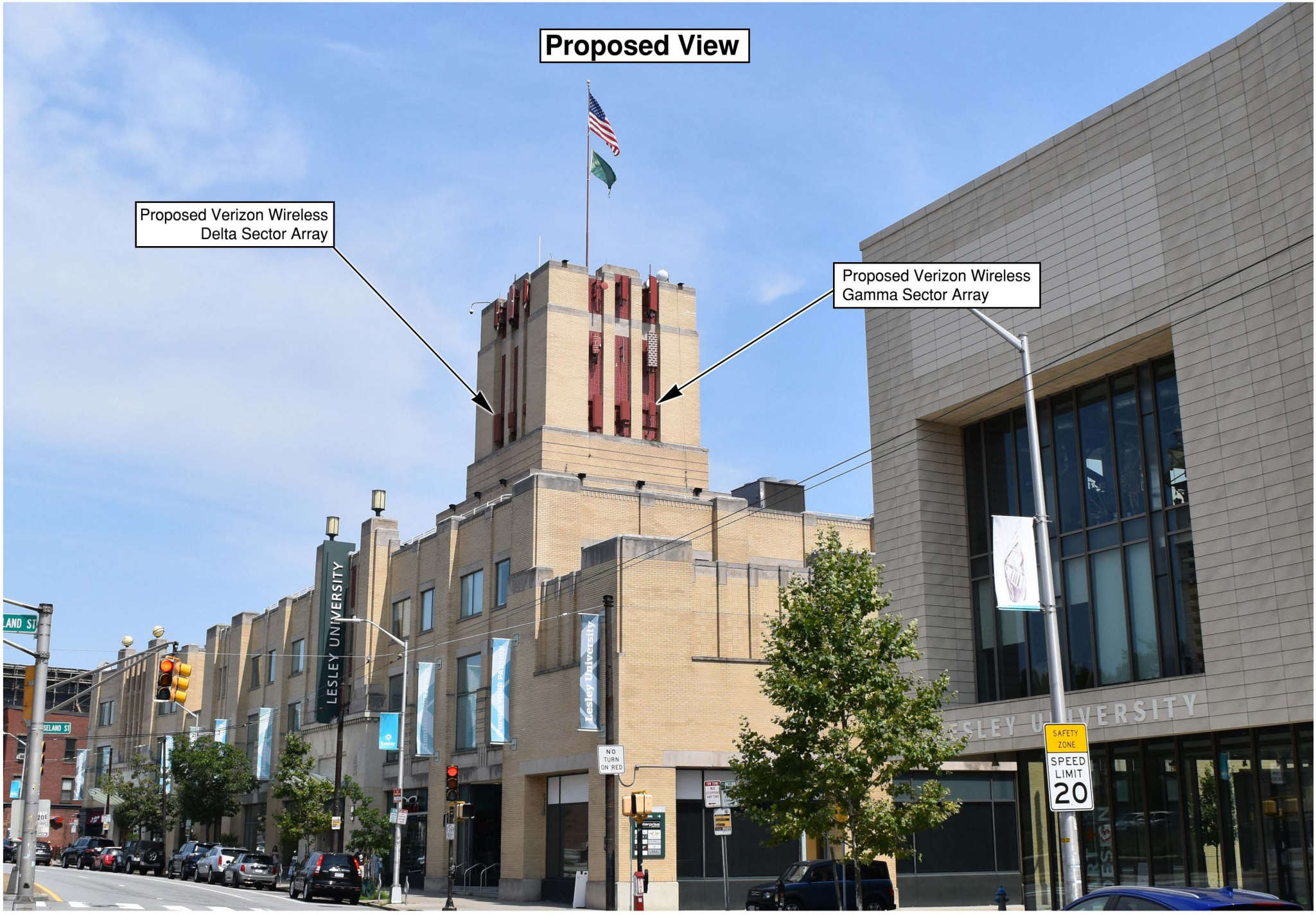
verizon WIRELESS

Cambridge 5 MA (Lesley University)

View Facing Northeast From Massacusetts Ave

PHOTO 3A

Dewberry



verizon WIRELESS

Cambridge 5 MA (Lesley University)

View Facing Northeast From Massacusetts Ave

PHOTO 3B

Dewberry