

BZA APPLICATION FORM

GENERAL INFORMATION

106546
2021 FEB -8 AM 11:54

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

Special Permit: X Variance: _____

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

PETITIONER: Cellco Partnership d/b/a Verizon Wireless

PETITIONER'S ADDRESS: 118 Flanders Road, Westborough, MA

LOCATION OF PROPERTY: One Broadway

TYPE OF OCCUPANCY: Office ZONING DISTRICT: Office 3A, PUD-3, PUD-5

REASON FOR PETITION:

- | | |
|---|--|
| <input type="checkbox"/> Additions | <input type="checkbox"/> New Structure |
| <input type="checkbox"/> Change in Use/Occupancy | <input type="checkbox"/> Parking |
| <input type="checkbox"/> Conversion to Addi'l Dwelling Unit's | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Dormer | <input type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> Other: <u> Mobile Communication Facility upgrade </u> | |

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner proposes to modify the existing mobile communications facility by replacing 2 fiberglass enclosures with new enclosures; replacing 8 antennas and 6 remote radio heads, and relocating the Beta sector equipment from the existing rooftop enclosure to two new false column enclosures fronting Broadway. All replacement enclosures to match existing in size and color.

SECTIONS OF ZONING ORDINANCE CITED:

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

Article 10 Section 10.40 through 10.46

Article _____ Section 6409(a) 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
 Westborough, MA 01581

Tel. No.: (508) 330-3300

E-Mail Address: ttwardowski@rc.com

Date: 2-4-21

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

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 MIT ONE BROADWAY LLC
(OWNER)

Address: C/O MITIMCO, One Broadway, Fl.9, Suite 200, Cambridge, MA 02142

State that I/We own the property located at One Broadway, Cambridge, MA 02142, which is the subject of this zoning application.

The record title of this property is in the name of MIT One Broadway Fee Owner LLC

*Pursuant to a deed of duly recorded in the date 12/12/2008, Middlesex South County Registry of Deeds at Book 51973, Page 539; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Seth A

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

*Seth D. Alexander, President of MIT Cambridge Real Estate LLC, as Manager of MIT One Broadway Fee Ower LLC and not individually
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of NORFOLK

The above-name SETH D. ALEXANDER personally appeared before me, this 22ND of JANUARY 2021, and made oath that the above statement is true.

[Signature]

Notary

My commission expires JULY 3, 2026 (Notary Seal CHRISTINA H. JOLIE)



CHRISTINA H. JOLIE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 3, 2026

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

1/10/20



July 3, 2026
My Commission Expires
Commonwealth of Massachusetts
Notary Public
CHRISTINA H. JOLIE



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 One Broadway (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 upgraded facility meets the requirements of the Zoning Ordinance for the facilities serving mobile communications systems and constitutes an Eligible Facilities Request under Section 6409 of the Spectrum Act and implementing regulations.

- 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 affect ingress or egress. The facility will continue to generate only about one to two vehicle trips per month by a standard passenger vehicle during normal business hours for routine maintenance.

- 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 upgraded 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 facility has been designed to minimize its visual impact and is in harmony with the general purpose of the Zoning Ordinance and will comply with its provisions.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Cellco Partnership d/b/a Verizon Wireless PRESENT USE/OCCUPANCY: Office

LOCATION: One Broadway ZONE: Office 3A, PUD-3, PUD-5

PHONE: (508) 330-3300 REQUESTED USE/OCCUPANCY: Mobile Communications Facility

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
TOTAL GROSS FLOOR AREA:	<u>336,876 sf</u>	<u>No change</u>	<u>NA</u> (max.)
LOT AREA:	<u> </u>		<u>2.0 acres</u> (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u> </u>	<u>No change</u>	<u>2.0/3.0</u> (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>NA</u>	<u>No change</u>	<u>300</u> (min.)
SIZE OF LOT:			<u>50</u> (min.)
WIDTH	<u> </u>		
DEPTH	<u> </u>		
Setbacks in Feet:		<u>No change</u>	<u>None</u> (min.)
FRONT	<u> </u>		
REAR	<u> </u>	<u>No change</u>	<u>None</u> (min.)
LEFT SIDE	<u> </u>	<u>No change</u>	<u>None</u> (min.)
RIGHT SIDE	<u> </u>	<u>No change</u>	<u>None</u> (min.)
SIZE OF BLDG.:		<u>No change</u>	<u>230'</u> (max.)
HEIGHT	<u>232'1" (top of roof)</u>		
LENGTH	<u> </u>		
WIDTH	<u> </u>		
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	<u>NA</u>	<u>NA</u>	<u>NA</u> (min.)
NO. OF DWELLING UNITS:	<u>NA</u>	<u>NA</u>	<u>NA</u> (max.)
NO. OF PARKING SPACES:	<u>NA</u>	<u>NA</u>	<u>NA</u> (min./max)
NO. OF LOADING AREAS:	<u>NA</u>	<u>NA</u>	<u>NA</u> (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>NA</u>	<u>No change</u>	<u>NA</u> (min.)

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

Not applicable

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

GENERAL CONSTRUCTION NOTES :

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

CODE SPECIFICATIONS:

- ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
 MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION, CONSISTENT WITH THE FOLLOWING CODES:
 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
 2015 INTERNATIONAL BUILDING CODE (IBC)
 2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
 2017 NATIONAL ELECTRICAL CODE (NEC)
 IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.
- ALL STRUCTURAL WORK TO BE DONE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL, 13TH EDITION (AISC 13TH ED.)
- ALL CONCRETE WORK TO BE DONE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI 301) SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 318) AND BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
- ALL REINFORCING STEEL WORK TO BE DONE IN ACCORDANCE WITH THE (ACI 315) MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.

GROUNDING NOTES:

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

STRUCTURAL STEEL NOTES:

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



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

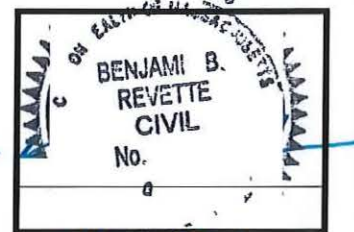
KENDALL SQ MA

CONSTRUCTION DRAWINGS

0	12/21/20	FOR SUBMITTAL
A	10/26/20	FOR SUBMITTAL



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



DRAWN BY: JG

REVIEWED BY: CDH

CHECKED BY: MFT

PROJECT NUMBER: 50121487

JOB NUMBER: 50121739

SITE ADDRESS

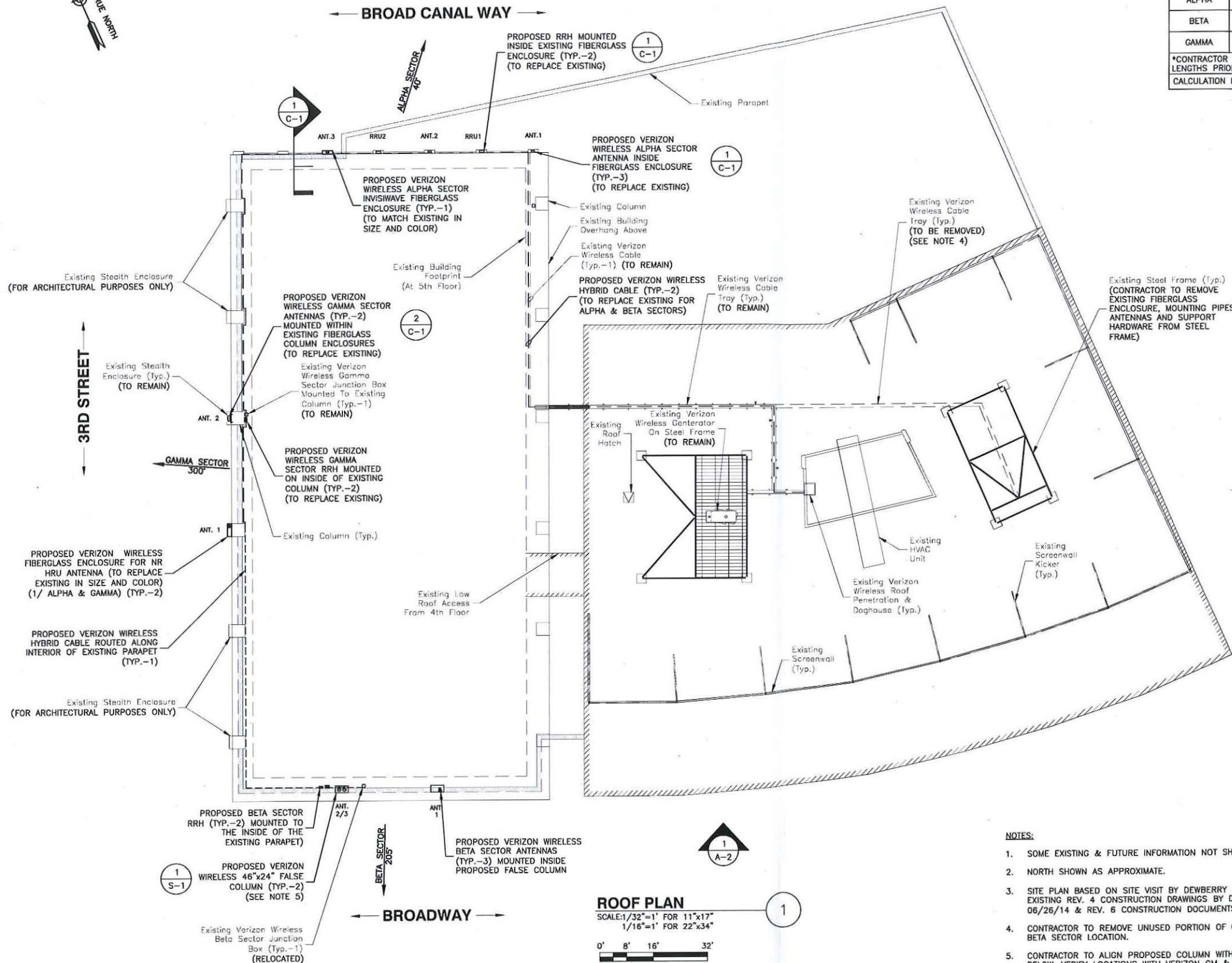
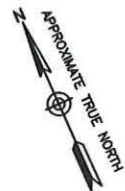
ONE BROADWAY
CAMBRIDGE, MA 02142

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

GN-1



HYBRID CABLE SCHEDULE*		
SECTOR	HYBRID CABLE LENGTH	CABLE SIZE
ALPHA	275'±	6X12
BETA	570'±	
GAMMA	460'±	

*CONTRACTOR TO FIELD VERIFY HYBRID CABLE LENGTHS PRIOR TO CONSTRUCTION
CALCULATION BY: CDH

verizon
WIRELESS

VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

KENDALL SQ MA

CONSTRUCTION DRAWINGS		
0	12/21/20	FOR SUBMITTAL
A	10/26/20	FOR SUBMITTAL

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



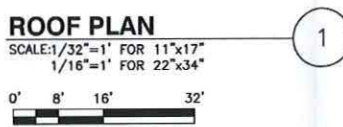
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REVIEWED BY: CDH
CHECKED BY: MFT
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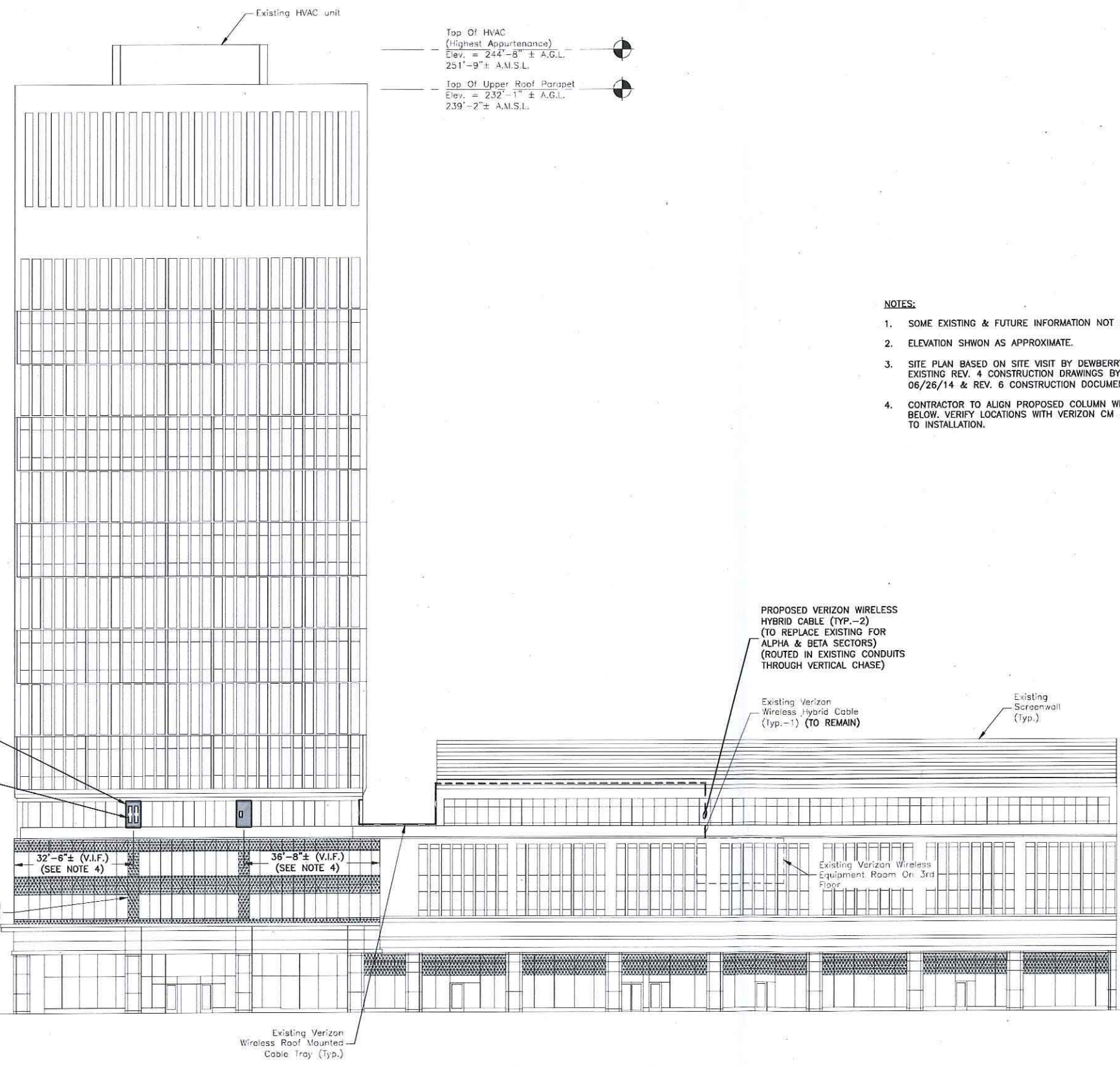
ONE BROADWAY
CAMBRIDGE, MA 02142
SHEET TITLE:

ROOF PLAN
SHEET NUMBER:

A-1

- NOTES:**
- SOME EXISTING & FUTURE INFORMATION NOT SHOWN FOR CLARITY.
 - NORTH SHOWN AS APPROXIMATE.
 - SITE PLAN BASED ON SITE VISIT BY DEWBERRY ENGINEERS INC. ON 07/01/30, EXISTING REV. 4 CONSTRUCTION DRAWINGS BY DEWBERRY ENGINEERS INC. DATED 06/26/14 & REV. 6 CONSTRUCTION DOCUMENTS BY ELKUS MANFREDI ARCHITECTS.
 - CONTRACTOR TO REMOVE UNUSED PORTION OF CABLE TRAY FEEDING THE PREVIOUS BETA SECTOR LOCATION.
 - CONTRACTOR TO ALIGN PROPOSED COLUMN WITH SPANDREL PANELS ON FACADE BELOW. VERIFY LOCATIONS WITH VERIZON CM & TRADEMARK PARTNERS LLC PRIOR TO INSTALLATION. SEE SHEET A-2 FOR APPROXIMATE DIMENSIONS.





Top Of HVAC
(Highest Appurtenance)
Elev. = 244'-8" ± A.G.L.
251'-9" ± A.M.S.L.

Top Of Upper Roof Parapet
Elev. = 232'-1" ± A.G.L.
239'-2" ± A.M.S.L.

1
S-1

PROPOSED VERIZON WIRELESS 46"x24" FALSE COLUMN (TYP.-2) (SEE NOTE 4)

PROPOSED VERIZON WIRELESS BETA SECTOR ANTENNAS (TYP.-3) MOUNTED INSIDE PROPOSED FALSE COLUMN

PROPOSED VERIZON WIRELESS HYBRID CABLE (TYP.-2) (TO REPLACE EXISTING FOR ALPHA & BETA SECTORS) (ROUTED IN EXISTING CONDUITS THROUGH VERTICAL CHASE)

Existing Verizon Wireless Hybrid Cable (TYP.-1) (TO REMAIN)

Existing Screenwall (Typ.)

Top Of Middle Roof
Elev. = 63'-4" ± A.G.L.
70'-5" ± A.M.S.L.

C.L. OF PROPOSED VERIZON WIRELESS BETA SECTOR ANTENNAS
Elev. = 53'-7" ± A.G.L.

Top Of Lower Roof
Elev. = 47'-6" ± A.G.L.
54'-8" ± A.M.S.L.

NOTES:

1. SOME EXISTING & FUTURE INFORMATION NOT SHOWN FOR CLARITY.
2. ELEVATION SHOWN AS APPROXIMATE.
3. SITE PLAN BASED ON SITE VISIT BY DEWBERRY ENGINEERS INC. ON 07/01/20. EXISTING REV. 4 CONSTRUCTION DRAWINGS BY DEWBERRY ENGINEERS INC. DATED 06/26/14 & REV. 6 CONSTRUCTION DOCUMENTS BY ELKUS MANFREDI ARCHITECTS.
4. CONTRACTOR TO ALIGN PROPOSED COLUMN WITH SPANDREL PANELS ON FACADE BELOW. VERIFY LOCATIONS WITH VERIZON CM & TRADEMARK PARTNERS LLC PRIOR TO INSTALLATION.

Existing Spandrel Panel (Typ.)

Existing Verizon Wireless Roof Mounted Cable Tray (Typ.)

Existing Verizon Wireless Equipment Room On 3rd Floor

SOUTH ELEVATION 1

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

0' 8' 16' 32'



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

KENDALL SQ MA

CONSTRUCTION DRAWINGS		
0	12/21/20	FOR SUBMITTAL
A	10/26/20	FOR SUBMITTAL



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



DRAWN BY: JG

REVIEWED BY: CDH

CHECKED BY: MFT

PROJECT NUMBER: 50121487

JOB NUMBER: 50121739

SITE ADDRESS

ONE BROADWAY
CAMBRIDGE, MA 02142

SHEET TITLE

SOUTH ELEVATION

SHEET NUMBER

A-2



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

KENDALL SQ MA

CONSTRUCTION DRAWINGS

0	12/21/20	FOR SUBMITTAL
A	10/26/20	FOR SUBMITTAL



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99 SUMMER STREET
SUITE 700
BOSTON, MA 02110
PHONE: 617.695.3400
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DRAWN BY: JG

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CHECKED BY: MFT

PROJECT NUMBER: 50121487

JOB NUMBER: 50121739

SITE ADDRESS

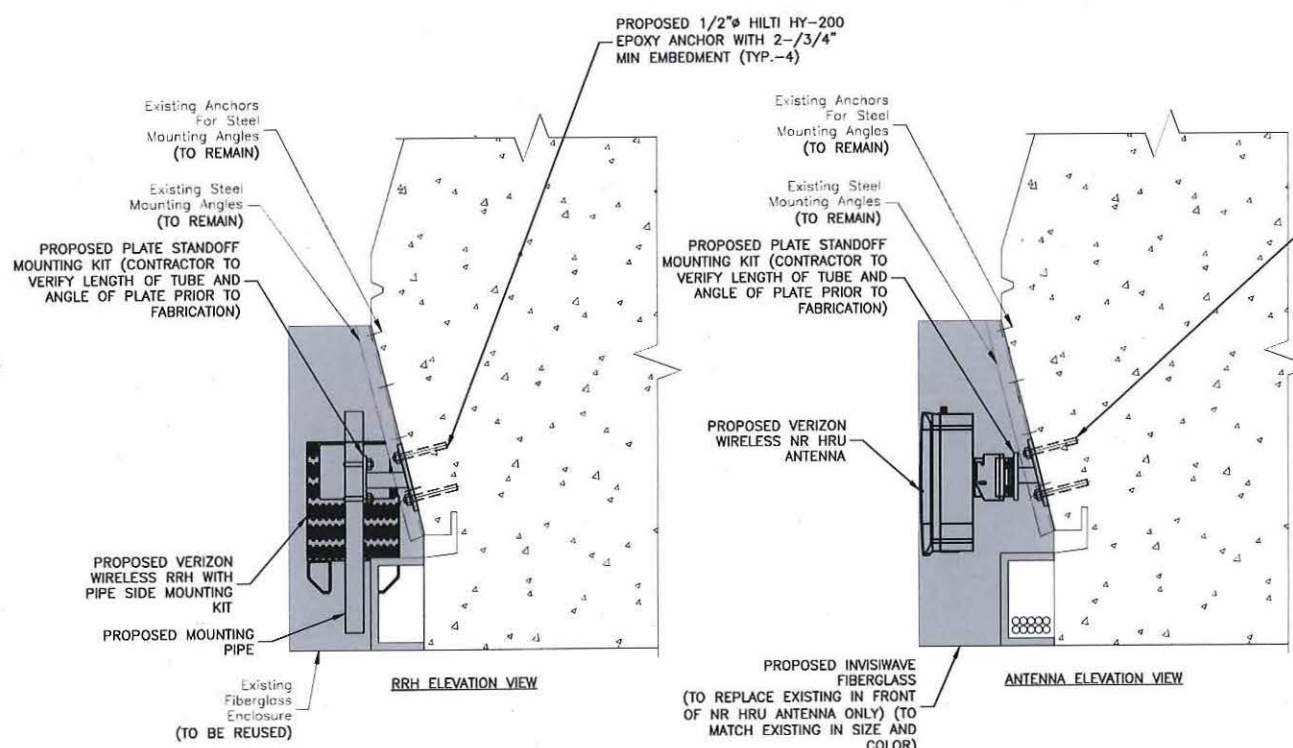
ONE BROADWAY
CAMBRIDGE, MA 02142

SHEET TITLE

ALPHA & GAMMA SECTOR
MOUNTING DETAILS

SHEET NUMBER

C-1



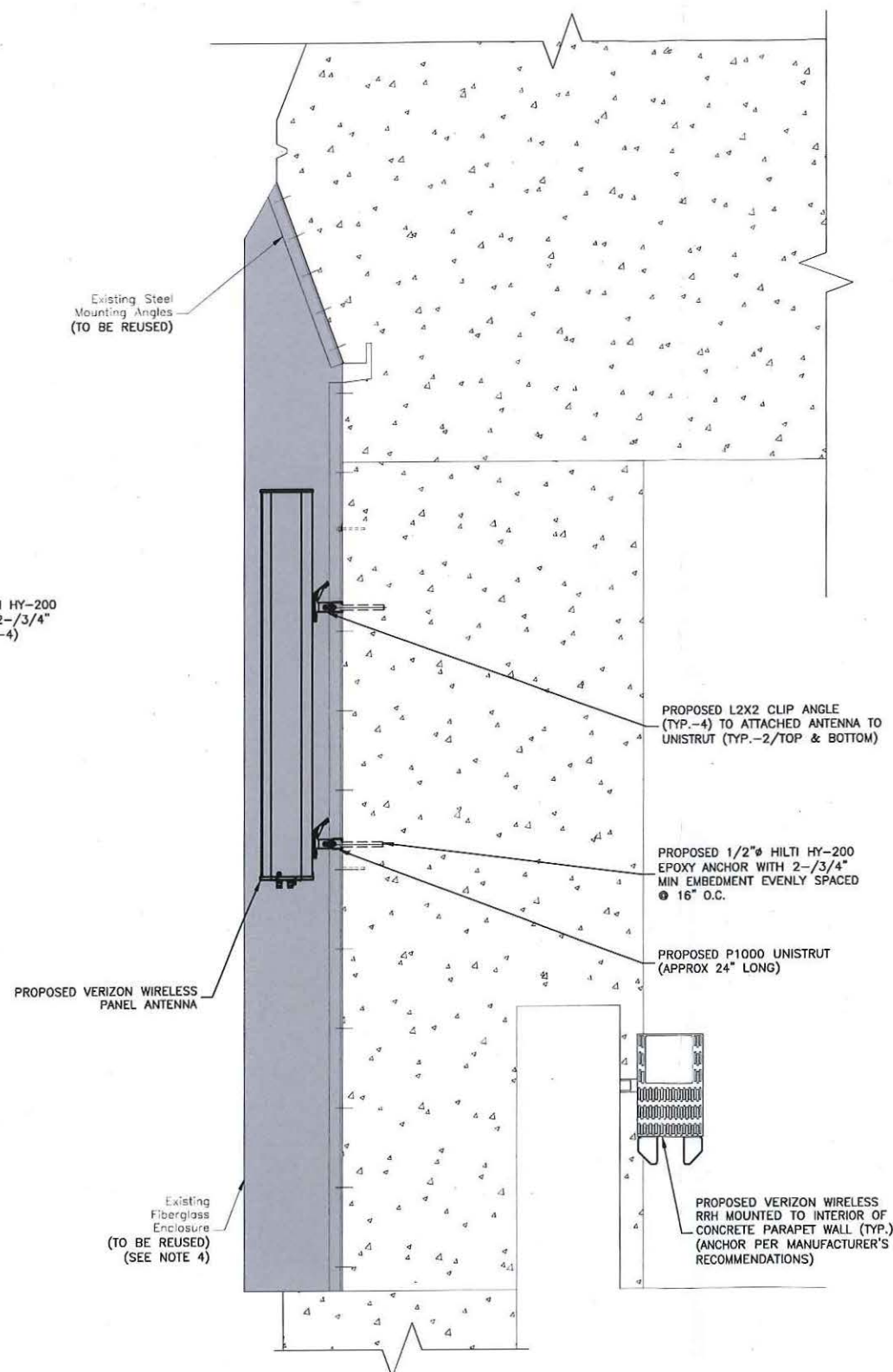
ALPHA SECTOR MOUNTING DETAILS

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



NOTES:

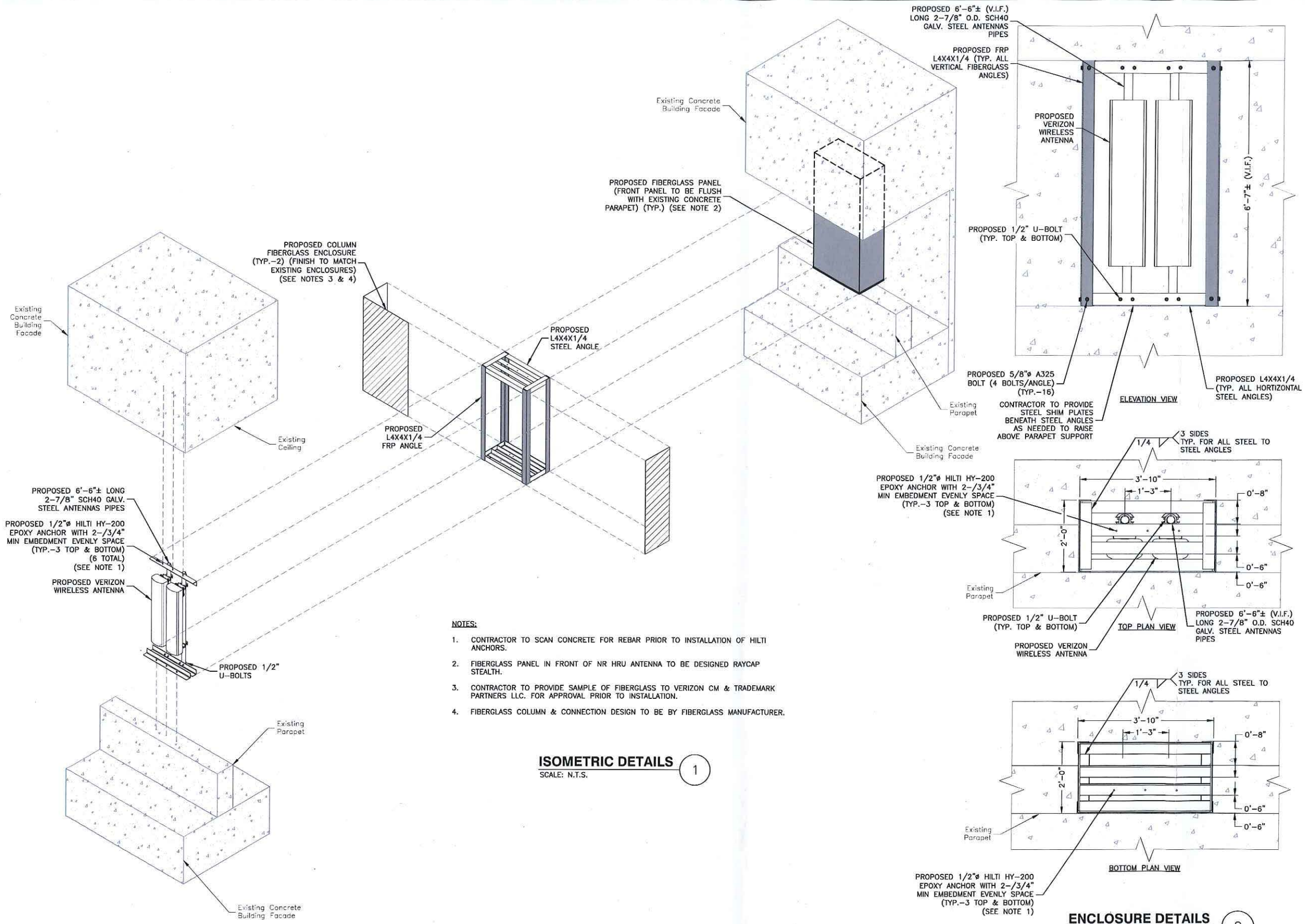
- CONTRACTOR TO REMOVE EXISTING MOUNTS & CUT EXISTING ANCHORS FLUSH WITH THE BUILDING FACADE. CONTRACTOR TO WEATHERSEAL AROUND EXISTING CUT ANCHORS.
- CONTRACTOR TO FIELD VERIFY EXISTING DIMENSIONS PRIOR TO CONSTRUCTION.
- FOR PROPOSED NR HRU ANTENNA CONTRACTOR TO USE MANUFACTURER SUPPLIED WALL MOUNTING KIT TO ATTACH TO PROPOSED PLATE STANDOFF.
- FIBERGLASS IN FRONT OF PROPOSED PANEL ANTENNA TO BE RE-USED. FIBERGLASS IN FRONT OF PROPOSED NR HRU ANTENNA TO BE REPLACED WITH PROPOSED INVISI WAVE FIBERGLASS. PROPOSED INVISI WAVE FIBERGLASS TO MATCH EXISTING IN SIZE AND COLOR.



GAMMA SECTOR MOUNTING DETAIL

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





- NOTES:**
1. CONTRACTOR TO SCAN CONCRETE FOR REBAR PRIOR TO INSTALLATION OF HILTI ANCHORS.
 2. FIBERGLASS PANEL IN FRONT OF NR HRU ANTENNA TO BE DESIGNED RAYCAP STEALTH.
 3. CONTRACTOR TO PROVIDE SAMPLE OF FIBERGLASS TO VERIZON CM & TRADEMARK PARTNERS LLC. FOR APPROVAL PRIOR TO INSTALLATION.
 4. FIBERGLASS COLUMN & CONNECTION DESIGN TO BE BY FIBERGLASS MANUFACTURER.

ISOMETRIC DETAILS 1
SCALE: N.T.S.

ENCLOSURE DETAILS 2
SCALE: 3/8"=1' FOR 11"x17"
3/4"=1' FOR 22"x34"
0' 1' 2' 3'

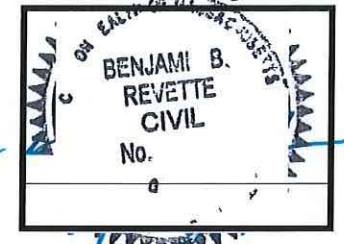
verizon
WIRELESS
VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

KENDALL SQ MA

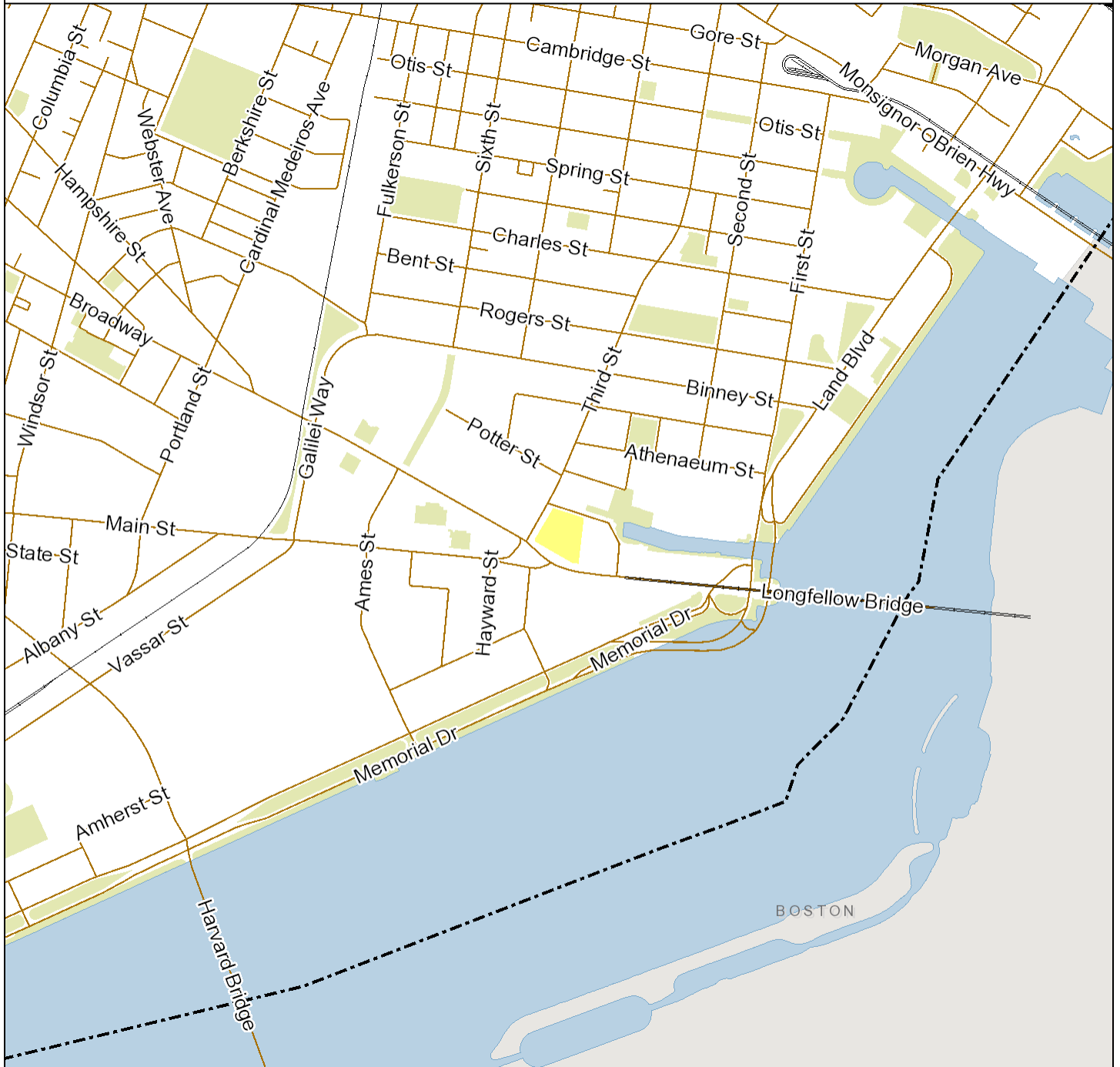
CONSTRUCTION DRAWINGS

O	12/21/20	FOR SUBMITTAL
A	10/26/20	FOR SUBMITTAL

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



DRAWN BY: JG
REVIEWED BY: CDH
CHECKED BY: MFT
PROJECT NUMBER: 50121487
JOB NUMBER: 50121739
SITE ADDRESS:
ONE BROADWAY
CAMBRIDGE, MA 02142
SHEET TITLE:
BETA SECTOR ISOMETRIC
& DETAILS
SHEET NUMBER:



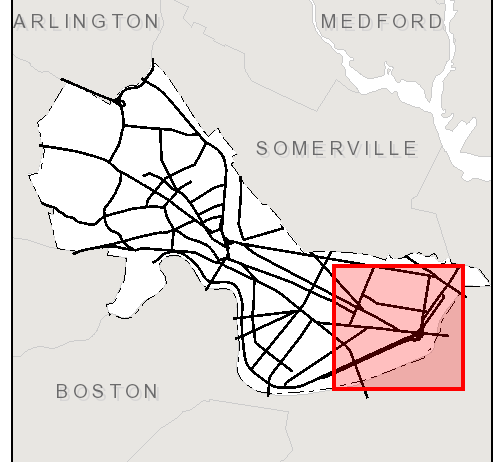
City of Cambridge
Massachusetts

1" = 965 ft

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



**CITY OF CAMBRIDGE, MASSACHUSETTS
BOARD OF ZONING APPEAL**

**STATEMENT IN SUPPORT OF
APPLICATION FOR SPECIAL PERMIT**

Applicant: Cellco Partnership d/b/a Verizon Wireless
Property: One Broadway
Zoning: Office 3A, PUD-3, PUD-5
Proposed Use: Mobile Communications Facility (Modification)

BACKGROUND

The Petitioner, Cellco Partnership d/b/a Verizon Wireless (“Petitioner” 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”) in 2014 in Case No. 10517, as modified in 2016 by Case No. BZA-008835-2015 (hereinafter collectively the “Existing Special Permit”) to allow it to modify its existing mobile communications facility located at One Broadway, Cambridge, Massachusetts (the “Subject Property”).

The existing and 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 Petitioner’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

As shown on the Site Plan and the photographic simulations (the “Photosims”) submitted with this application, the Subject Property is improved with an existing multi-story building (the “Building”). Consistent with the Existing Special Permit, and as depicted in the Site Plan and Photosims, the Existing Facility contains three sectors of three panel antennas each, for a total of nine antennas. Each sector also includes three remote radio heads (“RRH”), and one junction box. The Existing Facility also includes communications equipment and condensers within an existing utility room located on the third floor of the parking garage; an emergency power generator mounted on a steel frame on the roof of the existing building; and cabling connecting the communications equipment from the equipment room to the antenna arrays.

The proposed modifications to the Existing Facility are described below. For ease of reference, the discussion is organized in accordance with the “sector” names shown on Sheet A-1 of the plan titled “Kendall SQ MA, One Broadway, Cambridge, MA 02142,” dated October 26, 2020 by Dewberry Engineers, Inc. (the “Site Plan”).

- Gamma Sector (West façade, facing 3rd Street): One existing enclosure will be replaced with a new fiberglass enclosure of the same size and color. Two existing antennas will be replaced by two new antennas mounted inside the fiberglass enclosures. All three existing RRH will be replaced by two new RRH, for a total of two RRH in this sector. As shown on Sheet A-1 of the Site Plan, all RRH in this sector will be mounted behind the existing concrete columns, where the existing RRH currently are located.

- Beta Sector (South façade, facing Broadway): Verizon Wireless proposes to relocate its Beta sector equipment from the rooftop of the parking garage to a pair of false column enclosures on the Broadway façade of the Building. Verizon Wireless needs to relocate this equipment because its signal is now blocked by an aluminum screen wall that was installed by the Building owner along the edge of the rooftop facing Broadway.¹ As shown on Sheets A-1, A-2, and S-1 of the Site Plan and pages 4 and 6 of the Photosims, a total of three antennas will be installed inside two false column enclosures that will be designed and colored to match the façade of the Building. In addition, two RRH and one junction box and associated cabling will be installed behind the existing parapet wall, which will screen them from view. All existing Beta sector communications equipment, including the fiberglass enclosure, antennas, mounting pipes, and support hardware will be removed from the rooftop. The existing steel frame will remain in place.

- Alpha Sector (North façade, facing Broad Canal Way): One existing enclosure will be replaced with a new fiberglass enclosure of the same size and color. Three existing antennas will be replaced by three new antennas mounted inside the fiberglass enclosures. Three existing RRH will be replaced by two new RRH, for a total of two RRH in this sector. As shown on Sheet A-1 of the Site Plan, all RRH in this sector will be mounted inside the existing fiberglass enclosures, where the existing RRH currently are located.

**REQUEST FOR RELIEF AND
SATISFACTION OF APPLICABLE STANDARDS**

Verizon Wireless seeks a special permit pursuant to Section 4.32(g)(1) and Footnote 49 of the Table of Use Regulations to allow it to modify and upgrade its existing mobile communications facility on the Building. The following analysis demonstrates that the proposed modification of the Existing Facility meets these standards.²

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

¹ The screen wall was installed in 2019 in accordance with a special permit granted by the Planning Commission.

² 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.

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 installation satisfies these standards. On the Alpha sector, all of the proposed antennas and RRH will be mounted inside and therefore screened from view by fiberglass enclosures designed and colored to match the façade of the building. On the Beta and Gamma sectors, all of the proposed antennas will be mounted inside fiberglass enclosures designed and colored to match the façade of the Building, while the proposed RRHs and junction boxes will be mounted behind either the existing columns (Gamma sector) or the existing parapet wall (Beta sector) of the Building. As a result, all of the proposed communications equipment will be screened from view by the existing and proposed enclosures or existing building elements.

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.*

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. 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.

Because the proposed modification of the existing installation satisfies the criteria for granting a special permit, the Petitioner respectfully requests that the BZA grant a special permit to allow for the proposed modifications to the Existing Facility.

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 Commission³ (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 1996⁴ 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.⁵

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 equipment* ... or replacement of transmission equipment.”⁶ 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.⁷

“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,

³ See 47 C.F.R. 1.40001 (Wireless Facility Modifications).

⁴ The Telecommunications Act of 1996 is codified as 47 U.S.C. § 332(c)(7).

⁵ 47 U.S.C. 1455(a)(1) (emphasis added).

⁶ 47 C.F.R. § 1.40001(b)(3) (emphasis added).

⁷ 47 C.F.R. § 1.40001(b)(1).

including but not limited to “radio transceivers, antennas, coaxial or fiber-optic cable, and regular and backup power supply.”⁸

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

- (1) The existing building at One Broadway constitutes a “base station” in that it currently “supports or houses” wireless communications equipment that has been reviewed and approved under the Zoning Ordinance, namely, the Existing Facility, which was approved by the BZA in Case No. 10518, as modified in Case No. BZA-008835-2015;
- (2) The proposed replacement of existing antennas constitutes a “replacement of transmission equipment;”
- (3) The proposed addition of antennas, RRHs, and junction boxes constitutes a “collocation of new transmission equipment;” and
- (4) 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 Regulations⁹ because it:
 - (i) does not involve the installation of more than the standard number of equipment cabinets;
Response: *No equipment cabinets are being added.*
 - (ii) does not entail excavation or deployment outside of the current site;
Response: *All changes to the existing Verizon Wireless facility will occur on the building itself.*
 - (iii) does not defeat the concealment elements of the Existing Facility;
Response: *As is the case with the existing antennas, the proposed replacement antennas will be mounted inside existing and proposed fiberglass enclosures designed and colored to match the façade of the Building. The proposed RRHs and junction boxes will be mounted behind either the existing columns (Gamma sector) or the existing parapet wall (Beta sector) of the Building.*
 - (iv) does not increase the height of the building by more than 10% or ten feet;
Response: *The proposed modification will not increase the height of the building.*
 - (v) does not add any appurtenances that would protrude from the edge of the building by more than six feet; and
Response: *The proposed antennas, RRHs, junction boxes, enclosures, and associated cabling will not protrude from the building façade by more than six feet; and*

⁸ 47 C.F.R. § 1.40001(b)(8).

⁹ See 47 C.F.R. § 1.40001(b)(7)(i)-(vi) (definition of “substantial change”).

- (vi) complies with the conditions associated with the siting approval.

Response: *The proposed modification satisfies the concealment conditions of the Existing Special Permit. Other conditions imposed by the siting approval and subsequent modifications thereto are supplanted by the FCC Regulations and/or are irrelevant to this eligible facilities request.*

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.”¹⁰

The information presented by Verizon Wireless in connection with this application—including but not limited to the Site Plan, the Photosims, 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.

CONCLUSION

For all of the foregoing reasons, Verizon Wireless respectfully requests that the BZA 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 Site Plan 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: January 25, 2021

¹⁰ 47 C.F.R. § 1.40001(c)(1) (emphasis added).

**Prepared For:
Verizon Wireless
Site Name:
KENDAL SQ MA
One Broadway
Cambridge, MA 02142**

Simulations Based On Rev-0 Lease Exhibit Dated 12/21/20
Photos Taken On: 04/27/20

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

verizon[✓]
WIRELESS
118 Flanders Road
Westborough, MA 01581

KENDALL SQ MA
DEWBERRY NO. 50121739
(Page 1 of 9)

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



PHOTO 4

SITE LOCATION

PHOTO 1

PHOTO 3

PHOTO 2

Main St

Longfellow Pk

Broad Canal Way

Broad Canal Walk

3rd St

Broadway

verizon
WIRELESS

KENDALL SQ MA
One Broadway
Cambridge, MA 02142
(Page 2 of 9)

Dewberry

Actual View

verizon^v
WIRELESS

KENDALL SQ MA

Photo 1A

View Facing North
From Broadway

(Page 3 of 9)

 **Dewberry**[®]

Proposed View

Proposed False Column (Typ.-2)
Concealing Proposed Beta
Sector Antennas (Typ.-4)



KENDALL SQ MA

Photo 1B

View Facing North
From Broadway
(Page 4 of 9)



Actual View

verizon^v
WIRELESS

KENDALL SQ MA

Photo 2A

View Facing North
From Broadway

(Page 5 of 9)

 **Dewberry**[®]

Proposed View

Proposed False Column (Typ.-2)
Concealing Proposed Beta
Sector Antennas (Typ.-4)

verizon^v
WIRELESS

KENDALL SQ MA

Photo 2B

View Facing North
From Broadway

(Page 6 of 9)

 **Dewberry**[®]

Actual View

Proposed Equipment Is Not Visible
From This Location

verizon^v
WIRELESS

KENDALL SQ MA

Photo 3

View Facing Northwest
From Main Street

(Page 7 of 9)

 **Dewberry**[®]

Actual View



verizon^v
WIRELESS

KENDALL SQ MA

Photo 4A

View Facing South

From 3rd Street

(Page 8 of 9)

 **Dewberry**[®]

Proposed View

Proposed Alpha Sector Antenna
Inside Existing Fiberglass
(Typ.-4) (To Replace Existing)

Proposed Gamma Sector Antenna
Inside Existing Fiberglass (Typ.-4)
(To Replace Existing)



KENDALL SQ MA

Photo 4B

View Facing South
From 3rd Street
(Page 9 of 9)





City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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



2014 00041043

Bk: 63445 Pg: 380 Doc: DECIS
Page: 1 of 5 04/02/2014 12:56 PM

NOTICE OF DECISION

MAR 11 2014

DECISION FILED WITH THE OFFICE OF THE CITY CLERK ON _____

Any person aggrieved by a decision of the Board of Zoning Appeal may appeal to the Superior Court or Land Court. Appeals, if any, shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws and shall be filed within twenty calendar days from the above date, and a copy thereof shall be filed with the Cambridge City Clerk's office by that same date.

OWNER: *MIT ONE Broadway FEO OWNER LLC*
PREMISES: 1 Broadway
Cambridge, MA

Book 51973 Page 539

PETITIONER: Bell Atlantic Mobile of Massachusetts Corporation, Ltd.
D/B/A Verizon Wireless - C/ Timothy C. Twardowski, Esq.

PETITION: Special Permit: To locate mobile communications antennas on the westerly facade and on the roof of the existing building and place equipment on the roof and inside an existing equipment room on the third floor of the parking garage.

DECISION: **GRANTED W/CONDITIONS**

CASE NO: 10517

*For full details, please refer to the decision available at Inspectional Services Dept.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2013 MAR 11 PM 2 41
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

CASE NO: 10517

LOCATION: 1 Broadway
Cambridge, MA

Office 3A/PUD-3/PUD-5

PETITIONER: Bell Atlantic Mobile of Massachusetts Corporation, LTD.
D/B/A Verizon Wireless - C/o Timothy C. Twardowski, Esq.

PETITION: Special Permit: To locate mobile communications antennas on the westerly façade and on the roof of the existing building and place equipment on the roof and inside an existing equipment room on the third floor of the parking garage.

VIOLATION: Art. 4.000, Sec. 4.32.G.1 (Footnote 49) (Telecommunication Facility).
Art. 10.000, Sec. 10.40 (Special Permit).

DATE OF PUBLIC NOTICE: September 26 & October 3, 2013

DATE OF PUBLIC HEARING: October 10, 2013

MEMBERS OF THE BOARD:

CONSTANTINE ALEXANDER - CHAIR
TIMOTHY HUGHES - VICE-CHAIR
BRENDAN SULLIVAN
THOMAS SCOTT
JANET O. GREEN

✓
✓
✓
✓
✓

ASSOCIATE MEMBERS:

DOUGLAS MYERS
SLATER W. ANDERSON
LINDSEY T. THORNE-BINGHAM
ANDREA A. HICKEY

✓
|
|
|
|

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

Case No. 10517
Location: 1 Broadway
Petitioner: Bell Atlantic Mobile of MA Corp. Ltd. d/b/a/ Verizon Wireless

On January 30, 2014, Petitioner's attorney Timothy Twardowski appeared before the Board of Zoning Appeal requesting a special permit in order to locate mobile communications antennas on the westerly façade and on the roof of the existing building and place equipment on the roof and inside an existing equipment room on the third floor of the parking garage. The Petitioner requested relief from Article 4, Section 4.32.G.1 of the Cambridge Zoning Ordinance ("Ordinance"). The Petitioner submitted application materials including information about the project, plans, and photographs.

Mr. Twardowski stated that he had revised the original submission in order to respond to concerns raised by the Planning Board. He stated that particular care had been taken in order to minimize any visual impacts.

The Chair asked if anyone wished to be heard, no one indicated such. The Chair read letters of support from City Councillor Cheung, the Kendall Square Association, and the Planning Board, and noted a general petition of support.

After discussion, the Chair moved that the Board grant the special permit for relief in order to locate mobile communications antennas on the westerly façade and on the roof of the existing building and place equipment on the roof and inside an existing equipment room on the third floor of the parking garage based on the finding that what was proposed with regard to traffic generated or patterns of access or egress, would not cause congestion, hazard, or substantial change in established neighborhood character. The Chair moved that the Board find that there would be approximately one monthly service call, assuming no problems, to service the facility, and that there would be no other traffic generated. The Chair moved that the Board find that the continued operation of or the development of adjacent uses would not be adversely affected by the nature of the proposed use and that the proposed use would be beneficial to the surrounding area by improving telecommunications in the area, where cell phone use and general access to technology was highly desired. The Chair moved that the Board find that no nuisance or hazard would be created to the detriment of the health, safety, and welfare of the occupant or the citizens of the city. The Chair moved that the Board find that the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent and purpose of the Ordinance. The Chair moved that the Board note the letter of support from City Councillor Cheung, the letter of support from the Kendall Square Association, and a petition in support. The Chair moved that the Board grant the Special Permit on the following conditions:

1. that the work conform to the photo simulations submitted by the Petitioner, being 11 pages, with the first page initialed by the Chair, including photo 4B, an alternate, also initialed by the Chair, which shows that there will be two stealth enclosures covering the antennae with four matching stealth enclosures without antenna to make the appearance of the building consistent,
2. that the work proceed in accordance with the plans and site plans submitted by the Petitioner, with the first page dated December 2, 2013, as initialed by the Chair, and additional sheets Z1, Z2, and Z4, as initialed by the Chair,
3. that should the petitioner cease to operate the telecommunications facility on the building for a period of six months, unless it's caused by mechanical problems, the fixtures be removed and the building façade be restored to its previous condition to the extent reasonably possible.

The five member Board voted unanimously in favor of granting the special permit (Alexander, Hughes, Sullivan, Green, and Myers) with the above conditions. Therefore, the special permit is granted.

The Board based its decision upon all the information presented, the above findings and upon the following:

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

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



Constantine Alexander, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 3/11/14 by Maria Sacco, Clerk.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed

Appeal has been filed and dismissed or denied.

Date: April 2, 2014 Donna P. Kopy City Clerk.

1 Broadway



1 Broadway

44-71 / 29-39
UNITED STATES OF AMERICA
575 TECHNOLOGY SQUARE
CAMBRIDGE, MA 02139

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

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

47-93-90-85 /14-26-58
MASSACHUSETTS INSTITUTE OF TECHNOLOGY
C/O MIT INVESTMENT MGMT CO
ONE BROADWAY 9TH FL, SUITE 200
CAMBRIDGE, MA 02142

44-102
CAMBRIDGE REDEVELOPMENT AUTHORITY
255 MAIN ST., 4TH FLOOR
CAMBRIDGE, MA 02142

44-100
BARRETT, DAVID, EDWARD H. LINDE ET-AL
C/O BOSTON PROPERTIES INC
800 BOYLSTON ST., SUITE 1900
BOSTON, MA 02199

46-12
ONE MEMORIAL OWNER LLC,
C/O OXFORD PROPERTIES GROUP
125 SUMMER ST
BOSTON, MA 02110

14-59
MIT 165 MAIN ST FEE OWNER LLC C/O MIT
CAMBRIDGE REAL ESTATE LLC
ONE BROADWAY, SUITE 09-200
CAMBRIDGE, MA 02142

14-36
RREEF AMERICA REIT II CORP. PPP
C/O CB RICHARD ELLIS
P.O. BX 4900, #207
SCOTTSDALE, AZ 85261-4900

14-41
SOUTHERN ENERGY KENDALL
C/O BRIAN KRAMSCHUSTER
13155 NOEL RD., SUITE 100
DALLAS, TX 75240

13-23
RREEF AMERICA REIT II CORP.
P.O BX 4900, #207
SCOTTSDALE, AZ 85261-4900

29-49
UNITED STATE OF AMERICA
20 POTTER ST
CAMBRIDGE, MA 02141

14-52-50-1038
BMR KENDALL DEVELOPMENT LLC,
C/O RYAN LLC
P.O. BOX 847
CARLSBAD, CA 92018

14-1038
WATERMARK II MEMBER, LLC
801 GRAND AVENUE
DES MOINES, IA 50392

14-1038
TP/P KENDALL RETAIL, LLC.
225 N.E. MIZNER BLVD, UNIT #400
BOCA RATON, FL 33432

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City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

NOTICE OF DECISION

DECISION FILED WITH THE OFFICE OF THE CITY CLERK ON JAN 06 2016

Any person aggrieved by a decision of the Board of Zoning Appeal may appeal to the Superior Court or Land Court. Appeals, if any, shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws and shall be filed within twenty calendar days from the above date, and a copy thereof shall be filed with the Cambridge City Clerk's office by that same date.

OWNER: MIT ONE BROADWAY FEE OWNER LLC

PREMISES: 1 Broadway
Cambridge, MA
BOOK 51973 PAGE 539

PETITIONER: Bell Atlantic Mobile of Massachusetts Corporation, Ltd.
D/B/A Verizon Wireless - C/o Timothy C. Twardowski, Esq.

PETITION: **Special Permit:** Eligible Facilities Request pursuant to 47 U.S.C 1455(a) to modify existing mobile communications facility by replacing certain antennas and radio heads and installing additional radio heads within existing stealth enclosures or behind existing concrete columns, all in conformance with BZA decision 10517.

DECISION: **GRANTED**

CASE NO: BZA-008835-2015

*For full details, please refer to the decision available at Inspectional Services Dept.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2016 JAN -6 AM 11:53
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

CASE NO: BZA-008835-2015

LOCATION: 1 Broadway Office 3A; PUD-3, PUD-5
Cambridge, MA

PETITIONER: Bell Atlantic Mobile of Massachusetts Corporation, Ltd.
D/B/A Verizon Wireless - C/o Timothy C. Twardowski, Esq.

PETITION: **Special Permit:** Eligible Facilities Request pursuant to 47 U.S.C 1455(a) to modify existing mobile communications facility by replacing certain antennas and radio heads and installing additional radio heads within existing stealth enclosures or behind existing concrete columns, all in conformance with BZA decision 10517.

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

DATE OF PUBLIC NOTICE: December 3 & 10, 2015

DATE OF PUBLIC HEARING: December 17, 2015

MEMBERS OF THE BOARD:

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

ASSOCIATE MEMBERS:

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

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

Case No. BZA-008835-2015
Location: 1 Broadway
Petitioner: Bell Atlantic Mobile of MA D/B/A Verizon Wireless

On December 17, 2015, Petitioner's attorney Timothy Twardowski appeared before the Board of Zoning Appeal requesting a special permit for an Eligible Facilities Request pursuant to 47 U.S.C. 1455(a) to modify an existing mobile communications facility by replacing certain antennas and radio heads and installing additional radio heads within existing stealth enclosures or behind existing concrete columns, all in conformance with BZA Case No. 10517. The Petitioner requested relief under Article 4, Sections 4.32.G.1 and 4.40, and Article 10.000, Section 10.40 of the Cambridge Zoning Ordinance ("Ordinance") and 47 U.S.C 1455(a) (Section 6409(a) of Title VI of the Middle Class Tax Relief and Job Creation Act of 2012). The Petitioner submitted application materials including information about the project, plans, and photographs.

Mr. Twardowski stated that the petitioner was seeking a special permit under Section 6409 to modify an existing specially permitted telecommunications site. He stated that all the modifications would happen behind the existing stealth enclosures. He stated that the modifications were not substantial under Section 6409 because there would be no new cabinets, no change in the height, no excavation, no change to the existing concealment, and the conditions of the original special permit would be adhered to. He stated because there were not substantial changes to the facility, the special permit should be granted.

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

After discussion, the Chair moved that the Board grant the special permit for relief for an Eligible Facilities Request pursuant to 47 U.S.C. 1455(a) to modify an existing mobile communications facility by replacing certain antennas and radio heads and installing additional radio heads within existing stealth enclosures or behind existing concrete columns, all in conformance with BZA Case No. 10517 based on the finding that the petitioner's proposed modification to its existing telecommunication facility did not substantially change the physical dimension of such facility within the meaning of Section 6409(a) of the Middle Class Tax Relief Job Creation Act of 2012, because it would not defeat the existing concealment elements of the existing facility and, therefore, the petitioner was entitled to the special permit it was seeking under said Act and the Ordinance provided the petitioner comply with the following conditions:

1. that the work proceed in accordance with the plans submitted by the petitioner and initialed by the Chair,
2. that upon completion of the work, the physical appearance and impact of the proposed work be consistent with the photo simulations submitted by the petitioner and initialed by the Chair,

3. that the petitioner at all times maintain the proposed work so that its physical appearance and impact remain consistent with the photo simulations previously referred to, and
4. that should the petitioner cease to utilize the equipment for a continuous period of six months or more, it promptly remove such equipment and return the building on which it was located to its prior condition and appearance to the extent reasonably practicable.

The five member Board voted unanimously in favor of granting the special permit (Alexander, Hughes, Sullivan, Green and Anderson) with the above conditions. Therefore, the special permit is granted.

The Board based its decision upon all the information presented, the above findings and upon the following:

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

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



Constantine Alexander, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 1-6-16 by Maria Pacheco, Clerk.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____.

Appeal has been filed and dismissed or denied.

Date: January 28, 2016 _____ Donna P. Lopez City Clerk.