



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2020 SEP 24 PM 2:37  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

**BZA Number: 92796**

### General Information

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

Special Permit:   X  

Variance:           

Appeal:           

**PETITIONER:** Cellco Partnership d/b/a Verizon Wireless C/O Duval & Klasnick LLC (Daniel D. Klasnick, Esquire)

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

**LOCATION OF PROPERTY:** 198 Broadway, Cambridge, MA

**TYPE OF OCCUPANCY:** Mobile Communications Facility

**ZONING DISTRICT:** Industry B Zone

### **REASON FOR PETITION:**

/Telecommunication Facility (antenna)/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

Modify the existing mobile communications facility by removing 9 existing rooftop antennas and installing 9 new rooftop antennas. The 9 new antennas consisting of 6 antennas mounted on a side-by-side bracket attached to the existing mast pipe and 3 antennas on existing pipe mast on the roof of the building at a height to match the existing antennas. Remove 6 remote radio heads and install 6 remote radio heads with 3 large junction boxes to replace 3 small junction boxes mounted to existing pipe mounts on the rooftop.

### **SECTIONS OF ZONING ORDINANCE CITED:**

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

Original  
Signature(s):

(Petitioner (s) / Owner)

Daniel D. Klasnick

(Print Name)

Address:

Tel. No. 781-873-0021  
E-Mail Address: dklasnick@dkl-legal.com

Date: September 21, 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 KENDALL SQUARE ENTITY, INC  
(OWNER)

Address: 1270 SOLDIERS FIELD ROAD, BOSTON, MA 02135-1003

State that I/We own the property located at 141 PORTLAND ST, CAMBRIDGE, MA  
which is the subject of this zoning application.

The record title of this property is in the name of KENDALL  
SQUARE ENTITY INC.

\*Pursuant to a deed of duly recorded in the date 12/31/85, Middlesex South  
County Registry of Deeds at Book 16682, Page 565; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

Paul Churos AS AGENT  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

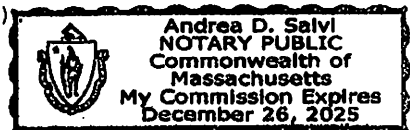
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Suffolk

The above-name Paul Churos personally appeared before me,  
this 31<sup>st</sup> of July, 2020, and made oath that the above statement is true.

Andrea D. Salvi Notary

My commission expires 12/26/25 (Notary Seal)



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

## **BZA Application Form**

### **SUPPORTING STATEMENT FOR A SPECIAL PERMIT**

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

**Granting the Special Permit requested for 198 Broadway., Cambridge, MA (location) would not be a detriment to the public interest because:**

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

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

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

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

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

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

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

The modified facility will generate no additional traffic or other negative impacts on surrounding properties or within the City of Cambridge. The facility requires no water or sewer services and emits no light, odor, dust or glare and generates no unusual noise or other adverse impacts. The facility will be unoccupied with no employees or customers. The availability of wireless services enhances the health, safety and welfare of the community. (For further details, please see attached narrative and supporting documents)

**E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:**

The facility has been designed to minimize its visual impact and is in harmony with the general purpose of the zoning ordinance for this use and in accordance with the requirements for an



Eligible Facilities Request under Section 6409(a). (Please see attached narrative and supporting documents)

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

**BZA Application Form****DIMENSIONAL INFORMATION****Applicant:** Cellco Partnership d/b/a Verizon Wireless**Present Use/Occupancy:** Mobile Communications Facility**Location:** 210 Broadway, Suite 203**Zone:** Industry B Zone**Phone:** 781-873-0021**Requested Use/Occupancy:** Mobile Communications Facility

		<b><u>Existing Conditions</u></b>	<b><u>Requested Conditions</u></b>	<b><u>Ordinance Requirements</u></b>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>		N/A	N/A	N/A	(max.)
<b><u>LOT AREA:</u></b>		N/A	N/A	N/A	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u></b>		N/A	N/A	N/A	
<b><u>LOT AREA OF EACH DWELLING UNIT</u></b>		N/A	N/A	N/A	
<b><u>SIZE OF LOT:</u></b>	WIDTH	N/A	N/A	N/A	
	DEPTH	N/A	N/A	N/A	
<b><u>SETBACKS IN FEET:</u></b>	FRONT	N/A	N/A	N/A	
	REAR	N/A	N/A	N/A	
	LEFT SIDE	N/A	N/A	N/A	
	RIGHT SIDE	N/A	N/A	N/A	
<b><u>SIZE OF BUILDING:</u></b>	HEIGHT	N/A	N/A	N/A	
	WIDTH	N/A	N/A	N/A	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>		N/A	N/A	N/A	
<b><u>NO. OF DWELLING UNITS:</u></b>		N/A	N/A	N/A	
<b><u>NO. OF PARKING SPACES:</u></b>		N/A	N/A	N/A	
<b><u>NO. OF LOADING AREAS:</u></b>		N/A	N/A	N/A	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>		N/A	N/A	N/A	

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

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



42-13  
CAMBRIDGE ELECTRIC LIGHT CO.  
NSTAR ELECTRIC CO.  
P.O. BOX 270  
HARTFORD, CT 06141-0270

42-57  
AZARIAH, D'VORAH  
125 PORTLAND ST #5  
CAMBRIDGE, MA 02139

42-88  
KAY, SUPA  
125 HARVARD ST, #101  
CAMBRIDGE, MA 02139

42-88  
WORON, STEPHANIE  
125 HARVARD ST. UNIT#306  
CAMBRIDGE, MA 02139

42-88  
BERNARD, ROSE M.  
125 HARVARD ST. UNIT#301  
CAMBRIDGE, MA 02139

42-88  
DIETRICH, KERRY  
125 HARVARD ST., #408  
CAMBRIDGE, MA 02139

42-88  
TRAHANT, REMY  
125 HARVARD ST. UNIT#205  
CAMBRIDGE, MA 02139

42-88  
LIU, HAoyang & SIAN V. LIU  
125 HARVARD ST. UNIT#307  
CAMBRIDGE, MA 02139

42-88  
HENRIQUEZ, REYNA E.  
678 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02139

42-88  
JAHAN, NASIM  
125 HARVARD ST., #201  
CAMBRIDGE, MA 02139

198 Broadway  
42-33  
200 BROADWAY, LLC,  
ATTN: CHRISTOPHER CASSEL  
200 BROADWAY  
CAMBRIDGE, MA 02139

42-57  
KOCHANOWSKI, EDWARD J. &  
MARGERY WILSON  
125 PORTLAND ST  
CAMBRIDGE, MA 02139

42-88  
DENG, CHAO LI & GUAN YU CHEN  
125 HARVARD ST., #404  
CAMBRIDGE, MA 02139

42-88  
KHALIFA, IMTIYAZ  
125 HARVARD ST UNIT #303  
CAMBRIDGE, MA 02139

42-88  
ALI, AMINAT H.  
125 HARVARD ST. UNIT#207  
CAMBRIDGE, MA 02139

42-88  
PENAGOS-VARGAS, HECTOR L. &  
MARIS I. ESQUITIN-CISNEROS  
125 HARVARD ST UNIT #305  
CAMBRIDGE, MA 02139

42-88  
YENESEW, ENDESHAW W. &  
HASABE A. MEKONEN  
125 HARVARD ST. UNIT#202  
CAMBRIDGE, MA 02139

42-88  
GREEN, JANICE B.  
125 HARVARD ST. UNIT#406  
CAMBRIDGE, MA 02139

42-88  
MARTINEZ, LIGIA E.  
125 HARVARD ST., #208  
CAMBRIDGE, MA 02141

42-88  
WILLIAMS, NINA M.  
125 HARVARD ST UNIT #203  
CAMBRIDGE, MA 02139

Peltier  
DUVAL & KLASNICK, LLC  
C/O DANIEL D. KLASNICK, ESQ.  
210 BROADWAY, SUITE 203  
LYNNFIELD, MA 01940

43A-24  
CHARLES STARK DRAPER LABORATORY, INC.  
ATTN: ELIZABETH MORA - MS #05  
555 TECHNOLOGY SQUARE  
CAMBRIDGE, MA 02139

42-88  
LAVINE, REBECCA  
125 HARVARD ST., #401  
CAMBRIDGE, MA 02139

42-88  
KAFLE, RUKMANI & RAMJI BASNET  
125 HARVARD ST., #302  
CAMBRIDGE, MA 02139

42-88  
CRYSTOFF, JEFFREY M.  
125 HARVARD ST #206  
CAMBRIDGE, MA 02139

42-88  
CRUZ, MARGARITA  
125 HARVARD ST., #304  
CAMBRIDGE, MA 02139

42-88  
BISHOP, MICHAEL BLAKE  
125 HARVARD ST., #405  
CAMBRIDGE, MA 02139

42-88  
BRITT, ERIN M.  
125 HARVARD ST., #403  
CAMBRIDGE, MA 02139

42-88  
DAS, SUBRATA & JOYSRI DAS  
125 HARVARD ST UNIT #204  
CAMBRIDGE, MA 02139

42-57  
JAS HOMEOWNERSHIP LLC  
1035 CAMBRIDGE ST., #12  
CAMBRIDGE, MA 02141

198 Broadway

42-88  
JAS HOMEOWNERSHIP LLC,  
C/O JUST A START CORPORATION  
1035 CAMBRIDGE ST. #12  
CAMBRIDGE, MA 02141

42-57  
GEBRETSADIK, TEZERA T & SEBLE H. KIDANE  
125 PORTLAND ST #1  
CAMBRIDGE, MA 02139

42-57  
VOGEL, FRANK E.  
125 PORTLAND ST., #2  
CAMBRIDGE, MA 02139

42-57  
LEE, HAN KYU  
125 PORTLAND ST., #7  
CAMBRIDGE, MA 02140

42-58  
MARTINS, ALFRED & ALICE MARTINS,  
TRS. OF THE MARTINS HARVARD REALTY TRUST  
166 HIGHLAND AVE  
SOMERVILLE, MA 02143-1506

42-70  
U.S.T. FINANCIAL PLANNING CO., INC.  
C/O INTERCONTINENTAL MANAGEMENT CORP.  
1270 SOLDIERS FIELD ROAD  
BRIGHTON, MA 02135

42-57  
BASTOS, GERADO  
125 PORTLAND ST.  
CAMBRIDGE, MA 02139

42-68  
MARTINS, ALFRED & ALICE MARTINS  
TRS. OF THE MARTINS HARVARD REALTY TRUST  
& CITY OF CAMBRIDGE TAX TITLE  
166 HIGHLAND AVE.  
SOMERVILLE, MA 02143-1506

42-87  
BROADWAY/HAMPSHIRE ASSOCIATES  
LIMITED PARTNERSHIP  
ONE APPLETON ST.  
BOSTON, MA 02116

42-57  
MONTTOYA, AMANDA MARLENE  
125 PORTLAND ST., #4  
CAMBRIDGE, MA 02139





**Application  
for  
Special Permit**

**198 Broadway aka 141 Portland Street  
Cambridge, MA**

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

September 17, 2020

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

**Re: Application for Special Permit  
Building Mounted Mobile Communications Facility  
Located at 198 Broadway aka 141 Portland Street, Cambridge, Massachusetts**

Dear Board Members:

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

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

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

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



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

Very truly yours,

DUVAL & KLASNICK LLC



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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: 198 Broadway (aka 141 Portland Street)

TYPE OF OCCUPANCY: Mobile Communications Facility ZONING DISTRICT: Industry B (IB)

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

Modify the existing mobile communications facility by replacing 9 antennas and installing 9 antennas . Install 9 antennas with 6 antennas mounted on a side-by-side bracket attached to the existing mast pipe and 3 antennas on existing pipe mast at a height to match the existing antennas. Remove 6 remote radio heads and install 6 remote radio heads with 3 large junction boxes to replace 3 small junction boxes mounted to existing pipe mounts.

SECTIONS OF ZONING ORDINANCE CITED:

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

Article 10.00 Section 10.40-10.46 (Special Permit)

Article 6409(a) Section Middle Class Tax Relief and Job Creation Act (aka Spectrum Act)

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@dkl-legal.com

Date: September 17, 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 198 Broadway aka 141 Portland Street (location) would not be a detriment to the public interest because:**

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

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

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

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

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

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

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

**The modified facility will generate no additional traffic or other negative impacts on surrounding properties or within the City of Cambridge. The facility requires no water or sewer services and emits no light, odor, dust or glare and generates no unusual noise or other adverse impacts. The facility will be unoccupied with no employees or customers. The availability of wireless services enhances the health, safety and welfare of the community. *(For further details, please see attached narrative and supporting documents)***

- E)** For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

**The facility has been designed to minimize its visual impact and is in harmony with the general purpose of the zoning ordinance for this use and in accordance with the requirements for an Eligible Facilities Request under Section 6409(a). *(Please see attached narrative and supporting documents)***

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

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

**LOCATION:** 198 Broadway aka 141 Portland Street **ZONE:** Industry B

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

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

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

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

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

**Spectrum Act.**

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

**BZA APPLICATION FORM**

**CHECK LIST**

PROPERTY LOCATION: 198 Broadway aka 141 Portland Street DATE: September 17, 2020

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

ADDRESS & PHONE: c/o Duval & Klasnick LLC, 210 Broadway, Suite 203, Lynnfield, MA 01940  
(781) 873-0021 - Daniel D. Klasnick, Esquire

BLOCK: 42 LOT: 70

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.

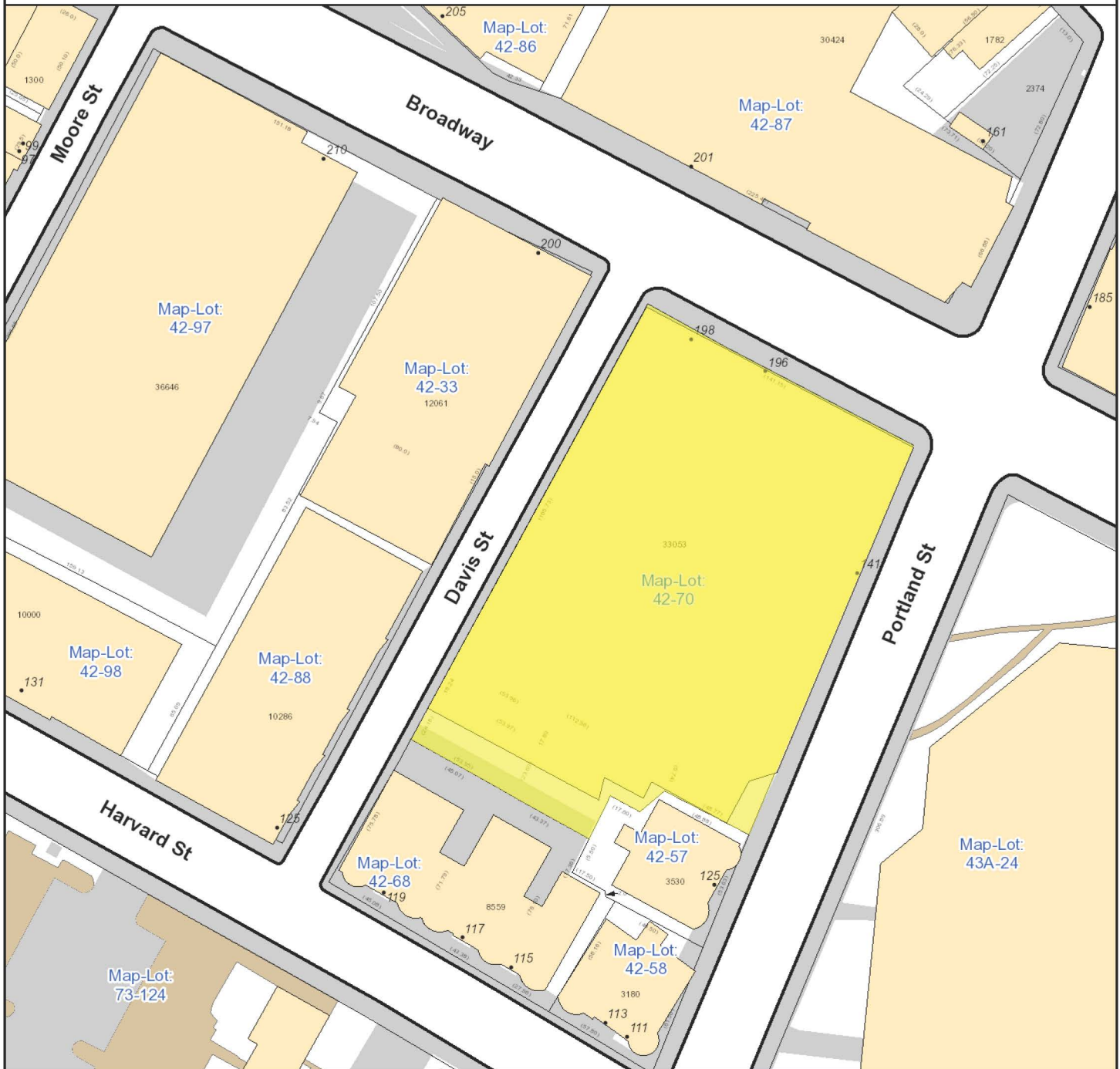
<u>DOCUMENTS</u>	<u>REQUIRED</u>	<u>ENCLOSED</u>
Application Form	<u>X</u>	<u>X</u>
<b>3 Forms with Original Signatures</b>		
Supporting Statements - Scanned & 1 set to Zoning	<u>X</u>	<u>X</u>
Application Fee (You will receive invoice online)	<u>X</u>	<u>X</u>
Assessor's GIS "Block Map" (Available on 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>
<b><u>FOR SUBDIVISION ALSO INCLUDE:</u></b> Scanned & 1 set to Zoning		
Proposed Deeds	<u>N/A</u>	<u>N/A</u>
Evidence of Separate Utilities **	<u>N/A</u>	<u>N/A</u>
Proposed Subdivision Plan	<u>N/A</u>	<u>N/A</u>

Petitioners are advised to refer to Attachment A (Procedures for applying to the Board of Zoning Appeal) & consult zoning staff for review.

**It is advisable for the Petitioner to discuss the petition with the abutters as listed in the Zoning BZA Case file.**

\* For Special Permits under Art. 4.32.G.1 (Communication Towers and Antennas), include a photo simulation.

\*\* Can be submitted after subdivision has been approved.



City of Cambridge  
Massachusetts

1" = 69 ft

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

[www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)



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



# **CITY OF CAMBRIDGE**

## **NARRATIVE IN SUPPORT OF APPLICATION FOR SPECIAL PERMIT**

**APPLICANT:** Cellco Partnership d/b/a Verizon Wireless

**SITE ADDRESS:** 198 Broadway (aka 141 Portland Street)  
Cambridge, Massachusetts

**ASSESSOR'S LOT I.D.:** Map 42, Lot 70

**ZONING DISTRICT:** Industry B (IB)

### **BACKGROUND**

This Narrative in Support of an Application for Special Permit, *while reserving all rights*, to modify an existing building mounted mobile communications facility ("Facility") is respectfully submitted by Cellco Partnership d/b/a Verizon Wireless ("Verizon Wireless") to the City of Cambridge, Board of Zoning Appeal ("Board"). Verizon Wireless seeks approval to further modify its existing Facility on the existing building at 198 Broadway aka 141 Portland 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**

Kendall Square Entity, Inc. ("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 198 Broadway aka 141 Portland Street being shown on Tax Map of the City of Cambridge at Map 42, Lot 70 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 Kendall Square Entity, Inc. is a 10-story brick building used for office purposes (the “Building”). Verizon Wireless has installed and operates an existing Facility consisting of 3 sectors of 4 antennas each (12 in total) and equipment room in the Building. The existing antennas are installed on 3 separate ballast mounts on the rooftop.

### **Facility Modification Details**

#### **Total of Twelve (12) Antennas with Remote Radio Heads**

Verizon Wireless proposes to mount a total of twelve (12) antennas through replacing 9 antennas and installing 9 new antennas while maintaining 3 existing antennas on the modified ballast mounts with remote radio heads as follows:

##### **(a) Alpha Sector Ballast Mounted Equipment**

Remove 3 antennas and 2 remote radio heads. Retain 1 antenna, install 3 new antennas with 2 antennas mounted on a side-by-side bracket attached to the existing mast pipe and install one antenna on existing pipe mast at a height to match the existing antennas. Install 2 remote radio heads and install one large junction box to replace small junction box mounted to existing pipe mounts. Total: 4 antennas, 2 remote radio heads and 1 large junction box. – *See Roof Plan Sheet C-1.*

##### **(b) Beta Sector Ballast Mounted Equipment**

Remove 3 antennas and 2 remote radio heads. Retain 1 antenna, install 3 new antennas with 2 antennas mounted on a side-by-side bracket attached to the existing mast pipe and install one antenna on existing pipe mast at a height to match the existing antennas. Install 2 remote radio heads and install one large junction box to replace small junction box mounted to existing pipe mounts. Total: 4 antennas, 2 remote radio heads and 1 large junction box. – *See Roof Plan Sheet C-1.*

##### **(c) Gamma Sector Ballast Mounted Equipment**

Remove 3 antennas and 2 remote radio heads. Retain 1 antenna, install 3 new antennas with 2 antennas mounted on a side-by-side bracket attached to the existing mast pipe and install one antenna on existing pipe mast at a height to match the existing antennas. Install 2 remote radio heads and install one large junction box to replace small junction box mounted to existing pipe mounts. Total: 4 antennas, 2 remote radio heads and 1 large junction box. – *See Roof Plan Sheet C-1.*

***See Exhibit 2, Plans.***

***See Exhibit 3, Photo Simulations***

## SATISFACTION OF ELIGIBLE FACILITIES REQUEST STANDARDS

On February 22, 2012, President Obama signed into law H.R. 3630, known as the “Middle Class Tax Relief and Job Creation Act of 2012,” which then became Public Law 112-96 (“P.L. 112-96”).<sup>1</sup> 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.<sup>2</sup>

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).<sup>3</sup> The Commission stated that the purpose of implementing the rules “will serve the public interest by providing guidance to all stakeholders on their rights and responsibilities under the provision, reducing the delays in the review process for wireless infrastructure modifications, and facilitating the rapid deployment of wireless infrastructure, thereby promoting the advanced wireless broadband services.”<sup>4</sup>

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.”<sup>5</sup> “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

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

<sup>2</sup> 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.

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

<sup>4</sup> Id. At 12872.

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

communications services.<sup>6</sup> 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.<sup>7</sup>

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.<sup>8</sup> 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 ballast 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 by more than six feet – **The proposed additional and replacement antennas will not protrude more than six feet from the ballasts.**

(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 ballasts at the same location and height as the replaced antennas.**

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<sup>6</sup> 47 C.F.R. §1.6100(b)(1)

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

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

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

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

### **SATISFACTION OF SPECIAL PERMIT REVIEW STANDARDS**

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

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

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

*See Exhibit 4, FCC License to Operate.*

2. The extent to which the visual impact of the various elements of the proposed facility is minimized: (1) Through the use of existing mechanical elements on a building's roof or other features of the building as support and background, (2) Through the use of materials that in texture and color blend with the materials to which the facilities are attached, or (3) Other effective means to reduce the visual impact of the facility from off the site - **Verizon Wireless proposes to mount a total of twelve (12) antennas to the 3 existing ballasts 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 Industry B (IB) District.**

The proposed modification also satisfies the standards of Section 10.43 of the Ordinance for the grant of special permits. As noted above, the proposed modification will allow Verizon Wireless to improve wireless signal coverage and is an integral part of Verizon Wireless' network design in the City of Cambridge. The modification of the equipment detailed herein will aid in reaching Verizon Wireless' goal to provide enhanced service and communications in the City of Cambridge. The proposed modification will generate no traffic or other negative impacts on surrounding properties or the City of Cambridge. The 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 grant a special

permit to modify the existing facility to allow for the proposed upgrade of this existing mobile communications system.

## **CONCLUSION**

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

In compliance with Section 6409(a) of the federal Middle Class Tax Relief and Job Creation Act of 2012, the proposed modification constitutes an eligible facilities request entitled to approval. In the alternative, with all rights reserved, the proposed modification meets all the standards for a special permit pursuant to the City's Zoning Ordinance. Verizon Wireless respectfully requests that the Board vote to grant a special permit and any other relief pursuant to the City of Cambridge Zoning Ordinance, Massachusetts General Laws chapter 40A, and, the federal Telecommunications Act of 1996.

## **Exhibit 1**

# **“ZBA Application Form – Ownership Information”**



BZA APPLICATION FORM - OWNERSHIP INFORMATION

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

I/We KENDALL SQUARE ENTITY, INC  
(OWNER)

Address: 1270 SOLDIERS FIELD ROAD, BOSTON, MA 02135-1003

State that I/We own the property located at 141 PORTLAND ST, CAMBRIDGE, MA  
which is the subject of this zoning application.

The record title of this property is in the name of KENDALL  
SQUARE ENTITY INC.

\*Pursuant to a deed of duly recorded in the date 12/31/85, Middlesex South  
County Registry of Deeds at Book 16682, Page 565; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

Paul Churos AS AGENT  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

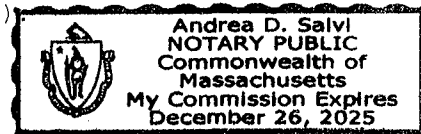
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Suffolk

The above-name Paul Churos personally appeared before me,  
this 31<sup>st</sup> of July, 2020, and made oath that the above statement is true.

Andrea D. Salvi Notary

My commission expires 12/26/25 (Notary Seal)



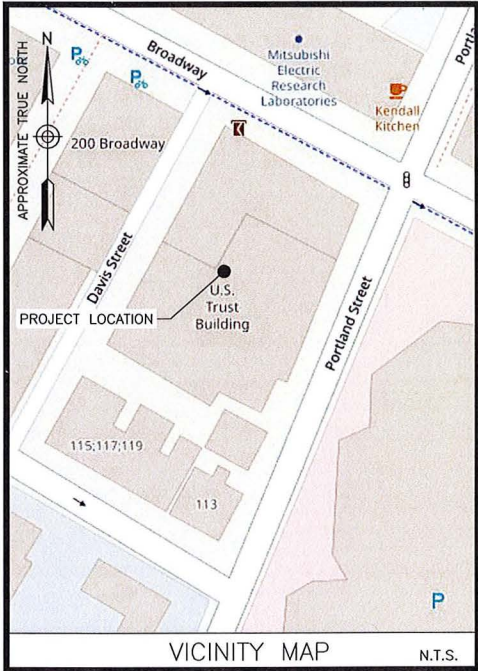
- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

# **Exhibit 2**

## **“Plans”**



**MIT MA**  
**198 BROADWAY**  
**(AKA 141 PORTLAND STREET)**  
**CAMBRIDGE, MA 02139**



**DIRECTIONS FROM WESTBOROUGH, MA:**

TAKE MA-9 E. MERGE ONTO I-90 E. TAKE EXIT 18 TOWARD  
CAMBRIDGE. SLIGHT RIGHT ONTO CAMBRIDGE STREET. TURN  
RIGHT ONTO MEMORIAL DR. TURN LEFT ONTO VASSAR ST. TURN  
LEFT ONTO MASSACHUSETTS AVE. TURN RIGHT ONTO ALBANY ST.  
ALBANY ST TURNS SLIGHTLY LEFT AND BECOMES PORTLAND ST.

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 # (617) 921-9716  
CONTACT: ERIC WAINWRIGHT

SITE NAME:  
MIT MA

PROPERTY OWNER:  
U.S.T.. FINANCIAL PLANNING CO., INC.  
C/O INTERCONTINENTAL MANAGEMENT CORP.  
1270 SOLDIERS FIELD ROAD  
BRIGHTON, MA 02135

**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° 21' 56.5" N  
LONGITUDE: 71° 05' 33.2" W  
\* PER GOOGLE EARTH

SITE ADDRESS:  
198 BROADWAY  
(AKA 141 PORTLAND STREET)  
CAMBRIDGE, MA 02139

ZONING DISTRICT:  
IB – INDUSTRY B

MAP/LOT:  
42 / 70

PROJECT DIRECTORY

THE SITE WILL CONSIST OF REMOVING (9) EXISTING ANTENNAS AND REPLACING WITH (9) NEW ANTENNAS ANTENNAS (3/SECTOR). (6) RRHS WILL BE REMOVED AND REPLACED WITH (6) NEW RRHS (2/SECTOR). EXISTING JUNCTION BOXES AND HYBRID CABLES WILL BE REMOVED AND REPLACED WITH NEW JUNCTION BOXES AND HYBRID CABLES.

## 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

VERIZON WIRELESS  
400 FRIBERG PARKWAY  
ESTBOROUGH, MA 01581-3956

MIT MA

## ANTMO DRAWINGS

2	08/31/20	FOR SUBMITTAL
1	08/24/20	FOR SUBMITTAL
0	04/07/20	FOR SUBMITTAL
A	02/19/20	FOR COMMENT



**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
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CHECKED BY:	BBR
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PROJECT NUMBER:	50121487
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JOB NUMBER:	50121515
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SITE NUMBER

137421

SITE ADDRESS:

198 BROADWAY  
(AKA 141 PORTLAND STREET  
CAMBRIDGE, MA 02139

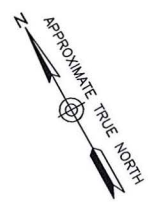
SHEET TITLE

# TITLE SHEET

SHEET NUMBER

T-1





HYBRID CABLE SCHEDULE\*

SECTOR	HYBRID CABLE LENGTH	CABLE SIZE
ALPHA	50'±	6x12 LI
BETA	90'±	
GAMMA	85'±	
*CONTRACTOR TO FIELD VERIFY HYBRID CABLE LENGTHS PRIOR TO CONSTRUCTION		
CALCULATION BY: SCA		

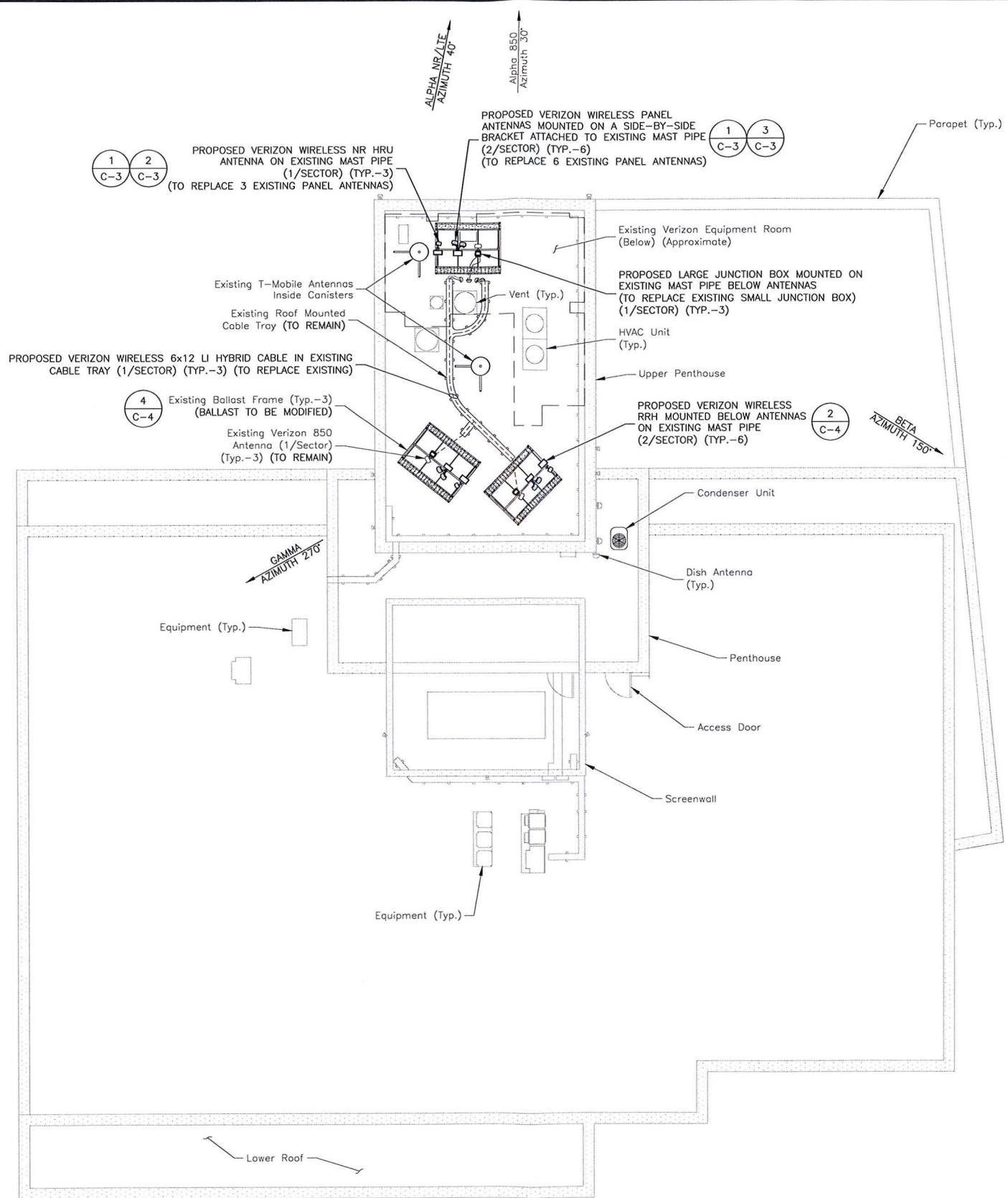
SCOPE OF WORK

- REMOVE (2) EXISTING CONCRETE 12"x12"x12" BALLAST BLOCKS ON EACH BALLAST FRAME (6 TOTAL)
- REMOVE (9) PANEL ANTENNAS (3/SECTOR)
- REMOVE (6) RRHS (2/SECTOR)
- REMOVE (3) SMALL JUNCTION BOXES (1/SECTOR) FROM THE ROOFTOP & (3) SMALL JUNCTION BOXES (1/SECTOR) FROM THE EQUIPMENT ROOM.
- REMOVE (3) EXISTING 6x12 HYBRID CABLES.
- 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 (3) NEW LARGE JUNCTION BOXES (1/SECTOR)
- INSTALL (3) NEW 6x12 LI HYBRID CABLES (1/SECTOR)
- INSTALL (3) NEW 1x1 JUMPER CABLES (1/SECTOR)
- EXISTING & PROPOSED ANTENNAS & MOUNTS SHALL BE GROUNDED PER VERIZON WIRELESS SPECIFICATIONS

SCOPE OF WORK BASED ON RFDS FOR MIT MA DATED 04/02/2020. VERIFY SCOPE OF WORK WITH FINAL RFDS PRIOR TO CONSTRUCTION.

SITE NOTES:

1. NORTH ARROW SHOWN AS APPROXIMATE.
2. EXISTING BUILDING AND ANTENNA ELEVATIONS ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED WITH A MAPPING.
3. PLANS BASED ON SITE VISITS BY DEWBERRY ENGINEERS INC. ON 01/08/20 & 02/12/20.
4. INSTALL ALL EQUIPMENT PER STRUCTURAL ANALYSIS PACKAGE BY DEWBERRY ENGINEERS INC. DATED 04/07/20.



**ROOF PLAN**  
SCALE: 3/64"=1' FOR 11"x17"  
3/32"=1' FOR 22"x34"

1

0' 8' 16' 24'

**verizon**  
WIRELESS

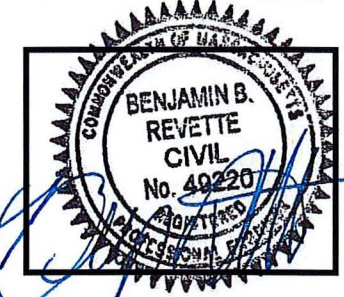
VERIZON WIRELESS  
400 FRIBERG PARKWAY  
WESTBOROUGH, MA 01581-3956

MIT MA

ANTMO DRAWINGS

2	08/31/20	FOR SUBMITTAL
1	08/24/20	FOR SUBMITTAL
0	04/07/20	FOR SUBMITTAL
A	02/19/20	FOR COMMENT

**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: 50121515

SITE NUMBER

137421

SITE ADDRESS:

198 BROADWAY  
(AKA 141 PORTLAND STREET  
CAMBRIDGE, MA 02139

SHEET TITLE

ROOF PLAN

SHEET NUMBER

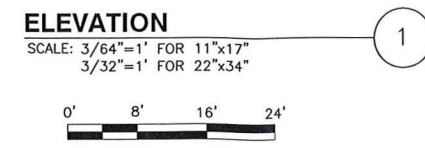
C-1



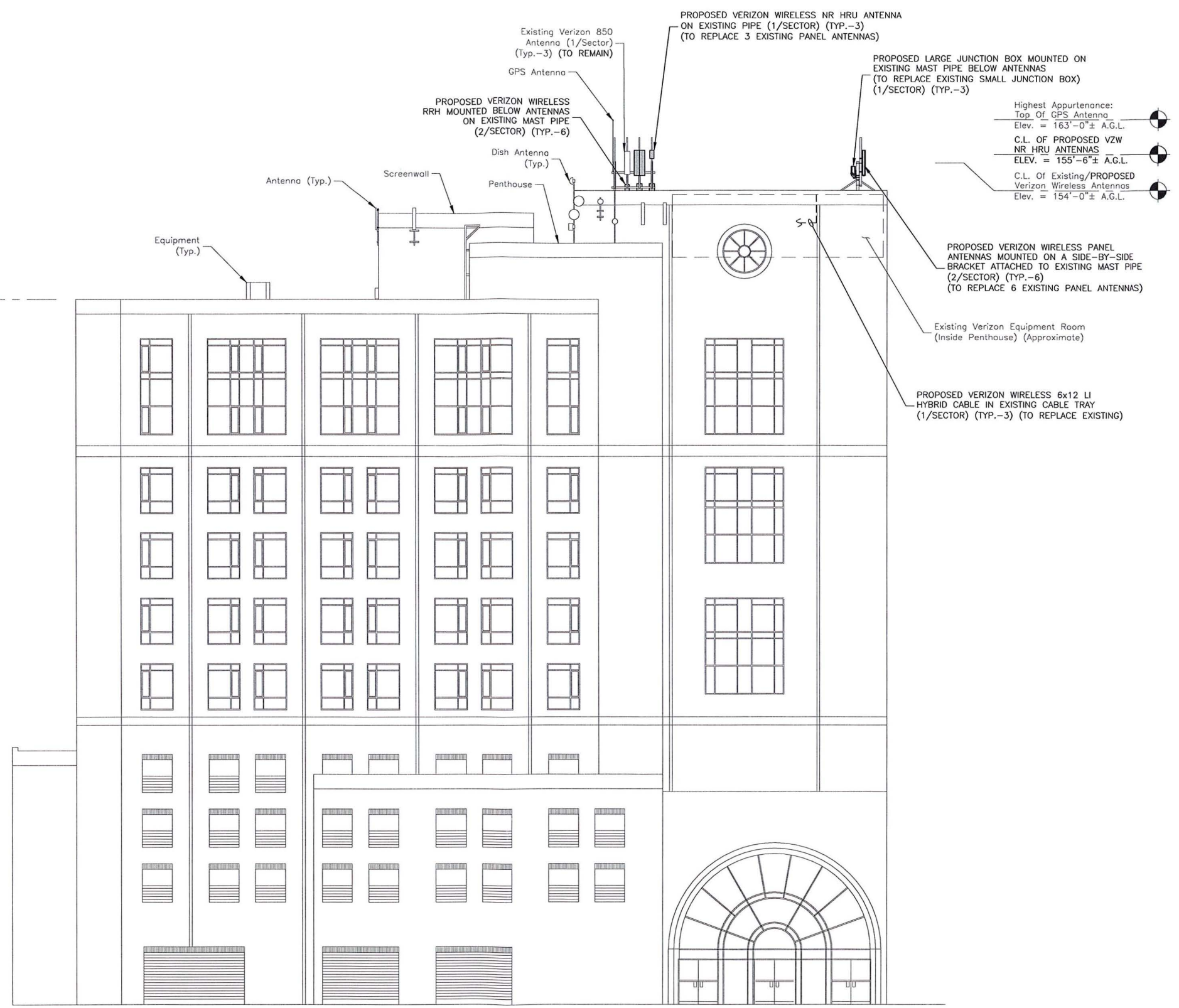
A.G.L. = ABOVE GRADE LEVEL  
C.L. = CENTER LINE

Top Of Parapet  
Elev. = 129'-0"± A.G.L.

Grade Level  
Elev. = 0'-0"± A.G.L.



- NOTES:
1. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
  2. ELEVATIONS SHOWN AS APPROXIMATE & HAVE NOT BEEN VERIFIED THROUGH A MAPPING.



**verizon**  
WIRELESS

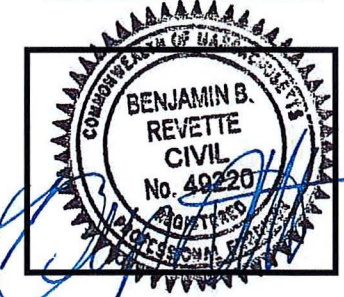
VERIZON WIRELESS  
400 FRIBERG PARKWAY  
WESTBOROUGH, MA 01581-3956

MIT MA

ANTMO DRAWINGS

2	08/31/20	FOR SUBMITTAL
1	08/24/20	FOR SUBMITTAL
0	04/07/20	FOR SUBMITTAL
A	02/19/20	FOR COMMENT

**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

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SITE NUMBER

137421

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198 BROADWAY  
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CAMBRIDGE, MA 02139

SHEET TITLE

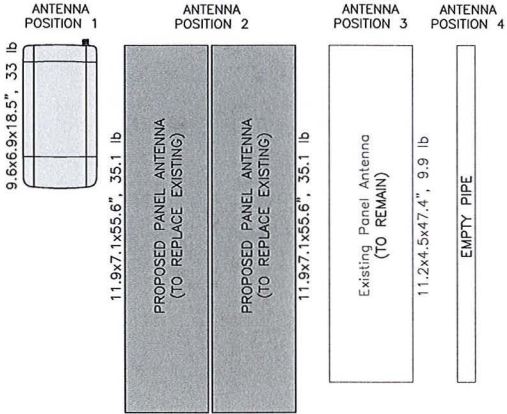
ELEVATION

SHEET NUMBER

C-2



ALL SECTORS

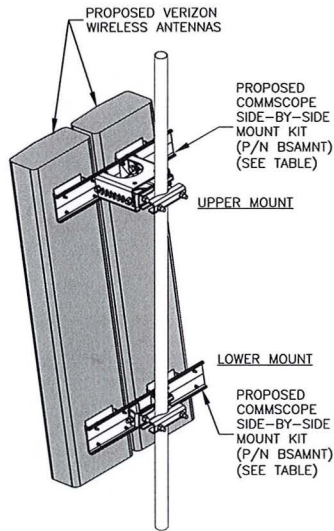


- NOTES:
- AS VIEWED STANDING BEHIND THE ANTENNAS.
  - ANTENNA CONFIGURATION BASED ON ANTENNA REC DATED 04/02/20. VERIFY SCOPE OF WORK WITH FINAL RFDS PRIOR TO CONSTRUCTION.

ANTENNA CONFIGURATION

SCALE: N.T.S.

1



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.

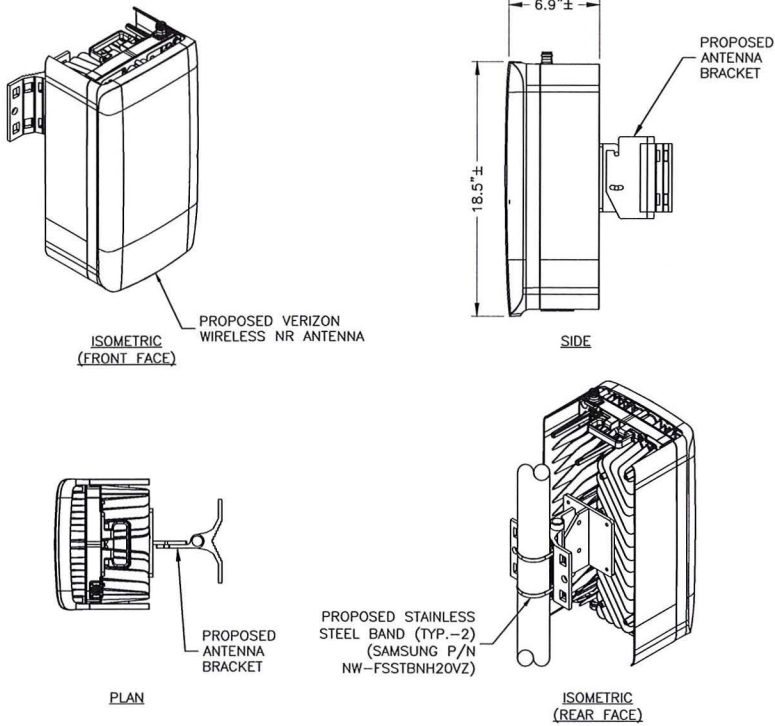
NOTES:

- 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



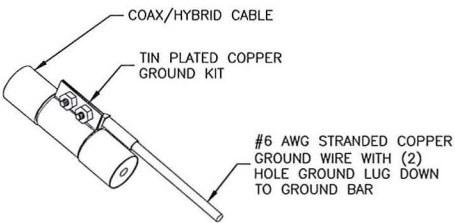
NOTES:

- INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. USE APPROPRIATE MOUNTING HARDWARE FOR CONSTRUCTION TYPE.
- ANTENNA WEIGHT: 33.0 LBS.

NR ANTENNA DETAIL

SCALE: N.T.S.

2



NOTES:

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

COAX/HYBRID GROUNDING DETAIL

SCALE: N.T.S.

4



VERIZON WIRELESS  
400 FRIBERG PARKWAY  
WESTBOROUGH, MA 01581-3956

MIT MA

ANTMO DRAWINGS

2	08/31/20	FOR SUBMITTAL
1	08/24/20	FOR SUBMITTAL
0	04/07/20	FOR SUBMITTAL
A	02/19/20	FOR COMMENT



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: 50121515

SITE NUMBER

137421

SITE ADDRESS:

198 BROADWAY  
(AKA 141 PORTLAND STREET  
CAMBRIDGE, MA 02139

SHEET TITLE

CONSTRUCTION  
DETAILS

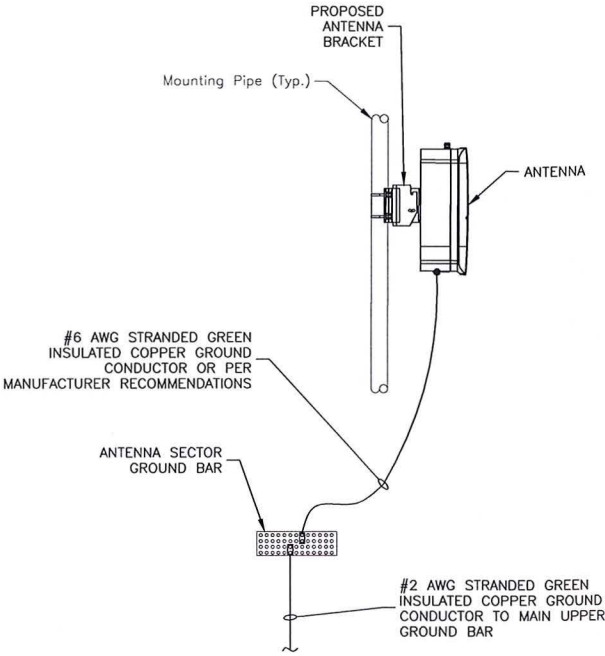
SHEET NUMBER

C-3



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.



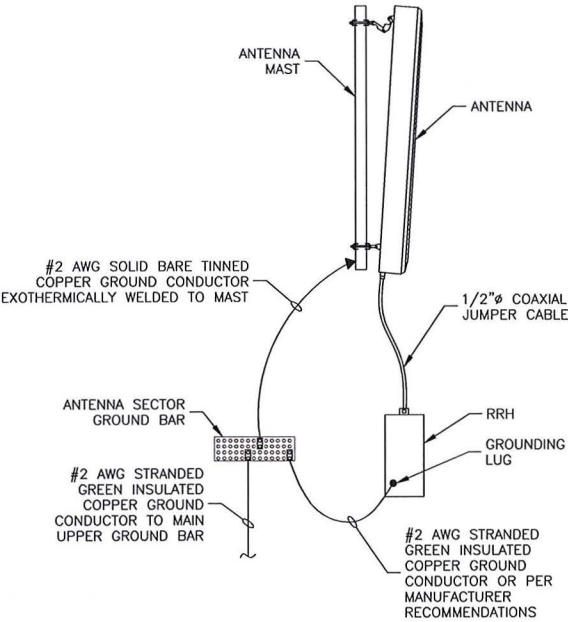
NOTES:

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



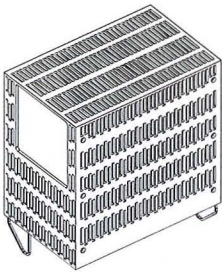
NOTES:

1. 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.

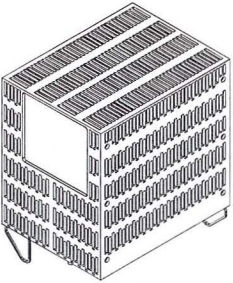
TYPICAL ANTENNA/RRH  
GROUNDING DETAIL

SCALE: N.T.S.

3



LTE 700/850



LTE AWS/PCS

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

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

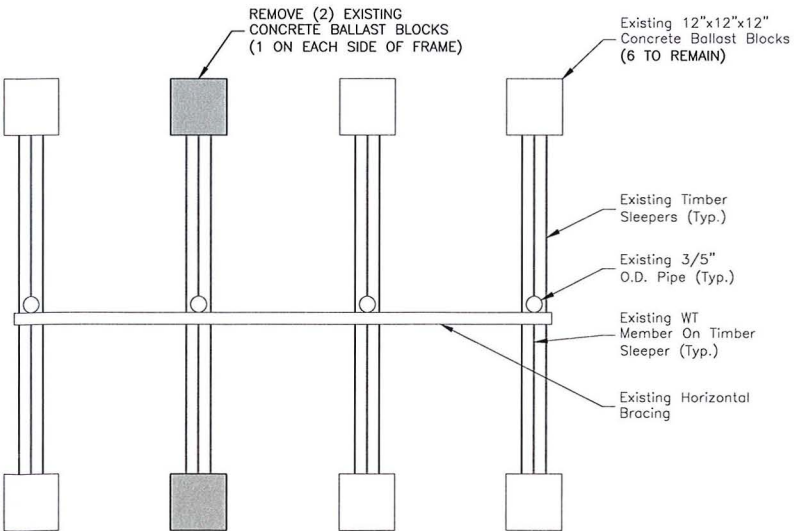
NOTES:

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.

2



BALLAST MODIFICATIONS

SCALE: N.T.S.

4



VERIZON WIRELESS  
400 FRIBERG PARKWAY  
WESTBOROUGH, MA 01581-3956

MIT MA

ANTMO DRAWINGS

2	08/31/20	FOR SUBMITTAL
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A	02/19/20	FOR COMMENT



Dewberry Engineers Inc.  
99 SUMMER STREET  
SUITE 700  
BOSTON, MA 02110  
PHONE: 617.695.3400  
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DRAWN BY: SCA

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PROJECT NUMBER: 50121487

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SITE NUMBER

137421

SITE ADDRESS:

198 BROADWAY  
(AKA 141 PORTLAND STREET  
CAMBRIDGE, MA 02139

SHEET TITLE

CONSTRUCTION  
DETAILS & NOTES

SHEET NUMBER



**Exhibit 3**  
**“Photo Simulations”**

**Prepared For:  
Verizon Wireless  
Site Name:  
MIT MA  
198 Broadway  
(AKA 141 Portland Street)  
Cambridge, MA 02139**

Simulations Based On Rev-2 ANTMO Drawings Dated 05/21/20.  
Photos Taken On: 07/29/20

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

**verizon**<sup>✓</sup>  
WIRELESS  
118 Flanders Road  
Westborough, MA 01581

**MIT MA**  
DEWBERRY NO. 50121515  
(Page 1 of 10)

 **Dewberry**<sup>®</sup>  
Dewberry Engineers Inc.  
99 Summer St.  
Suite 700  
Boston, MA 02110





PHOTO 2

PHOTO 1

PHOTO 3

SITE LOCATION

PHOTO 4

**verizon**  
WIRELESS

**MIT MA**  
198 Broadway  
(AKA 141 Portland Street)  
Cambridge, MA 02139  
(Page 2 of 10)

 **Dewberry**



**Actual View**

**verizon**<sup>✓</sup>  
WIRELESS

**MIT MA**

**Photo 1A**

View Facing West  
From Broadway  
(Page 3 of 10)



**Dewberry**<sup>®</sup>



## Proposed View

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

Proposed Beta Sector Antenna  
Mounted On Side By Side Bracket  
Attached To Existing Mast Pipe  
(Typ.-2) (To Replace Existing)

Proposed Alpha Sector Antenna  
Mounted On Side By Side Bracket  
Attached To Existing Mast Pipe  
(Typ.-2) (To Replace Existing)

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

**verizon**  
WIRELESS

**MIT MA  
Photo 1B**

View Facing West  
From Broadway  
(Page 4 of 10)

 **Dewberry**



## Actual View

**verizon**<sup>v</sup>  
WIRELESS

**MIT MA  
Photo 2A**

View Facing Southeast  
From Market Street  
(Page 5 of 10)

 **Dewberry**<sup>®</sup>



## Proposed View

Proposed Alpha Sector Antenna  
Mounted On Side By Side Bracket  
Attached To Existing Mast Pipe  
(Typ.-2) (To Replace Existing)

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

Proposed Gamma Sector Antenna  
Mounted On Side By Side Bracket  
Attached To Existing Mast Pipe  
(Typ.-2) (To Replace Existing)

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

Proposed RRH (Typ.-2)  
and Junction Box (Typ.-1)  
Mounted On Existing Mast Pipe  
(To Replace Existing RRH)

**verizon**  
WIRELESS

MIT MA  
Photo 2B

View Facing Southeast  
From Market Street  
(Page 6 of 10)

 **Dewberry**



## Actual View

**verizon**<sup>✓</sup>  
WIRELESS

**MIT MA**

**Photo 3A**

View Facing East  
From Harvard Street  
(Page 7 of 10)

 **Dewberry**<sup>®</sup>



# Proposed View

Proposed Alpha Sector Antenna  
Mounted On Side By Side Bracket  
Attached To Existing Mast Pipe  
(Typ.-2) (To Replace Existing)

Proposed Gamma Sector Antenna  
Mounted On Side By Side Bracket  
Attached To Existing Mast Pipe  
(Typ.-2) (To Replace Existing)

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

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

Proposed RRH (Typ.-2)  
and Junction Box (Typ.-1)  
Mounted On Existing Mast Pipe  
(To Replace Existing RRH)

**verizon**  
WIRELESS

MIT MA  
Photo 3B

View Facing East  
From Harvard Street  
(Page 8 of 10)

 **Dewberry**



## Actual View

**verizon**<sup>✓</sup>  
WIRELESS

**MIT MA**  
**Photo 4A**

View Facing North  
From Portland Street  
(Page 9 of 10)

 **Dewberry**<sup>®</sup>



## Proposed View

Proposed Beta Sector Antenna  
Mounted On Side By Side Bracket  
Attached To Existing Mast Pipe  
(Typ.-2) (To Replace Existing)

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

**verizon**<sup>✓</sup>  
WIRELESS

**MIT MA**  
**Photo 4B**

View Facing North  
From Portland Street  
(Page 10 of 10)



**Dewberry**<sup>®</sup>

**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

<b>Call Sign</b> WRBA936	<b>File Number</b>
<b>Radio Service</b> UU - Upper Microwave Flexible Use Service	

**FCC Registration Number (FRN):** 0003290673

<b>Grant Date</b> 09-11-2018	<b>Effective Date</b> 02-27-2019	<b>Expiration Date</b> 10-06-2028	<b>Print Date</b>
<b>Market Number</b> BTA051	<b>Channel Block</b> L1	<b>Sub-Market Designator</b> 1	
<b>Market Name</b> Boston, MA			
<b>1st Build-out Date</b> 06-01-2024	<b>2nd Build-out Date</b>	<b>3rd Build-out Date</b>	<b>4th Build-out Date</b>

#### **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:**

<b>Market</b>	<b>Market Name</b>	<b>Buildout Deadline</b>	<b>Buildout Notification</b>	<b>Status</b>
---------------	--------------------	--------------------------	------------------------------	---------------

**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

<b>Call Sign</b> WRBA937	<b>File Number</b>
<b>Radio Service</b> UU - Upper Microwave Flexible Use Service	

**FCC Registration Number (FRN):** 0003290673

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

**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:**

<b>Market</b>	<b>Market Name</b>	<b>Buildout Deadline</b>	<b>Buildout Notification</b>	<b>Status</b>
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# **Exhibit 5**

## **“Building Permit”**



CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES DEPARTMENT

Permit Fee

195

NO 0709112

DATE

JULY-16-2009

# BUILDING PERMIT

THIS MAY CERTIFY THAT

has permission to

situated on

REPAIR  
ANTENNA INSTALLATION  
141 PORTLAND ST.

provided that the person accepting this permit adhere to regulations governing the Inspectional Services Department. Approved plans must be retained on the job site and this permit kept posted until the final inspection has been made. Buildings shall not be occupied until a final inspection has been made and a Certificate of Use and Occupancy has been issued. Twenty-four (24) hours notice is required for inspections and inspections will be made within forty-eight (48) hours. Work shall not proceed until inspectors approve various stages below. Code violations are subject to \$1000 fine/day.

IF ORIGINAL ESTIMATED COST OF JOB  
IS \$100K OR MORE, THEN A FINAL  
COST AFFIDAVIT IS REQUIRED PRIOR  
TO A FINAL SIGN OFF ON BUILDING  
PERMIT CARD.

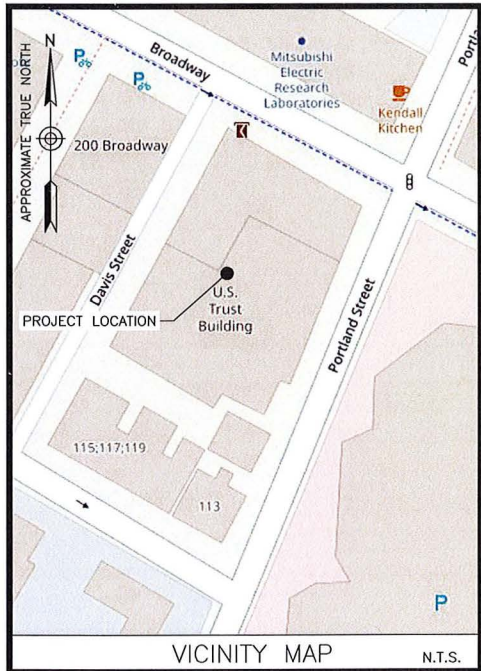
Commissioner

Excavation Depth and Soil Conditions Date Inspector	Footings Foundation Drains Date Inspector	Rough Frame  Date Inspector	Wall Ceiling Finish Date Inspector	Insulation  Date Inspector	Electrical Rough  Date Inspector	Electrical Final  Date Inspector
Plumbing Rough Final Date Inspector	Gas Rough Final Date Inspector	HVAC Sprinkler  Date Inspector	Sanitation Rough  Date Inspector	Sanitation Final  Date Inspector	Final Inspection For Certificate of Occupancy  Date Inspector	Fire Department  Form IS 57





**MIT MA**  
**198 BROADWAY**  
**(AKA 141 PORTLAND STREET)**  
**CAMBRIDGE, MA 02139**



DIRECTIONS FROM WESTBOROUGH, MA:

TAKE MA-9 E. MERGE ONTO I-90 E. TAKE EXIT 18 TOWARD  
CAMBRIDGE. SLIGHT RIGHT ONTO CAMBRIDGE STREET. TURN  
RIGHT ONTO MEMORIAL DR. TURN LEFT ONTO VASSAR ST. TURN  
LEFT ONTO MASSACHUSETTS AVE. TURN RIGHT ONTO ALBANY ST.  
ALBANY ST TURNS SLIGHTLY LEFT AND BECOMES PORTLAND ST.

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 # (617) 921-9716  
CONTACT: ERIC WAINWRIGHT

SITE NAME:  
MIT MA

PROPERTY OWNER:  
U.S.T.. FINANCIAL PLANNING CO., INC.  
C/O INTERCONTINENTAL MANAGEMENT CORP.  
1270 SOLDIERS FIELD ROAD  
BRIGHTON, MA 02135

**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° 21' 56.5" N  
LONGITUDE: 71° 05' 33.2" W  
\* PER GOOGLE EARTH

SITE ADDRESS:  
198 BROADWAY  
(AKA 141 PORTLAND STREET)  
CAMBRIDGE, MA 02139

ZONING DISTRICT:  
IB – INDUSTRY B

MAP/LOT:  
42 / 70

## PROJECT DIRECTORY

THE SITE WILL CONSIST OF REMOVING (9) EXISTING ANTENNAS AND REPLACING WITH (9) NEW ANTENNAS ANTENNAS (3/SECTOR). (6) RRHS WILL BE REMOVED AND REPLACED WITH (6) NEW RRHS (2/SECTOR). EXISTING JUNCTION BOXES AND HYBRID CABLES WILL BE REMOVED AND REPLACED WITH NEW JUNCTION BOXES AND HYBRID CABLES.

## 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  
400 FRIBERG PARKWAY  
WESTBOROUGH, MA 01581-3956

MIT MA

## ANTMO DRAWINGS

2	08/31/20	FOR SUBMITTAL
1	08/24/20	FOR SUBMITTAL
0	04/07/20	FOR SUBMITTAL
A	02/19/20	FOR COMMENT



**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
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CHECKED BY:	BBR
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PROJECT NUMBER:	50121487
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JOB NUMBER: 50121515

SITE NUMBER

137421

SITE ADDRESS:

198 BROADWAY  
(AKA 141 PORTLAND STREET  
CAMBRIDGE, MA 02139

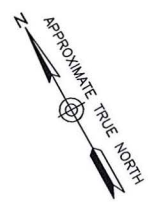
SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1





HYBRID CABLE SCHEDULE\*

SECTOR	HYBRID CABLE LENGTH	CABLE SIZE
ALPHA	50'±	6x12 LI
BETA	90'±	
GAMMA	85'±	
*CONTRACTOR TO FIELD VERIFY HYBRID CABLE LENGTHS PRIOR TO CONSTRUCTION		
CALCULATION BY: SCA		

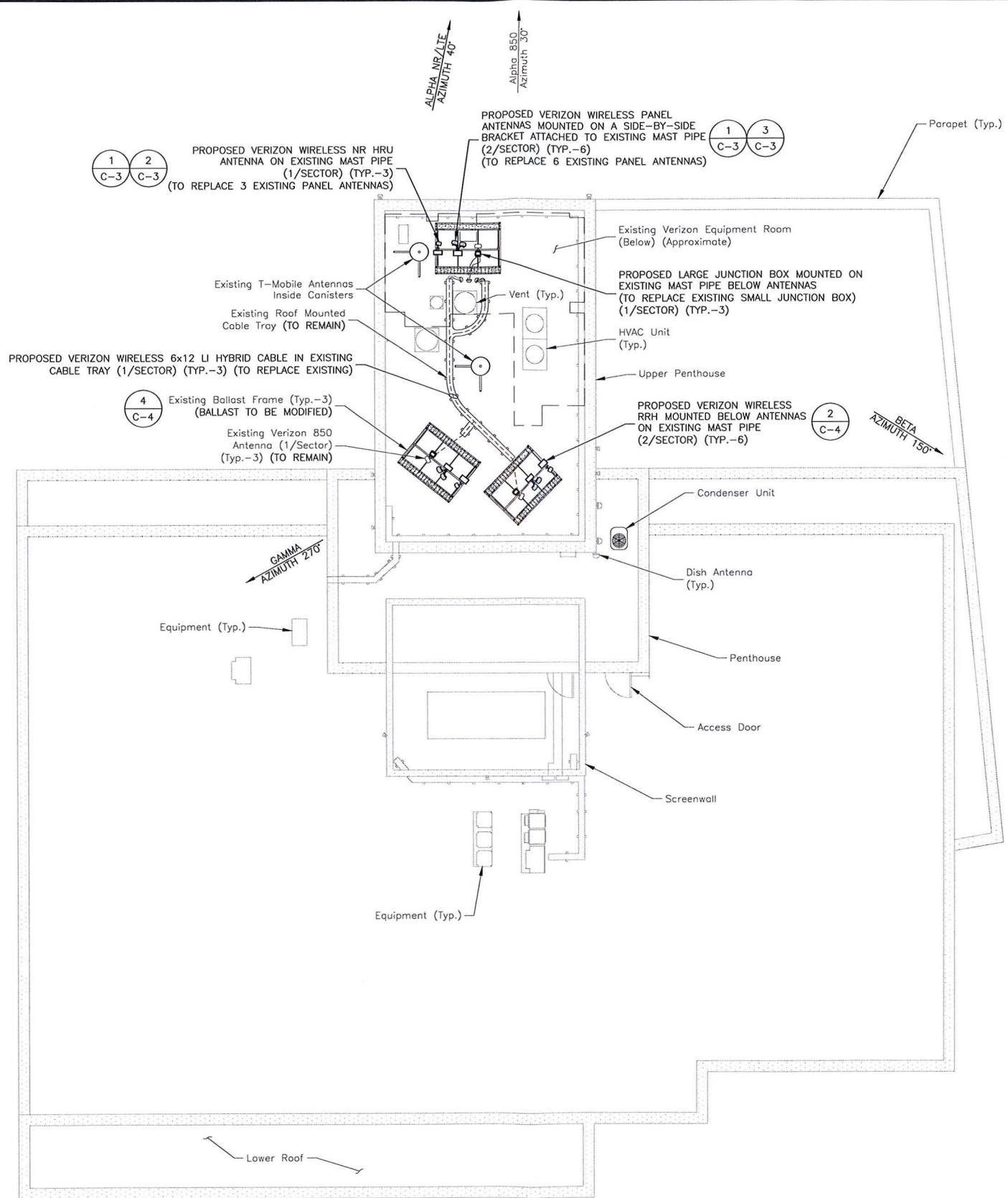
SCOPE OF WORK

- REMOVE (2) EXISTING CONCRETE 12"x12"x12" BALLAST BLOCKS ON EACH BALLAST FRAME (6 TOTAL)
- REMOVE (9) PANEL ANTENNAS (3/SECTOR)
- REMOVE (6) RRHS (2/SECTOR)
- REMOVE (3) SMALL JUNCTION BOXES (1/SECTOR) FROM THE ROOFTOP & (3) SMALL JUNCTION BOXES (1/SECTOR) FROM THE EQUIPMENT ROOM.
- REMOVE (3) EXISTING 6x12 HYBRID CABLES.
- 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 (3) NEW LARGE JUNCTION BOXES (1/SECTOR)
- INSTALL (3) NEW 6x12 LI HYBRID CABLES (1/SECTOR)
- INSTALL (3) NEW 1x1 JUMPER CABLES (1/SECTOR)
- EXISTING & PROPOSED ANTENNAS & MOUNTS SHALL BE GROUNDED PER VERIZON WIRELESS SPECIFICATIONS

SCOPE OF WORK BASED ON RFDS FOR MIT MA DATED 04/02/2020. VERIFY SCOPE OF WORK WITH FINAL RFDS PRIOR TO CONSTRUCTION.

SITE NOTES:

1. NORTH ARROW SHOWN AS APPROXIMATE.
2. EXISTING BUILDING AND ANTENNA ELEVATIONS ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED WITH A MAPPING.
3. PLANS BASED ON SITE VISITS BY DEWBERRY ENGINEERS INC. ON 01/08/20 & 02/12/20.
4. INSTALL ALL EQUIPMENT PER STRUCTURAL ANALYSIS PACKAGE BY DEWBERRY ENGINEERS INC. DATED 04/07/20.



**ROOF PLAN**  
SCALE: 3/64"=1' FOR 11"x17"  
3/32"=1' FOR 22"x34"

1

0' 8' 16' 24'

**verizon**  
WIRELESS

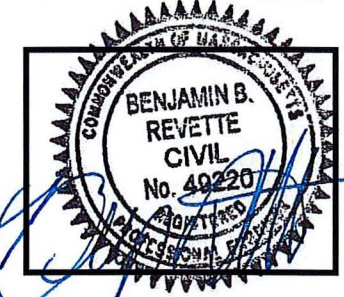
VERIZON WIRELESS  
400 FRIBERG PARKWAY  
WESTBOROUGH, MA 01581-3956

MIT MA

ANTMO DRAWINGS

2	08/31/20	FOR SUBMITTAL
1	08/24/20	FOR SUBMITTAL
0	04/07/20	FOR SUBMITTAL
A	02/19/20	FOR COMMENT

**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: 50121515

SITE NUMBER

137421

SITE ADDRESS:

198 BROADWAY  
(AKA 141 PORTLAND STREET  
CAMBRIDGE, MA 02139

SHEET TITLE

ROOF PLAN

SHEET NUMBER

C-1



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

Top Of Parapet  
Elev. = 129'-0"± A.G.L.

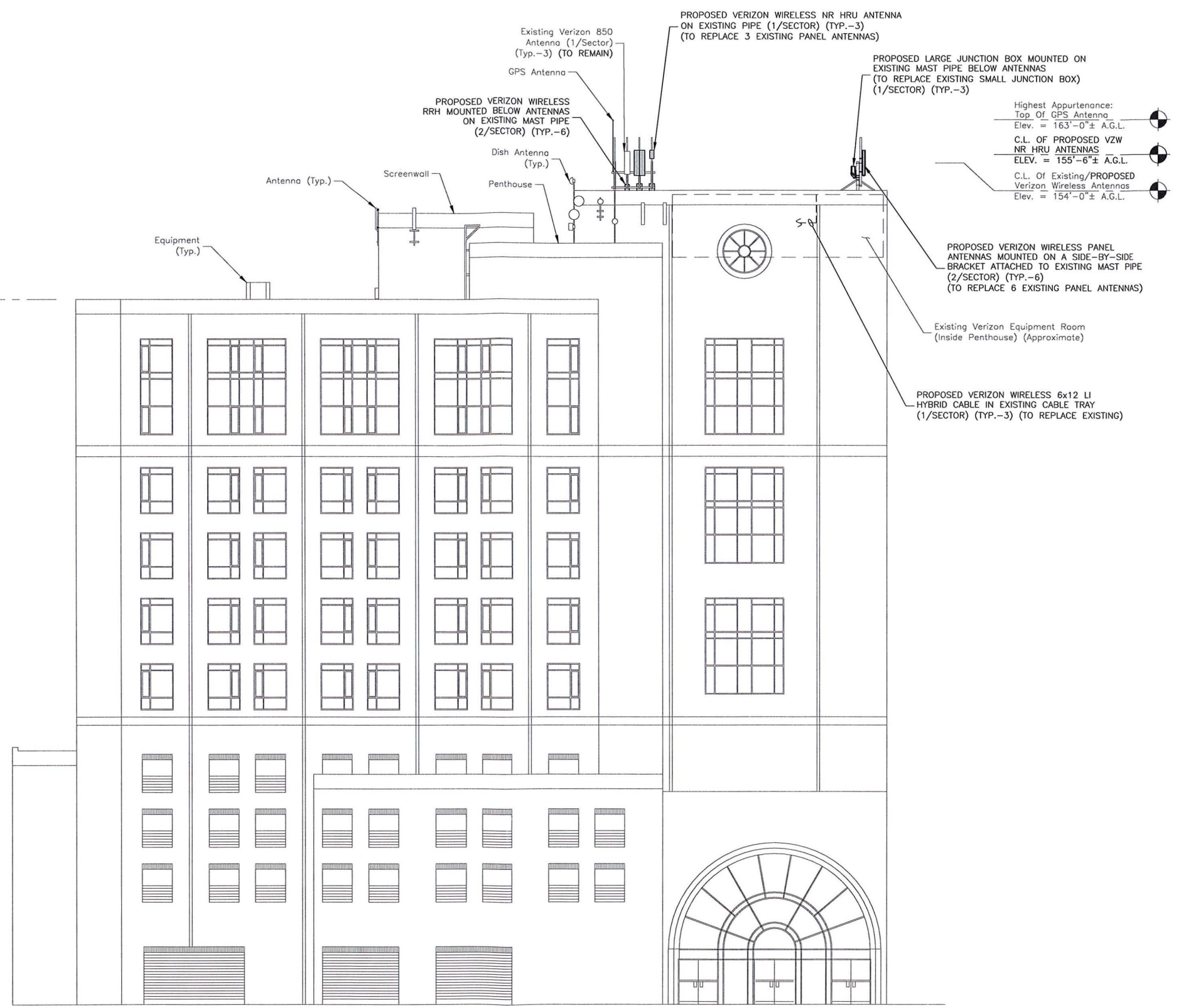
Grade Level  
Elev. = 0'-0"± A.G.L.

ELEVATION  
SCALE: 3/64"=1' FOR 11"x17"  
3/32"=1' FOR 22"x34"



1

- NOTES:
1. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
  2. ELEVATIONS SHOWN AS APPROXIMATE & HAVE NOT BEEN VERIFIED THROUGH A MAPPING.



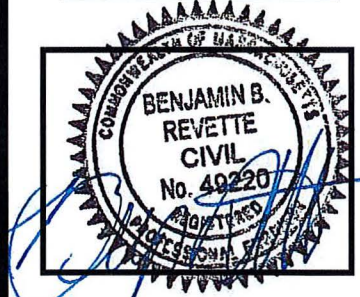
**verizon**  
WIRELESS

VERIZON WIRELESS  
400 FRIBERG PARKWAY  
WESTBOROUGH, MA 01581-3956

MIT MA

ANTMO DRAWINGS		
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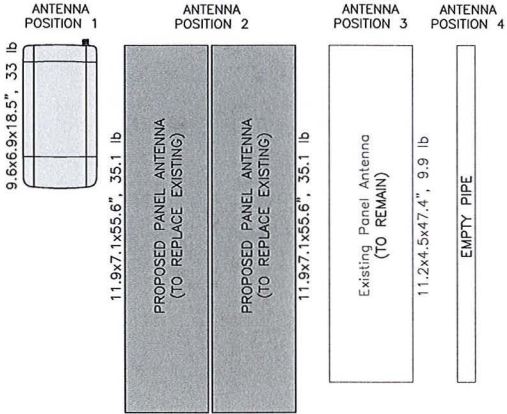
ELEVATION

SHEET NUMBER

C-2



ALL SECTORS

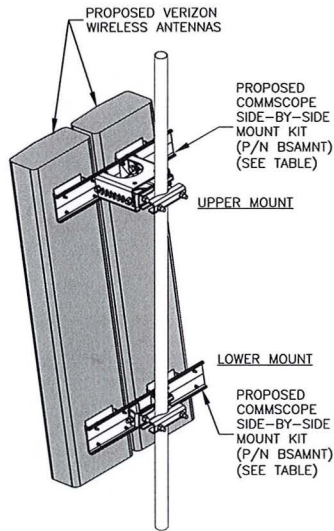


- NOTES:
- AS VIEWED STANDING BEHIND THE ANTENNAS.
  - ANTENNA CONFIGURATION BASED ON ANTENNA REC DATED 04/02/20. VERIFY SCOPE OF WORK WITH FINAL RFDS PRIOR TO CONSTRUCTION.

ANTENNA CONFIGURATION

SCALE: N.T.S.

1



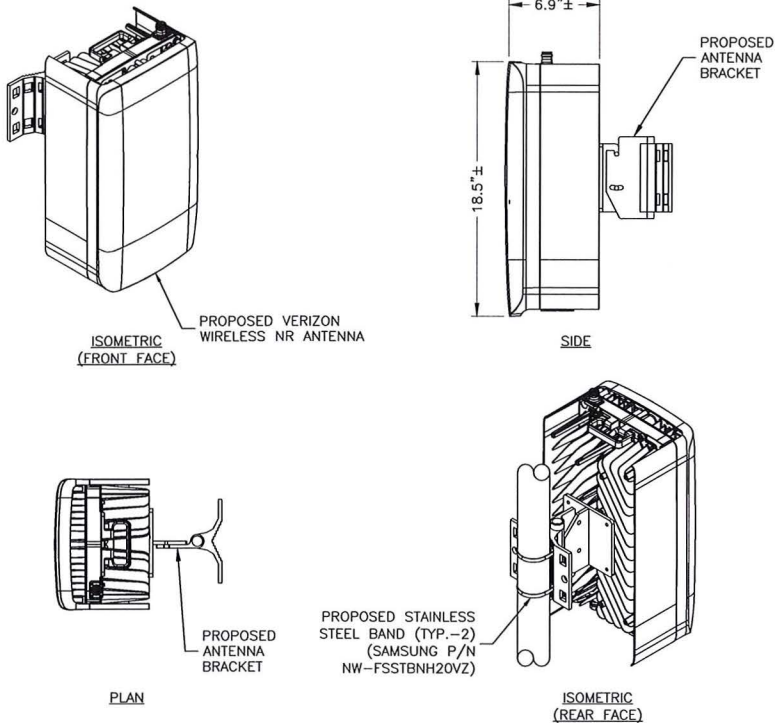
COMMSCOPE P/N: BSAMNT MOUNT TABLE				
COMMSCOPE P/N	SUPPORTED ANTENNAS	QUANTITY REQUIRED PER (2) ANTENNAS	NUMBER OF MOUNTING POINTS	GAP BETWEEN ANTENNAS
BSAMNT-SBS-1-2	SBNHH-1D65A/B/C NHH-65A/B/C-R2B	1	2	3-3/8"
BSAMNT-SBS-2-2	JAHH-65A/B/C-R3B JAHH-45A-R3B NHH-45A-R2B SBNHH-1D45A/B	1	2	2"
BSAMNT-SBS-2-3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

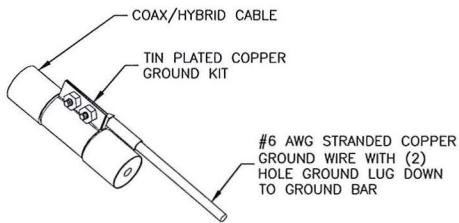


- NOTES:
- INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. USE APPROPRIATE MOUNTING HARDWARE FOR CONSTRUCTION TYPE.
  - ANTENNA WEIGHT: 33.0 LBS.

NR ANTENNA DETAIL

SCALE: N.T.S.

2



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

COAX/HYBRID GROUNDING DETAIL

SCALE: N.T.S.

4



VERIZON WIRELESS  
400 FRIBERG PARKWAY  
WESTBOROUGH, MA 01581-3956

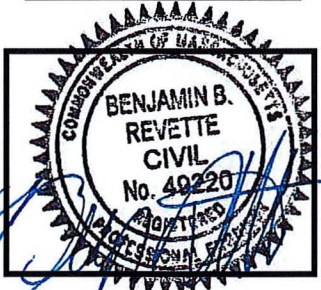
MIT MA

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REVIEWED BY: CDH

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CONSTRUCTION  
DETAILS

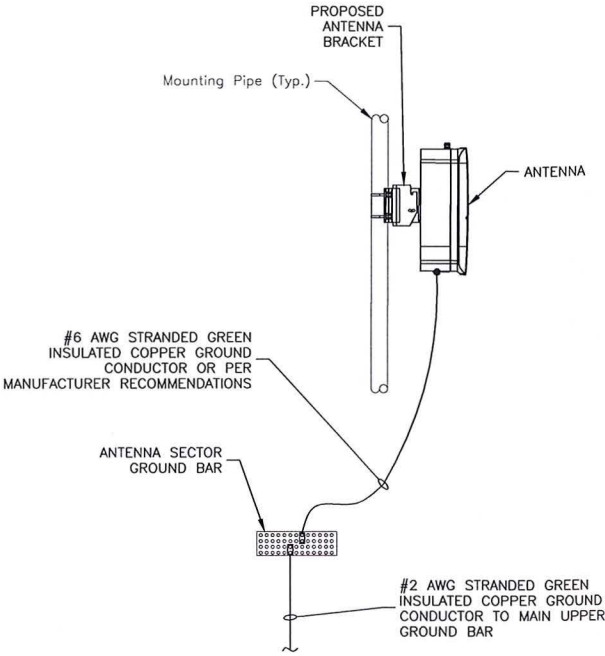
SHEET NUMBER

C-3



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.



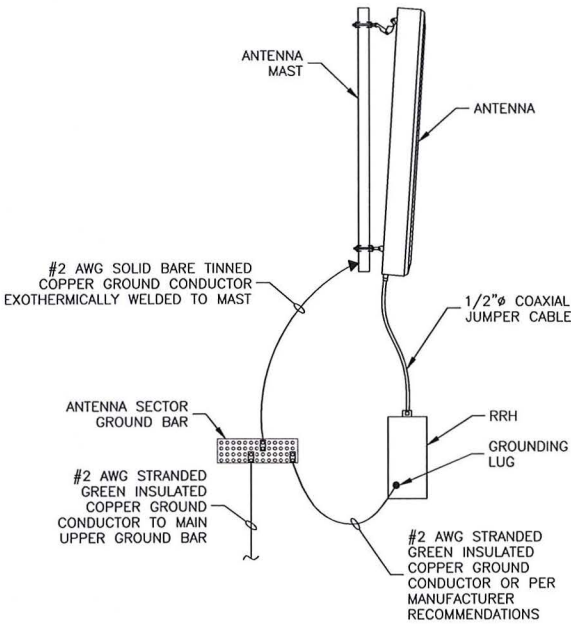
NOTES:

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



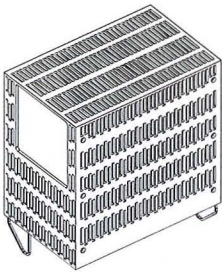
NOTES:

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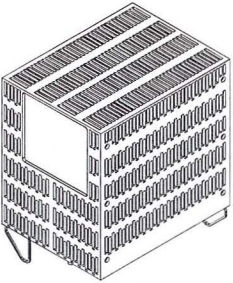
TYPICAL ANTENNA/RRH  
GROUNDING DETAIL

SCALE: N.T.S.

3



LTE 700/850



LTE AWS/PCS

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

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

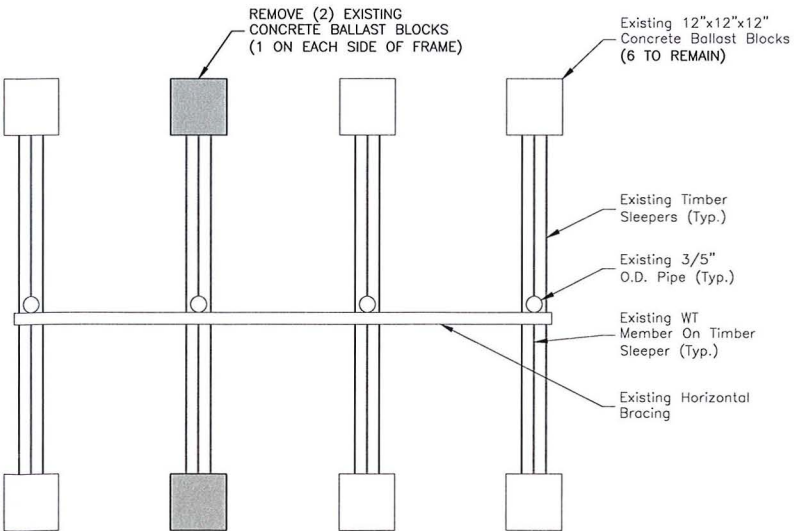
NOTES:

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.

2



BALLAST MODIFICATIONS

SCALE: N.T.S.

4



VERIZON WIRELESS  
400 FRIBERG PARKWAY  
WESTBOROUGH, MA 01581-3956

MIT MA

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SHEET TITLE

CONSTRUCTION  
DETAILS & NOTES

SHEET NUMBER