



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 JUN 15 AM 10:29

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 125782

General Information

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

Special Permit: X

Variance:

Appeal:

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

P.O. Box 254 2021

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

LOCATION OF PROPERTY: 2067 Massachusetts Ave., Cambridge, MA

TYPE OF OCCUPANCY: Mobile Communications Facility

ZONING DISTRICT: Business A-2 Zone

REASON FOR PETITION:

/Telecommunication Facility (antenna)/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Modify the existing mobile communications facility by relocating 6 antennas to 3 new proposed side by side mounts and relocating 3 antennas to an existing mount, installing 3 new antennas on an existing mount and retaining 3 existing antennas all at the same location mounted to the existing sector frames or penthouse wall at a top height to match the existing antennas.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 4.000	Section: 4.32.G.1 (Telecommunication Facility).
Article: 4.000	Section: 4.40 (Footnote 49 - Telecommunications Facility)
Article: 10.000	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:

P.O. Box 254
Boxford, MA 01921

Date: June 11, 2021

al. No.

(781) 873-0021

E-Mail Address:

dklasnick@dkl-legal.com

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.

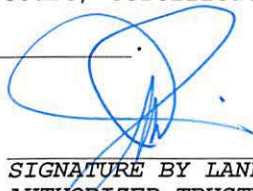
I/We Henderson Carriage Limited Partnership
(OWNER)

Address: c/o The Davis Companies, 125 High Street, Suite 2111, Boston, MA 02110

State that I/We own the property located at 2067 Massachusetts Avenue,
which is the subject of this zoning application.

The record title of this property is in the name of Henderson Carriage Limited Partnership

*Pursuant to a deed of duly recorded in the date 04/23/1998, Middlesex South
County Registry of Deeds at Book 28494, Page 149; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____


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

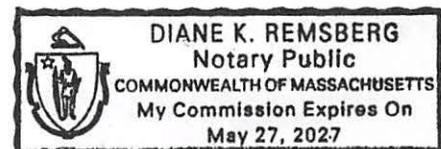
**Written evidence of Agent's standing to represent petitioner may be requested.*

Commonwealth of Massachusetts, County of Suffolk

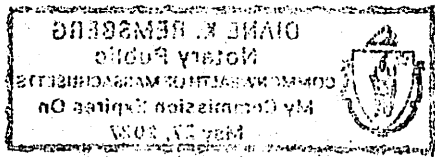
Jonathan G. Davis, as President of Davis Investment Corp., the sole Manager of
Henderson Carriage SPE General Partner LLC, the General Partner of Henderson
Carriage Limited Partnership, personally appeared before me, this 26th of May,
2021, and made oath that the above statement is true

My commission expires 5/27/27 (Notary Seal).

Diane K. Remsberg Notary



- 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 2067 Massachusetts Ave , Cambridge, MA (location) would not be a detriment to the public interest because:

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

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

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

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

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

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

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

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

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

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

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

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Cellco Partnership d/b/a Verizon Wireless

Present Use/Occupancy: Mobile Communications Facility

Location: Duval & Klasnick LLC 2067 Massachusetts Avenue NE

Zone: Business A-2 Zone

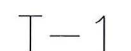
Phone: (781) 873-0021

Requested Use/Occupancy: Mobile Communications Facility

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

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

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



GENERAL CONSTRUCTION NOTES :

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

CODE SPECIFICATIONS:

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

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

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

GROUNDING NOTES:

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

STRUCTURAL STEEL NOTES:

1. STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
2. STRUCTURAL STEEL ROLLED SHAPES, PLATES, AND BARS SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATIONS:
ASTM A-992, GRADE 50
ASTM A-36
ASTM A-500, GRADE B
ASTM A-325, TYPE SC OR N
F1554, GRADE 36
ASTM A-53, GRADE B

ALL W SHAPES, UNLESS NOTED OR A992 OTHERWISE.
ALL OTHER ROLLED SHAPES, PLATES AND BARS UNLESS NOTED OTHERWISE.
HSS SECTION (SQUARE, RECTANGULAR, ROUND)
ALL BOLTS FOR CONNECTING STRUCTURAL MEMBERS.
ALL ANCHORS BOLTS, UNLESS NOTED OTHERWISE.
STEEL PIPE
3. ALL WELDING SHALL BE DONE USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC AND AWS D1.1 WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION", 14TH EDITION. WHERE WELD LENGTH IS NOT INDICATED, USE FULL LENGTH WELD. AT THE COMPLETION OF ALL WELDING, ALL DAMAGE TO GALVANIZED COATING SHALL BE REPAIRED.
4. BOLTED CONNECTIONS SHALL USE BEARING TYPE GALVANIZED ASTM A325 BOLTS (3/4" DIA.) SUPPLIED WITH A NUT AND WASHER UNDER TURNED END AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
5. DO NOT DRILL HOLES THROUGH STRUCTURAL STEEL MEMBERS EXCEPT AS SHOWN AND DETAILED ON STRUCTURAL DRAWINGS.
6. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. GALVANIZED ASTM A 307 BOLTS UNLESS NOTED OTHERWISE.
7. USE PRECAUTIONS & PROCEDURES PER AWS D1.1 WHEN WELDING GALVANIZED METALS.
8. ALL EXISTING BEAM AND COLUMN DIMENSIONS SHALL BE FIELD VERIFY BY CONTRACTOR PRIOR TO FABRICATION. ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THOSE SHOWN SHALL BE REPORTED TO DEWBERRY ENGINEER IMMEDIATELY.
9. CONNECTION DESIGN BY FABRICATOR WILL BE SUBJECT TO REVIEW AND APPROVAL BY ENGINEER.
10. ALL EXTERIOR STEEL WORK SHALL BE GALVANIZED IN ACCORDANCE WITH SPECIFICATION ASTM A123/A123M-00 HOT-DIP GALVANIZED FINISH UNLESS OTHERWISE NOTED. GALVANIZING SHALL BE PERFORMED AFTER SHOP FABRICATION TO THE GREATEST EXTENT POSSIBLE. ALL DINGS, SCRAPES, 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.
11. ALL WELDED COMPONENTS TO BE SHOP WELDED PRIOR TO INSTALLATION. NO WELDING ACTIVITIES IS PERMITTED DURING INSTALLATION OF PROPOSED EQUIPMENTS AND/OR HARDWARE ON SITE.



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

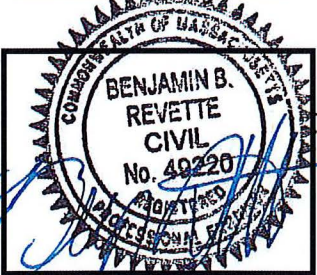
PORTER SQ MA

CONSTRUCTION DRAWINGS

0	04/14/21	FOR SUBMITTAL



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



DRAWN BY: AJB

REVIEWED BY: CDH

CHECKED BY: BBR

PROJECT NUMBER: 50121487

JOB NUMBER: 50121974

SITE NUMBER

137887

SITE ADDRESS

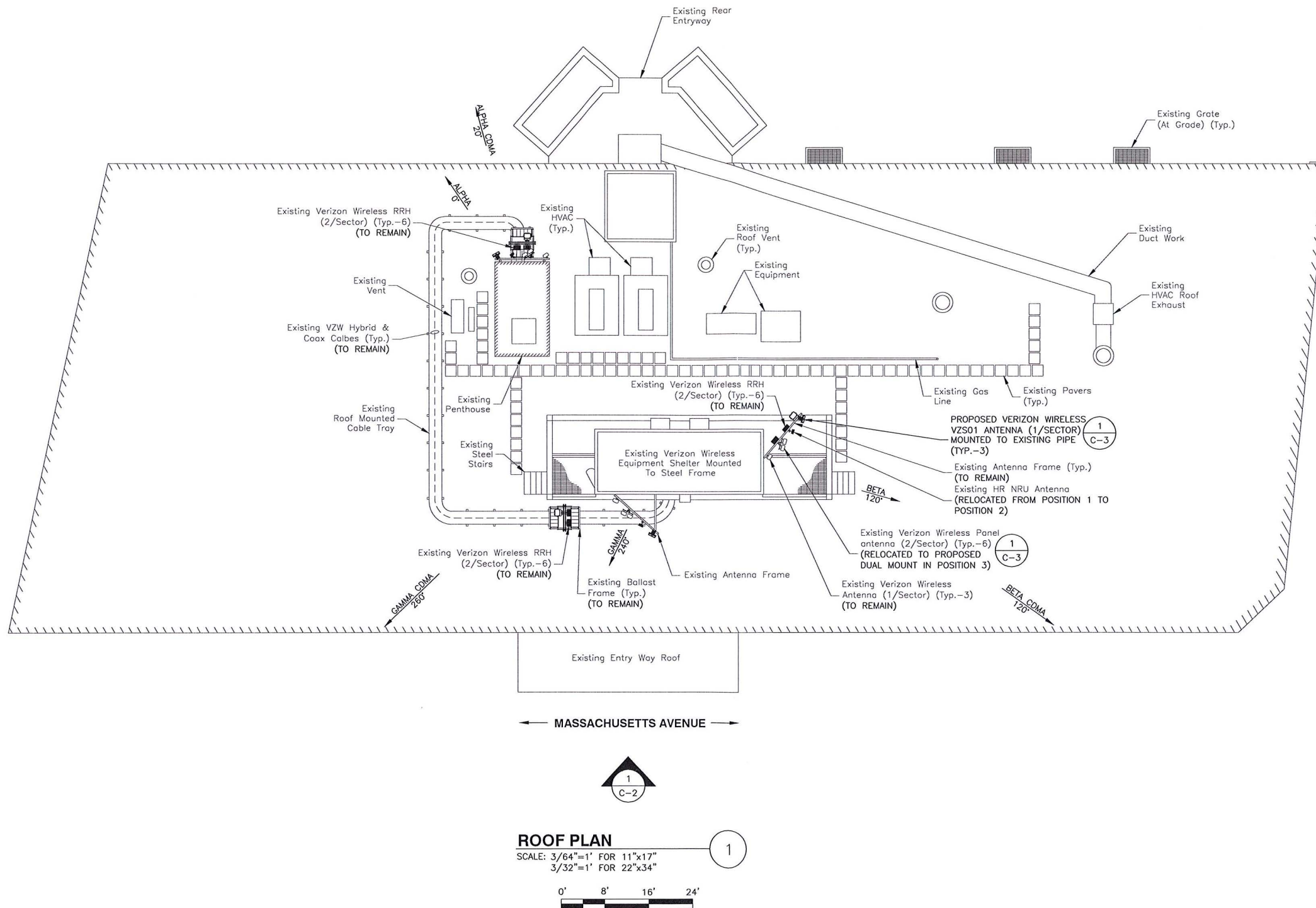
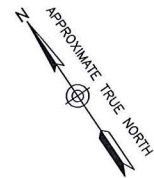
2067 MASSACHUSETTS
AVENUE CAMBRIDGE, MA
02140

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

GN-1



ROOF PLAN

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



SITE NOTES:

1. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. NORTH ARROW SHOWN AS APPROXIMATE.
3. REUSE EXISTING ANTENNA MOUNTS & COAX. INSPECT FOR DAMAGE OR DECAY AND REPLACE AS NEEDED.
4. INSTALL ALL PROPOSED EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS & STRUCTURAL ASSESSMENT BY DEWBERRY ENGINEERS INC. DATED 04/08/21.



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

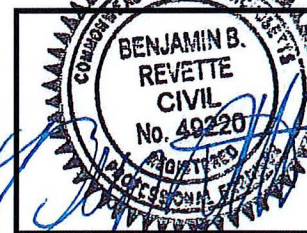
PORTER SQ MA

CONSTRUCTION DRAWINGS

0	04/14/21	FOR SUBMITTAL



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



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2067 MASSACHUSETTS
AVENUE CAMBRIDGE, MA
02140

SHEET TITLE

ROOF PLAN

SHEET NUMBER

C-1



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

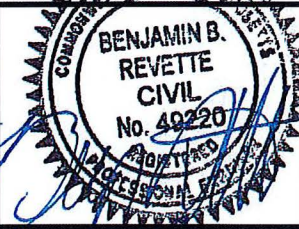
PORTER SQ MA

CONSTRUCTION DRAWINGS

0 04/14/21 FOR SUBMITTAL



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



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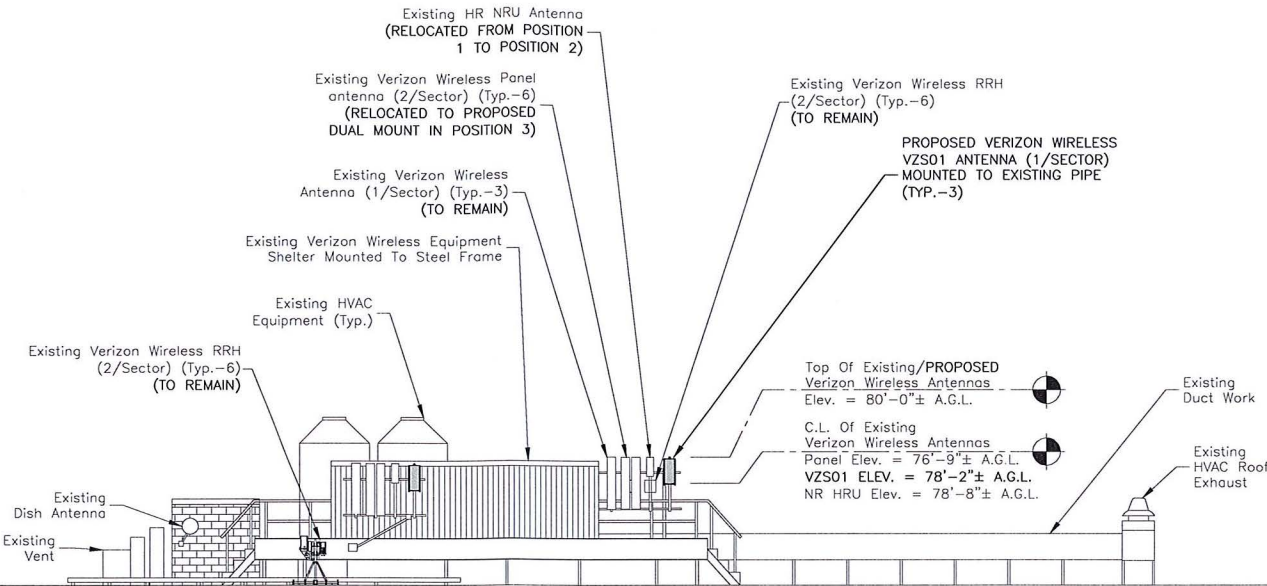
2067 MASSACHUSETTS
AVENUE CAMBRIDGE, MA
02140

SHEET TITLE

ELEVATION

SHEET NUMBER

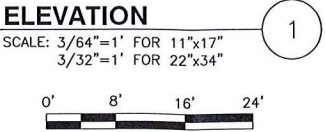
C-2



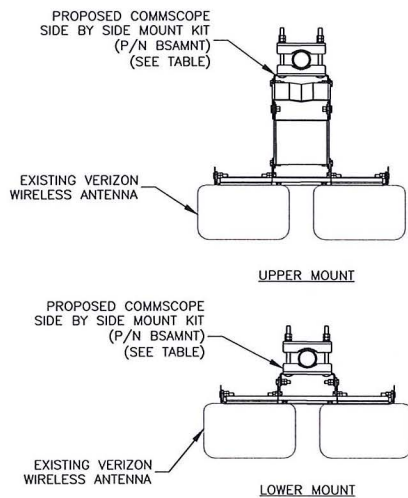
Highest Appurtenance:
Top Of HVAC Equipment
Elev. = 84'-0"± A.G.L.

Top Of Roof
Elev. = 65'-0"± A.G.L.

Grade Level
Elev. = 0'-0"± A.G.L.



- SITE NOTES:**
1. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 2. ELEVATIONS SHOWN AS APPROXIMATE.
 3. A.G.L. = ABOVE GROUND LEVEL
C.L. = CENTERLINE
 4. INSTALL ALL PROPOSED EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS & STRUCTURAL ASSESSMENT BY DEWBERRY ENGINEERS INC. DATED 04/08/21.



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	JAHH-45B/C-R3B SBNHH-1D45C	1	3	2"

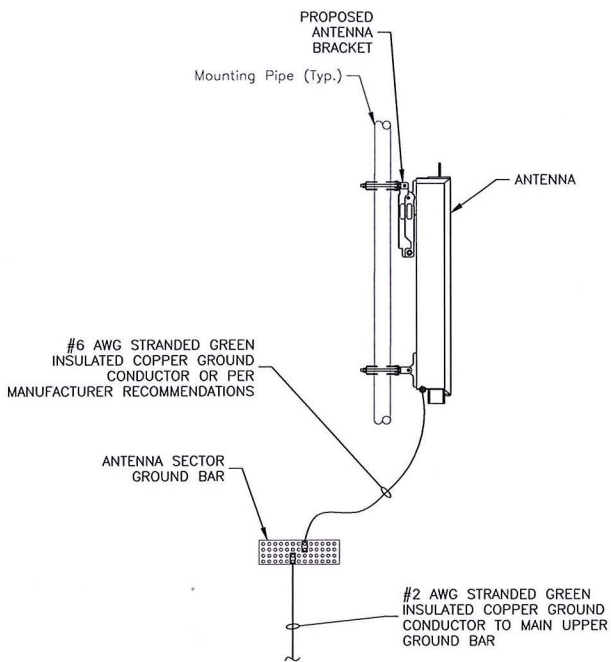
TABLE BASED ON POWER POINT PRESENTATION BY COMMSCOPE TITLED SIDE BY SIDE MOUNTS. CONTRACTOR TO VERIFY PART NUMBERS WITH MANUFACTURER PRIOR TO ORDERING. INSTALL PER MANUFACTURER RECOMMENDATIONS & SPECIFICATIONS.

- 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.

1

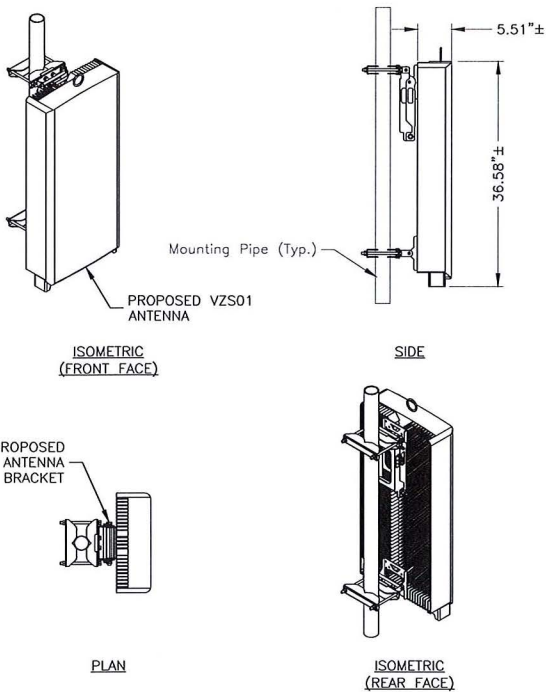


- NOTES:
- VERIFY EXISTING GROUNDING SYSTEM IS INSTALLED PER VERIZON WIRELESS STANDARDS.
 - BOND NEW EQUIPMENT INTO EXISTING GROUND SYSTEM IN ACCORDANCE WITH VERIZON WIRELESS STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.

TYPICAL ANTENNA GROUNDING DETAIL

SCALE: N.T.S.

3



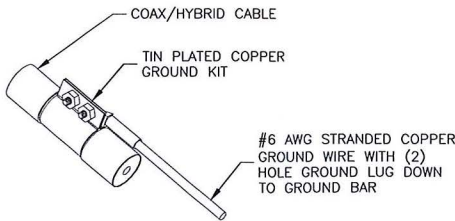
MODEL:	VZS01
DIMENSIONS:	35.1"H X 16.1"W X 5.5"D (NOT TO EXCEED)
WEIGHT:	87.1 LBS (NOT TO EXCEED)

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

PIPE MOUNTED ANTENNA DETAIL

SCALE: N.T.S.

2

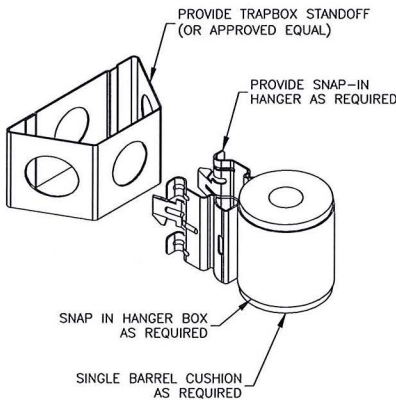


- NOTES:
- DO NOT INSTALL CABLE GROUND KIT AT A BEND. ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
 - GROUNDING KIT SHALL BE TIN PLATED COPPER WITH TWO-HOLE LUG, SIZE PER COAX DIAMETER.
 - WEATHER SEAL GROUND KIT PER CARRIER REQUIREMENTS.
 - COAX CABLE GROUND KIT LOCATION & QUANTITY SHALL BE PER CARRIER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

COAX/HYBRID GROUNDING DETAIL

SCALE: N.T.S.

4



JUMPER MOUNT

SCALE: N.T.S.

5



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

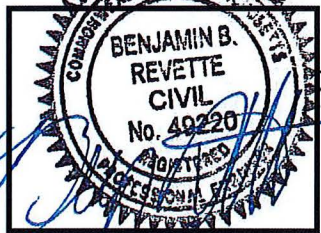
PORTER SQ MA

CONSTRUCTION DRAWINGS

0	04/14/21	FOR SUBMITTAL



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



DRAWN BY:	AJB
REVIEWED BY:	CDH
CHECKED BY:	BBR
PROJECT NUMBER:	50121487
JOB NUMBER:	50121974
SITE NUMBER	

137887

SITE ADDRESS
2067 MASSACHUSETTS
AVENUE CAMBRIDGE, MA
02140

SHEET TITLE

CONSTRUCTION DETAILS

SHEET NUMBER

C-3

Prepared For:
Verizon Wireless
Site Name:
Porter SQ MA
2067 Massachusetts Avenue
Cambridge, MA 02140



Simulation Based On Rev-0 Construction Drawings Dated 04/14/21.
Photos Taken On: 05/27/21



Porter SQ MA

2067 Massachusetts Avenue
Cambridge, MA 02140
(Page 1 of 8)





Porter SQ MA

2067 Massachusetts Avenue
Cambridge, MA 02140
(Page 2 of 8)



Existing View



Proposed View

Proposed Gamma Sector VZS01 Antenna
(Typ.-1) Mounted to Existing Ballast Frame

Relocated Gamma Sector
HR NRU Antenna (Typ.-1)

Existing Gamma Sector Panel Antenna
(Typ.-2) Relocated To Proposed Dual Mount

Existing Beta Sector Panel Antenna (Typ.-2)
Relocated To Proposed Dual Mount

Relocated Beta Sector
HR NRU Antenna (Typ.-1)

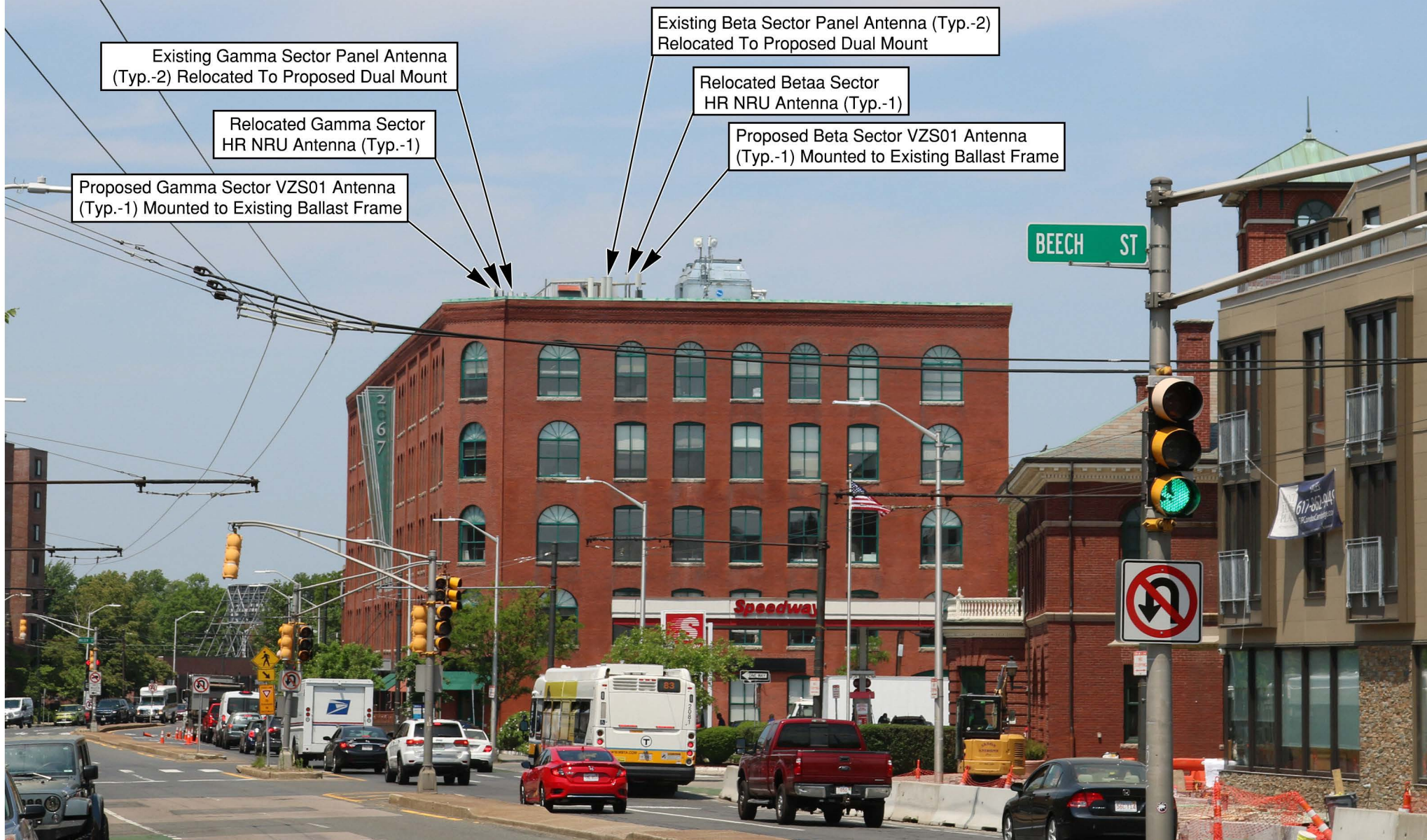
Proposed Beta Sector VZS01 Antenna
(Typ.-1) Mounted to Existing Ballast Frame



Existing View



Proposed View



Existing View



Proposed View

Proposed Beta Sector VZS01 Antenna
(Typ.-1) Mounted to Existing Penthouse





**Application
For
Modification to
Special Permit**

**2067 Massachusetts Avenue
Cambridge, MA**

Daniel D. Klasnick

Licensed in Massachusetts, New Hampshire and New York

Desk: (781) 873-0021 - Mobile: (774) 249-2814

dklasnick@dkl-legal.com

June 8, 2021

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

**Re: Application for Modification to Special Permit
Building Mounted Mobile Communications Facility
Located at 2067 Massachusetts Avenue, 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;
- Assessors GIS Block Map;
- Dimensional Form;
- Ownership Certificate, Notarized;
- Stamped Project Plans; and
- Photo Simulations

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

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

Very truly yours,

DUVAL & KLASNICK LLC



By: Daniel D. Klasnick
Attorney at Law

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: X Variance: Appeal:

PETITIONER: Cellco Partnership d/b/a Verizon Wireless

PETITIONER'S ADDRESS: c/o Duval & Klasnick LLC, P.O. Box 254, Boxford, MA 01921

LOCATION OF PROPERTY: 2067 Massachusetts Avenue

TYPE OF OCCUPANCY: Mobile Communications Facility ZONING DISTRICT: Business A-2

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 (Eligible Facilities Request</u> <u>under Section 6409(a) of Federal Spectrum Act)</u>	

DESCRIPTION OF PETITIONER'S PROPOSAL:

Modify the existing mobile communications facility by relocating 6 antennas to 3 new proposed side
by side mounts and relocating 3 antennas to an existing mount, installing 3 new antennas on an
existing mount and retaining 3 existing antennas all at the same location mounted to the existing
sector frames or penthouse wall at a top height to match the existing antennas.

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: P.O. Box 254
Boxford, MA 01921

Tel. No.: (781) 873-0221

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

Date: June 8, 2021

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 2067 Massachusetts Avenue (location) would not be a detriment to the public interest because:

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

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

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

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

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

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

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

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

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

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

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

LOCATION: 2067 Massachusetts Avenue **ZONE:** Business A-2

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

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
TOTAL GROSS FLOOR AREA:	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (max.)
LOT AREA:	<u>N/A</u>		<u>N/A</u> (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
SIZE OF LOT:			
WIDTH	<u>N/A</u>		<u>N/A</u> (min.)
DEPTH			
Setbacks in Feet:			
FRONT	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
REAR	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
LEFT SIDE	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
RIGHT SIDE	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
SIZE OF BLDG.:			
HEIGHT	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (max.)
LENGTH			
WIDTH			
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³)	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
NO. OF DWELLING UNITS:	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (max.)
NO. OF PARKING SPACES:	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min./max)
NO. OF LOADING AREAS:	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)

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

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

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

Spectrum Act.

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

BZA APPLICATION FORM

CHECK LIST

PROPERTY LOCATION: 2067 Massachusetts Avenue DATE: June 8, 2021

PETITIONER OR REPRESENTATIVE: Cellco Partnership d/b/a Verizon Wireless
c/o Duval & Klasnick LLC, P.O. Box 254, Boxford, MA 01921

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

BLOCK: 181 LOT: 88

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

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

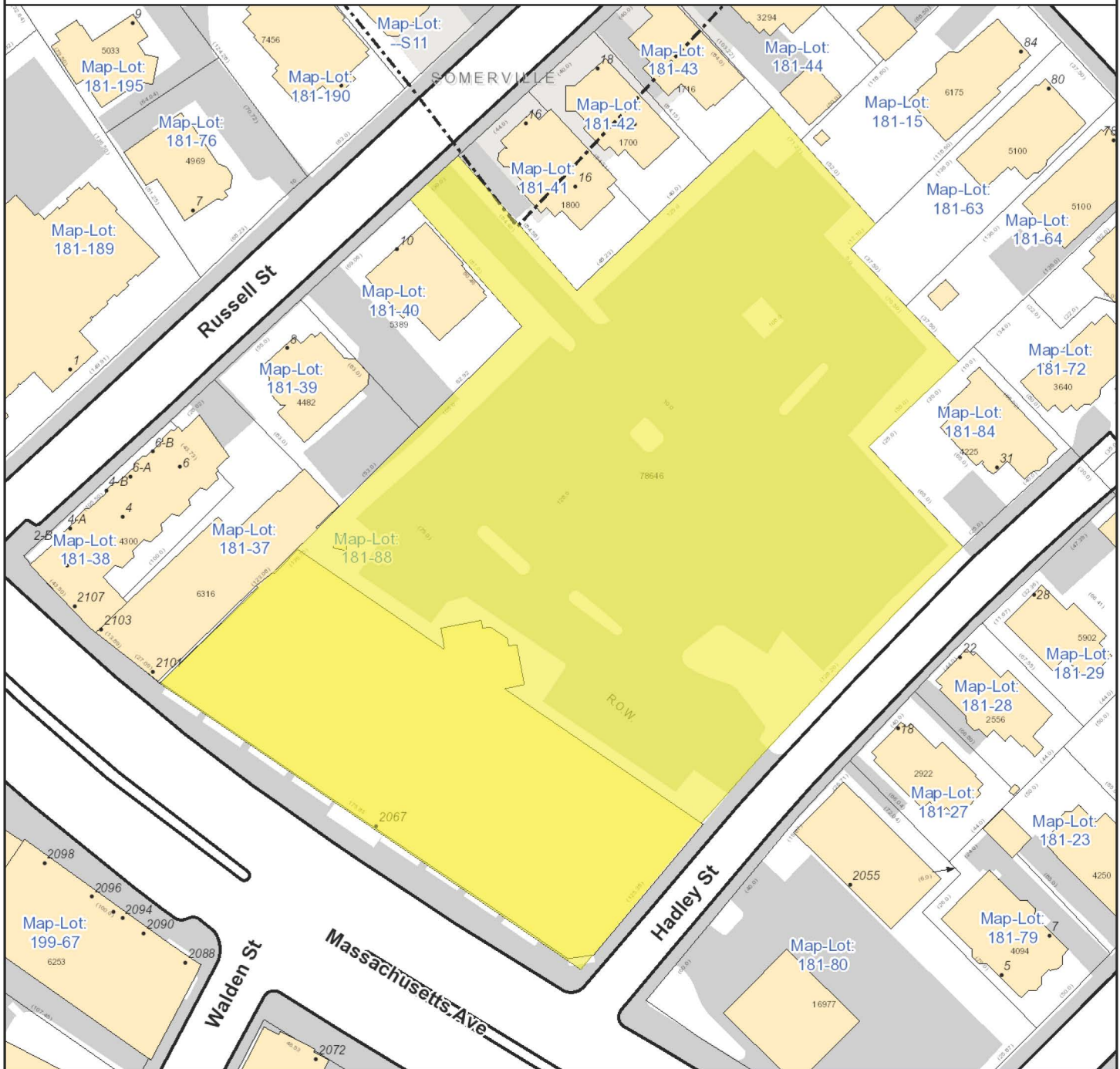
<u>DOCUMENTS</u>	<u>REQUIRED</u>	<u>ENCLOSED</u>
Application Form	<u>X</u>	<u>X</u>
3 Forms with Original Signatures		
Supporting Statements - Scanned & 1 set to Zoning	<u>X</u>	<u>X</u>
Application Fee (You will receive invoice online)	<u>X</u>	<u>X</u>
Assessor's GIS "Block Map" (Available on line or At Engineering Dept. - 147 Hampshire Street)	<u>X</u>	<u>X</u>
Dimensional Form - Refer to Cambridge Zoning Ordinance - Scanned & 1 set to Zoning (Subject to further review by Zoning Specialist)	<u>X</u>	<u>X</u>
Ownership Certificate, Notarized - Scanned & 1 set to Zoning	<u>X</u>	<u>X</u>
Floor Plans - Scanned & 1 set to Zoning	<u>X</u>	<u>X</u>
Elevations - Scanned & 1 set to Zoning	<u>X</u>	<u>X</u>
Certified Plot Plan - Scanned & 1 set to Zoning (By Registered Land Surveyor)	<u>X</u>	<u>X</u>
Photographs of Property - Scanned & 1 set to Zoning	<u>X</u>	<u>X</u>
Parking Plan (if relevant to your application) Scanned & 1 set to Zoning	<u>N/A</u>	<u>N/A</u>
<u>FOR SUBDIVISION ALSO INCLUDE:</u> Scanned & 1 set to Zoning		
Proposed Deeds	<u>N/A</u>	<u>N/A</u>
Evidence of Separate Utilities **	<u>N/A</u>	<u>N/A</u>
Proposed Subdivision Plan	<u>N/A</u>	<u>N/A</u>

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

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

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

** Can be submitted after subdivision has been approved.



City of Cambridge
Massachusetts

1" = 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



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



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.

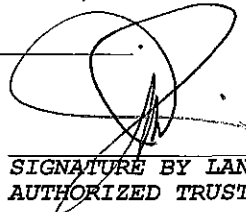
I/We Henderson Carriage Limited Partnership
(OWNER)

Address: c/o The Davis Companies, 125 High Street, Suite 2111, Boston, MA 02110

State that I/We own the property located at 2067 Massachusetts Avenue,
which is the subject of this zoning application.

The record title of this property is in the name of Henderson Carriage Limited Partnership

*Pursuant to a deed of duly recorded in the date 04/23/1998, Middlesex South
County Registry of Deeds at Book 28494, Page 149; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____


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

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

Commonwealth of Massachusetts, County of Suffolk

Jonathan G. Davis, as President of Davis Investment Corp., the sole Manager of
Henderson Carriage SPE General Partner LLC, the General Partner of Henderson
Carriage Limited Partnership, personally appeared before me, this 26th of May,
2021, and made oath that the above statement is true

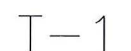
Diane H. Remaker Notary

My commission expires 5/24/24 (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”



GENERAL CONSTRUCTION NOTES :

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

CODE SPECIFICATIONS:

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

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

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

GROUNDING NOTES:

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

STRUCTURAL STEEL NOTES:

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

ASTM A-992, GRADE 50
ASTM A-36
ASTM A-500, GRADE B
ASTM A-325, TYPE SC OR N
F1554, GRADE 36
ASTM A-53, GRADE B

ALL W SHAPES, UNLESS NOTED OR A992 OTHERWISE.
ALL OTHER ROLLED SHAPES, PLATES AND BARS UNLESS NOTED OTHERWISE.
HSS SECTION (SQUARE, RECTANGULAR, ROUND)
ALL BOLTS FOR CONNECTING STRUCTURAL MEMBERS.
ALL ANCHORS BOLTS, UNLESS NOTED OTHERWISE.
STEEL PIPE
3. ALL WELDING SHALL BE DONE USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC AND AWS D1.1 WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION", 14TH EDITION. WHERE WELD LENGTH IS NOT INDICATED, USE FULL LENGTH WELD. AT THE COMPLETION OF ALL WELDING, ALL DAMAGE TO GALVANIZED COATING SHALL BE REPAIRED.
4. BOLTED CONNECTIONS SHALL USE BEARING TYPE GALVANIZED ASTM A325 BOLTS (3/4" DIA.) SUPPLIED WITH A NUT AND WASHER UNDER TURNED END AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
5. DO NOT DRILL HOLES THROUGH STRUCTURAL STEEL MEMBERS EXCEPT AS SHOWN AND DETAILED ON STRUCTURAL DRAWINGS.
6. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. GALVANIZED ASTM A 307 BOLTS UNLESS NOTED OTHERWISE.
7. USE PRECAUTIONS & PROCEDURES PER AWS D1.1 WHEN WELDING GALVANIZED METALS.
8. ALL EXISTING BEAM AND COLUMN DIMENSIONS SHALL BE FIELD VERIFY BY CONTRACTOR PRIOR TO FABRICATION. ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THOSE SHOWN SHALL BE REPORTED TO DEWBERRY ENGINEER IMMEDIATELY.
9. CONNECTION DESIGN BY FABRICATOR WILL BE SUBJECT TO REVIEW AND APPROVAL BY ENGINEER.
10. ALL EXTERIOR STEEL WORK SHALL BE GALVANIZED IN ACCORDANCE WITH SPECIFICATION ASTM A123/A123M-00 HOT-DIP GALVANIZED FINISH UNLESS OTHERWISE NOTED. GALVANIZING SHALL BE PERFORMED AFTER SHOP FABRICATION TO THE GREATEST EXTENT POSSIBLE. ALL DINGS, SCRAPES, MARS, AND WELDS IN THE GALVANIZED AREAS SHALL BE REPAIRED. REPAIR DAMAGED GALVANIZED COATINGS ON GALVANIZED ITEMS WITH GALVANIZED REPAIR PAINT ACCORDING TO ASTM A780 AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRIOR TO COMPLETION OF WORK, TOUCHUP ALL DAMAGED GALVANIZED STEEL WITH APPROVED COLD ZINC, "GALVANOX", "DRY GALV", "ZINC-IT", OR APPROVED EQUIVALENT, IN ACCORDANCE WITH MANUFACTURERS GUIDELINES. TOUCHUP DAMAGED NON GALVANIZED STEEL WITH SAME PAINT APPLIED IN SHOP OR FIELD.
11. ALL WELED 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

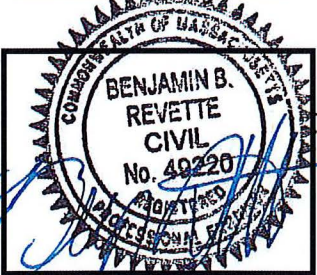
PORTER SQ MA

CONSTRUCTION DRAWINGS

0	04/14/21	FOR SUBMITTAL



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



DRAWN BY: AJB

REVIEWED BY: CDH

CHECKED BY: BBR

PROJECT NUMBER: 50121487

JOB NUMBER: 50121974

SITE NUMBER

137887

SITE ADDRESS

2067 MASSACHUSETTS
AVENUE CAMBRIDGE, MA
02140

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

GN-1



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

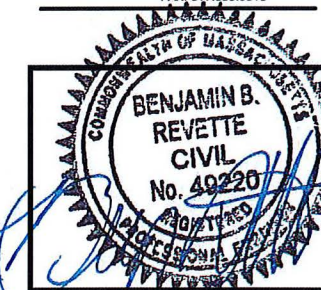
PORTER SQ MA

CONSTRUCTION DRAWINGS

0 04/14/21 FOR SUBMITTAL



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



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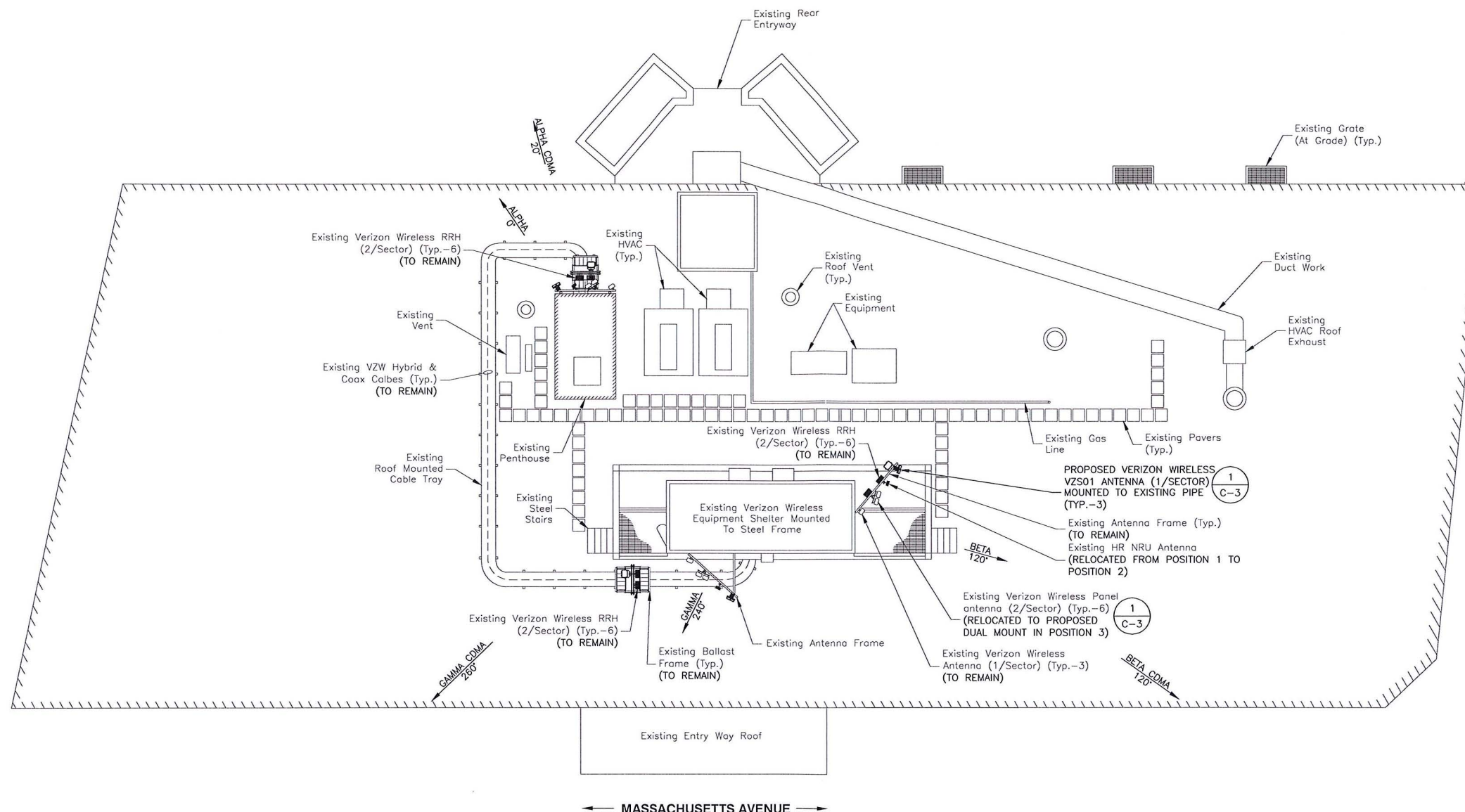
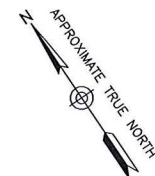
2067 MASSACHUSETTS
AVENUE CAMBRIDGE, MA
02140

SHEET TITLE

ROOF PLAN

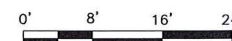
SHEET NUMBER

C-1



ROOF PLAN

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



SITE NOTES:

1. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. NORTH ARROW SHOWN AS APPROXIMATE.
3. REUSE EXISTING ANTENNA MOUNTS & COAX. INSPECT FOR DAMAGE OR DECAY AND REPLACE AS NEEDED.
4. INSTALL ALL PROPOSED EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS & STRUCTURAL ASSESSMENT BY DEWBERRY ENGINEERS INC. DATED 04/08/21.



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

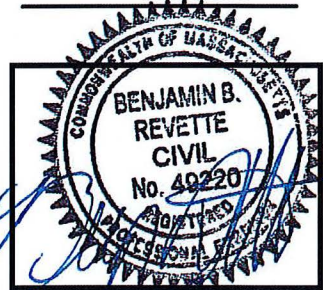
PORTER SQ MA

CONSTRUCTION DRAWINGS

0	04/14/21 FOR SUBMITTAL



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



DRAWN BY: AJB

REVIEWED BY: CDH

CHECKED BY: BBR

PROJECT NUMBER: 50121487

JOB NUMBER: 50121974

SITE NUMBER

137887

SITE ADDRESS

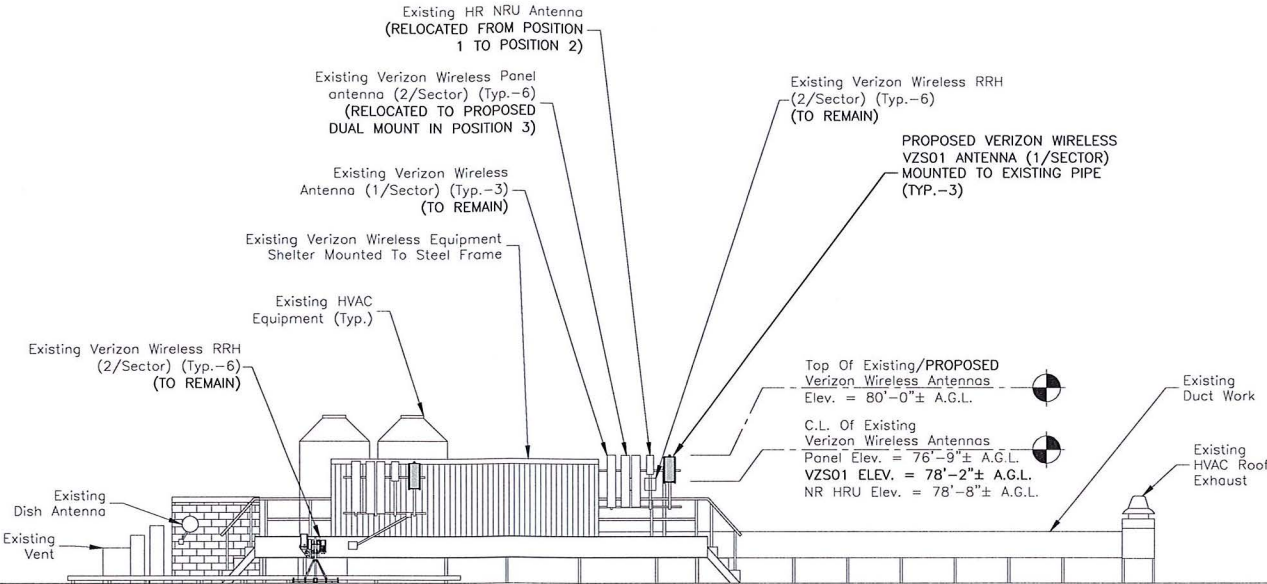
2067 MASSACHUSETTS
AVENUE CAMBRIDGE, MA
02140

SHEET TITLE

ELEVATION

SHEET NUMBER

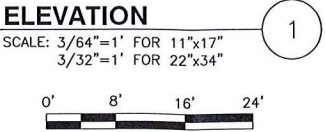
C-2



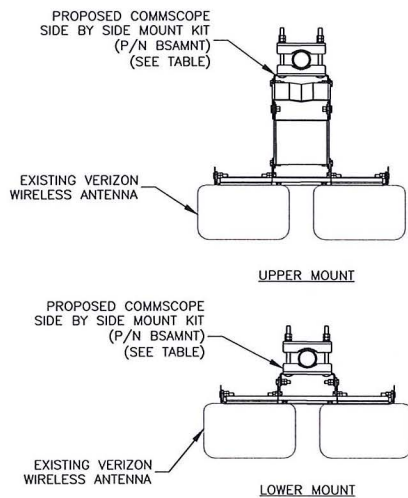
Highest Appurtenance:
Top Of HVAC Equipment
Elev. = 84'-0"± A.G.L.

Top Of Roof
Elev. = 65'-0"± A.G.L.

Grade Level
Elev. = 0'-0"± A.G.L.



- SITE NOTES:**
1. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 2. ELEVATIONS SHOWN AS APPROXIMATE.
 3. A.G.L. = ABOVE GROUND LEVEL
C.L. = CENTERLINE
 4. INSTALL ALL PROPOSED EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS & STRUCTURAL ASSESSMENT BY DEWBERRY ENGINEERS INC. DATED 04/08/21.



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	JAHH-45B/C-R3B SBNHH-1D45C	1	3	2"

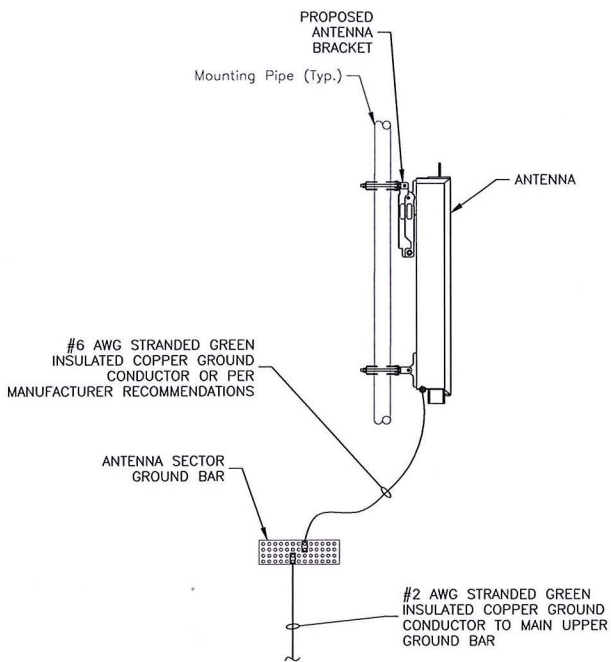
TABLE BASED ON POWER POINT PRESENTATION BY COMMSCOPE TITLED SIDE BY SIDE MOUNTS. CONTRACTOR TO VERIFY PART NUMBERS WITH MANUFACTURER PRIOR TO ORDERING. INSTALL PER MANUFACTURER RECOMMENDATIONS & SPECIFICATIONS.

- 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.

1

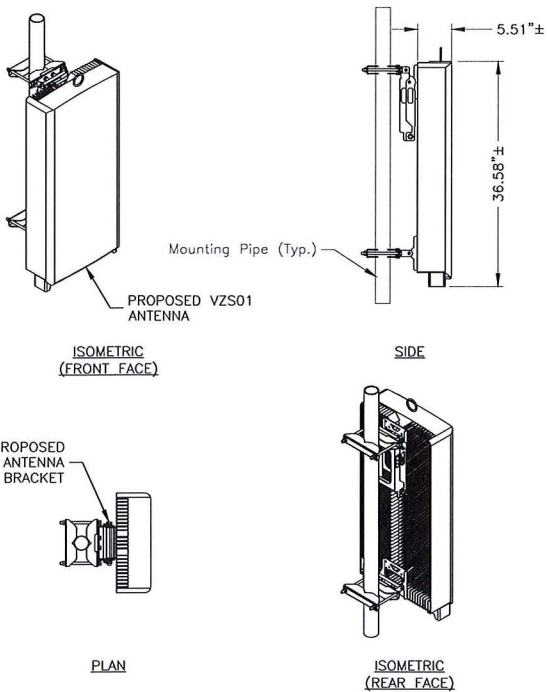


- NOTES:
- VERIFY EXISTING GROUNDING SYSTEM IS INSTALLED PER VERIZON WIRELESS STANDARDS.
 - BOND NEW EQUIPMENT INTO EXISTING GROUND SYSTEM IN ACCORDANCE WITH VERIZON WIRELESS STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.

TYPICAL ANTENNA GROUNDING DETAIL

SCALE: N.T.S.

3



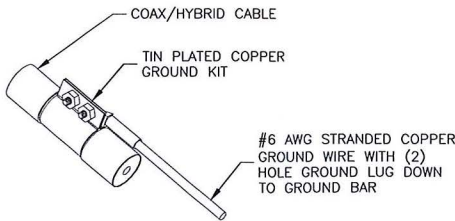
MODEL: VZS01
DIMENSIONS: 35.1"H X 16.1"W X 5.5"D (NOT TO EXCEED)
WEIGHT: 87.1 LBS (NOT TO EXCEED)

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

PIPE MOUNTED ANTENNA DETAIL

SCALE: N.T.S.

2

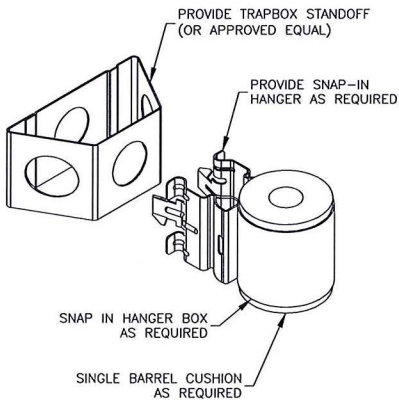


- NOTES:
- DO NOT INSTALL CABLE GROUND KIT AT A BEND. ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
 - GROUNDING KIT SHALL BE TIN PLATED COPPER WITH TWO-HOLE LUG, SIZE PER COAX DIAMETER.
 - WEATHER SEAL GROUND KIT PER CARRIER REQUIREMENTS.
 - COAX CABLE GROUND KIT LOCATION & QUANTITY SHALL BE PER CARRIER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

COAX/HYBRID GROUNDING DETAIL

SCALE: N.T.S.

4



JUMPER MOUNT

SCALE: N.T.S.

5



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

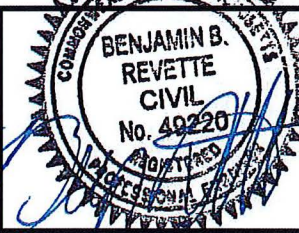
PORTER SQ MA

CONSTRUCTION DRAWINGS

0 04/14/21 FOR SUBMITTAL



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



DRAWN BY: AJB
REVIEWED BY: CDH
CHECKED BY: BBR
PROJECT NUMBER: 50121487
JOB NUMBER: 50121974
SITE NUMBER

137887

SITE ADDRESS
2067 MASSACHUSETTS
AVENUE CAMBRIDGE, MA
02140

SHEET TITLE

CONSTRUCTION DETAILS

SHEET NUMBER

C-3

Exhibit 3
“Photo Simulations”

Prepared For:
Verizon Wireless
Site Name:
Porter SQ MA
2067 Massachusetts Avenue
Cambridge, MA 02140



Simulation Based On Rev-0 Construction Drawings Dated 04/14/21.
Photos Taken On: 05/27/21



Porter SQ MA
2067 Massachusetts Avenue
Cambridge, MA 02140
(Page 1 of 8)





Porter SQ MA

2067 Massachusetts Avenue
Cambridge, MA 02140
(Page 2 of 8)



Existing View



Proposed View

Proposed Gamma Sector VZS01 Antenna
(Typ.-1) Mounted to Existing Ballast Frame

Relocated Gamma Sector
HR NRU Antenna (Typ.-1)

Existing Gamma Sector Panel Antenna
(Typ.-2) Relocated To Proposed Dual Mount

Existing Beta Sector Panel Antenna (Typ.-2)
Relocated To Proposed Dual Mount

Relocated Beta Sector
HR NRU Antenna (Typ.-1)

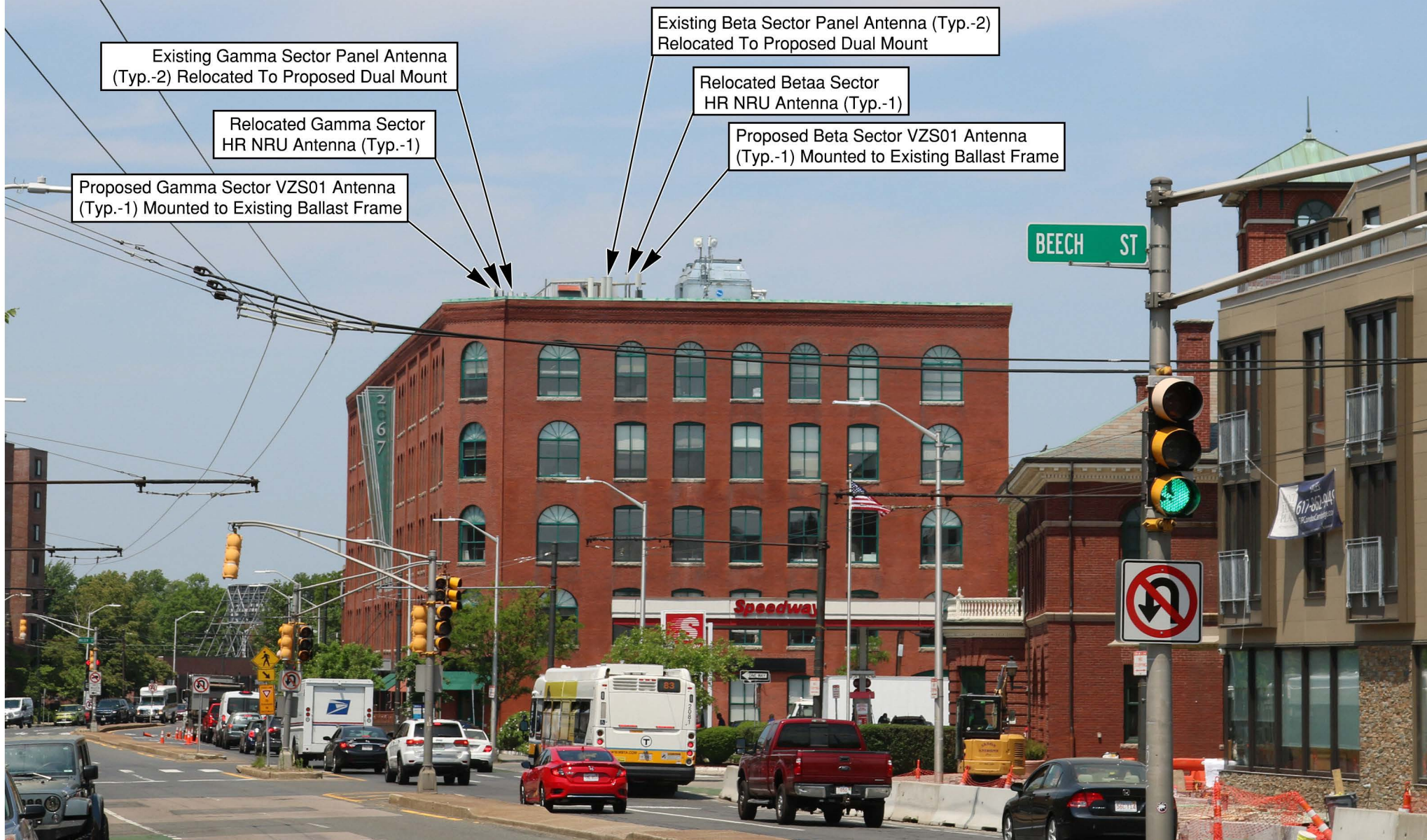
Proposed Beta Sector VZS01 Antenna
(Typ.-1) Mounted to Existing Ballast Frame



Existing View



Proposed View



Existing View



Proposed View

Proposed Beta Sector VZS01 Antenna
(Typ.-1) Mounted to Existing Penthouse



Exhibit 4

“FCC License to Operate”

REFERENCE COPY

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE ENGINEERING
ALPHARETTA, GA 30022

Call Sign WRBA936	File Number
Radio Service UU - Upper Microwave Flexible Use Service	

FCC Registration Number (FRN): 0003290673

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

Waivers/Conditions:

Grant of the request to update licensee name is conditioned on it not reflecting an assignment or transfer of control (see Rule 1.948); if an assignment or transfer occurred without proper notification or FCC approval, the grant is void and the station is licensed under the prior name.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRBA936

File Number:

Print Date:

700 MHz Relicensed Area Information:

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

REFERENCE COPY

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



Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
 CELLCO PARTNERSHIP
 5055 NORTH POINT PKWY, NP2NE ENGINEERING
 ALPHARETTA, GA 30022

Call Sign WRBA937	File Number
Radio Service UU - Upper Microwave Flexible Use Service	

FCC Registration Number (FRN): 0003290673

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

Waivers/Conditions:

Grant of the request to update licensee name is conditioned on it not reflecting an assignment or transfer of control (see Rule 1.948); if an assignment or transfer occurred without proper notification or FCC approval, the grant is void and the station is licensed under the prior name.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRBA937

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Exhibit 5
“ZBA Decision”



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

RECEIVED BY
OFFICE OF CITY CLERK
97 SEP -9 PM 2:25
CAMBRIDGE MA.

CASE NO: 7484

LOCATION: 2067 Mass Avenue
Cambridge, MA

Business A-2 Zone

BK 14828 Pg 253

PETITIONER: Bell Atlantic Nynex Mobile
Paul J. Moriarty & Assoc.RECORD OWNER: JONATHAN G. DAVIS & HAROLD H. DAVIS, TRUSTEES OF
HENDERSON CARRIAGE DEVELOPMENT TRUSTPETITION: Special Permit: To establish telephone exchange use
(cellular Communications) on roof of existing
building with equipment shelter and roof antennas.

VIOLATIONS: Art. 4.000, Sec. 4.32.G (Telephone Exchange).

DATE OF PUBLIC NOTICE: June 3 & 10, 1997

DATE OF PUBLIC HEARING: June 18, 1997

MEMBERS OF THE BOARD:

Lauren Curry - Chairperson
Michael Wiggins - Vice Chair
Charles Pierce
John O'Connell
Thomas Sieniewicz

X

ASSOCIATE MEMBERS:

Susan Spurlock
Theodore Hartry
Arch Horst
Laura Kershner
James Daniel
David Gray Hanson
Marc Truant

X

X

X

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.

13.00

554

MSD 10/02/97 12:11:22

Case No.: 7484
Location: 2067 Massachusetts Avenue
Petitioner: Bell Atlantic Nynex Mobile
Paul J. Moriarty and Associates

On July 31, 1997, Attorney Paul Moriarty, Tony Befera, Bell Atlantic NYNEX Mobile, Peter Lew, Bell Atlantic, Mark Moriarty, of Paul J. Moriarty and Associates, appeared before the Board of Zoning Appeal seeking a special permit to establish a telephone exchange use (cellular communications) on the roof of an existing building with equipment shelter and roof antennas at 2067 Massachusetts Avenue. The applicants submitted plans, drawings and photographs detailing the proposed project.

At the June 19, 1997 BZA hearing, the petitioner requested that the case be continued until the next available date, July 31, 1997, so that the petitioner would be able to meet with North Cambridge Stabilization Committee to discuss the proposal.

At the July 31st hearing, Mr. Befera stated that Bell Atlantic NYNEX Mobile proposes to install a telephone exchange use as cellular communications on the roof of an existing building with equipment shelter and roof antennas at 2067 Massachusetts Avenue. He stated that the communication facility consists of a switch building that houses all the switching equipment, and panel antenna attached to a screen, which is proposing to enclose all of the equipment on the roof. He stated that the existing elevated penthouse, the existing cooling towers are in addition to the switch building and that the panelling antennae will be mounted to that screen and painted to match the screen. He further stated that the screen is to be extended around the entire perimeter and the existing roof so as to improve the sight lines of the installation, rather than having them broken up and that this screen is upon the request of the Planning Board. He indicated that this proposal provides a valuable service in private and public sectors and that the site has been designed with the help of the Planning Board to minimize the visual impact on the property and the surrounding area.

The Chair read into the record a letter, dated July 23, 1997, from Bell Atlantic from the Executive Office of Health and Human Services, Department of Public Health, Radiation Control Program. "Pursuant to your notification, of July 11, 1997, this is to advise you that approval, under Provisions of 105 CMR 122.021 has been granted to maintain the cellular facility at 2067 Massachusetts Avenue in Cambridge."

The Chair read into the record a letter to the business at Finnegan's Wake, dated July 17, 1997, regarding a complaint about the operation of the restaurant. He also read into the record a letter signed by Anne Kim, Hadley Street Representative; Jan Corash, Orchard Street Representative; and Gerald Sellier, Russell Street Representative, dated June 1, 1997, regarding various problems with the management site for over a year.

Anne Kim, of 22 Hadley Street, stated that the property at 2067 Massachusetts Avenue has fallen into disrepair and that there is noise and drunken behavior from the parking lot. She stated that she is in opposition to the proposal and she submitted to the file a petition including 112 people opposing the proposal. Joe Joseph, Chair of the North Cambridge Stabilization Committee stated that he has three issues. The first issue is the historic aspect of the building, since it is on the National Historic Register and that this building will be affected by this proposal. The second is that the North Cambridge Stabilization Committee voted unanimously to oppose this petition and that this project would not benefit the community from the point of view of the abutters. The last issue is the health point due to the latest research of harmful public exposure to pulse microwave transmissions. He submitted an article from Microwave News published in Australia. Mr. Donald Haes, a consultant for Bell Atlantic stated that the Department of Public Health agrees with the limits that have been set by the Radiation Control Board and that this site would be in full compliance with the FCC.

Mr. Mark Moriarty read into the record a letter, dated July 14, 1997, from Charles M. Sullivan, Executive Director of the Cambridge Historical Commission, which stated:

"As we discussed last week, the Cambridge Historic Commission has no jurisdiction over the structure at 2067 Massachusetts Avenue.

However, this building is listed on the National Register of Historic Places. Telecommunication installations are licensed by the FCC, and under Section 106 of the National Historic Preservation Act of 1966 the Massachusetts Historic Commission must conduct a review to determine whether the proposed installation will have an effect on the historic character of the structure.

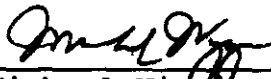
While the Cambridge Historical Commission has no actual jurisdiction, MHC often consults us on these matters. If you send the installation plans, I will review them and be prepared if they call."

The Chair moved that the special permit to establish a telephone exchange use for a cellular communications of the roof of the existing building with equipment shelter and roof antennas at 2067 Massachusetts Avenue be granted on the following conditions: 1) that the color of the surrounding fence that is going to be established, be a darker color consistent with the building, be subject to review and approval of the Historic Commission as to the color; 2) that if feasible the cooling tower color also match the surrounding fence, without substantially affecting the efficiency of the cooling towers; 3) that the petitioner obtain the approval of the Massachusetts Historic Commission for the installation; and 4) that there be no increase in the capacity of the system without going beyond what is going to be installed without further approval. Four members of the Board voted to grant the special permit, while one member abstained. Thus, the variance was granted.

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

- 1) The meeting of the requirements of the Ordinance;
- 2) Traffic generated or patterns of access or egress would not cause congestion, hazard, or substantial change in the established neighborhood character;
- 3) The continued operation of or the development of adjacent uses as permitted in the Ordinance would not be adversely affected by the nature of the proposed use;
- 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, and;
- 5) The proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the Ordinance, and in fact be a significant improvement to the structure and benefit the neighborhood.

The Board of Zoning Appeal is empowered to waive local zoning regulations only. This decision therefore does not relieve the petitioner in any way from the duty to comply with local ordinances and regulation of 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.


Michael Wiggins, Vice-Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on Sept 9, 97 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 10/27/97

D. Margaret Drury



City Clerk.

CITY OF CAMBRIDGE

**NARRATIVE IN SUPPORT OF
APPLICATION FOR MODIFICATION
TO SPECIAL PERMIT**

APPLICANT: Cellco Partnership d/b/a Verizon Wireless

SITE ADDRESS: 2067 Massachusetts Avenue
Cambridge, Massachusetts

ASSESSOR’S LOT I.D.: Map 181, Lot 88

ZONING DISTRICT: Business A-2 (BA-2)

BACKGROUND

This Narrative in Support of an Application for modification to a 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 2067 Massachusetts Avenue (the “Property”).

This application is submitted with full reservation of Verizon Wireless’ rights including without limitation Section 6409(a) of the federal Middle Class Tax Relief and Job Creation Act of 2012 also referred to as the “Spectrum Act.” The Spectrum Act was passed to “advance wireless broadband service” for both public safety and commercial purposes. The modification to the existing Facility satisfies the standards for the modification of an eligible facility under the Spectrum Act.

APPLICANT’S INTEREST IN THE PROPERTY

Henderson Carriage Limited Partnership (“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 2067 Massachusetts Avenue being shown on Tax Map of the City of Cambridge at Map 181, Lot 88 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 Henderson Carriage Limited Partnership is a 5-story brick building used for retail/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 shelter on the rooftop of the Building. The existing antennas are installed in 3 separate sectors on the rooftop.

Facility Modification Details

Total of Fifteen (15) Antennas with Remote Radio Heads

Verizon Wireless proposes to rooftop mount a total of fifteen (15) antennas through the relocation of six (6) antennas to three (3) new proposed side by side mounts and relocation of three (3) existing antennas to existing pipe mounts, installation of three (3) new antennas on existing pipe mounts and retaining three (3) existing antennas installed at the current location on pipe mounts as follows:

(a) Alpha Sector

Relocate two (2) antennas to new proposed side by side mount and relocate one (1) existing antenna to existing pipe mount, install one (1) new antenna on existing pipe mount and retain one (1) antenna installed at its current location on pipe mount on the rooftop penthouse. Total: 5 antennas and 2 remote radio heads. – *See Roof Plan Sheet C-1.*

(b) Beta Sector

Relocate two (2) antennas to new proposed side by side mount and relocate one (1) existing antenna to existing pipe mount, install one (1) new antenna on existing pipe mount and retain one (1) antenna installed at its current location on pipe mount on the existing rooftop antenna frame. Total: 5 antennas and 2 remote radio heads. – *See Roof Plan Sheet C-1.*

(c) Gamma Sector

Relocate two (2) antennas to new proposed side by side mount and relocate one (1) existing antenna to existing pipe mount, install one (1) new antenna on existing pipe mount and retain one (1) antenna installed at its current location on pipe mount on the rooftop existing antenna frame. Total: 5 antennas and 2 remote radio heads. – *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”).¹ Section 6409(a) of P.L. 112-96 adds new language to the existing body of laws, regulations, and decisions pertaining to wireless facility zoning.²

Verizon Wireless respectfully submits the proposed modifications satisfy the standards for an eligible facility request pursuant to 47 U.S.C. §1455 and 47 C.F.R. §1.6100. In an effort to advance Congress’ goal of facilitating the rapid deployment of qualified modifications, the Federal Communications Commission adopted rules in 2014 that clarified many of the terms of Section 6409(a).³ The Commission stated that the purpose of implementing the rules “will serve the public interest by providing guidance to all stakeholders on their rights and responsibilities under the provision, reducing the delays in the review process for wireless infrastructure modifications, and facilitating the rapid deployment of wireless infrastructure, thereby promoting the advanced wireless broadband services.”⁴

47 U.S. Code §1455(a) and 47 C.F.R. §1.6100(b) builds on the existing legal framework for wireless facilities by requiring permitting authorities to approve an eligible facilities request in an effort to streamline “the process for siting of a wireless facility by preempting the ability of State and local authorities to delay collocation of, removal of, and replacement of wireless transmission equipment.”⁵ “Collocation” is defined as “the mounting or installation of transmission equipment on an eligible support structure for the purpose of transmitting and/or receiving radio frequency signals for communications purposes.” The term “eligible support structure” means any structure that is a “tower” or “base station.” A “base station” is defined as a structure or equipment that enables

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

² Section 6409(a) states:

(a) FACILITY MODIFICATIONS.—

(1) IN GENERAL.—Notwithstanding section 704 of the Telecommunications Act of 1996 (Public Law 104–104) or any other provision of law, a State or local government may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station.

(2) ELIGIBLE FACILITIES REQUEST.—For purposes of this subsection, the term “eligible facilities request” means any request for modification of an existing wireless tower or base station that involves—

(A) collocation of new transmission equipment;

(B) removal of transmission equipment; or

(C) replacement of transmission equipment.

(3) APPLICABILITY OF ENVIRONMENTAL LAWS.—Nothing in paragraph (1) shall be construed to relieve the Commission from the requirements of the National Historic Preservation Act or the National Environmental Policy Act of 1969.

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

⁴ *Id.* At 12872.

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

Commission-licensed or authorized wireless communications and includes any structure other than a tower that supports or houses permitted equipment used for wireless communications services.⁶ The term “eligible facilities request” includes any request for modification of an existing wireless tower or base station that involves— (i) collocation of new transmission equipment; (ii) removal of transmission equipment; or (iii) replacement of transmission equipment.⁷

The Property constitutes a “base station” and an “eligible support structure” in that it currently exists and “supports and houses” wireless communication equipment that has been reviewed and approved under the City’s zoning ordinance. The proposed modification to the Verizon Wireless antennas on the Property for the purpose of transmitting and receiving radio frequency signals for communication purposes constitutes a “replacement of transmission equipment” and the proposed addition of antennas is the “collocation of new transmission equipment.”

Federal authorities clearly provide that an eligible facilities request must be approved if the installation does not result in a substantial change.⁸ The proposed modifications to the existing Verizon Wireless facility is an “eligible facilities request.” Through its statutory mandate and given the lack of statutory definitions, the Federal Communications Commission has defined a substantial change under Section 6409(a) as follows:

(i) For other eligible support structures (i.e., the “Building”), it increases the height of the structure by more than 10% or more than ten feet, whichever is greater - **There will be no increase in height. The relocated and proposed antennas will not be any higher.**

(ii) For other eligible support structures (i.e., the “Building”), it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet – **The proposed additional and relocated 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 as the**

⁶ 47 C.F.R. §1.6100(b)(1)

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

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

relocated and new antennas mounted at the same location and height as the existing antennas.

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

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

SATISFACTION OF SPECIAL PERMIT REVIEW STANDARDS

Based on the description set forth herein, and as will be further demonstrated at the Public Hearing on this matter, the proposed modification of the Facility meets the location, height and site requirements of Section 4.32(g)(1), Section 4.40 (footnote 4) and Sections 10.40 – 10.46. Pursuant to Ordinance, the modification of the Facility is allowed upon the grant of a special permit from the Zoning Board of Appeals in the currently designated BA-2 zoning district.

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

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

See Exhibit 4, FCC License to Operate.

2. The extent to which the visual impact of the various elements of the proposed facility is minimized: (1) Through the use of existing mechanical elements on a building's roof or other features of the building as support and background, (2) Through the use of materials that in texture and color blend with the materials to which the facilities are attached, or (3) Other effective means to reduce the visual impact of the facility from off the site - **Verizon Wireless proposes to mount a total of fifteen (15) antennas to the 3 existing mounts.**

3. Where it is proposed to erect such a facility in any residential zoning district, the extent to which there is a demonstrated public need for the facility at the proposed locations, the existence of alternative, functionally suitable sites in nonresidential locations, the character of the prevailing uses in the area, and the prevalence of other, existing mechanical systems and equipment carried on or above the roof of nearby structures. The Board of Zoning Appeal shall grant a special permit to erect such a facility in a residential zoning district only upon a finding that nonresidential uses predominate in the vicinity of the proposed facility's location and that the telecommunication facility is not inconsistent with the character that does prevail in the surrounding neighborhood – **The wireless use and modification of the Facility is consistent with the purpose of the Business A-2 District.**

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

requires no water or sewer services. The utilities will continue to be obtained from existing service. The Facility will continue to be unoccupied, with no employees or customers. The Facility will continue to be regularly maintained by qualified technicians to assure that the equipment operates at optimal condition so that no threat of explosion, fire or other danger to life or property occurs. Reliable wireless service also enhances community safety, because it is used by public safety officials as well as the public in times of crisis, natural disaster, inclement weather and similar circumstances.

It is a truism to state that it is absolutely essential that there is the necessary infrastructure to ensure access to reliable wireless services. The ability to utilize mobile devices has become so integral that the absence of reliable service certainly has a negative impact. The availability of reliable wireless service also provides greater access to 911 emergency services. Maintaining wireless service provides another tool for ensuring that emergencies can be reported as quickly as possible, which reduces the response times of public safety personnel.

Because the application is for the modification of equipment that provides wireless services, the proposal is subject to §704 of the federal Telecommunications Act of 1996 ("TCA"), codified at 47 U.S.C. §332(c)(7)(B). By way of background, the TCA is a federal law enacted in 1996 whose purpose is "[t]o promote competition and reduce regulation in order to secure lower prices and higher quality services for American telecommunications consumers and encourage the rapid deployment of new telecommunications technologies." To further this purpose, the TCA established national standards that apply to permitting for wireless facilities. These standards preempt inconsistent state and local laws, so they must be considered in making decisions related to wireless facilities.

The proposed modification of the existing Facility satisfies the criteria for granting a 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.

2067 Mass Ave

Petitioner

199-67
COLANNINO, JOSEPH A., FRANCIS X., ROBERT
ANTHONY J., MARIAN L. & MARIA C.
C/O RIVERSIDE MANAGEMENT
P.O.BOX 440317
W.SOMERVILLE, MA 02144

181-38
AE&A REALTY TRUST, AMOS CHARLES TRUSTEE
2107 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

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

181-38
CHARLES, AMOS M.D.
2B RUSSELL STREET UNIT #3
CAMBRIDGE, MA 02139

181-44 & 26-F-2
OLSON, EVAN & ELIZABETH OLSON
24 RUSSELL ST
CAMBRIDGE, MA 02140-1314

181-64
DAHL, KATHRYN & STEPHEN FEIGE
76 ORCHARD ST
CAMBRIDGE, MA 02140

181-72
HALL, ELIZABETH MEGAN &
HONOR MACNAUGHTON
68 ORCHARD ST
CAMBRIDGE, MA 02140

181-88
HENDERSON CARRIAGE LIMITED PARTNERSHIP
C/O H.J. DAVIS DEVELOPMENT TRUST
125 HIGH STREET 21ST FL
BOSTON, MA 02110

181-27
HEAFITZ, ANDREW & ALISON HYND
18 HADLEY ST
CAMBRIDGE, MA 02140

181-76
7 RUSSELL STREET INVESTMENTS, LLC
175 PALMER ST
ARLINGTON, MA 02474

181-190
CASPAR, INC.
66 CANAL ST
BOSTON, MA 02114

181-14 & 26-F-1
LEVINE, ELLIOT R. & FANYA S. SVERDLOV
26 RUSSELL ST
CAMBRIDGE, MA 02140

181-28
BOGSTAD, WILLIAM J. & LENORE J. COWEN
22 HADLEY STREET
CAMBRIDGE, MA 02140-1305

181-29
SCHULMAN, JOHANNA & MOIRA S. BARRETT
28 HADLEY ST
CAMBRIDGE, MA 02140-1305

181-41 & 26-F-5
HARP, DENNIS R. &
DOMINIQUE Q. PHAM
16 RUSSELL ST
CAMBRIDGE, MA 02140

181-42 & 26-F-4
IKELS, FREDERICK B.
7 PEPPERBUSH COURT
GRAFTON, MA 01536

181-70
AYOUB, NANCY
74 ORCHARD STREET
CAMBRIDGE, MA 02140

181-76
7 RUSSELL STREET INVESTMENTS, LLC
175 PALMER ST
ARLINGTON, MA 02474

181-80
CHRISTOS POUTAHIDIS MANAGEMENT, LLC.
C/O HESS REALTY LLC,
PROPERTY TAX DEPT.
539 SOUTH MAIN ST
FINDLAY, OH 45840

200-22
CC HRE 2072 MASS AVE LLC
C/O CAPSTONE COMMUNITIES LLC
PO BOX 610083
NEWTON HIGHLANDS, MA 02461

200-90
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

181-40
VICTORY PROGRAMS, INC
965 MASS AVE
BOSTON, MA 02118

181-63
HUNZIKER, SUSAN M.
82 ORCHARD ST
CAMBRIDGE, MA 02140

181-76
LYONS BROTHERS INVESTMENTS, LLC
175 PALMER ST
ARLINGTON, MA 02474

199-90
JEFF-WILL CAMBRIDGE LLC
3 WINTHROP CIRC
WESTON, MA 02493

181-37
SAAD, LEONIDE C.
2103 MASS AVE., #1
CAMBRIDGE, MA 02140

181-37
JONES, CHRISTOPHER G. & REBECCA LOH
2103 MASS AVE. UNIT#9
CAMBRIDGE, MA 02140

181-37
JOHNSON, STEVEN A
2103 MASSACHUSETTS AVE #5
CAMBRIDGE, MA 02140

181-37
SHIBABW, EYOB, A. & BETELEHEM MELAKU
2103 MASSACHUSETTS AVE., #8
CAMBRIDGE, MA 02140

181-38
HENDRICKSON, CAROL C.
2A RUSSELL STREET
CAMBRIDGE, MA 02140

2067 Mass Ave

181-38
CHATURVEDI SAUMYA ALVER BURAK HAN
4A RUSSELL ST - UNIT 4
CAMBRIDGE, MA 02140

181-37
FUENTES, CARLOS
2103 MASSACHUSETTS AVE., #6
CAMBRIDGE, MA 02140

181-37
GRECO, KIRSTEN A.
2103 MASS AVE. UNIT#2
CAMBRIDGE, MA 02140

181-39
DOAN, JOHN D. & ANNE M. QUE
8 RUSSELL ST., #1
CAMBRIDGE, MA 02139

181-39
PADOVANI, JOEL
8 RUSSELL ST. UNIT#3
CAMBRIDGE, MA 02139

181-39
DOAN, JOHN D. & ANNE M. QUE
8 RUSSELL ST., #2
CAMBRIDGE, MA 02140

181-43 & 26-F-3
THOMPSON, MARYANN &
ROSENTHAL MORTON
20 RUSSELL ST
CAMBRIDGE, MA 02140

181-38
HERSKOVITZ, BARTON S. & JUDITH R. SOKOL
TRSTEES OF THE JUDITH R. SOKOL LIV TRT
6B RUSSELL ST
CAMBRIDGE, MA 02140

181-84
TUNG YUAN SHION, & SHU-LIN TUNG
TRS YUAN SHION TUNG TR ET AL
31 HADLEY ST
CAMBRIDGE, MA 02140

181-15
BERDAN MICHAEL A CORASH JANET E TRS
84 ORCHARD ST
CAMBRIDGE, MA 02140

181-38
6A ASSOCIATES LLC
164 PLEASANT ST
ARLINGTON, MA 02476

181-38
BACHER, JUDITH A.
TR. OF THE JUDITH A. BACHER REVOC TRT
48 RUSSELL ST UNIT 5
CAMBRIDGE, MA 02140

181-37
JAS HOMEOWNERSHIP LLC
C/O JST A START CORPORATION
1035 CAMBRIDGE ST #12
CAMBRIDGE, MA 02141-0003

26-G-8
RUSSELL STREET REALTY LLC
75 CAMBRIDGE PARKWAY #100
CAMBRIDGE, MA 02142

26-G-7
JOAN N. WATTMAN
21 RUSSELL STREET
SOMERVILLE, MA 02144

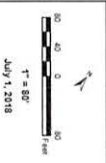
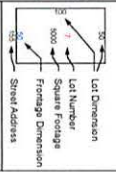
*Lower Hill
2067 Mass Avenue*



City of
Somerville
Massachusetts

Assessors Map

- Parcel Boundary
- Block/Row Boundary
- Other ROW Boundary
- Assessor Map
- Acreage
- Water Body
- Building
- Raised ROW



Source: Aerial photography and building footprints from the City of Somerville. The map is for informational purposes only and does not constitute a warranty. The City of Somerville is not responsible for any errors or omissions on this map. The map is subject to change without notice. The City of Somerville reserves the right to modify the map at any time.



17 RUSSELL ST

Location 17 RUSSELL ST

Mblu 26/ G/ 8/ /

Acct# 02078014

Owner RUSSELL STREET REALTY LLC

Assessment \$1,754,400

PID 265

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$552,300	\$1,202,100	\$1,754,400

Owner of Record

Owner RUSSELL STREET REALTY LLC
 Co-Owner
 Address 75 CAMBRIDGE PARKWAY #100
 CAMBRIDGE, MA 02142

Sale Price \$100
 Certificate
 Book & Page 64347/ 318
 Sale Date 10/09/2014
 Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
RUSSELL STREET REALTY LLC	\$100		64347/ 318	1F	10/09/2014
LAVERTY CHARLES JR &	\$178,910		22780/ 333	L	12/30/1992
FESSENSSEN REALTY	\$0				

Building Information**Building 1 : Section 1**

Year Built: 1900
 Living Area: 2,459
 Replacement Cost: \$793,060
 Building Percent Good: 69
 Replacement Cost
 Less Depreciation: \$547,200

Building Photo

Building Attributes	
Field	Description
Style	Conventional-Apts
Model	Residential

21 RUSSELL ST

Location 21 RUSSELL ST

Mblu 26/ G/ 7/ 1

Acct# 03120168

Owner WATTMAN JOAN N

Assessment \$1,522,200

PID 5051

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$618,100	\$904,100	\$1,522,200

Owner of Record

Owner WATTMAN JOAN N

Sale Price \$811,890

Co-Owner

Certificate

Address 21 RUSSELL ST
SOMERVILLE, MA 02144

Book & Page 49516/ 558

Sale Date 05/30/2007

Instrument 1N

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WATTMAN JOAN N	\$811,890		49516/ 558	1N	05/30/2007
OHMART KEITH R & CHEN H ETAL TRSTEES	\$100		49163/ 510	1F	03/23/2007
OHMART KEITH R	\$100		39998/ 491	1A	07/17/2003
CHEN HELEN	\$45,000		13380/ 246		

Building Information**Building 1 : Section 1**

Year Built: 1920
 Living Area: 3,837
 Replacement Cost: \$881,716
 Building Percent Good: 68
 Replacement Cost
 Less Depreciation: \$599,600

Building Photo

Building Attributes	
Field	Description
Style	Two Family

26 RUSSELL ST**Location** 26 RUSSELL ST**Mblu** 26/ F/ 1/ /**Acct#** 15512150**Owner** LEVINE ELLIOT &**Assessment** \$363,000**PID** 5040**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$65,100	\$297,900	\$363,000

Owner of Record

Owner	LEVINE ELLIOT &	Sale Price	\$325,000
Co-Owner	SVERDLOV FANYA	Certificate	
Address	26 RUSSELL ST	Book & Page	22882/ 015
	CAMBRIDGE, MA 02140	Sale Date	02/08/1993
		Instrument	G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LEVINE ELLIOT &	\$325,000		22882/ 015	G	02/08/1993
CASENDINO	\$0				

Building Information**Building 1 : Section 1**

Year Built: 1920
Living Area: 3,184
Replacement Cost: \$803,528
Building Percent Good: 7
Replacement Cost
Less Depreciation: \$56,200

Building Photo

Building Attributes	
Field	Description
Style	Mansard
Model	Residential
Grade:	Average +10

24 RUSSELL ST

Location 24 RUSSELL ST

Mblu 26/ F/ 2/ 1

Acct# 06247010

Owner OLSON EVAN E & ELIZABETH

Assessment \$469,600

PID 5041

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$172,200	\$297,400	\$469,600

Owner of Record

Owner OLSON EVAN E & ELIZABETH

Sale Price \$1,440,000

Co-Owner

Certificate

Address 24 RUSSELL ST

Book & Page 48134/ 274

CAMBRIDGE, MA 02140

Sale Date 09/07/2006

Instrument 1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
OLSON EVAN E & ELIZABETH	\$1,440,000		48134/ 274	1G	09/07/2006
SKANDALIS BETTE	\$509,500		25615/ 037	1G	08/30/1995
SEIFER A & DIENSTAG	\$0				

Building Information**Building 1 : Section 1**

Year Built: 1895
 Living Area: 2,996
 Replacement Cost: \$902,396
 Building Percent Good: 19
 Replacement Cost
 Less Depreciation: \$171,500

Building Photo

Building Attributes	
Field	Description
Style	Conventional
Model	Residential

20 RUSSELL ST

Location 20 RUSSELL ST

Mblu 26/ F/ 3/ /

Acct# 08310201

Owner THOMPSON MARYANN &
ROSENTHAL MORTON H

Assessment \$752,800

PID 5042

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$390,400	\$362,400	\$752,800

Owner of Record

Owner	THOMPSON MARYANN & ROSENTHAL MORTON H	Sale Price	\$990,000
Co-Owner		Certificate	
Address	20 RUSSELL ST CAMBRIDGE, MA 02138	Book & Page	253366
		Sale Date	02/21/2013
		Instrument	1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
THOMPSON MARYANN & ROSENTHAL MORTON H	\$990,000		253366	1G	02/21/2013
HAZLETT ROBERT M & MARIE E	\$0				

Building Information**Building 1 : Section 1**

Year Built: 1897
 Living Area: 2,811
 Replacement Cost: \$845,229
 Building Percent Good: 46
 Replacement Cost
 Less Depreciation: \$388,800

Building Photo

Building Attributes	
Field	Description
Style	Conventional
Model	Residential

18 RUSSELL ST

Location 18 RUSSELL ST

Mblu 26/ F/ 4/ 1

Acct# 09329035

Owner IKELS FREDERICK B

Assessment \$663,000

PID 5043

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$280,300	\$382,700	\$663,000

Owner of Record

Owner IKELS FREDERICK B

Sale Price \$100

Co-Owner

Certificate

Address 7 PEPPERBUSH ST

Book & Page 35535/ 094

NORTH GRAFTON, MA 01536

Sale Date 05/24/2002

Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
IKELS FREDERICK B	\$100		35535/ 094	1F	05/24/2002
IKELS CARL A	\$0				

Building Information**Building 1 : Section 1**

Year Built: 1890

Living Area: 3,160

Replacement Cost: \$680,141

Building Percent Good: 41

Replacement Cost

Less Depreciation: \$278,900

Building Photo

Building Attributes	
Field	Description
Style	Two Family
Model	Residential
Grade:	Average +5

16 RUSSELL ST

Location 16 RUSSELL ST

Mblu 26/ F/ 5/ /

Acct# 19651026

Owner HARP DENNIS R &

Assessment \$859,800

PID 5044

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$424,700	\$435,100	\$859,800

Owner of Record

Owner	HARP DENNIS R &	Sale Price	\$323,000
Co-Owner	PHAM DOMINIQUE Q	Certificate	
Address	16 RUSSELL ST	Book & Page	23814/ 034
	NO CAMBRIDGE, MA 02140	Sale Date	10/26/1993
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HARP DENNIS R &	\$323,000		23814/ 034	00	10/26/1993
STRYKER LILLIAN I	\$28,000		12932/ 582		01/19/1976

Building Information**Building 1 : Section 1**

Year Built: 1920
 Living Area: 3,278
 Replacement Cost: \$738,849
 Building Percent Good: 57
 Replacement Cost
 Less Depreciation: \$421,100

Building Photo

Building Attributes	
Field	Description
Style	Two Family
Model	Residential
Grade:	Average +5