

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139 **2021 DEC -6 AM 11:53**

617-349-6100

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 154854

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: GS 22 Water Street Project Owner, LLC

PETITIONER'S ADDRESS: 300 Park Avenue, 12th Floor, NY, New York City 10022

LOCATION OF PROPERTY: 22 Water St., Cambridge, MA

TYPE OF OCCUPANCY: Residential -Commercial **ZONING DISTRICT:** PUD-6

REASON FOR PETITION:

/Telecommunication Facility (antenna)/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The Applicant seeks to install and operate a wireless communications facility on the rooftop of the building by including small-scale antennas in four (4) locations on the rooftop of the building, as further described on the Plans, attached with this application. The Applicant also proposes to install an equipment cabinet and power panel mounted to the base of the interior of the existing screening on the rooftop of the Building.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 4.000 Section: 4.32.G.1 (Telecommunication Facility).
- Article: 4.000 Section: 4.40 (Footnote 49 (Telecommunication Facility)).
- Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

J.F. Brail

(Petitioner (s) / Owner)

Adam F. Brailard of PrinceLobel,tye for Stary,

(Print Name) Fr.

Address:
Tel. No.
E-Mail Address:

ONE International Place # 3200
Boston MA 02110 617-456-8153
abraillard@princelobel.com

Date: 11/30/21

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 GS 22 Water Street Project Owner, LLC
(OWNER)

Address: 300 Park Avenue, 12th Floor New York, NY 10022

State that I/We own the property located at 22 Water Street, which is the subject of this zoning application.

The record title of this property is in the name of GS 22 Water Street Project Owner, LLC

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

Tyler Roberts - as agent for owner.
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 Plymouth

The above name Tyler Roberts personally appeared before me, this 9th of November, 2021, and made oath that the above statement is true.

Andrew R. Taccini

Notary

ANDREW R. TACCINI
Notary Public
My Commission Expires
May 27, 2022

My commission expires _____ (Notary Seal).



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

November 24, 2021

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

Re: Application for Special Permit
Property Address: 22 Water Street, Block 7, Lot 113 (the “**Property**”)
Applicant: Starry, Inc.

Dear Honorable Members of the Board of Zoning Appeals:

This firm represents Starry, Inc. (“**Starry**” or the “**Applicant**”) in connection with an application for a special permit from the City of Cambridge Board of Zoning Appeals (the “**Board**”), to install a wireless communications facility on the Property. The Property is located in the PUD-6 zoning district, and pursuant to Article 4 Section 4.32G.1 of the City of Cambridge Zoning Ordinance (the “**Ordinance**”), the use of the Property for a wireless telecommunications facility is permitted by special permit from the Board. The Applicant’s proposal satisfies the requirements for the grant of a special permit pursuant to Section 10-43 of the Ordinance.

The Applicant seeks to install and operate a wireless communications facility on the rooftop of the building by including small-scale antennas in four (4) locations on the rooftop of the building (the “**Building**”), as further described below and in the Plans, attached hereto and incorporated herein by reference (the “**Plans**”). The Applicant also proposes to install one (1) equipment cabinet and power panel that will be mounted to the base of the interior of the existing screening on the Building (the “**Proposed Facility**”). All visible antennas and supporting equipment will be painted to match the Building and the penthouse thereon.

I. Background

The Applicant is licensed by the Federal Communications Commission (the “**FCC**”) to construct and operate a wireless communications broadband network in various markets throughout the country, including the Commonwealth of Massachusetts and in particular in the City of Cambridge. A copy of the Applicant’s FCC license is attached hereto. The Applicant is in the process of designing and constructing a communications network to serve its customers, and one of the key design objectives of its systems is to provide seamless coverage. Starry’s system operates on the 38.2 GHz and 38.6 GHz bands, and such a system requires a grid of

radio transmitting and receiving links located approximately .5 to 2 miles apart, depending on the location of existing and proposed installations in the surrounding area, the existing use of the network and the existing topography. This dynamic requires the antennas to be located in a location where the signal is not obstructed or degraded by other buildings or by topographical features such as hills.

II. Project Description

As noted above and as provided for in more detail on the Plans and on the Photograph Simulations, the Applicant proposes to install and operate a wireless telecommunications facility currently on the rooftop of the Building by installing twenty (20) small-scale antennas in four (4) locations on the rooftop of the Building. The average dimension of the proposed antennas is approximately 12-inches. The Applicant also proposes to install one (1) equipment cabinet that will be mounted to the base of the interior of the existing screening on the rooftop of the Building. As referenced on the attached Photograph Simulations, accompanying the Application, the antennas associated with the Applicant's Proposed Facility will extend above the height of the existing screening on the rooftop of the Building, and all visible antennas will be painted to match the Building and the screening thereon.

After installation, the Proposed Facility will be unmanned and will require infrequent maintenance visits. The only utilities required to operate this Proposed Facility are standard 120-volt electrical power as well as telephone service. These are presently in place at the Property. The traffic generated by the Proposed Facility will be less than two (2) vehicle trips per month by maintenance personnel who will inspect the Proposed Facility to ensure it remains in good working order. The Proposed Facility will comply with all applicable local, state and federal safety codes.

III. Legal Arguments

A. The Applicant complies with the Wireless Communications provisions set forth in Section 4.32(g), footnote 49 of the Ordinance

Pursuant to Section 4.32(g) of the Ordinance, the Applicant's proposed use for a wireless communications facility in the PUD-6 zoning district is permitted by special permit. The Applicant's Proposed Facility further complies with the provisions set forth in Section 4.32(g), footnote 49 of the Ordinance:

1. **The Board of Zoning Appeal shall consider the scope of or limitations imposed by any license secured from any state or federal agency having jurisdiction over such matters.**

Enclosed herewith is the Applicant's FCC license. The Applicant meets all requirements imposed by governmental authorities having jurisdiction over the Proposed Facility, including by the FCC, to provide wireless communications in this market area.

The intent of the U.S. Congress, when it enacted the Telecommunications Act of 1996 ("TCA") was to institute a framework to promote competition and innovation within the telecommunications industry. Under its license from the FCC, the Applicant is obligated to provide a reliable "product" (i.e. wireless communications service) to the population of the City of Cambridge. Likewise, consumer expectations for increasingly robust and reliable service requires competing service providers (including Starry) to identify and remedy existing gaps in reliable network coverage, or gaps that result from increasing subscriber voice and data traffic beyond the limits of existing network infrastructure. The Proposed Facility and corresponding relief requested are necessary to provide services to the Applicant's customers, as required by the FCC.

The Applicant investigated alternative sites in and around the defined geographic area within which its engineers determined that a facility must be located to provide service to its customers and to function effectively within its network of existing and planned facilities. This is an existing location that is being upgraded with new technology to provide the necessary coverage to the subject area of the City of Cambridge. Therefore, the Proposed Facility in the PUD-6 zoning district is necessary to provide service to the Applicant's customers, and is required to obtain the requested relief as a Special Permit to install and operate its wireless telecommunications facility.

- 2. The Board of Zoning Appeal shall consider 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 the building's roof or other features of the building as support and background, (2) through the use in 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 on the site.**

The Applicant's Proposed Facility has a minimal visual impact on the existing facility and Building. The Proposed Facility will be installed on the rooftop of the Building and painted to match the existing color of the building.

As stated above, the Applicants submit that it has complied with all requirements, without waiving the argument that such relief is not required set forth in the Ordinance.

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 telecommunications facility is not inconsistent with the character that does prevail in the surrounding neighborhood.**

The Applicant proposes to install its facility within the PUD-6 zoning district. To the extent that the City and the Board consider the PUD-6 a residential zoning district, the applicant provides that nonresidential uses predominate in this area. The Property and the Building thereon, are located adjacent to Route 28 and Monsignor O'Brien Highway, which is a major commercial and business thoroughfare in the City. Moreover, along Monsignor O'Brien Highway and to the south and west of the Building, there are numerous commercial and business uses. Also, the Massachusetts Bay Transportation Authority industrial railway yard is directly to the North of the Building. Furthermore, there are numerous non-residential uses to the east of the Building.

The Applicant has design its proposal to conform to the characteristics of the building by installing the antenna mounts and supporting equipment behind the existing screen wall, and proposing to paint all visible antennas the color of the Building. Therefore, Applicant believes that nonresidential uses prevail in the vicinity of the Building and that the telecommunications facility is not inconsistent with the character that does prevail in the surrounding neighborhood.

B. The Applicant complies with the Special Permit Criteria set forth in Section 10-43 of the Ordinance:

1. **The requirements of the Ordinance can be met:**

As provided above, the Applicant has met the requirements set forth in Section 4.32(g), footnote 49 of the Ordinance.

2. 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 proposed installation will not obstruct existing rights-of-way or pedestrian access and will not change the daily conditions of access, egress, traffic, congestion hazard, or character of the neighborhood. The installation will not require the addition of any new parking or loading spaces. The use is passive and will not change the current conditions or appearance surrounding the Building. The Proposed Facility will not produce any odors, fumes, noise or waste. There will be no need for water, sewer, or other municipal services.

As mentioned above, once modified, the facility will be unmanned and will only require infrequent visits by a technician, typically two times per month for routine diagnostics and/or maintenance, except in cases of emergency. These infrequent visits will not result in any material increase in traffic or disruption to patterns of access or egress that will cause congestion hazards or cause a substantial change in the established neighborhood character. The Applicant's maintenance personnel will make use of the existing access roads and parking at the Building.

3. 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:

As described above and illustrated on the attached Photo Sims, the modification of the existing facility will produce a minimal change in the appearance of the Building. The modification of the existing facility will blend with the existing characteristics of the Building and the surrounding neighborhood. Moreover, the proposed installation will not generate any traffic, smoke, dust, heat, glare, discharge of noxious substances, nor will it pollute waterways or groundwater. Conversely, the surrounding properties and general public will benefit from the potential to enjoy improved wireless communication.

4. 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 operations of the Proposed Facility will not adversely impact the health, safety, and the welfare of the residents of the City of Cambridge. On the contrary, the proposed use will benefit the City and promote the safety and welfare of its residents, businesses and drivers by providing reliable state-of-the-art digital wireless data services. Further, the Proposed Facility will comply with all federal, state and local safety requirements including the standards established by the FCC, Federal Aviation Administration (FAA), the American Standards Institute (ANSI), and the Massachusetts Department of Public Health (MDPH).

Moreover, granting the requested relief will not be contrary to the public interest because:

- The proposed use complies with the Ordinance;
- The proposed location of the Facility is necessary for the effective deployment of the Applicant's network;
- The proposed Facility will comply in all respects with RF emission standards established by the FCC;
- The proposed Facility will not have any adverse effect on the value of land and buildings in the neighborhood or on the amenities thereof. The use will be passive and require no employees on the premises. Specifically, the proposed Facility will require approximately two vehicle trips per month by a service technician for routine maintenance and will require no water, septic, or other municipal services;
- The proposed Facility will promote and conserve the convenience and general welfare of the inhabitants of the City by enhancing telecommunication services;
- The proposed Facility will involve no overcrowding of land or undue concentration of population because it is an unmanned facility;
- The proposed Facility will preserve and increase the amenities of the City by enhancing telecommunications services;

- The proposed Facility will lessen the danger from fire and natural disasters by providing increased network access for emergency communications in the event of such fires and natural disasters;
- The proposed Facility will involve no adverse effects on public and private water supplies and indeed will utilize no water at all;
- The proposed Facility will facilitate the adequate provision of transportation by improving mobile telecommunications for business, personal, commuters and emergency uses;
- The proposed Facility will involve no adverse effects on drainage, schools, parks, open space, or other public amenities;
- The proposed Facility will involve no excessive noise or pollution to the environment;
- The proposed Facility will involve no adverse effects on historic sites;
- The proposed Facility will be an appropriate use of land in the City;
- The proposed Facility will be a benefit to the community by allowing for more competitive wireless telecommunications services to the residents and businesses of the City.

Accordingly, the Proposed Facility will not adversely impact the health, safety and/or welfare of the neighborhood or the residents of the City of Cambridge.

5. For other reasons, the proposed installation will 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 Applicant's proposed Facility is designed to blend with the existing characteristics of the Building. Accordingly, the Applicant's proposed Facility's design results in a minimal impact on the underlying and adjacent zoning district and is consistent with the purpose and intent of the Ordinance. As mentioned above, the proposed installation will not generate any traffic, smoke, dust, heat, glare, discharge or noxious substances, nor will it pollute waterways or groundwater. Furthermore, the proposed Facility will not impair the integrity of the intent or purpose of the Ordinance because the proposed Facility:

- will not contribute to traffic congestion because the traffic produced thereby will be limited to a single vehicle for biweekly visits for routine maintenance checks;
- will conserve health by not producing any pollutants or wastes, while being in compliance with all applicable state and federal safety codes;
- will contribute to securing safety from fire, flood, panic and other dangers by providing more reliable wireless coverage with E911 enhanced emergency service and Global Positioning System technology;
- will not inhibit adequate light and air;
- will not contribute to overcrowding of land or the undue concentration of population;
- will encourage the most appropriate use of land throughout the City because the Property is currently used for public utilities;
- will increase the City's amenities by providing more reliable and competitive wireless coverage to the residents and businesses of Lawrence; and
- will encourage multiple uses of land thereby providing for orderly expansion and development.

As mentioned above, the proposed installation will not generate any traffic, smoke, dust, heat, glare, discharge or noxious substances, nor will it pollute waterways or groundwater.

6. The new use of the building construction is consistent with the Urban Design Objective set for tin Section 19.30 of the Ordinance:

Not Applicable. The Applicant is not proposing to construct a new building or structure.

IV. Conclusion

The Applicant hereby requests that the Board determine that installation of the wireless telecommunications facility will not have any adverse effect on the neighborhood within which the Property is located in particular, and the City of Cambridge as a whole. The findings are made in view of the particular characteristics of the Property and of the Applicant's proposed



siting and equipment, as detailed above. This Property is the most appropriate location for the installation and operation of the wireless communications facility.

For the foregoing reasons the Applicant respectfully requests that the Board grant the foregoing relief in the form of a Special Permit and such other relief as the Board deems necessary to allow the installation and operation of the Applicant's Proposed Facility.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Braillard", written over a horizontal line.

Adam F. Braillard
617-456-8153
adam.braillard@princelobel.com

Enclosures

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: GS 22 Water Street Project Owner, LLC
Location: 22 Water St., Cambridge, MA
Phone:

Present Use/Occupancy: Residential -Commercial
Zone: PUD-6
Requested Use/Occupancy: Telecommunications

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		N/A	no change	N/A	(max.)
<u>LOT AREA:</u>		N/A	No Change	N/A	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		N/A	No Change	N/A	
<u>LOT AREA OF EACH DWELLING UNIT</u>		N/A	No Change	N/A	
<u>SIZE OF LOT:</u>	WIDTH	N/A	No Change	N/A	
	DEPTH	N/A	No Change	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	N/A	No Change	N/A	
	REAR	N/A	No Change	N/A	
	LEFT SIDE	N/A	No Change	N/A	
	RIGHT SIDE	N/A	No Change	N/A	
<u>SIZE OF BUILDING:</u>	HEIGHT	163'	168'	200+	
	WIDTH	N/A	No Change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		N/A	No Change	N/A	
<u>NO. OF DWELLING UNITS:</u>		N/A	No Change	N/A	
<u>NO. OF PARKING SPACES:</u>		N/A	No Change	N/A	
<u>NO. OF LOADING AREAS:</u>		N/A	No Change	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	No Change	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.:

N/A

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



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2022 JAN 12 PM 3:58
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Board of Zoning Appeal Waiver Form

**The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139**

RE: Case # BZA-154854

Address: 22 Water St.

Owner, Petitioner, or Representative: Adam Brillard, Esq.
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The Owner, Petitioner, or Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.

Date: _____

Signature 

February 17, 2021

2021 FEB 18 A 11: 18

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

Re: Supplemental Materials for Previously Filed Application.

**Property: 22 Water Street, Cambridge, MA (the "Property")
Block 7, Lot 113**

Applicant: Starry, Inc. (the "Applicant")

Dear Honorable Members of the Board of Zoning Appeals:

Prince Lobel Tye LLP, on behalf of the Applicant is submitting these supplemental materials to be included as part of its previously filed Special Permit application, which was submitted to the City of Cambridge Board of Zoning Appeals on November 24, 2021, in connection with the proposed installation of the Applicant's wireless internet access facility at the Property located at 22 Water Street, Cambridge, MA 02139.

Please find as part of this supplemental filing the following:

- Revised Plans
- Revised Photograph Simulations
- Supporting statement relating to: Over-The-Air Reception Devices rule 47 C.F.R. §1.4000 (the "OTARD Rule")

Sincerely,



Adam F. Braillard
Direct: 617-456-8153
Email: abraillard@princelobel.com

Enclosures

February 17, 2021

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

**Re: Over-The-Air Reception Devices (OTARD), Rule 47 C.F.R. §1.4000
Proposed Wireless Internet Access Facility by Starry, Inc.**

**Property: 22 Water Street, Cambridge, MA (the "Property")
Block 7, Lot 113**

Applicant: Starry, Inc. (the "Applicant or "Starry")

Dear Honorable Members of the Board of Zoning Appeals:

Prince Lobel Tye LLP, on behalf of the Applicant is submitting this letter, along with the attached memorandum from Starry, to be included as part of its previously filed Special Permit application, which was submitted to the City of Cambridge Board of Zoning Appeals (the "**Board**") on November 24, 2021, in connection with the proposed installation of the Applicant's wireless internet access facility at the Property located at 22 Water Street, Cambridge, MA 02139 (the "**Application**").

Starry's proposed facility (as described in more detail below) (the "**Facility**") conforms to the requirements set for in the OTARD Rule (as defined below). However, while Starry requests the Board to grant the special permit relief and not create restrictions that may unreasonably delay or prevent the installation, maintenance or use of Starry's proposed facility, Starry also reserves its rights under the OTARD Rule and its interpretation that the proposed Facility is exempt from local zoning and does not require the special permit requested, and our understanding that the City of Cambridge has not yet amended its zoning ordinance to recognize the OTARD Rule.

The OTARD Rule:

The Federal Communications Commission (the "**FCC**") adopted the over-the-air reception devices ("**OTARD**") rule 47 C.F.R. §1.4000 (the "**OTARD Rule**"), in response to Section 207 of the 1996 Telecommunications Act (the "**TCA**"), prohibiting state, local and private restrictions that unreasonably impair the ability of licensed providers to use certain antennas to deploy OTARD facilities on property under their control. Specifically, the OTARD Rule applies to any restrictions that; (i) unreasonably delay or prevent the installation, maintenance or use of OTARD facilities; (ii) unreasonably increase the cost of installation, maintenance or use of OTARD facilities; or (iii) preclude reception of an acceptable quality signal.

A wireless internet access facility is considered to be an OTARD facility if: (a) its antennas are one (1) meter or less in diameter or diagonal measurement used to receive video programming services; and (b) its antennas are designed to receive or transmit fixed wireless or fixed wireless broadband internet signals.

Starry's Proposed Wireless Internet Access Facility:

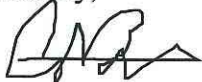
As illustrated in more detail on the Plans attached to the Application, Starry proposes to install and operate a wireless internet access facility on the rooftop of the building by installing thirty (30) small-scale antennas in three (3) locations attached to lower section of the existing screen wall on the building's rooftop. The average dimension of the proposed antennas is approximately 12-inches, and no antenna is greater than 1-meter in diameter or diagonal measurement. The antennas are designed to receive and transmit fixed wireless broadband internet signals. Moreover, the facility will provide low cost wireless internet access to its customers on the Property and in the general vicinity. Therefore, Starry's proposed facility conforms to the standards set forth in the OTARD Rule.

Conclusion

As set forth above, because of its design and intended use, Starry's proposed Facility conforms to the requirements set for in the OTARD Rule. Consequently, Starry requests the Board grant the requested special permit relief without restrictions that may unreasonably delay or prevent the installation, maintenance or use of Starry's proposed Facility. However, the Applicant also reserves all of its rights under the OTARD Rule to install and operate the Facility on the subject Property.

Starry is committed to working cooperatively with the Board to secure expeditious approval of its request to develop its proposed wireless internet access facilities. Please do not hesitate to contact me if you have questions.

Sincerely,



Adam F. Braillard
Direct: 617-456-8153
Email: abraillard@princelobel.com

Enclosures

FCC RULES REGARDING THE PLACEMENT OF CERTAIN FIXED WIRELESS FACILITIES: THE OVER THE AIR RECEPTION DEVICE RULES AND STARRY'S DEPLOYMENT

SUMMARY

- Starry is a next generation, licensed fixed wireless internet service provider. Starry builds advanced fixed wireless access networks to connect more communities to competitive, affordable, high-speed internet.
- Starry strives to work collaboratively with state and local governments to bring innovative, competitive and affordable new broadband services to their constituents, positively impacting business and residents by enabling more broadband choices.
- Modern fixed wireless networks require the placement of base stations in strategic locations, and these providers may have limited options for the most appropriate and effective vertical assets. Prolonged delays in Starry's ability to place base stations in a specific locations hampers its ability to serve its consumers that would benefit by the new competitive service that Starry provides.
- The Federal Communications Commission's (FCC) Over-the-Air Reception Devices (OTARD) rule streamlines the zoning, permitting and installation processes for a defined set of fixed wireless antennas. However, the OTARD rule does not supplant state or local governments' ability to apply legitimate safety- and historic preservation-related requirements.
- Starry's fixed wireless base stations meet the criteria for coverage under the OTARD rule, and Starry's goal is to work with municipalities to find ways to apply OTARD selectively across all of its applicable sites to address local zoning and permitting review processes in a targeted way that will allow Starry to quickly bring service and competition to more people.

THE OTARD RULE

- The OTARD rule represents a balanced approach to streamlining the siting process for fixed wireless networks by facilitating the deployment of certain types of antennas while respecting the rights of state and local governments to adopt reasonable restrictions to achieve a public safety objective or preserve historic properties.
- OTARD Application. The rule works by taking a relatively narrow set of qualifying antennas out of ordinary governmental and private review processes, including state and local zoning, land-use, and building regulations and provisions in private contracts and leases, that might otherwise impair the placement, maintenance, or use of these antennas, with exceptions. *See* 47 C.F.R. § 1.4000.
 - The rule only applies to governmental or private restrictions that unreasonably delay, prevent, or increase the cost of installation, maintenance, or use of a covered antenna; or preclude reception or transmission of an acceptable quality signal.
 - The OTARD rule preserves the authority of state and local governments to apply restrictions that are necessary to accomplish a clearly defined, legitimate safety objective or to preserve prehistoric or historic places that are eligible for inclusion on the National Register of Historic Places, provided that the restrictions minimize the burdens necessary to achieve its objectives and apply in a nondiscriminatory manner throughout the regulated area. 47 C.F.R. § 1.4000(b).
- Antennas that qualify for OTARD protection. The OTARD rule only applies to a defined set of antennas. In the fixed wireless Internet context, an antenna must meet the following criteria to qualify for OTARD protections:
 - Size: One meter or less in diameter or diagonal measurement;
 - Use: Used to receive or transmit "fixed wireless signals," including a hub or relay antennas used to receive or transmit fixed wireless services so long as they also serve a customer on whose premise it is located. Fixed wireless signal includes "any commercial non-broadcast communications signals transmitted via wireless technology to and/or from a fixed customer location";
 - As of March 2021, OTARD rule now protects qualifying antennas used for distribution of fixed wireless broadband Internet to multiple customer locations as long as the antenna serves at least one customer on the premises on which it is located.

- Customer location: Placed at a customer location for the purpose of providing fixed wireless service to one or more customers at that location; and
- Exclusive use area: Installed in an area “within the exclusive use or control of the antenna user where the user has a direct or indirect ownership or leasehold interest in the property.” 47 CFR § 1.4000(a).

APPLICATION OF OTARD TO STARRY’S BASE STATIONS

- All of the base stations and transceivers that Starry installs on customers’ premises meet the requirements for OTARD protection.
 - All Starry antennas are all under 1 meter diagonally.
 - Starry’s antennas are generally used only for fixed services—specifically fixed broadband service.
 - Starry’s antennas are deployed in exclusive use domains—specifically on building rooftops at the direction of a building owner or manager.
- The OTARD rule facilitates Starry’s ability to install, maintain, and use the equipment necessary to deliver our first-class Internet access service to customers by exempting Starry from certain local requirements, including local zoning review, aesthetic review, and set-back requirements, to the extent that these requirements unreasonably delay, prevent, or increase the cost of installation, maintenance, or use of a covered antenna; or preclude reception or transmission of an acceptable quality signal.
 - Specifically, OTARD permits Starry to install multiple antennas in one location as long as the antennas meet the criteria under the rules and are necessary to provide our Internet access service.
 - OTARD also allows Starry to bypass local zoning review when installing its base stations, thereby avoiding potential delays in Starry’s ability to install equipment, which in some instances, can be six to eight months.
- At the same time, Starry respects the need for state and local governments to ensure that equipment is installed in a manner that protects the general public and those who work on the equipment, and to preserve the character of their municipalities. Therefore, Starry does not seek to avoid rules necessary to achieve these objectives. Conversely, Starry strives to ensure that all of its installations and equipment there to, are installed in compliance with all applicable safety and historic preservation requirements.
- Starry’s goal is to work with local governments to streamline the processes that may cause lengthy delays in Starry’s ability to develop and deploy its service in a way that is consistent with local government objectives.
- Using OTARD allows Starry to efficiently expand its network and better serve its consumers, and bring much needed choice and competition to the Internet access marketplace.

SITE NAME: LECHEMERE (VA)



**SITE ADDRESS:
22 WATER ST.
CAMBRIDGE, MA 02141**

STARRY
38 CHAUNCY STREET
2ND FLOOR
BOSTON, MA 02111

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

SITE INFORMATION

STARRY SITE NUMBER:
MACAM0050

STARRY SITE NAME:
LECHEMERE (VA)

SCOPE OF WORK:
UNMANNED INTERNET SERVICE PROVIDER FACILITY
STARRY EQUIPMENT ON ROOF

PROPERTY OWNER*:
BEHRINGER HARVARD 22 WATER ST.
C/O MONOGRAM RESIDENTIAL TRUST
5800 GRANITE PARKWAY, SUITE 1000
ADDISON, TX 75001

*BASED ON CITY OF CAMBRIDGE ASSESSOR'S DATABASE

LATITUDE:**
42° 22' 22.51" N

LONGITUDE:**
71° 04' 41.13" W
**BASED ON GOOGLE EARTH

MAP/LOT
7/113

ZONING JURISDICTION:
CITY OF CAMBRIDGE

ZONING DISTRICT:
PUD-8

POWER COMPANY:
EVERSOURCE

TELCO COMPANY:
COMCAST

BUILDING HEIGHT:
149'-0"± (ROOF LEVEL)

AREA OF WORK:
ROOFTOP & INSIDE BUILDING

AREA MAP



NOTE:
AREA MAP BASED ON OPENSTREETMAP
OBTAINED ON 10/22/19.

PROJECT DESCRIPTION

THE SITE WILL CONSIST OF INSTALLING ANTENNAS ON THE ROOF. THESE ANTENNAS WILL BE MOUNTED TO THE EXISTING SCREENWALL STEEL FRAME. THE PROPOSED SITE SUPPORT CABINET & ASSOCIATED EQUIPMENT WILL BE ALSO MOUNTED ON THE SCREENWALL STEEL FRAME.

GENERAL NOTES

- THIS IS AN UNMANNED INTERNET SERVICE PROVIDER FACILITY AND NOT FOR HUMAN HABITATION:
 - ADA COMPLIANCE NOT REQUIRED.
 - POTABLE WATER OR SANITARY SERVICE IS NOT REQUIRED.
 - NO OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES REQUIRED.
- CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON JOB SITE. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. FAILURE TO NOTIFY THE ARCHITECT/ENGINEER PLACE THE RESPONSIBILITY ON THE CONTRACTOR TO CORRECT THE DISCREPANCIES AT THE CONTRACTOR'S EXPENSE.
- NEW CONSTRUCTION WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. BUILDING CODE: MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION (780CMR) AMENDED VERSION OF THE 2015 INTERNATIONAL BUILDING CODE (IBC) & 2015 INTERNATIONAL EXISTING BUILDING CODE. ELECTRICAL CODE: NATIONAL ELECTRICAL CODE (LATEST EDITION) STRUCTURAL CODE: IIA/FAI-222-G STRUCTURAL STANDARDS FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS.

SPECIAL CONSTRUCTION NOTE

DEWBERRY ENGINEERS INC. ASSUMES THAT THE BUILDING/STRUCTURE IS PROPERLY CONSTRUCTED AND MAINTAINED. ALL STRUCTURAL MEMBERS AND THEIR CONNECTION ARE ASSUMED TO BE IN GOOD CONDITION AND ARE FREE FROM DEFECTS WITH NO DETERIORATION TO ITS MEMBER CAPACITIES.

DRAWING INDEX

SHT. NO.	SHEET TITLE
T-1	TITLE SHEET
Z-1	300' PROPERTY RADIUS MAP
Z-2	ROOF PLAN
Z-3	EAST ELEVATION
Z-4	WEST ELEVATION
Z-5	NORTH ELEVATION
Z-6	SOUTH ELEVATION
Z-7	EQUIPMENT DETAILS-I
Z-8	EQUIPMENT DETAILS-II

APPROVALS

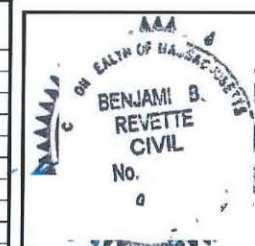
STARRY: _____ DATE: _____

CONSTRUCTION MANAGER: _____ DATE: _____

LEASING/SITE ACQUISITION: _____ DATE: _____

RF ENGINEER: _____ DATE: _____

ROOFTOP TELECOM MANAGER: _____ DATE: _____



DRAWN BY: SK

CHECKED BY: OAS

APPROVED BY: BBR

PROJECT #: 50122290

JOB #: 50122324

ZONING DRAWINGS		
REV.	DATE	DESCRIPTION
1	02/02/22	FOR SUBMITTAL
0	10/05/20	FOR SUBMITTAL
A	07/21/20	FOR REVIEW

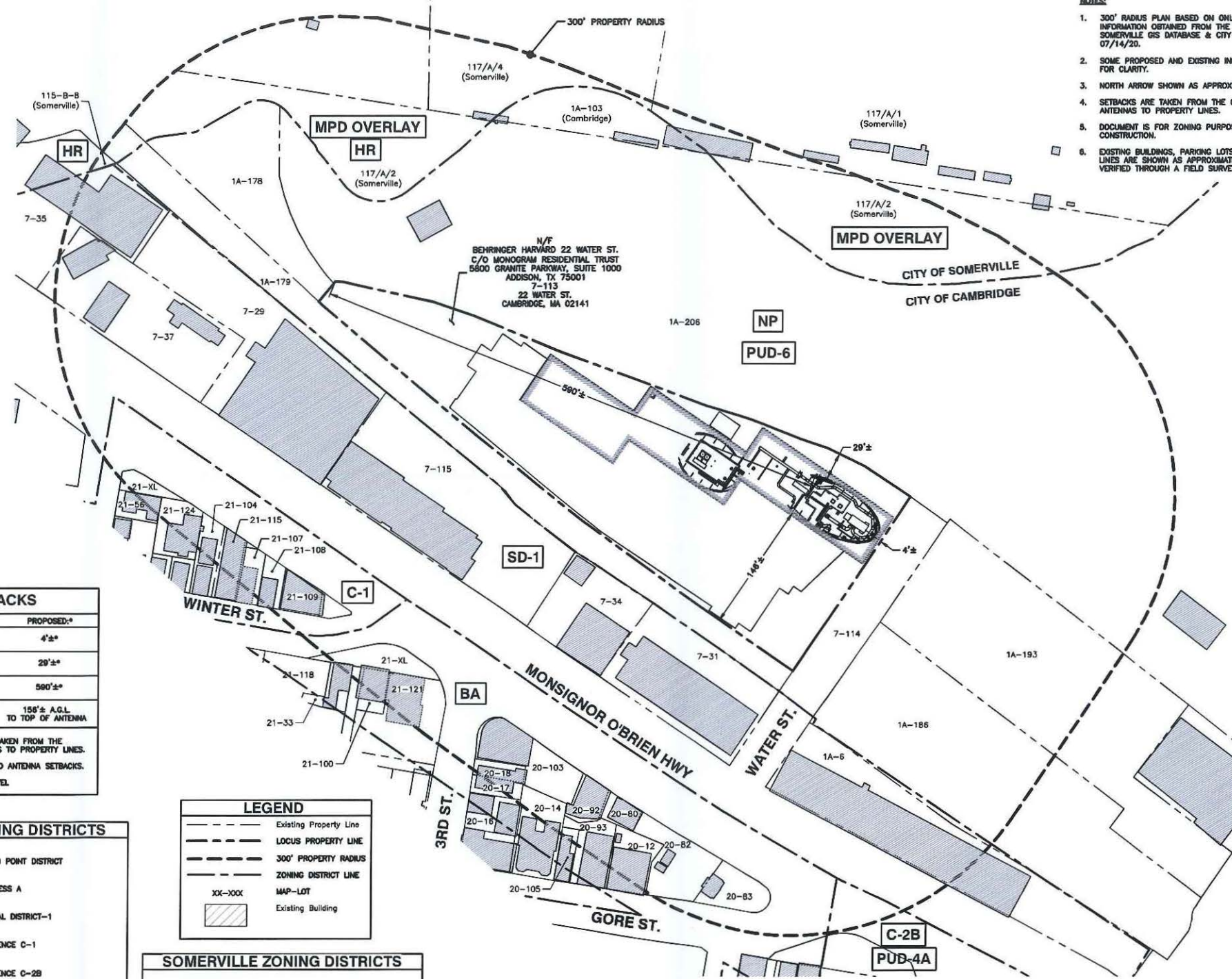
SITE NUMBER:
MACAM0050

SITE NAME:
LECHEMERE (VA)

SITE ADDRESS:
22 WATER ST.
CAMBRIDGE, MA 02141

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



- NOTES:**
- 300' RADIUS PLAN BASED ON ONLINE ASSESSOR'S INFORMATION OBTAINED FROM THE CITY OF CAMBRIDGE & SOMERVILLE GIS DATABASE & CITY MAPS OBTAINED ON 07/14/20.
 - SOME PROPOSED AND EXISTING INFORMATION NOT SHOWN FOR CLARITY.
 - NORTH ARROW SHOWN AS APPROXIMATE.
 - SETBACKS ARE TAKEN FROM THE CLOSEST POINT OF ANTENNAS TO PROPERTY LINES.
 - DOCUMENT IS FOR ZONING PURPOSES ONLY, NOT FOR CONSTRUCTION.
 - EXISTING BUILDINGS, PARKING LOTS, ROADS & PROPERTY LINES ARE SHOWN AS APPROXIMATE AND HAVE NOT BEEN VERIFIED THROUGH A FIELD SURVEY.

SETBACKS	
SETBACK:	PROPOSED:*
FRONT SETBACK	4'±*
SIDE SETBACK	29'±*
REAR SETBACK	590'±*
ANTENNA HEIGHT (HIGHEST ANTENNA)	158'± A.G.L. TO TOP OF ANTENNA

* SETBACK DISTANCES ARE TAKEN FROM THE CLOSEST POINT OF ANTENNAS TO PROPERTY LINES. SEE Z-2 FOR ROOF EDGE TO ANTENNA SETBACKS. A.G.L. = ABOVE GROUND LEVEL.

CAMBRIDGE ZONING DISTRICTS	
NP	NORTH POINT DISTRICT
BA	BUSINESS A
SD-1	SPECIAL DISTRICT-1
C-1	RESIDENCE C-1
C-2B	RESIDENCE C-2B
PUD-6	PLANNED UNIT DEVELOPMENT OVERLAY
PUD-4A	PLANNED UNIT DEVELOPMENT OVERLAY

LEGEND	
	Existing Property Line
	LOCUS PROPERTY LINE
	300' PROPERTY RADIUS
	ZONING DISTRICT LINE
	MAP-LOT
	Existing Building

SOMERVILLE ZONING DISTRICTS	
MPD OVERLAY	MASTER PLANNED DEVELOPMENT
HR	HIGH RISE

300' PROPERTY RADIUS MAP
 SCALE: 1"=120' FOR 11"x17"
 1"=60' FOR 22"x34"

STARRY
 38 CHAUNCY STREET
 2ND FLOOR
 BOSTON, MA 02111

Dewberry
 Dewberry Engineers Inc.
 99 SUMMER STREET
 SUITE 700
 BOSTON, MA 02110
 PHONE: 617.695.3400
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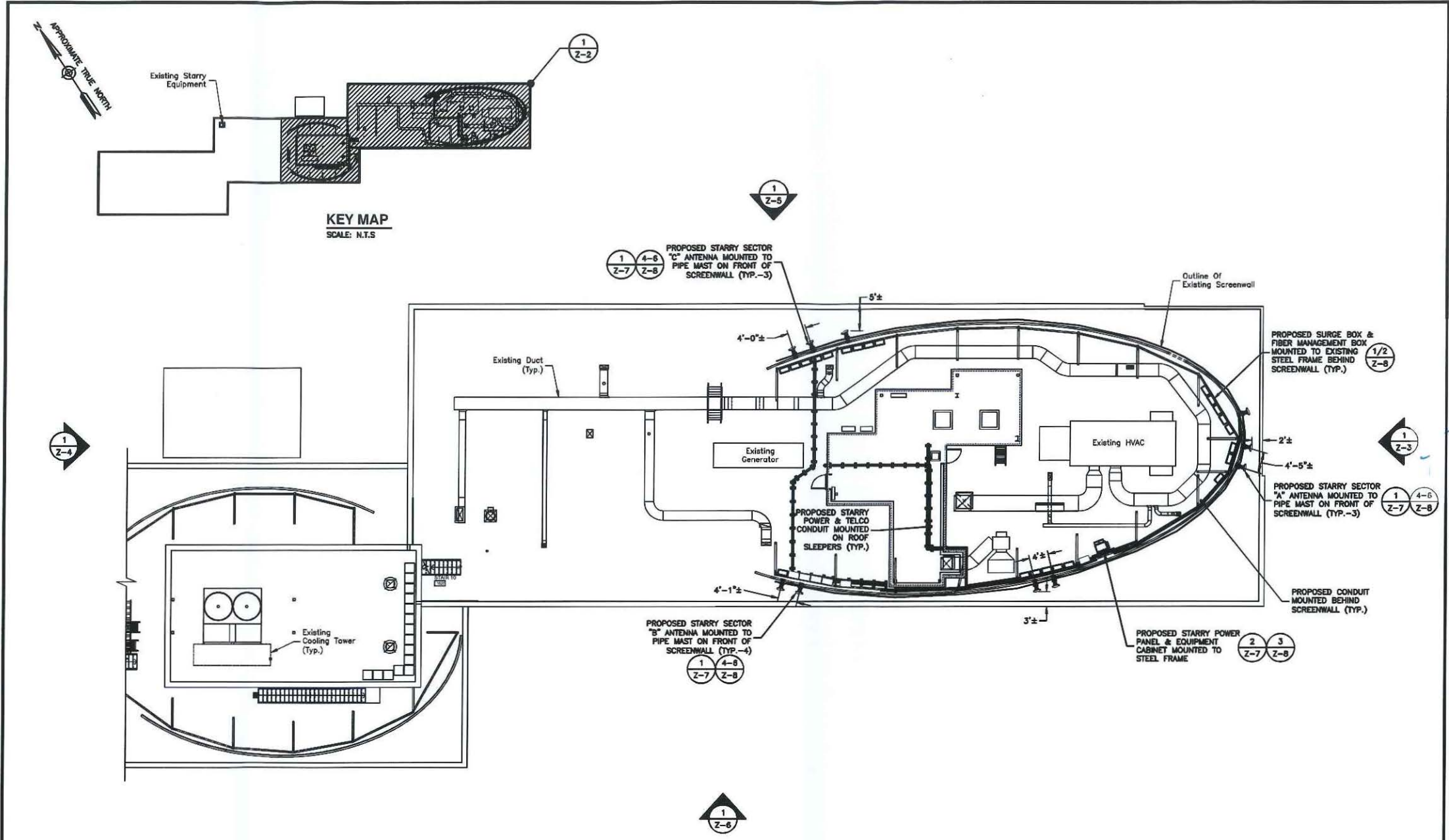
DRAWN BY:	SK
CHECKED BY:	OAS
APPROVED BY:	BBR
PROJECT #:	50122290
JOB #:	50122324

ZONING DRAWINGS		
REV.	DATE	DESCRIPTION
1	02/02/22	FOR SUBMITTAL
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SITE NUMBER:
 MACAM0050
 SITE NAME:
 LECHMERE (VA)
 SITE ADDRESS:
 22 WATER ST.
 CAMBRIDGE, MA 02141

SHEET TITLE
 300' PROPERTY RADIUS MAP

SHEET NUMBER
 Z-1



- NOTES:**
- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 - NORTH ARROW SHOWN AS APPROXIMATE.
 - THIS IS FOR ZONING PURPOSES ONLY. NOT FOR CONSTRUCTION.
 - PLANS BASED ON FIELD OBSERVATIONS DURING SITE VISIT BY DEWBERRY ENGINEERS INC. ON 10/22/19, GOOGLE EARTH, AND DRAWINGS BY SYMMES HARRIS & MOCKE ASSOCIATES TITLED "22 WATER STREET RESIDENCES" REV1 DATED 10/22/13.
 - EQUIPMENT LOCATION & ORIENTATION PENDING STRUCTURAL ANALYSIS BY DEWBERRY ENGINEERS INC.
 - STARRY REQUIRES (1) 2-POLE 80A CIRCUIT BREAKER TO BE INSTALLED IN AN EXISTING POWER PANEL INSIDE PENTHOUSE. SOURCE & ROUTING SHOWN PENDING ELECTRICAL LOAD STUDY.
 - ALL PROPOSED FACADE MOUNTED ANTENNAS & CONDUITS SHALL BE PAINTED TO MATCH BUILDING. COORDINATE COLOR WITH STARRY CM AND BUILDING OWNER.

ROOF PLAN
 SCALE: 3/84"=1' FOR 11"x17"
 3/32"=1' FOR 22"x34"
 0' 8' 16' 24'

STARRY
 38 CHAUNCY STREET
 2ND FLOOR
 BOSTON, MA 02111

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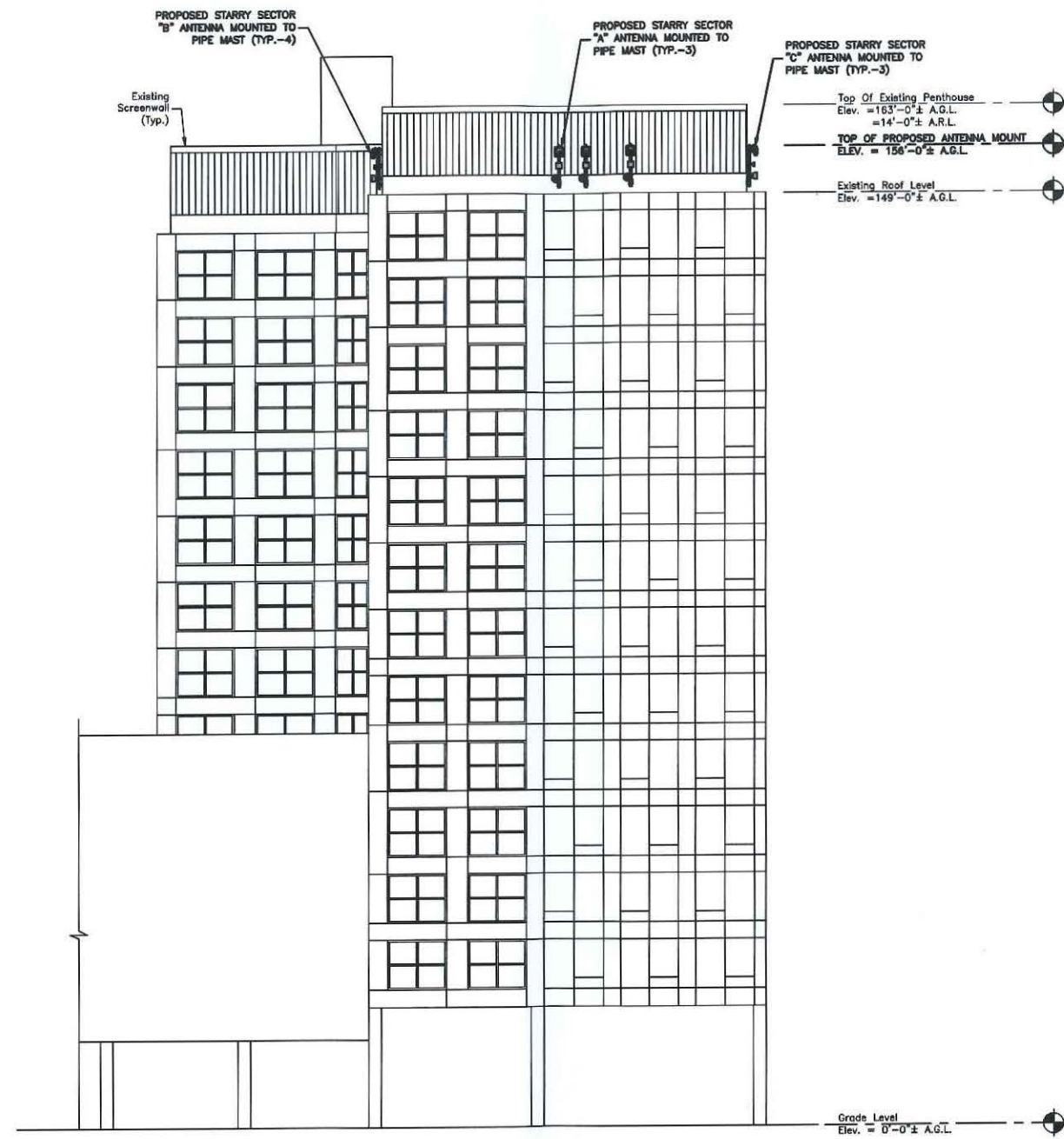
DRAWN BY: SK
 CHECKED BY: OAS
 APPROVED BY: BBR
 PROJECT #: 50122290
 JOB #: 50122324

ZONING DRAWINGS		
REV.	DATE	DESCRIPTION
1	02/02/22	FOR SUBMITTAL
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A	07/21/20	FOR REVIEW

SITE NUMBER:
 MACAM0050
 SITE NAME:
 LECHMERE (VA)
 SITE ADDRESS:
 22 WATER ST.
 CAMBRIDGE, MA 02141

SHEET TITLE
 ROOF PLAN

SHEET NUMBER
 Z-2



- NOTES:**
1. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 2. NORTH ARROW SHOWN AS APPROXIMATE.
 3. THIS IS FOR ZONING PURPOSES ONLY. NOT FOR CONSTRUCTION.
 4. PLANS BASED ON FIELD OBSERVATIONS DURING SITE VISIT BY DEWBERRY ENGINEERS INC. ON 10/22/19, GOOGLE EARTH, AND DRAWINGS BY SYMMES MAIN & MCKEE ASSOCIATES TITLED "22 WATER STREET RESIDENCES" REV1 DATED 10/22/13.
 5. EQUIPMENT LOCATION & ORIENTATION PENDING STRUCTURAL ANALYSIS BY DEWBERRY ENGINEERS INC.
 6. STARRY REQUIRES (1) 2-POLE 80A CIRCUIT BREAKER TO BE INSTALLED IN AN EXISTING POWER PANEL INSIDE PENTHOUSE. SOURCE & ROUTING SHOWN PENDING ELECTRICAL LOAD STUDY.
 7. ALL PROPOSED FACADE MOUNTED ANTENNAS & CONDUITS SHALL BE PAINTED TO MATCH BUILDING. COORDINATE COLOR WITH STARRY CM AND BUILDING OWNER.
 8. FINAL GPS ANTENNA COUNT AND LOCATION TO BE CONFIRMED WITH STARRY CONSTRUCTION MANAGER.

EAST ELEVATION 1
 SCALE: 3/64"=1' FOR 11"x17"
 3/32"=1' FOR 22"x34"
 0' 8' 16' 24'

STARRY
 38 CHAUNCY STREET
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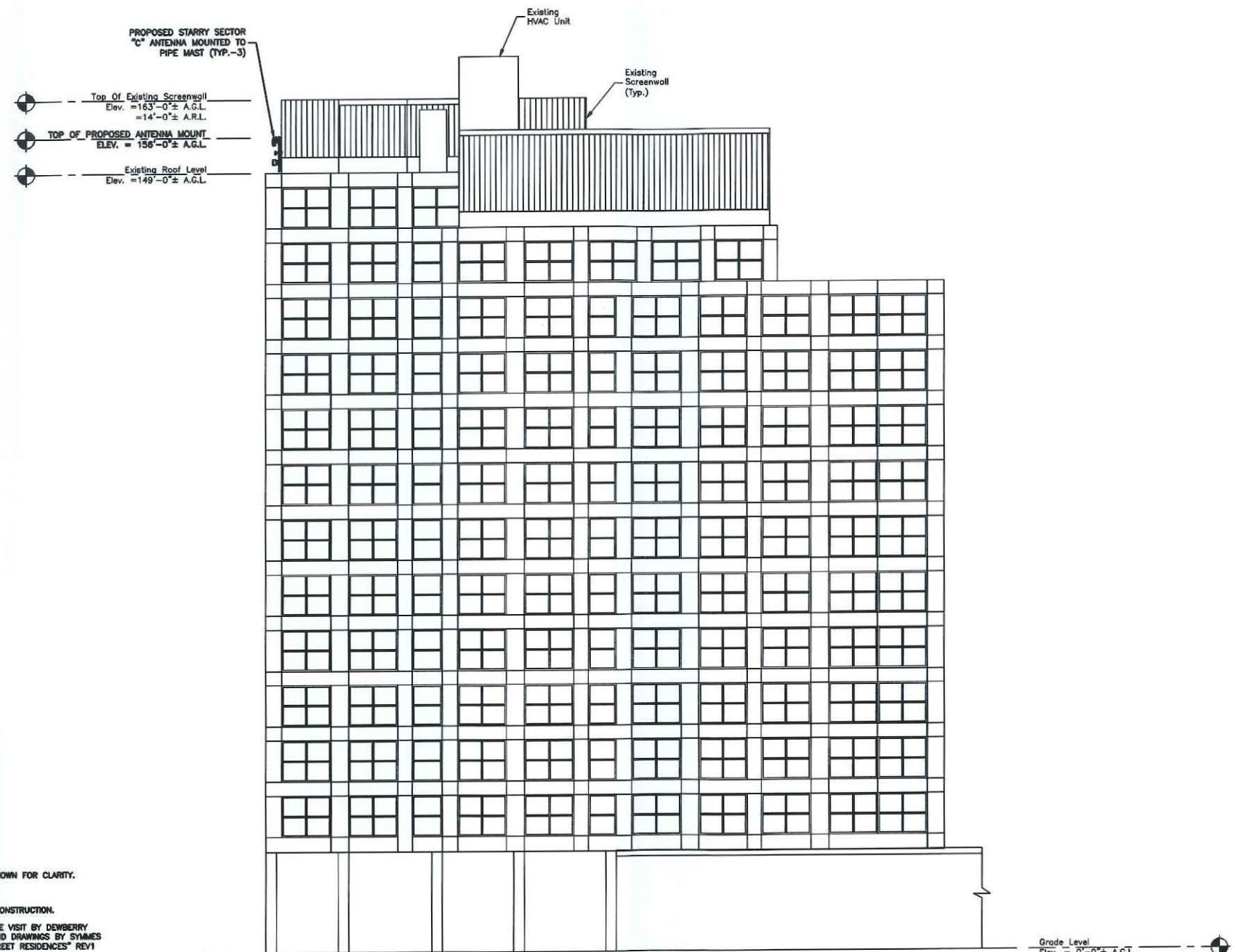
DRAWN BY:	SK
CHECKED BY:	OAS
APPROVED BY:	BBR
PROJECT #:	50122290
JOB #:	50122324

ZONING DRAWINGS		
REV.	DATE	DESCRIPTION
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0	10/05/20	FOR SUBMITTAL
A	07/21/20	FOR REVIEW

SITE NUMBER:
 MACAM0050
 SITE NAME:
 LECHMERE (VA)
 SITE ADDRESS:
 22 WATER ST.
 CAMBRIDGE, MA 02141

SHEET TITLE
 EAST ELEVATION

SHEET NUMBER
 Z-3



NOTES:

1. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
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4. PLANS BASED ON FIELD OBSERVATIONS DURING SITE VISIT BY DEWBERRY ENGINEERS INC. ON 10/22/19, GOOGLE EARTH, AND DRAWINGS BY SYMMES MAIN & MCKEE ASSOCIATES TITLED "22 WATER STREET RESIDENCES" REV1 DATED 10/22/13.
5. EQUIPMENT LOCATION & ORIENTATION PENDING STRUCTURAL ANALYSIS BY DEWBERRY ENGINEERS INC.
6. STARRY REQUIRES (1) 2-POLE 80A CIRCUIT BREAKER TO BE INSTALLED IN AN EXISTING POWER PANEL INSIDE PENTHOUSE. SOURCE & ROUTING SHOWN PENDING ELECTRICAL LOAD STUDY.
7. ALL PROPOSED FACADE MOUNTED ANTENNAS & CONDUITS SHALL BE PAINTED TO MATCH BUILDING. COORDINATE COLOR WITH STARRY CM AND BUILDING OWNER.

WEST ELEVATION ①
 SCALE: 3/64"=1' FOR 11"x17"
 3/32"=1' FOR 22"x34"
 0' 8' 16' 24'



38 CHAUNCY STREET
 2ND FLOOR
 BOSTON, MA 02111



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



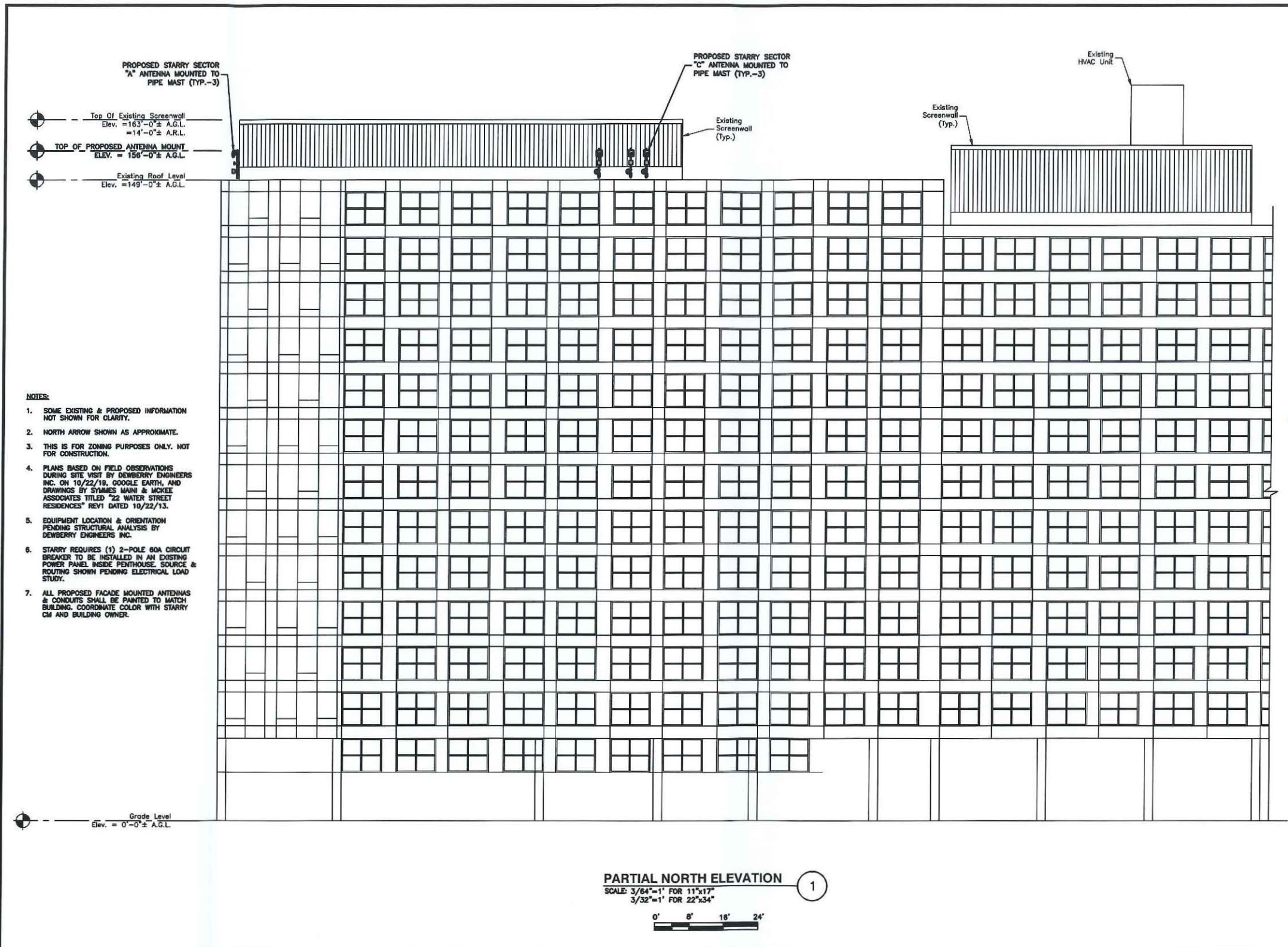
DRAWN BY:	SK
CHECKED BY:	OAS
APPROVED BY:	BBR
PROJECT #:	50122290
JOB #:	50122324

ZONING DRAWINGS		
REV.	DATE	DESCRIPTION
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0	10/05/20	FOR SUBMITTAL
A	07/21/20	FOR REVIEW

SITE NUMBER:
 MACAM0050
 SITE NAME:
 LECHMERE (VA)
 SITE ADDRESS:
 22 WATER ST.
 CAMBRIDGE, MA 02141

SHEET TITLE
 WEST ELEVATION

SHEET NUMBER
 Z-4



PROPOSED STARRY SECTOR
"A" ANTENNA MOUNTED TO
PIPE MAST (TYP.-3)

Top Of Existing Screenwall
Elev. = 163'-0" ± A.G.L.
= 14'-0" ± A.R.L.

TOP OF PROPOSED ANTENNA MOUNT
ELEV. = 156'-0" ± A.G.L.

Existing Roof Level
Elev. = 149'-0" ± A.G.L.

PROPOSED STARRY SECTOR
"C" ANTENNA MOUNTED TO
PIPE MAST (TYP.-3)

Existing Screenwall
(Typ.)

Existing
HVAC Unit

Existing
Screenwall
(Typ.)

- NOTES:**
- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
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 - PLANS BASED ON FIELD OBSERVATIONS DURING SITE VISIT BY DEWBERRY ENGINEERS INC. ON 10/22/19, GOOGLE EARTH, AND DRAWINGS BY SYMMES MANN & MCKEE ASSOCIATES TITLED "22 WATER STREET RESIDENCES" REV1 DATED 10/22/13.
 - EQUIPMENT LOCATION & ORIENTATION PENDING STRUCTURAL ANALYSIS BY DEWBERRY ENGINEERS INC.
 - STARRY REQUIRES (1) 2-POLE 60A CIRCUIT BREAKER TO BE INSTALLED IN AN EXISTING POWER PANEL INSIDE PENTHOUSE. SOURCE & ROUTING SHOWN PENDING ELECTRICAL LOAD STUDY.
 - ALL PROPOSED FACADE MOUNTED ANTENNAS & CONDUITS SHALL BE PAINTED TO MATCH BUILDING. COORDINATE COLOR WITH STARRY CM AND BUILDING OWNER.

Grade Level
Elev. = 0'-0" ± A.G.L.

PARTIAL NORTH ELEVATION ①
SCALE 3/84"=1' FOR 11"x17"
3/32"=1' FOR 22"x34"

STARRY

38 CHAUNCY STREET
2ND FLOOR
BOSTON, MA 02111

Dewberry

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



DRAWN BY: SK
CHECKED BY: OAS
APPROVED BY: BBR
PROJECT #: 50122290
JOB #: 50122324

ZONING DRAWINGS

REV.	DATE	DESCRIPTION
1	02/02/22	FOR SUBMITTAL
0	10/06/20	FOR SUBMITTAL
A	07/21/20	FOR REVIEW

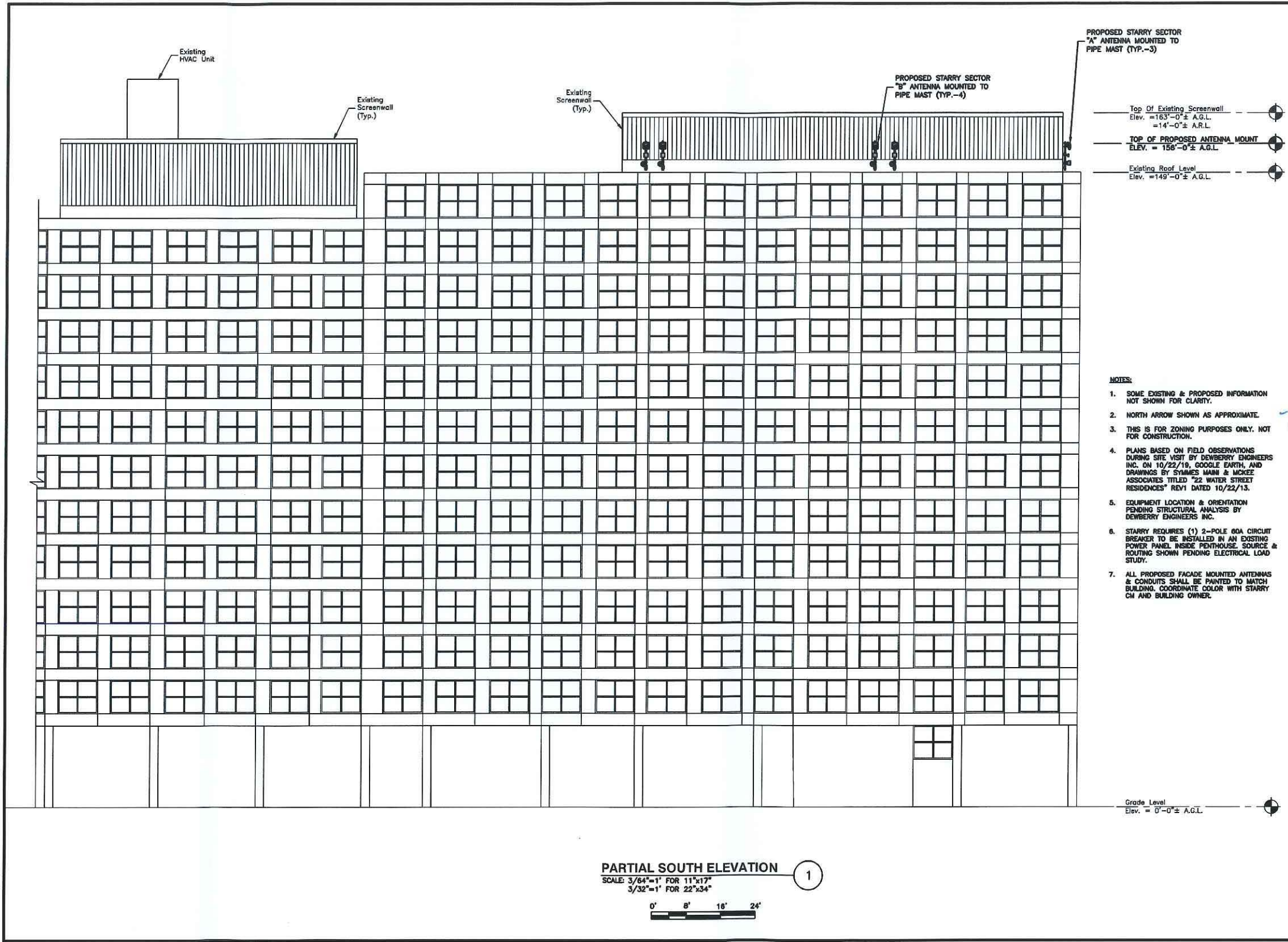
SITE NUMBER:
MACAM0050

SITE NAME:
LECHMERE (VA)

SITE ADDRESS:
22 WATER ST.
CAMBRIDGE, MA 02141

SHEET TITLE
NORTH ELEVATION

SHEET NUMBER
Z-5



PROPOSED STARRY SECTOR
"A" ANTENNA MOUNTED TO
PIPE MAST (TYP.-3)

PROPOSED STARRY SECTOR
"B" ANTENNA MOUNTED TO
PIPE MAST (TYP.-4)

Top Of Existing Screenwall
Elev. = 163'-0" ± A.G.L.
= 14'-0" ± A.R.L.

TOP OF PROPOSED ANTENNA MOUNT
ELEV. = 156'-0" ± A.G.L.

Existing Roof Level
Elev. = 149'-0" ± A.G.L.

- NOTES:
- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 - NORTH ARROW SHOWN AS APPROXIMATE.
 - THIS IS FOR ZONING PURPOSES ONLY. NOT FOR CONSTRUCTION.
 - PLANS BASED ON FIELD OBSERVATIONS DURING SITE VISIT BY DEWBERRY ENGINEERS INC. ON 10/22/19, GOOGLE EARTH, AND DRAWINGS BY SYMMES HARRIS & MCKEE ASSOCIATES TITLED "22 WATER STREET RESIDENCES" REV1 DATED 10/22/13.
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 - STARRY REQUIRES (1) 2-POLE 60A CIRCUIT BREAKER TO BE INSTALLED IN AN EXISTING POWER PANEL INSIDE PENTHOUSE. SOURCE & ROUTING SHOWN PENDING ELECTRICAL LOAD STUDY.
 - ALL PROPOSED FACADE MOUNTED ANTENNAS & CONDUITS SHALL BE PAINTED TO MATCH BUILDING. COORDINATE COLOR WITH STARRY CM AND BUILDING OWNER.

Grade Level
Elev. = 0'-0" ± A.G.L.

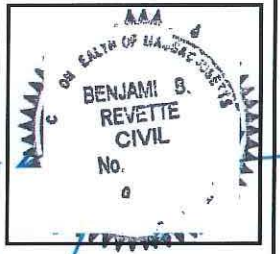
PARTIAL SOUTH ELEVATION ①
SCALE 3/64"=1' FOR 11"x17"
3/32"=1' FOR 22"x34"

STARRY

38 CHAUNCY STREET
2ND FLOOR
BOSTON, MA 02111

Dewberry

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



DRAWN BY: SK

CHECKED BY: OMS

APPROVED BY: BBR

PROJECT #: 50122290

JOB #: 50122324

ZONING DRAWINGS		
REV.	DATE	DESCRIPTION
1	02/02/22	FOR SUBMITTAL
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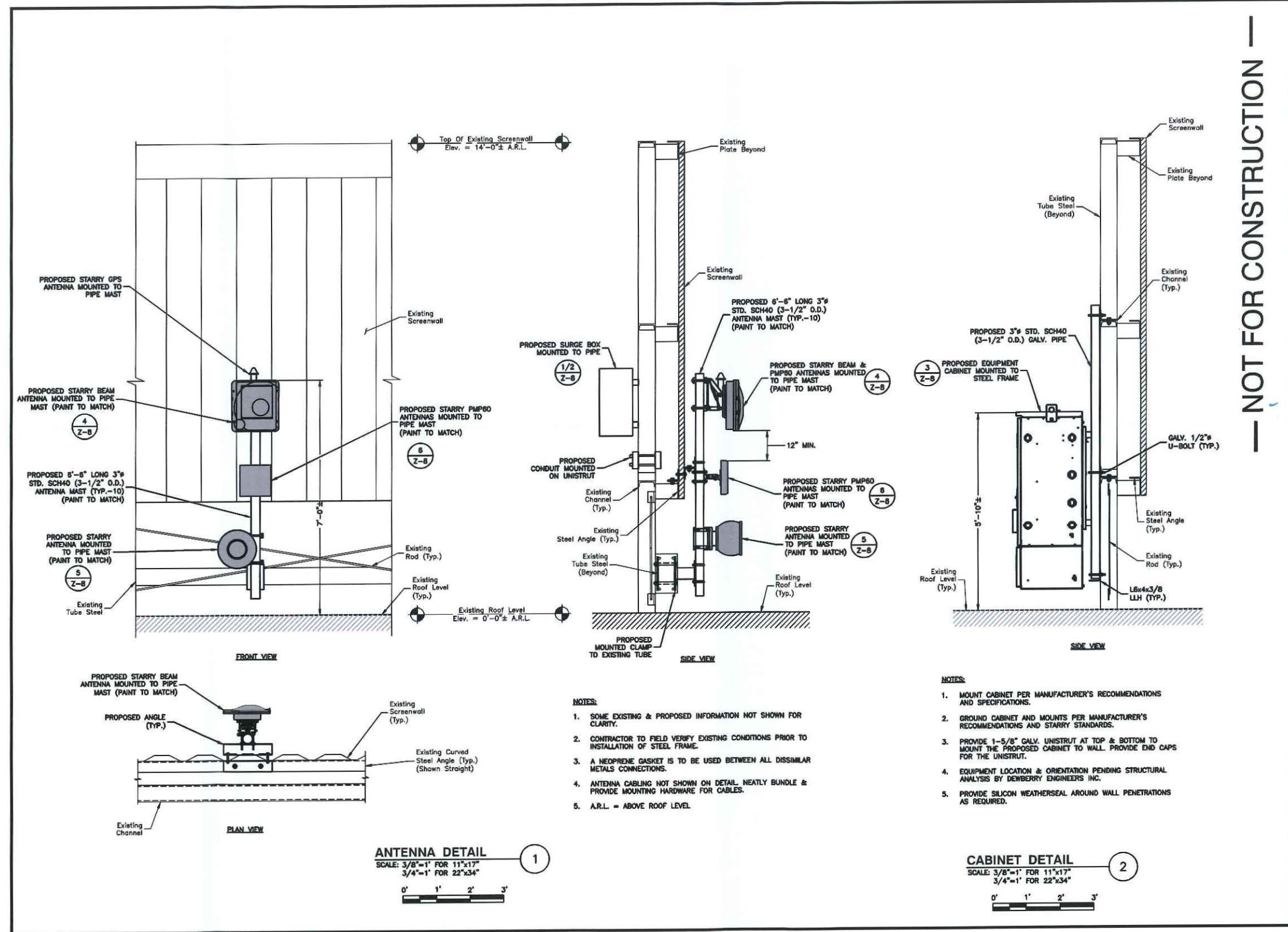
SITE NUMBER:
MACAM0050

SITE NAME:
LECHMERE (VA)

SITE ADDRESS:
22 WATER ST.
CAMBRIDGE, MA 02141

SHEET TITLE
SOUTH ELEVATION

SHEET NUMBER
Z-6



NOT FOR CONSTRUCTION

STARRY
38 CHAUNCY STREET
2ND FLOOR
BOSTON, MA 02111

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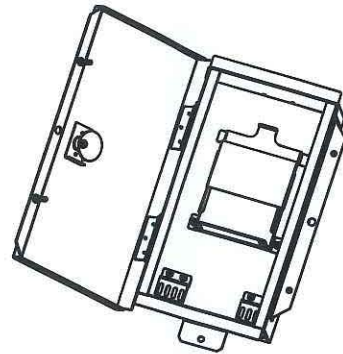
DRAWN BY: SK
CHECKED BY: OAS
APPROVED BY: BBR
PROJECT #: 50122290
JOB #: 50122324

ZONING DRAWINGS		
REV.	DATE	DESCRIPTION
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SITE NUMBER:
MACAM0050
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22 WATER ST.
CAMBRIDGE, MA 02141

SHEET TITLE
EQUIPMENT DETAILS-1

SHEET NUMBER
Z-7



ENCLOSURE SPECIFICATIONS
 HEIGHT: 24.0"
 WIDTH: 24.0"
 DEPTH: 12.0"

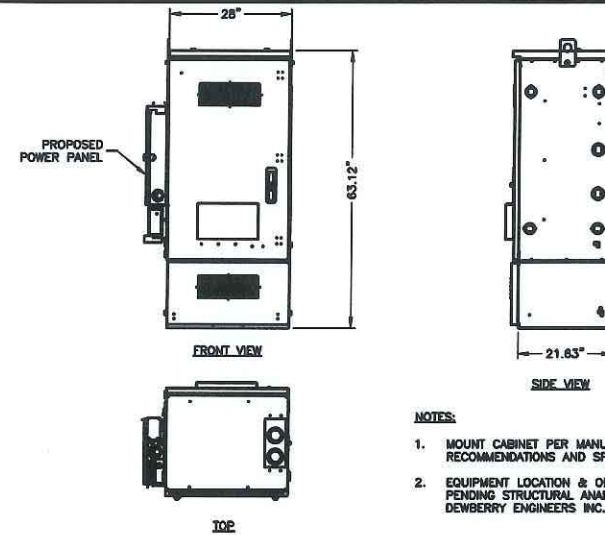
SURGE BOX DETAIL 1
 SCALE: N.T.S.

- NOTES:**
1. FMB = FIBER MANAGEMENT BOX.
 2. MOUNT FMB & SURGE BOX TO ANTENNA MAST IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.



ENCLOSURE SPECIFICATIONS
 HEIGHT: 24.0"
 WIDTH: 24.0"
 DEPTH: 12.0"

FIBER MANAGEMENT BOX 2
 SCALE: N.T.S.



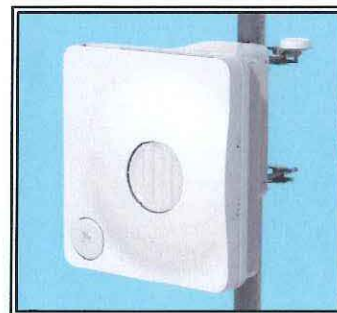
- NOTES:**
1. MOUNT CABINET PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
 2. EQUIPMENT LOCATION & ORIENTATION PENDING STRUCTURAL ANALYSIS BY DEWBERRY ENGINEERS INC.

CABINET SPECIFICATIONS
 MANUF: CHARLES INDUSTRIES
 HEIGHT: 63.12"
 DEPTH: 21.63"
 WIDTH: 28.00"
 WEIGHT: 1,000 LBS.

EQUIPMENT CABINET 3
 SCALE: N.T.S.

GENERAL ANTENNA NOTES:

1. MOUNT EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
2. GROUND EQUIPMENT AND MOUNTS PER MANUFACTURER'S RECOMMENDATIONS AND STARRY STANDARDS.
3. CABLE CONNECTIONS NOT SHOWN FOR CLARITY.
4. PROPOSED CABLES TO BE NEATLY BUNDLED & SECURED TO MAIN PIPE MAST.



ANTENNA SPECIFICATIONS
 MANUF: T.B.D.
 MODEL: STARRY BEAM 200
 LENGTH: 18"
 WIDTH: 18"
 DEPTH: 7.2"
 WEIGHT: 39.6 LBS.

- NOTES:**
1. MOUNT ANTENNA PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
 2. GROUND ANTENNA AND MOUNTS PER MANUFACTURER'S RECOMMENDATIONS AND STARRY STANDARDS.
 3. CONFIRM REQUIRED ANTENNAS WITH THE LATEST ANTENNA DESIGN.

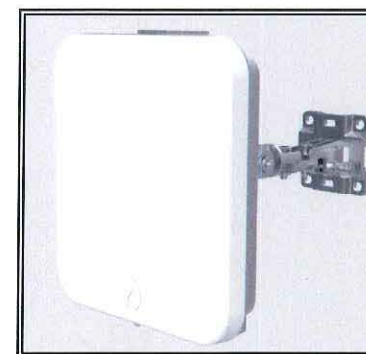
STARRY BEAM ANTENNA DETAIL 4
 SCALE: N.T.S.



ANTENNA SPECIFICATIONS
 DIAMETER: 12"

- NOTES:**
1. MOUNT ANTENNA PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
 2. GROUND ANTENNA AND MOUNTS PER MANUFACTURER'S RECOMMENDATIONS AND STARRY STANDARDS.
 3. CONFIRM REQUIRED ANTENNAS WITH THE LATEST ANTENNA DESIGN.

BRIDGEWAVE 80GHz ANTENNA 5
 SCALE: N.T.S.



ANTENNA SPECIFICATIONS
 MANUF: IGNITENET
 MODEL: METROLINQ 2.5G 60BM SECTOR
 LENGTH: 7.48"
 WIDTH: 7.48"
 DEPTH: 2.36"
 WEIGHT: 4.41 LBS.

- NOTES:**
1. MOUNT EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
 2. GROUND EQUIPMENT AND MOUNTS PER MANUFACTURER'S RECOMMENDATIONS AND STARRY STANDARDS.
 3. CONFIRM REQUIRED ANTENNAS WITH THE LATEST ANTENNA DESIGN.

METROLINQ BEAMFORMING (PMP60) ANTENNA DETAIL 6
 SCALE: N.T.S.



ANTENNA DOWNTILT BRACKET

— NOT FOR CONSTRUCTION —



38 CHAUNCY STREET
 2ND FLOOR
 BOSTON, MA 02111



Dewberry Engineers Inc.
 99 SUMMER STREET
 SUITE 700
 BOSTON, MA 02110
 PHONE: 617.895.3400
 FAX: 617.895.3316



DRAWN BY:	SK
CHECKED BY:	OAS
APPROVED BY:	BBR
PROJECT #:	50122290
JOB #:	50122324

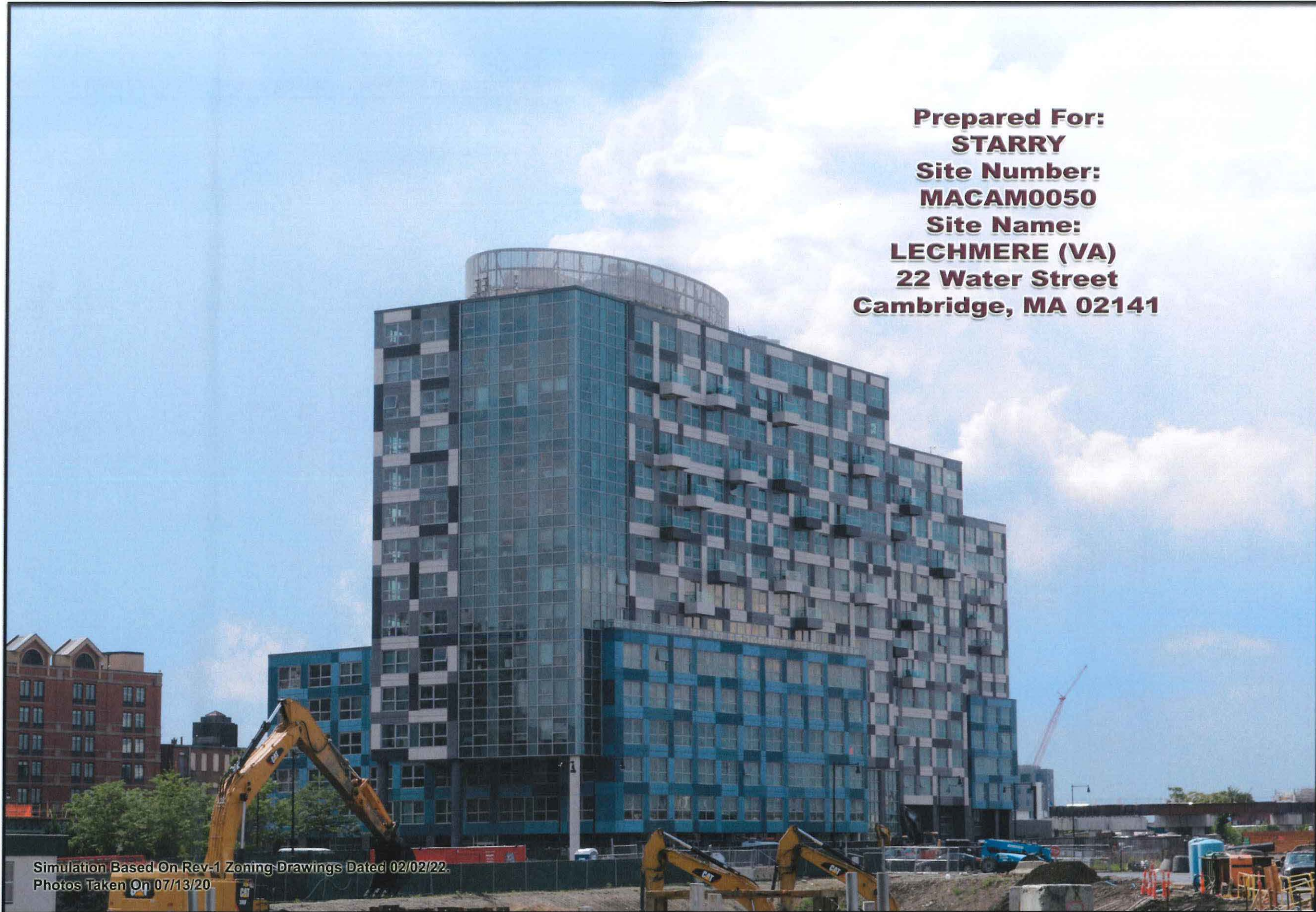
ZONING DRAWINGS		
REV.	DATE	DESCRIPTION
1	02/02/22	FOR SUBMITTAL
0	10/05/20	FOR SUBMITTAL
A	07/21/20	FOR REVIEW

SITE NUMBER:
 MACAM0050
SITE NAME:
 LECHMERE (VA)
SITE ADDRESS:
 22 WATER ST.
 CAMBRIDGE, MA 02141

SHEET TITLE
 EQUIPMENT DETAILS-II

SHEET NUMBER
 Z-8

Prepared For:
STARRY
Site Number:
MACAM0050
Site Name:
LECHMERE (VA)
22 Water Street
Cambridge, MA 02141



Simulation Based On Rev-1 Zoning Drawings Dated 02/02/22.
Photos Taken On 07/13/20

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

 **STARRY**
38 Chauncy Street
2nd Floor
Boston, MA 02111

LECHMERE (VA)

DEWBERRY NO. 50122324
(Page 1 of 8)

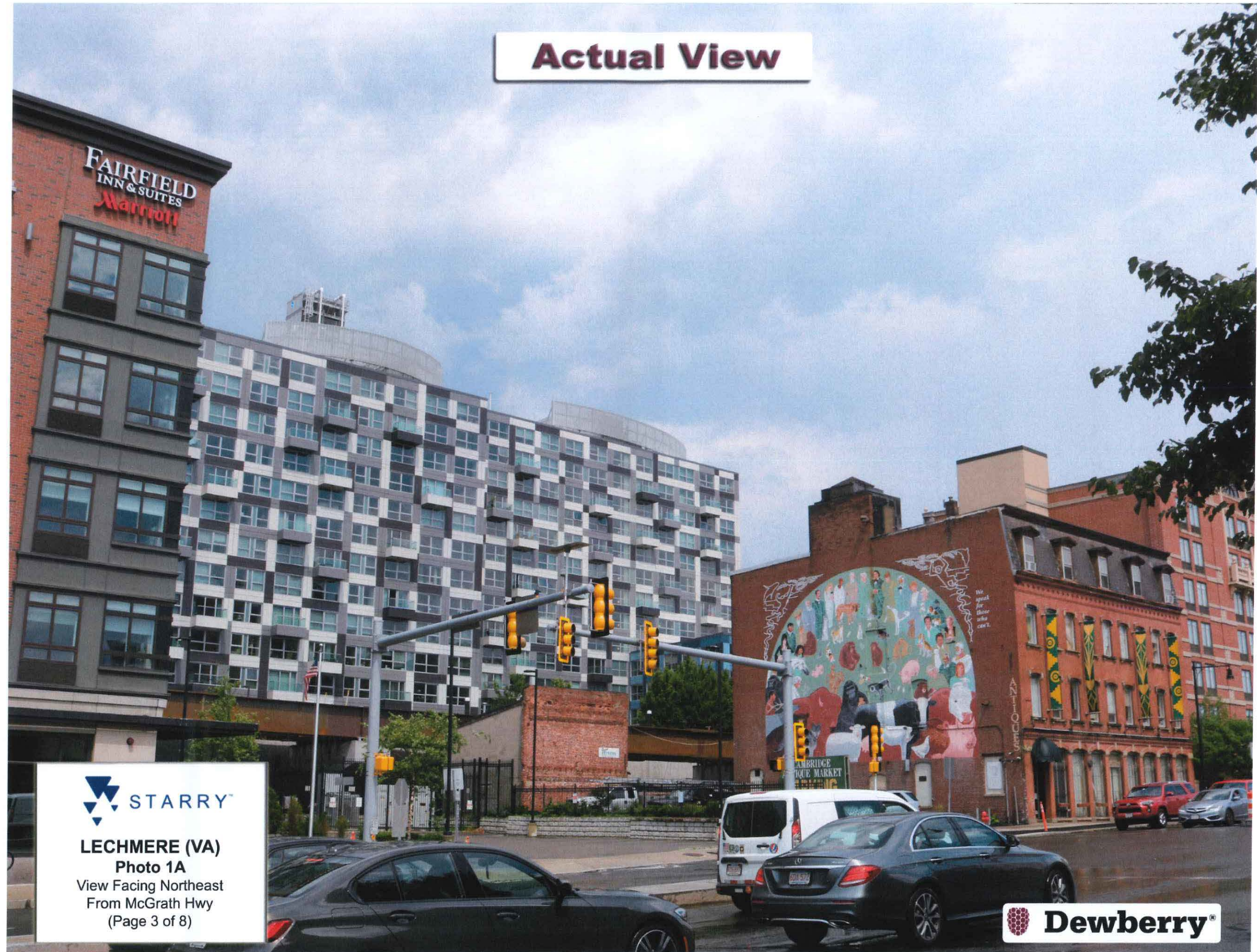
 **Dewberry**
Dewberry Engineers Inc.
99 Summer St.
Suite 700
Boston, MA 02110



 **STARRY**
LECHMERE (VA)
22 Water Street
Cambridge, MA 02141
(Page 2 of 8)



Actual View



LECHMERE (VA)

Photo 1A

View Facing Northeast

From McGrath Hwy

(Page 3 of 8)



Proposed View

Proposed Starry Mast With
Proposed Antennas (Typ.)



LECHMERE (VA)
Photo 1B
View Facing Northeast
From McGrath Hwy
(Page 4 of 8)



Actual View



LECHMERE (VA)

Photo 2A

View Facing Northwest From
Monsignor O'Brien Highway
(Page 5 of 8)



Proposed View

Proposed Starry Mast With
Proposed Antennas (Typ.)



LECHMERE (VA)
Photo 2B

View Facing Northwest From
Monsignor O'Brien Highway
(Page 6 of 8)



Actual View



LECHMERE (VA)

Photo 3A

View Facing West
From North Street
(Page 7 of 8)



Proposed View

Proposed Starry Mast With
Proposed Antennas (Typ.)



LECHMERE (VA)

Photo 3B

View Facing West

From North Street

(Page 8 of 8)



SITE NAME: LECHEMERE (VA)



**SITE ADDRESS:
22 WATER ST.
CAMBRIDGE, MA 02141**



38 CHAUNCY STREET
2ND FLOOR
BOSTON, MA 02111



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

SITE INFORMATION

STARRY SITE NUMBER:
MACAM0050

STARRY SITE NAME:
LECHMERE (VA)

SCOPE OF WORK:
UNMANNED INTERNET SERVICE PROVIDER FACILITY
STARRY EQUIPMENT ON ROOF

PROPERTY OWNER*:
BEHRINGER HARVARD 22 WATER ST.
C/O MONOGRAM RESIDENTIAL TRUST
5800 GRANITE PARKWAY, SUITE 1000
ADDISON, TX 75001

*BASED ON CITY OF CAMBRIDGE ASSESSOR'S DATABASE

LATITUDE:**
42° 22' 22.51" N

LONGITUDE:**
71° 04' 41.13" W
**BASED ON GOOGLE EARTH

MAP/LOT
7/113

ZONING JURISDICTION:
CITY OF CAMBRIDGE

ZONING DISTRICT:
PUD-6

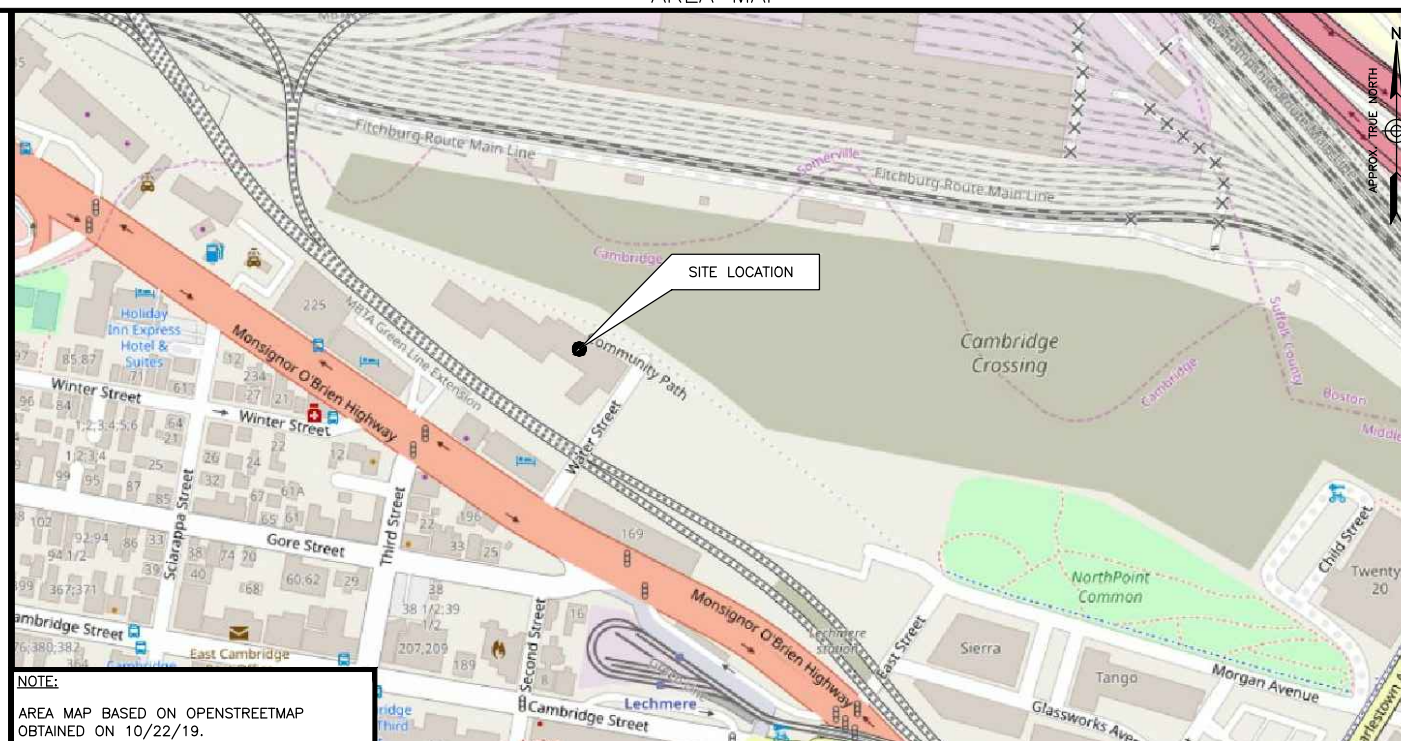
POWER COMPANY:
EVERSOURCE

TELCO COMPANY:
COMCAST

BUILDING HEIGHT:
149'-0"± (ROOF LEVEL)

AREA OF WORK:
ROOFTOP & INSIDE BUILDING

AREA MAP



NOTE:
AREA MAP BASED ON OPENSTREETMAP
OBTAINED ON 10/22/19.

PROJECT DESCRIPTION

THE SITE WILL CONSIST OF INSTALLING ANTENNAS ON THE ROOF. THESE ANTENNAS WILL BE MOUNTED TO THE EXISTING SCREENWALL STEEL FRAME. THE PROPOSED SITE SUPPORT CABINET & ASSOCIATED EQUIPMENT WILL BE ALSO MOUNTED ON THE SCREENWALL STEEL FRAME.

SPECIAL CONSTRUCTION NOTE

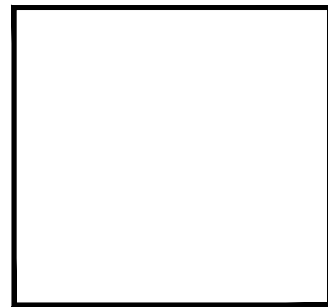
DEWBERRY ENGINEERS INC. ASSUMES THAT THE BUILDING/STRUCTURE IS PROPERLY CONSTRUCTED AND MAINTAINED. ALL STRUCTURAL MEMBERS AND THEIR CONNECTION ARE ASSUMED TO BE IN GOOD CONDITION AND ARE FREE FROM DEFECTS WITH NO DETERIORATION TO ITS MEMBER CAPACITIES.

GENERAL NOTES

- THIS IS AN UNMANNED INTERNET SERVICE PROVIDER FACILITY AND NOT FOR HUMAN HABITATION:
 - ADA COMPLIANCE NOT REQUIRED.
 - POTABLE WATER OR SANITARY SERVICE IS NOT REQUIRED.
 - NO OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES REQUIRED.
- CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON JOB SITE. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. FAILURE TO NOTIFY THE ARCHITECT/ENGINEER PLACE THE RESPONSIBILITY ON THE CONTRACTOR TO CORRECT THE DISCREPANCIES AT THE CONTRACTOR'S EXPENSE.
- NEW CONSTRUCTION WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. BUILDING CODE: MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION (780CMR) ELECTRICAL CODE: NATIONAL ELECTRICAL CODE (LATEST EDITION) STRUCTURAL CODE: TIA/EIA-222-G STRUCTURAL STANDARDS FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS.

DRAWING INDEX

SHT. NO.	SHEET TITLE
T-1	TITLE SHEET
Z-1	300' PROPERTY RADIUS MAP
Z-2	ROOF PLAN
Z-3	EAST ELEVATION
Z-4	WEST ELEVATION
Z-5	NORTH ELEVATION
Z-6	SOUTH ELEVATION
Z-7	EQUIPMENT DETAILS-I
Z-8	EQUIPMENT DETAILS-II



DRAWN BY: SK

CHECKED BY: OAS

APPROVED BY: BBR

PROJECT #: 50122290

JOB #: 50122294

ZONING DRAWINGS

REV.	DATE	DESCRIPTION
A	07/21/20	FOR REVIEW

SITE NUMBER:
MACAM0050

SITE NAME:
LECHMERE (VA)

SITE ADDRESS:
22 WATER ST.
CAMBRIDGE, MA 02141

SHEET INDEX

STARRY: _____ DATE: _____

CONSTRUCTION MANAGER: _____ DATE: _____

LEASING/SITE ACQUISITION: _____ DATE: _____

RF ENGINEER: _____ DATE: _____

ROOFTOP TELECOM MANAGER: _____ DATE: _____

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



NOTES:

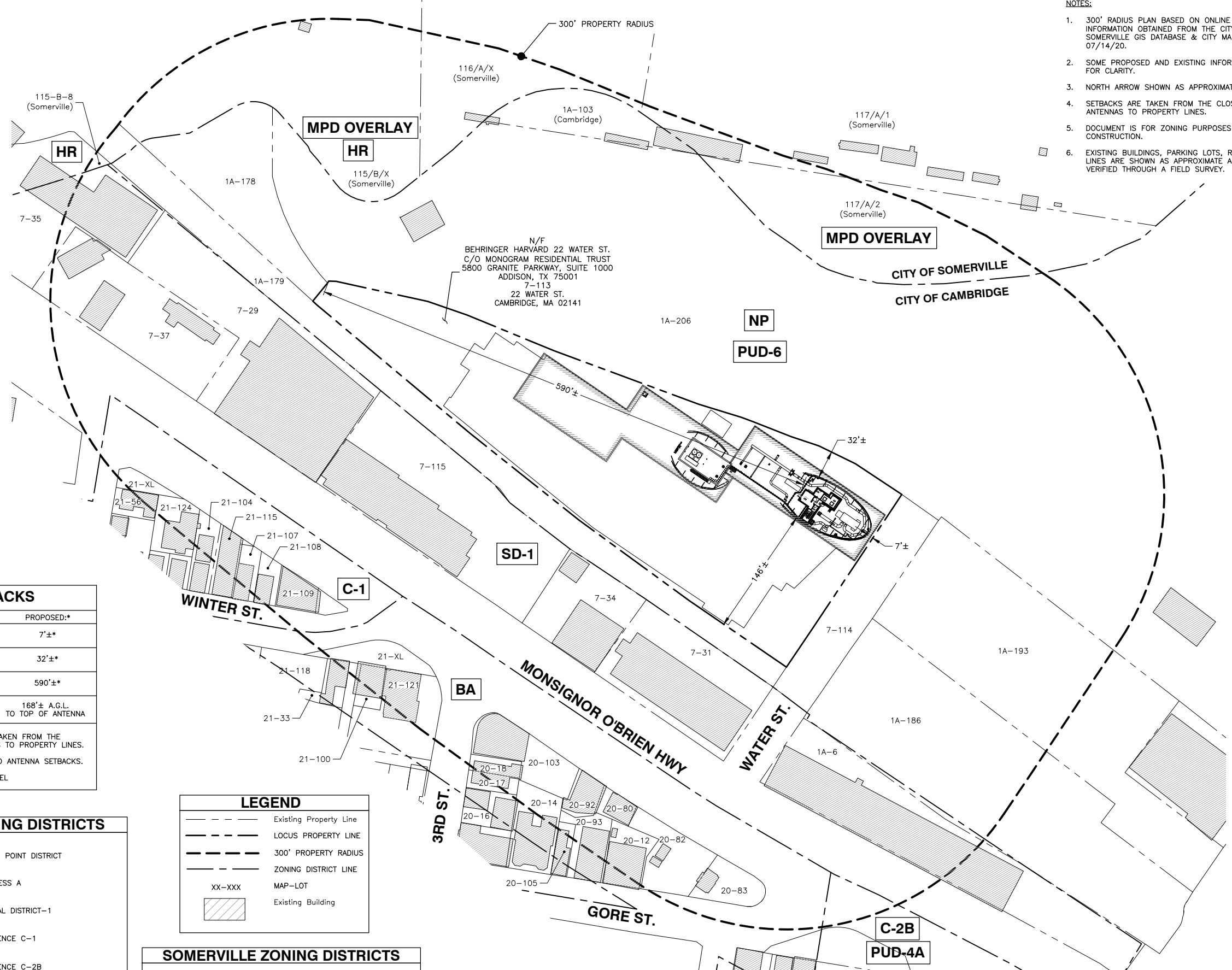
1. 300' RADIUS PLAN BASED ON ONLINE ASSESSOR'S INFORMATION OBTAINED FROM THE CITY OF CAMBRIDGE & SOMERVILLE GIS DATABASE & CITY MAPS OBTAINED ON 07/14/20.
2. SOME PROPOSED AND EXISTING INFORMATION NOT SHOWN FOR CLARITY.
3. NORTH ARROW SHOWN AS APPROXIMATE.
4. SETBACKS ARE TAKEN FROM THE CLOSEST POINT OF ANTENNAS TO PROPERTY LINES.
5. DOCUMENT IS FOR ZONING PURPOSES ONLY, NOT FOR CONSTRUCTION.
6. EXISTING BUILDINGS, PARKING LOTS, ROADS & PROPERTY LINES ARE SHOWN AS APPROXIMATE AND HAVE NOT BEEN VERIFIED THROUGH A FIELD SURVEY.



38 CHAUNCY STREET
2ND FLOOR
BOSTON, MA 02111



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99 SUMMER STREET
SUITE 700
BOSTON, MA 02110
PHONE: 617.695.3400
FAX: 617.695.3310



N/F
BEHRINGER HARVARD 22 WATER ST.
C/O MONOGRAM RESIDENTIAL TRUST
5800 GRANITE PARKWAY, SUITE 1000
ADDISON, TX 75001
7-113
22 WATER ST.
CAMBRIDGE, MA 02141

SETBACKS	
SETBACK:	PROPOSED:*
FRONT SETBACK	7'±*
SIDE SETBACK	32'±*
REAR SETBACK	590'±*
ANTENNA HEIGHT (HIGHEST ANTENNA)	168'± A.G.L. TO TOP OF ANTENNA

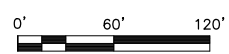
* SETBACK DISTANCES ARE TAKEN FROM THE CLOSEST POINT OF ANTENNAS TO PROPERTY LINES. SEE Z-2 FOR ROOF EDGE TO ANTENNA SETBACKS.
A.G.L. = ABOVE GROUND LEVEL

LEGEND	
	Existing Property Line
	LOCUS PROPERTY LINE
	300' PROPERTY RADIUS
	ZONING DISTRICT LINE
	MAP-LOT
	Existing Building

CAMBRIDGE ZONING DISTRICTS	
NP	NORTH POINT DISTRICT
BA	BUSINESS A
SD-1	SPECIAL DISTRICT-1
C-1	RESIDENCE C-1
C-2B	RESIDENCE C-2B
PUD-6	PLANNED UNIT DEVELOPMENT OVERLAY
PUD-4A	PLANNED UNIT DEVELOPMENT OVERLAY

SOMERVILLE ZONING DISTRICTS	
MPD OVERLAY	MASTER PLANNED DEVELOPMENT
HR	HIGH RISE

300' PROPERTY RADIUS MAP
SCALE: 1"=120' FOR 11"x17"
1"=60' FOR 22"x34"



DRAWN BY:	SK
CHECKED BY:	OAS
APPROVED BY:	BBR
PROJECT #:	50122290
JOB #:	50122294

ZONING DRAWINGS		
REV.	DATE	DESCRIPTION
A	07/21/20	FOR REVIEW

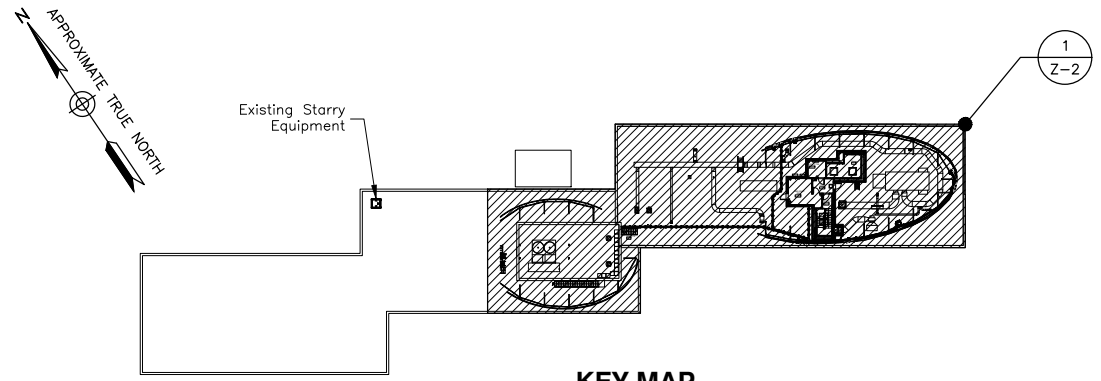
SITE NUMBER:
MACAM0050

SITE NAME:
LECHMERE (VA)

SITE ADDRESS:
22 WATER ST.
CAMBRIDGE, MA 02141

SHEET TITLE
300' PROPERTY RADIUS MAP

SHEET NUMBER
Z-1



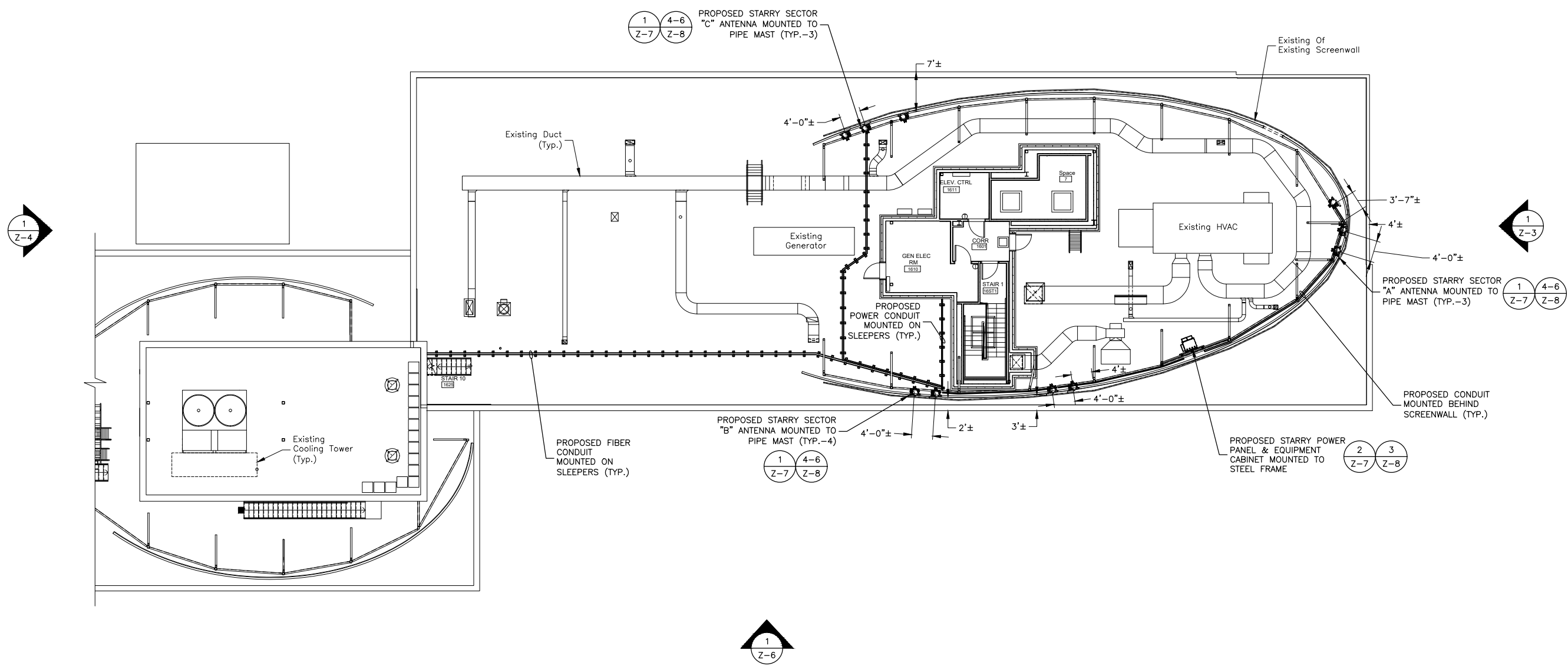
KEY MAP
SCALE: N.T.S



38 CHAUNCY STREET
2ND FLOOR
BOSTON, MA 02111

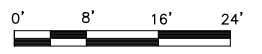


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PHONE: 617.695.3400
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ROOF PLAN

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



- NOTES:**
- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 - NORTH ARROW SHOWN AS APPROXIMATE.
 - THIS IS FOR ZONING PURPOSES ONLY. NOT FOR CONSTRUCTION.
 - PLANS BASED ON FIELD OBSERVATIONS DURING SITE VISIT BY DEWBERRY ENGINEERS INC. ON 10/22/19, GOOGLE EARTH, AND DRAWINGS BY SYMMES MAINI & MCKEE ASSOCIATES TITLED "22 WATER STREET RESIDENCES" REV1 DATED 10/22/13.
 - EQUIPMENT LOCATION & ORIENTATION BASED ON STRUCTURAL ANALYSIS BY DEWBERRY ENGINEERS INC. DATED 06/12/20.
 - STARRY REQUIRES (1) 2-POLE 60A CIRCUIT BREAKER TO BE INSTALLED IN AN EXISTING POWER PANEL INSIDE PENTHOUSE. SOURCE & ROUTING SHOWN PENDING ELECTRICAL LOAD STUDY.
 - ALL PROPOSED FACADE MOUNTED ANTENNAS & CONDUITS SHALL BE PAINTED TO MATCH BUILDING. COORDINATE COLOR WITH STARRY CM AND BUILDING OWNER.

DRAWN BY:	SK
CHECKED BY:	OAS
APPROVED BY:	BBR
PROJECT #:	50122290
JOB #:	50122294

ZONING DRAWINGS		
REV.	DATE	DESCRIPTION
A	07/21/20	FOR REVIEW

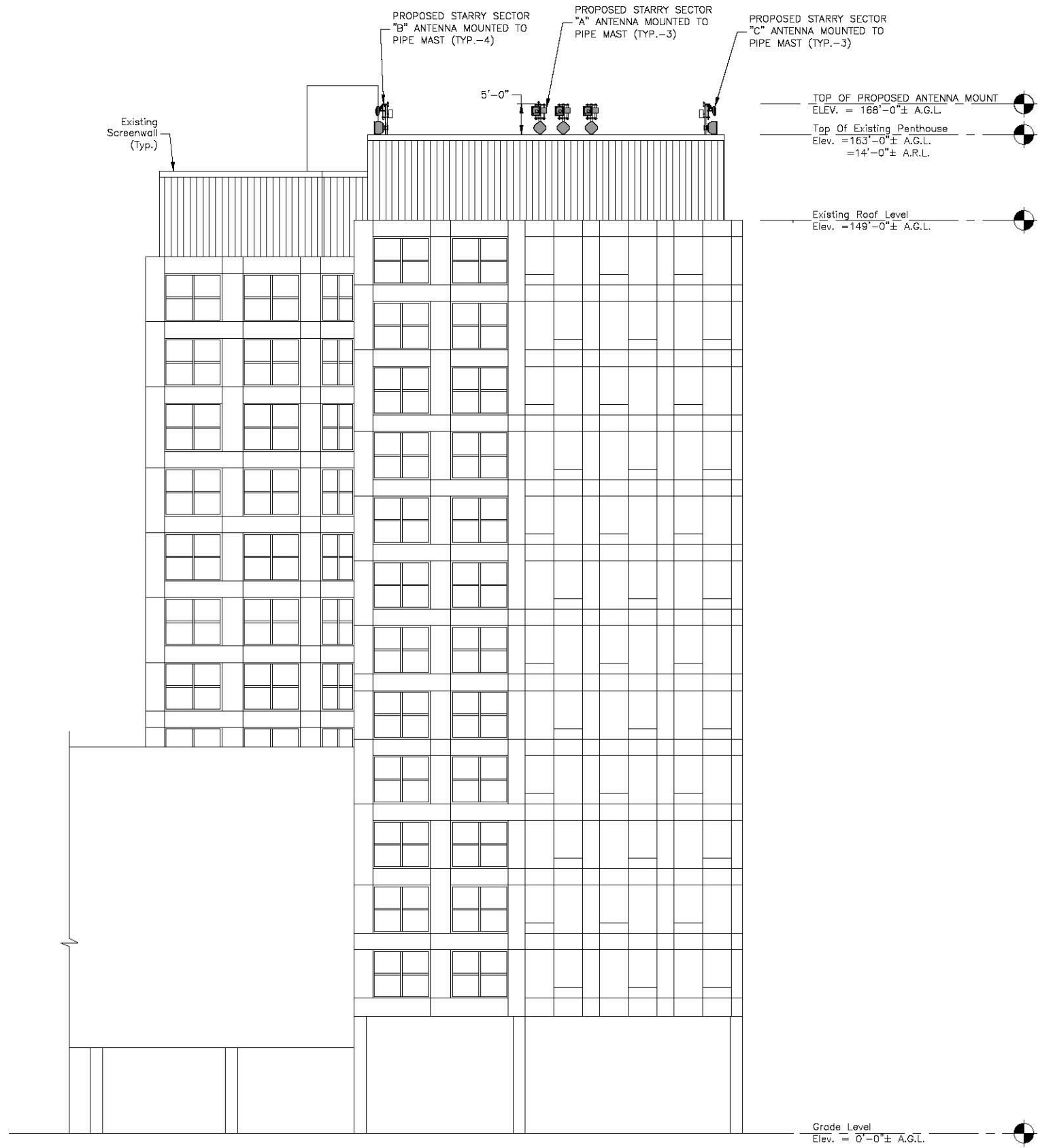
SITE NUMBER:
MACAM0050

SITE NAME:
LECHMERE (VA)

SITE ADDRESS:
22 WATER ST.
CAMBRIDGE, MA 02141

SHEET TITLE
ROOF PLAN

SHEET NUMBER
Z-2



NOTES:

1. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
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7. ALL PROPOSED FACADE MOUNTED ANTENNAS & CONDUITS SHALL BE PAINTED TO MATCH BUILDING. COORDINATE COLOR WITH STARRY CM AND BUILDING OWNER.

EAST ELEVATION

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



1



38 CHAUNCY STREET
2ND FLOOR
BOSTON, MA 02111



Dewberry Engineers Inc.
89 SUMMER STREET
SUITE 700
BOSTON, MA 02110
PHONE: 617.686.3400
FAX: 617.686.3310

DRAWN BY: SK

CHECKED BY: OAS

APPROVED BY: BBR

PROJECT #: 50122290

JOB #: 50122294

ZONING DRAWINGS

REV.	DATE	DESCRIPTION
A	07/21/20	FOR REVIEW

SITE NUMBER:
MACAM0050

SITE NAME:
LECHMERE (VA)

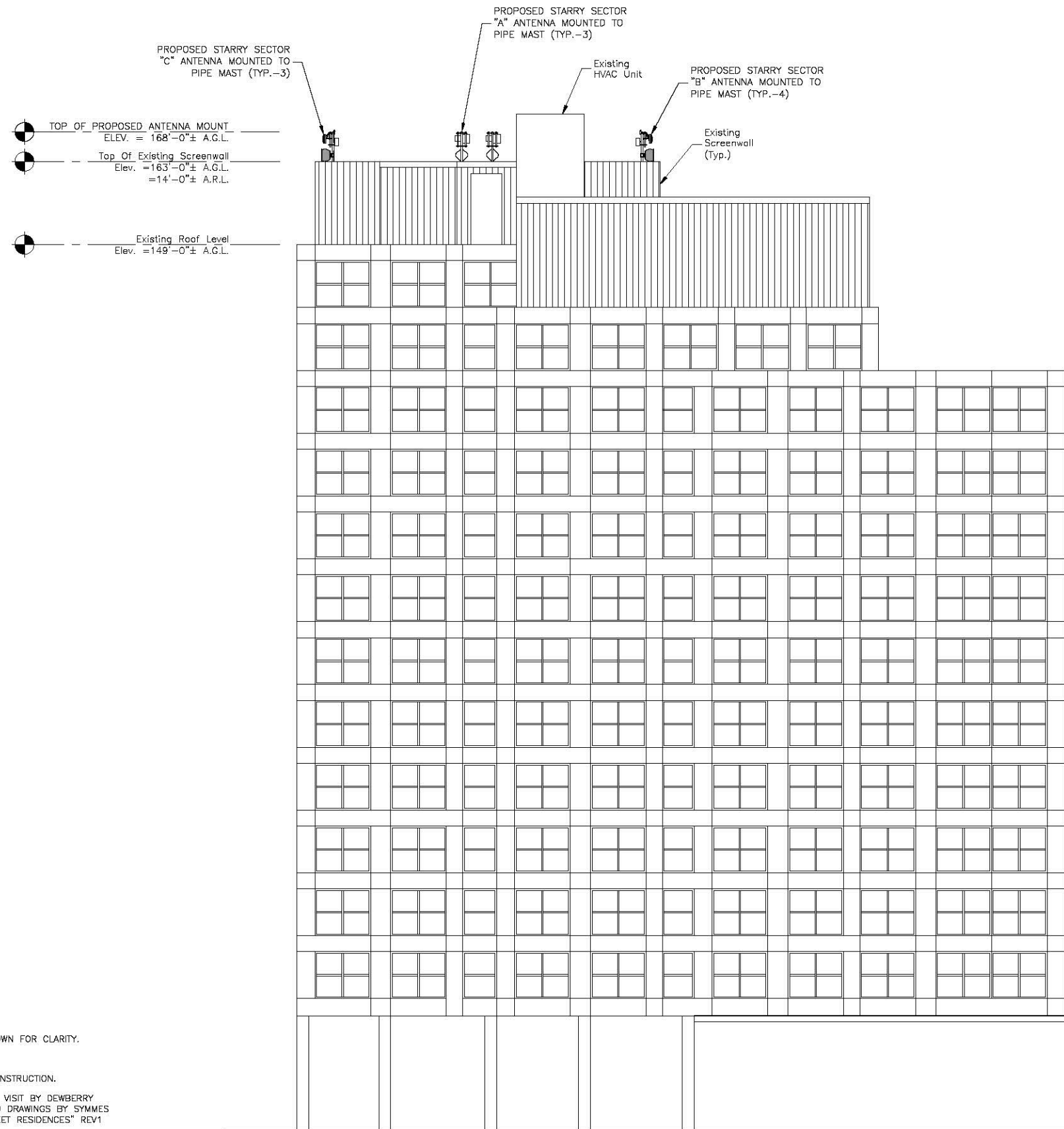
SITE ADDRESS:
22 WATER ST.
CAMBRIDGE, MA 02141

SHEET TITLE

EAST ELEVATION

SHEET NUMBER

Z-3



TOP OF PROPOSED ANTENNA MOUNT
 ELEV. = 168'-0"± A.G.L.

Top Of Existing Screenwall
 Elev. = 163'-0"± A.G.L.
 = 14'-0"± A.R.L.

Existing Roof Level
 Elev. = 149'-0"± A.G.L.

PROPOSED STARRY SECTOR
 "A" ANTENNA MOUNTED TO
 PIPE MAST (TYP.-3)

Existing HVAC Unit

PROPOSED STARRY SECTOR
 "B" ANTENNA MOUNTED TO
 PIPE MAST (TYP.-4)

Existing Screenwall
 (Typ.)

NOTES:

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WEST ELEVATION ①
 SCALE: 3/64"=1' FOR 11"x17"
 3/32"=1' FOR 22"x34"
 0' 8' 16' 24'

Grade Level
 Elev. = 0'-0"± A.G.L.



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DRAWN BY:	SK
CHECKED BY:	OAS
APPROVED BY:	BBR
PROJECT #:	50122290
JOB #:	50122294

ZONING DRAWINGS		
REV.	DATE	DESCRIPTION
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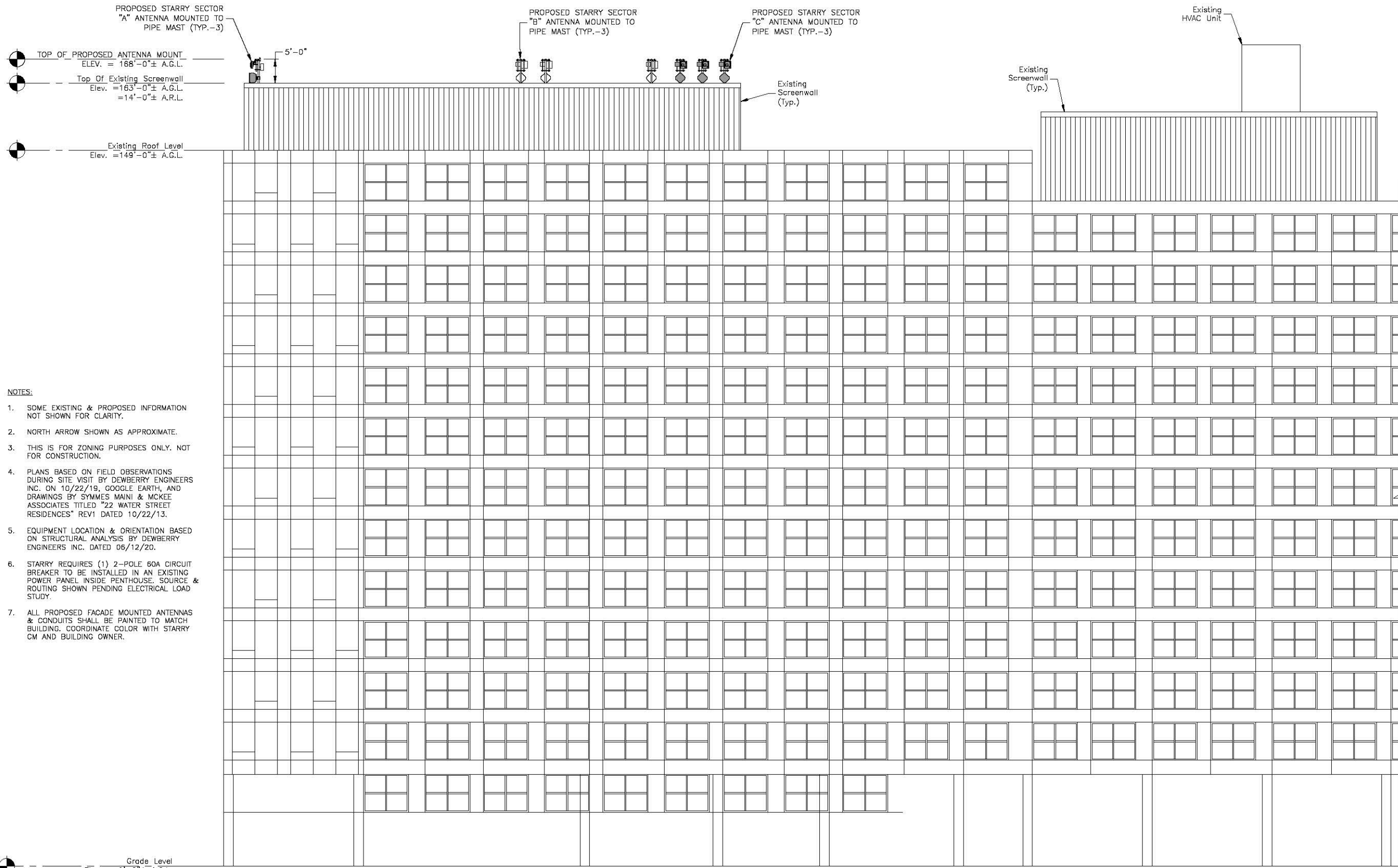
SITE NUMBER:
 MACAM0050

SITE NAME:
 LECHMERE (VA)

SITE ADDRESS:
 22 WATER ST.
 CAMBRIDGE, MA 02141

SHEET TITLE
 WEST ELEVATION

SHEET NUMBER
 Z-4



- NOTES:
- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
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 - ALL PROPOSED FACADE MOUNTED ANTENNAS & CONDUITS SHALL BE PAINTED TO MATCH BUILDING. COORDINATE COLOR WITH STARRY CM AND BUILDING OWNER.

PARTIAL NORTH ELEVATION 1

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

0' 8' 16' 24'



38 CHAUNCY STREET
2ND FLOOR
BOSTON, MA 02111



Dewberry Engineers Inc.
88 SUMMER STREET
SUITE 700
BOSTON, MA 02110
PHONE: 617.686.3400
FAX: 617.686.3310

DRAWN BY:	SK
CHECKED BY:	OAS
APPROVED BY:	BBR
PROJECT #:	50122290
JOB #:	50122294

ZONING DRAWINGS		
REV.	DATE	DESCRIPTION
A	07/21/20	FOR REVIEW

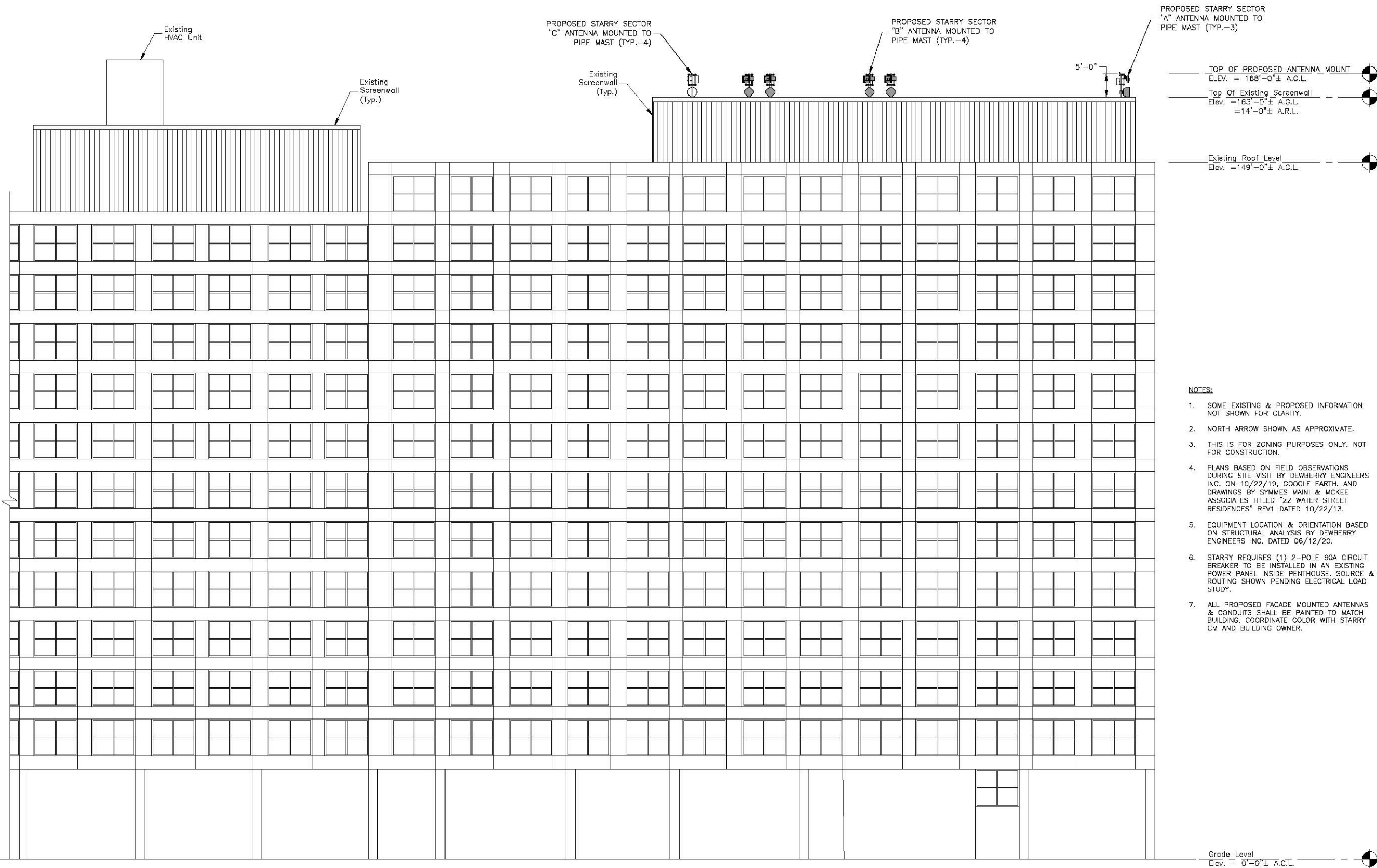
SITE NUMBER:
MACAM0050

SITE NAME:
LECHMERE (VA)

SITE ADDRESS:
22 WATER ST.
CAMBRIDGE, MA 02141

SHEET TITLE
NORTH ELEVATION

SHEET NUMBER
Z-5



38 CHAUNCY STREET
2ND FLOOR
BOSTON, MA 02111



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89 SUMMER STREET
SUITE 700
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FAX: 617.686.3310

NOTES:

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7. ALL PROPOSED FACADE MOUNTED ANTENNAS & CONDUITS SHALL BE PAINTED TO MATCH BUILDING. COORDINATE COLOR WITH STARRY CM AND BUILDING OWNER.

DRAWN BY: SK

CHECKED BY: OAS

APPROVED BY: BBR

PROJECT #: 50122290

JOB #: 50122294

ZONING DRAWINGS

REV.	DATE	DESCRIPTION
A	07/21/20	FOR REVIEW

SITE NUMBER:
MACAM0050

SITE NAME:
LECHMERE (VA)

SITE ADDRESS:
22 WATER ST.
CAMBRIDGE, MA 02141

SHEET TITLE
SOUTH ELEVATION

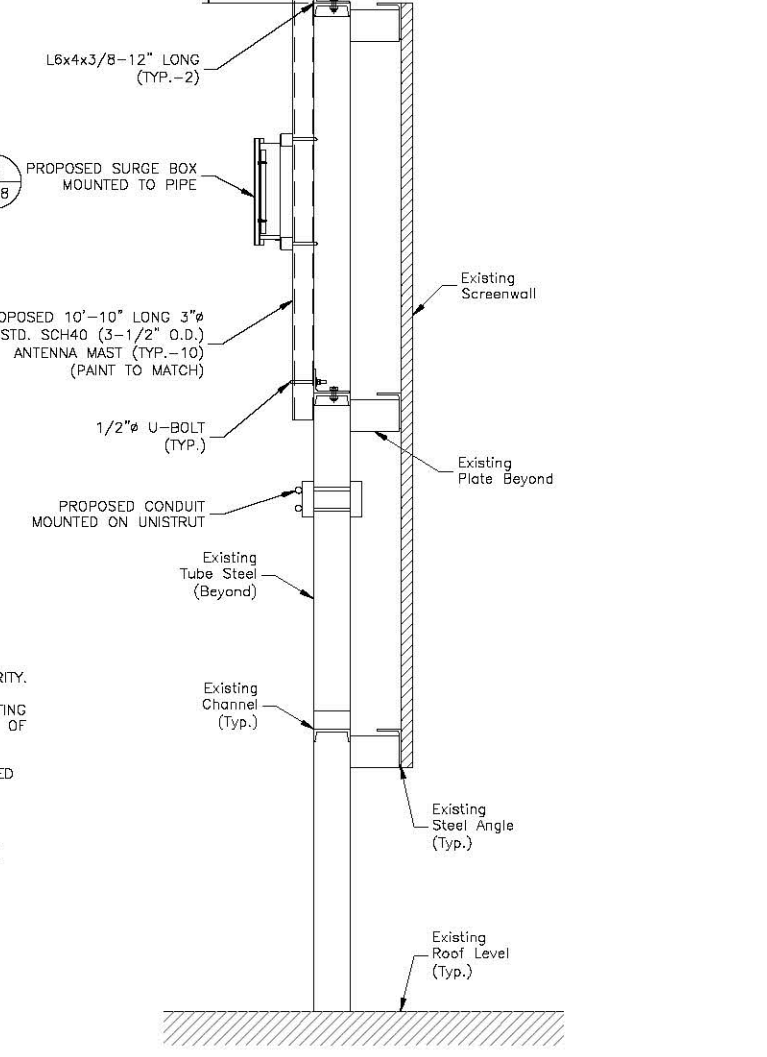
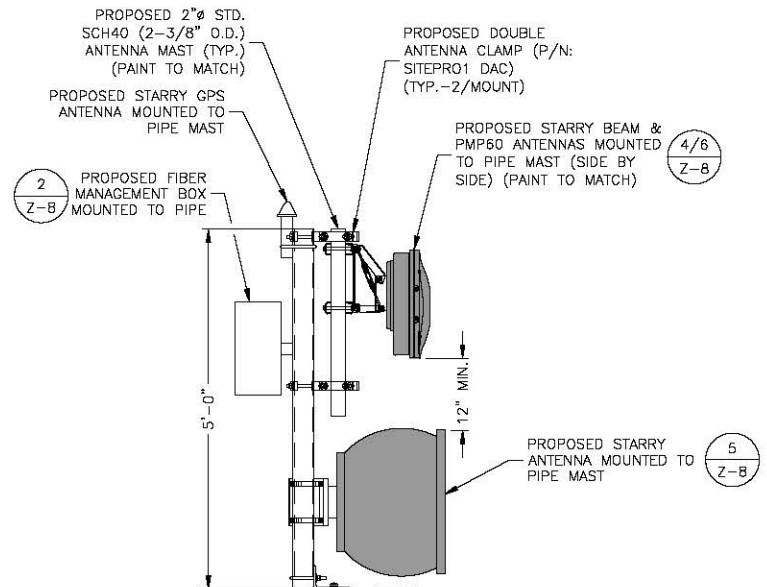
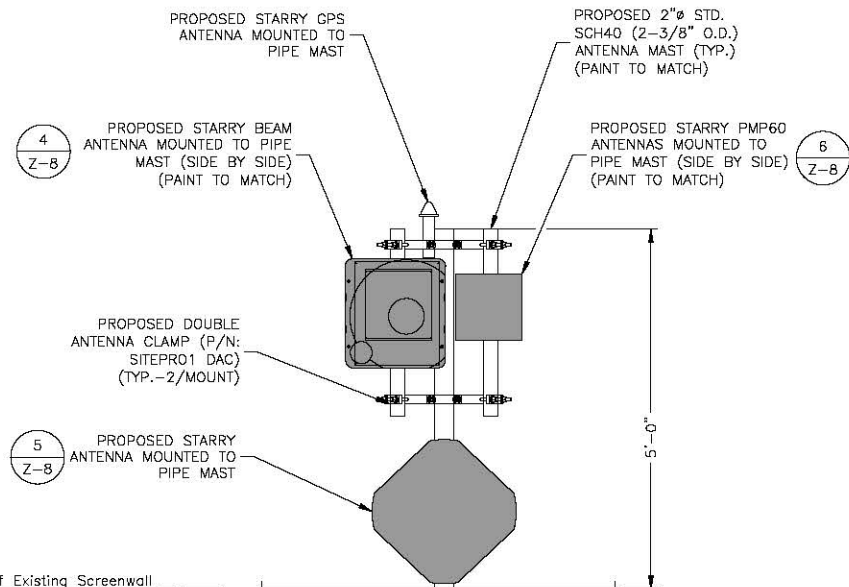
SHEET NUMBER
Z-6

PARTIAL SOUTH ELEVATION

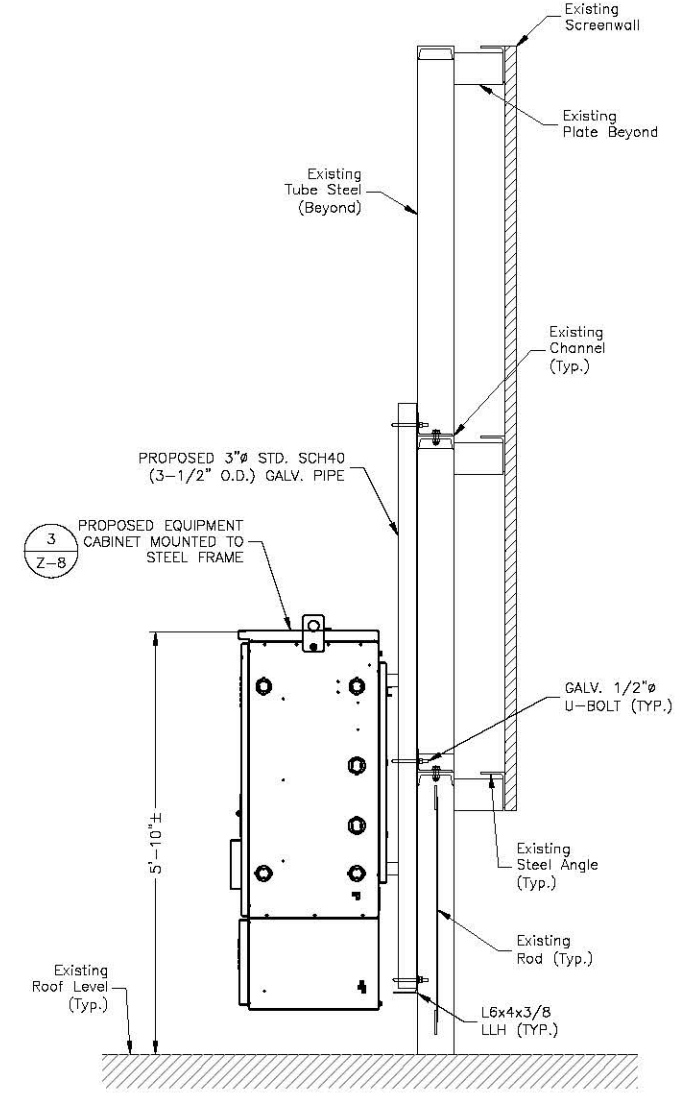
SCALE: 3/64"=1' FOR 11"x17"
3/32"=1' FOR 22"x34"



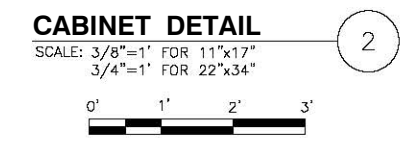
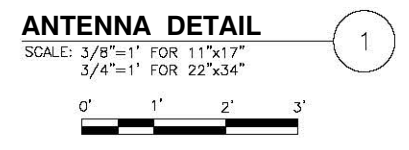
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- NOTES:
1. MOUNT CABINET PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
 2. GROUND CABINET AND MOUNTS PER MANUFACTURER'S RECOMMENDATIONS AND STARRY STANDARDS.
 3. PROVIDE 1-5/8" GALV. UNISTRUT AT TOP & BOTTOM TO MOUNT THE PROPOSED CABINET TO WALL. PROVIDE END CAPS FOR THE UNISTRUT.
 4. EQUIPMENT LOCATION & ORIENTATION BASED ON STRUCTURAL ANALYSIS & ORIENTATION BY DEWBERRY ENGINEERS INC. DATED 06/12/20.
 5. PROVIDE SILICON WEATHERSEAL AROUND WALL PENETRATIONS AS REQUIRED.



- NOTES:
1. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 2. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO INSTALLATION OF STEEL FRAME.
 3. A NEOPRENE GASKET IS TO BE USED BETWEEN ALL DISSIMILAR METALS CONNECTIONS.
 4. ANTENNA CABLING NOT SHOWN ON DETAIL. NEATLY BUNDLE & PROVIDE MOUNTING HARDWARE FOR CABLES.
 5. A.R.L. = ABOVE ROOF LEVEL.



NOT FOR CONSTRUCTION



38 CHAUNCY STREET
2ND FLOOR
BOSTON, MA 02111



Dewberry Engineers Inc.
88 SUMMER STREET
SUITE 700
BOSTON, MA 02110
PHONE: 617.686.3400
FAX: 617.686.3310

DRAWN BY:	SK
CHECKED BY:	OAS
APPROVED BY:	BBR
PROJECT #:	50122290
JOB #:	50122294

ZONING DRAWINGS		
REV.	DATE	DESCRIPTION
A	07/21/20	FOR REVIEW

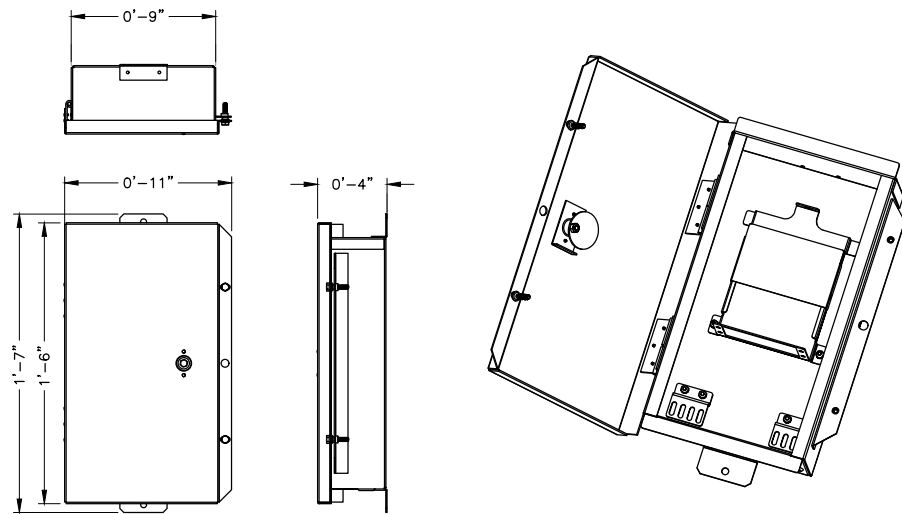
SITE NUMBER:
MACAM0050

SITE NAME:
LECHMERE (VA)

SITE ADDRESS:
22 WATER ST.
CAMBRIDGE, MA 02141

SHEET TITLE
EQUIPMENT DETAILS-I

SHEET NUMBER
Z-7



ENCLOSURE SPECIFICATIONS	
MANUF:	CENTURY/TY-WOOD
MODEL:	ESTC-12S-TM
HEIGHT:	17.8"
WIDTH:	10.6"
DEPTH:	4.4"

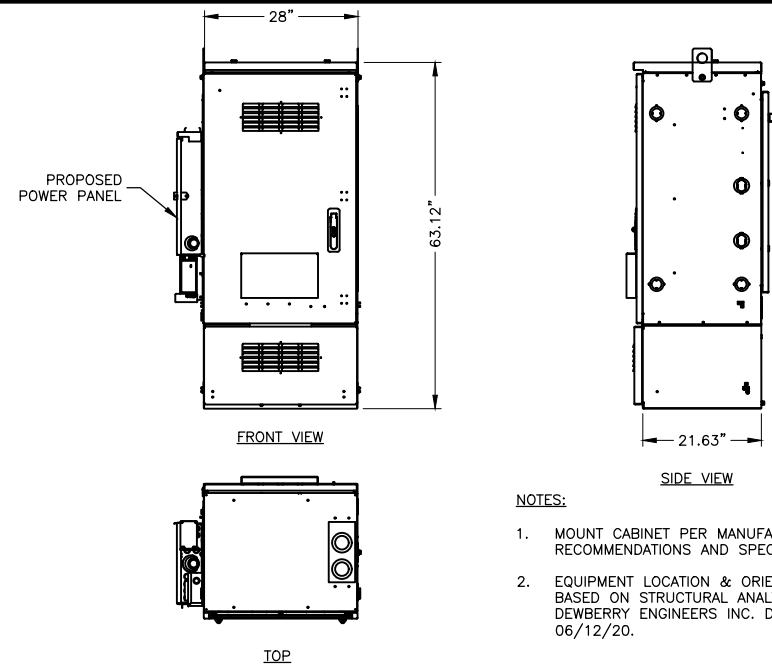
SURGE BOX DETAIL 1
SCALE: N.T.S.

- NOTES:**
- FMB = FIBER MANAGEMENT BOX.
 - MOUNT FMB & SURGE BOX TO ANTENNA MAST IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.



ENCLOSURE SPECIFICATIONS	
MANUF:	L-COM
MODEL:	NB141207-000DR
HEIGHT:	15.5"
WIDTH:	13.5"
DEPTH:	7.7"
WEIGHT:	8.8± LBS.

FIBER MANAGEMENT BOX 2
SCALE: N.T.S.



CABINET SPECIFICATIONS	
MANUF:	CHARLES INDUSTRIES
HEIGHT:	63.12"
DEPTH:	21.63"
WIDTH:	28.00"
WEIGHT:	1,000 LBS.

EQUIPMENT CABINET 3
SCALE: N.T.S.

- NOTES:**
- MOUNT CABINET PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
 - EQUIPMENT LOCATION & ORIENTATION BASED ON STRUCTURAL ANALYSIS BY DEWBERRY ENGINEERS INC. DATED 06/12/20.

GENERAL ANTENNA NOTES:

- MOUNT EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- GROUND EQUIPMENT AND MOUNTS PER MANUFACTURER'S RECOMMENDATIONS AND STARRY STANDARDS.
- CABLE CONNECTIONS NOT SHOWN FOR CLARITY.
- PROPOSED CABLES TO BE NEATLY BUNDLED & SECURED TO MAIN PIPE MAST.



ANTENNA SPECIFICATIONS	
MANUF:	T.B.D.
MODEL:	STARRY BEAM 200
LENGTH:	16"
WIDTH:	18"
DEPTH:	7.2"
WEIGHT:	39.6 LBS.

- NOTES:**
- MOUNT ANTENNA PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
 - GROUND ANTENNA AND MOUNTS PER MANUFACTURER'S RECOMMENDATIONS AND STARRY STANDARDS.
 - CONFIRM REQUIRED ANTENNAS WITH THE LATEST ANTENNA DESIGN.

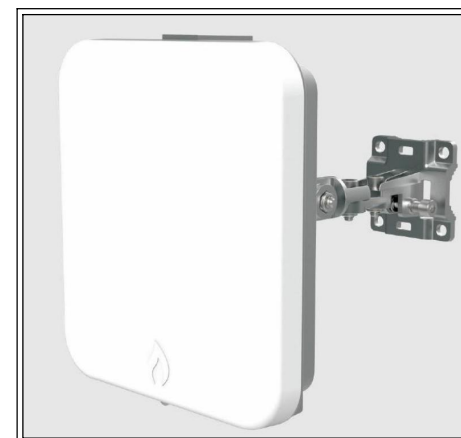
STARRY BEAM ANTENNA DETAIL 4
SCALE: N.T.S.



ANTENNA SPECIFICATIONS	
MANUF:	BRIDGEWAVE
MODEL:	80GHz FLEX4G-10000
DIAMETER:	24"
DEPTH:	18"
LENGTH:	27.3 LBS.

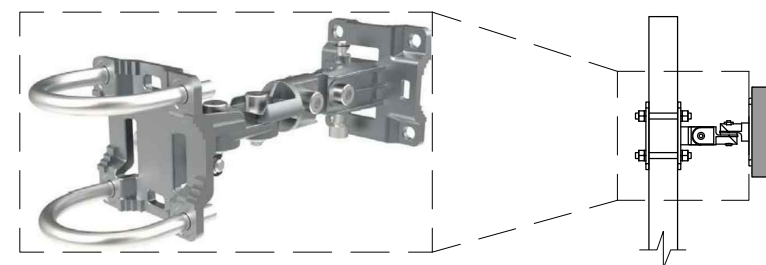
- NOTES:**
- MOUNT ANTENNA PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
 - GROUND ANTENNA AND MOUNTS PER MANUFACTURER'S RECOMMENDATIONS AND STARRY STANDARDS.
 - CONFIRM REQUIRED ANTENNAS WITH THE LATEST ANTENNA DESIGN.

BRIDGEWAVE 80GHz ANTENNA 5
SCALE: N.T.S.



ANTENNA SPECIFICATIONS	
MANUF:	IGNITENET
MODEL:	METROLINQ 2.5G 60BM SECTOR
LENGTH:	7.48"
WIDTH:	7.48"
DEPTH:	2.36"
WEIGHT:	4.41 LBS.

- NOTES:**
- MOUNT EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
 - GROUND EQUIPMENT AND MOUNTS PER MANUFACTURER'S RECOMMENDATIONS AND STARRY STANDARDS.
 - CONFIRM REQUIRED ANTENNAS WITH THE LATEST ANTENNA DESIGN.



ANTENNA DOWNTILT BRACKET METROLINQ BEAMFORMING (PMP60) ANTENNA DETAIL 6
SCALE: N.T.S.

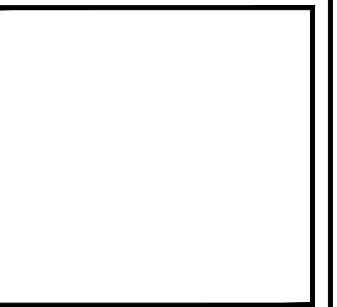


38 CHAUNCY STREET
2ND FLOOR
BOSTON, MA 02111



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

— NOT FOR CONSTRUCTION —



DRAWN BY:	SK
CHECKED BY:	OAS
APPROVED BY:	BBR
PROJECT #:	50122290
JOB #:	50122294

ZONING DRAWINGS		
REV.	DATE	DESCRIPTION
A	07/21/20	FOR REVIEW

SITE NUMBER:
MACAM0050

SITE NAME:
LECHMERE (VA)

SITE ADDRESS:
22 WATER ST.
CAMBRIDGE, MA 02141

SHEET TITLE
EQUIPMENT DETAILS-II

SHEET NUMBER
Z-8

Prepared For:
STARRY
Site Number:
MACAM0050
Site Name:
LECHMERE (VA)
22 Water Street
Cambridge, MA 02141




Simulation Based On Rev-A Zoning Drawings Dated 07/21/20.
Photos Taken On 07/13/20

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

**STARRY**
38 Chauncy Street
2nd Floor
Boston, MA 02111

MACAM0050
LECHMERE (VA)
DEWBERRY NO. 50122294
(Page 1 of 8)

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



SITE LOCATION

PHOTO 3

PHOTO 1

PHOTO 2



LECHMERE (VA)
22 Water Street
Cambridge, MA 02141
(Page 2 of 8)



Actual View



STARRY™

LECHMERE (VA)

Photo 1A

View Facing Northeast

From McGrath Hwy


(Page 3 of 8)



Proposed View

Proposed Starry Mast With Proposed Antennas (Typ.)



 **STARRY™**
LECHMERE (VA)
Photo 1B
View Facing Northeast
From McGrath Hwy
(Page 4 of 8)



Actual View



LECHMERE (VA)

Photo 2A

View Facing Northwest From
Monsignor O'Brien Highway
(Page 5 of 8)



Proposed View

Proposed Starry Mast With
Proposed Antennas (Typ.)



STARRY™
LECHMERE (VA)
Photo 2B
View Facing Northwest From
Monsignor O'Brien Highway
(Page 6 of 8)



Actual View



 **STARRY™**
LECHMERE (VA)
Photo 3A
View Facing West
From North Street
(Page 7 of 8)

 **Dewberry®**

Proposed View

Proposed Starry Mast With Proposed Antennas (Typ.)



LECHMERE (VA)

Photo 3B

View Facing West
From North Street
(Page 8 of 8)



22 Water St.

Petitioner 1044

1A-104 -103-186-187-178-179/7-114117-A-1/A4
MASSACHUSETTS BAY TRANSPORTATION
AUTHORITY
10 PARK PLAZA
BOSTON, MA 02116

1A-6
CETEGEN BAKI & SHAYLIN A CETEGEN
169 MONSIGNOR O'BRIEN HWY - UNIT 409
CAMBRIDGE, MA 02141

PRINCE LOBEL TYE LLP
C/O ADAM F. BRAILLARD, ESQ.
ONE INTERNATIONAL PLACE - SUITE 3700
BOSTON, MA 02110

1A-6
HWANG MITCHELL
169 MONSIGNOR OBRIEN HGWY - UNIT 303
CAMBRIDGE, MA 02141

7-37
PECTEN PROPERTIES, LLC.
261 LEDYARD ST.
NEW LONDON, CT 06320

7-31
NATRAJ HOSPITALITY LLC
14 HILL ST
WOBURN, MA 01801

7-115
MONSIGNOR HOTEL, LLC
1359 HOOKSETT RD.
HOOKSETT, NH 03106

7-29
EASTMAN BROOK LLC,
225 MONSIGNOR OBRIEN HWY
CAMBRIDGE, MA 02141

7-113
BEHRINGER HARVARD 22 WATER STREET
C/O MONOGRAM RESIDENTIAL TRUST
750 BERING DRIVE SUITE 300
HOUSTON, TX 77057

1A-6
MANDAVA, LAKSHMIBHAVANI
VENKATA G. MEKA
169 MONSIGNOR OBRIEN HWY UNIT 810
CAMBRIDGE, MA 02141

1A-6
ARMAS, KROGEN R. CARRENO
169 MONSIGNOR OBRIEN HWY. - UNIT #507
CAMBRIDGE, MA 02141

1A-6
LU, CHEN
169 MONSIGNOR OBRIEN HWY. UNIT 504
CAMBRIDGE, MA 02141

1A-6
SIEGEL, MARC & MARIA ELENA CRUZ LOPEZ
169 MONSIGNOR OBRIEN HWY., #501
CAMBRIDGE, MA 02141

1A-6
R&L LLC
7755 VILLAGE DR
BEAUMONT, TX 77713

1A-6
MEHTA, SHARAD & ALKA YADAV-MEHTA
TRUSTEES, THE GLASS CONDO REALTY TRS
6 FOX LANE
WESTBOROUGH, MA 01581

1A-6
YI, BORAM
169 MONSIGNOR OBRIEN HWY., #404
CAMBRIDGE, MA 02141

1A-6
MULABEGOVIC, SELMA
169 MONSIGNOR OBRIEN HWY. UNIT 401
CAMBRIDGE, MA 02140

1A-6
LEE, JOONG WON & KYUNG-A LEE
169 MONSIGNOR OBRIEN HWY - UNIT #309
CAMBRIDGE, MA 02141

1A-6
SHEN, DAN
36 DARTMOUTH ST., #801
MALDEN, MA 02148

1A-6
SUN, JACK J.
169 MONSIGNOR OBRIEN HWY UNIT #206
CAMBRIDGE, MA 02141

1A-6
SAHAIDA, LYNN
169 MONSIGNOR OBRIEN HWY. - UNIT #506
CAMBRIDGE, MA 02141

1A-6
MELCHERT, GUSTAVO J. & INGRID C. NUNEZ
410 BUCKEYE TR
WEST LAKE HILLS, TX 78746

1A-6
ZHAO, SHU QING
48 SOMERSET DR.
GREAT NECK, NY 11020

1A-6
LYNN, BRIAN GARY
169 MONSIGNOR OBRIEN HWY. - UNIT 412
CAMBRIDGE, MA 02141

1A-6
MOON, ROBERT P.
169 MONSIGNOR OBRIEN HWY. - UNIT #407
CAMBRIDGE, MA 02141

1A-6
SUN, PETER
169 MONSIGNOR O'BRIEN HGWY - UNIT #316
CAMBRIDGE, MA 02141

1A-6
HE, QUILING
221 BEACON ST., #3
SOMERVILLE, MA 02143

1A-6
YILMAZ, OMER H.
169 MONSIGNOR OBRIEN HWY., #312
CAMBRIDGE, MA 02141

1A-6
ABDINOOR, DANIEL
169 MONSIGNOR OBRIEN HWY. - UNIT#308
CAMBRIDGE, MA 02141

1A-6
TURNER IVY A.
169 MONSIGNOR OBRIEN HWY#215
CAMBRIDGE, MA 02141

22 Water St.

294

1A-6
ARAGAKI, JULIANA N. & VITOR A. SERAFIM
169 MONSIGNOR OBRIEN HWY - UNIT#210
CAMBRIDGE, MA 02141

1A-6
KONG, JACK K. W.
169 MONSIGNOR OBRIEN HWY., #415
CAMBRIDGE, MA 02141

1A-6
WALCOTT, LEGER L.
169 MSGN OBRIEN HWY.#410
CAMBRIDGE, MA 02139

1A-6
ARCHBOLD, JOSHUA
63 CLARENDON ST.
BOSTON, MA 02116

1A-6
SOUTH BAY PROPERTIES LLC.
138 HAVERHILL ST. SUITE 104
ANDOVER, MA 01810

1A-6
APNA ESTATES LLC.
9 RAINBOW DRIVE
NASHUA, NH 03062

1A-6
PEREIRA, ERIKA L. & ANTHONY RIGGILLO, JR
134 STURGES ST.
MEDFORD, MA 02155

1A-6
CAMBRIDGE AFFORDABLE HOUSING
CORPORATION
362 GREEN ST
CAMBRIDGE, MA 02139

1A-6
GONSALVES, REX
169 MONSIGNOR OBRIEN HWY - UNIT #204
CAMBRIDGE, MA 02141

1A-6
KINZER, KIM
169 MONSIGNOR OBRIEN HWY. - UNIT #203
CAMBRIDGE, MA 02141

1A-6
YOUNG, GARRICK L. & AMY W. HUNG
169 MONSIGNOR OBRIEN HWY. - UNIT 408
CAMBRIDGE, MA 02141

1A-6
ROGUE ENDEAVOURS, LLC
149 HIGHLAND AVE.
WINCHESTER, MA 01890

1A-6
GIBBONS, MARIA & MALTE BERNHOLZ
16452 SHADY VIEW LANE
LOS GATOS, CA 95032

1A-6
SHEN, YICHEN
169 MONSIGNOR OBRIEN HWY. - UNIT 315
CAMBRIDGE, MA 02141

1A-6
HUANG, KEYU & SOPHIA DONGYAN ZHAO
29 DEWEY RD
LEXINGTON, MA 02420

1A-6
NOVOSAD, JENNIFER
169 MONSIGNOR OBRIEN HWY., #306
CAMBRIDGE, MA 02141

1A-6
SOUTH BAY PROPERTIES LLC 1
138 HAVERHILL ST. SUITE 104
ANDOVER, MA 01810-1501

1A-6
ADIB, FADEL
169 MONSIGNOR OBRIEN HWY., #301
CAMBRIDGE, MA 02139

1A-6
KOLOVSKI, VLADIMIR & MARIJA ATANASOVA
169 MONSIGNOR OBRIEN HWY. - UNIT#216
CAMBRIDGE, MA 02141

1A-6
HEATH, MICHAEL & JACQUELINE HEATH
169 MONSIGNOR O'BRIEN HWY. - UNIT#214
CAMBRIDGE, MA 02141

1A-6
SUNG, PETER & VANESSA SUN
TRUSTEE OF THE SUNG FAMILY TRUST
169 MONSIGNOR OBRIEN HWY #202
CAMBRIDGE, MA 02141

1A-6
BAU, HSIHSUAN
188 PROSPECT ST UNIT 3
CAMBRIDGE, MA 02139

1A-6
HUA, JI
169 MONSIGNOR O'BRIEN HWY UNT #808
CAMBRIDGE, MA 02141

1A-6
MANDZHIEVA, IRINA
169 MONSIGNOR OBRIEN HWY, #804
CAMBRIDGE, MA 02141

1A-6
SINHA, MANAVENDRA KUMAR &
SHALINI AWASTHI
169 MONSIGNOR OBRIEN HWY., #801
CAMBRIDGE, MA 02141

1A-6
NIMMAGADDA, NAREN &
VINOD NIMMAGADDA
169 MONSIGNOR OBRIEN HWY., #714
CAMBRIDGE, MA 02141

1A-6
BHOLA, PATRICK & LANA DINIC
169 MONSIGNOR OBRIEN HWY - UNIT #712
CAMBRIDGE, MA 02141

1A-6
LIMA, JENNIFER M.
TRUSTEE OF THE LIMA REVOC LIVING TRUST
169 MONSIGNOR OBRIEN HWY UNIT #710
CAMBRIDGE, MA 02141

1A-6
WONG, LYNN
169 MONSIGNOR OBRIEN HWY., #709
CAMBRIDGE, MA 02141

1A-6
TSAI, ELLEN A.
169 MONSIGNOR OBRIEN HWY., #708
CAMBRIDGE, MA 02141

1A-6
BORGES, JOSE F. &
MARIA E. BORGES A LIFE ESTATE
169 MONSIGNOR OBRIEN HWY. UNIT#704
CAMBRIDGE, MA 02141

1A-6
CHIAVOLI, ADAM P.& LAURA M. CHIAVOLI
169 MONSIGNOR OBRIEN HWY., #701
CAMBRIDGE, MA 02141

1A-6
YEUNG, KAI KWAN & SEAN CURRAN
88 MORGAN ST #4304
JERSEY CITY, NJ 07302

1A-6
MAILOA, JONATHAN PRADANA
169 MONSIGNOR OBRIEN HWY UNIT #816
CAMBRIDGE, MA 02141

1A-6
PALL, HARPREET
259 EDGERSTOURNE RD
PRINCETON, NJ 08540

1A-6
TAMULAITES, LINDA L.
688 POST LANE
SOMERSET, NJ 08873

1A-6
MEHTA, SHARAD & ALKA YADAV-MEHTA
169 MONSIGNOR OBRIEN HWY., #612
CAMBRIDGE, MA 02141

1A-6
PORTNOY, MICHAEL & LINDA PORTNOY
169 MONSIGNOR OBRIEN HWY. - UNIT 606
CAMBRIDGE, MA 02141

1A-6
HARRIS, CHRISTOPHER & SHARMAN E. GINGRICH
TRS, THE CHRISTOPHER F. HARRIS TR
171 RIVER RD
WEST NEWBURY, MA 01985

1A-6
VA CAPITAL, LLC
16500 COLLINS AVENUE, #3052
SUNNY ISLES, FL 33160

1A-6
PATEL, NARENDRA & NISHA N. PATEL
422 WEST GROVE ST
MIDDLEBORO, MA 02346

1A-6
MATRANGA, LENA
169 MONSIGNOR OBRIEN HWY - UNIT# 508
CAMBRIDGE, MA 02139

1A-6
NAJIA, TOUFIC M. & DONNA M. NAJIA &
MOHAMAD ALI T. NAJIA
169 MONSIGNOR OBRIEN HWY., #815
CAMBRIDGE, MA 02141

1A-6
LIANG, SHAOYANG & WEN CUI
169 MONSIGNOR OBRIEN HWY., #716
CAMBRIDGE, MA 02141

1A-6
LI, CHENGYU
287 LANGLEY RD #38
NEWTON, MA 02459

1A-6
PARK, CHRISTOPHER & YUANSU DENG
169 MONSIGNOR OBRIEN HWY., #609
CAMBRIDGE, MA 02139

1A-6
PAVLAKOS, NICK
215 EAST 96TH ST., APT.#8J
NEW YORK, NY 10128

1A-6
TAN, CHIA LIN
31 WINSLOW RD #3
CAMBRIDGE, MA 02138

1A-6
KRAVETS, GENNADIY
350 EAST 54TH ST., APT 5B
NEW YORK, NY 10022

1A-6
TRIVERI, CHAD M.
169 MONSIGNOR OBRIEN HWY - UNIT 615
CAMBRIDGE, MA 02141

1A-6
KIM, GIMAN & JIN SOOK KIM
8817 LONGWOOD ST
FULTON, MD 20759

1A-6
JIN, GUOQIANG
169 MONSIGNOR OBRIEN HWY., #602
CAMBRIDGE, MA 02141

1A-6
CAMBRIDGE AFFORDABLE HOUSING
CORPORATION
362 GREEN ST
CAMBRIDGE, MA 02141

1A-6
VILLANI, DEBRA S.
169 MONSIGNOR OBRIEN HWY., # 814
CAMBRIDGE, MA 02141

1A-6
SHIH, YI-HSIN
169 MONSIGNOR OBRIEN HWY., #811
CAMBRIDGE, MA 02141

1A-6
WANG, XIANZHE
169 MONSIGNOR OBRIEN HWY., #715
CAMBRIDGE, MA 02141

1A-6
TAKAHASHI, IPPEI & DEAWN C. TAKAHASHI
169 MSGR O'BRIEN HWY.#707
CAMBRIDGE, MA 02139

1A-6
KIT TUNG IP
169 MONSIGNOR OBRIEN HWY., #415
CAMBRIDGE, MA 02141

1A-6
YUN, GAO
169 MONSIGNOR OBRIEN HWY UNIT #604
CAMBRIDGE, MA 02141

1A-6
HE, SHUANG
270 PALFREY ST
WATERTOWN, MA 02472

1A-6
ZHOU, YIZHOU
169 MONSIGNOR OBRIEN HWY. UNIT 510
CAMBRIDGE, MA 02141

1A-6
CHENG, CHENG
169 MONSIGNOR OBRIEN HWY UNIT #509
CAMBRIDGE, MA 02139

1A-189-194-190-193
DW PROPCO W, LLC
C/O DIVCO WEST
575 MARKET STREET - 35TH FLOOR
SAN FRANCISCO, CA 94105

1A-6
LU KUANGYE
169 MONSIGNOR OBRIEN HWY UNIT 711
CAMBRIDGE, MA 02141

1A-6
REDDY HOMES LLC
79 CANTERBURY HILL RD
ACTON, MA 01720

1A-6
XU BO
45 BERNARD ST
LEXINGTON, MA 02420

1A-6
PUFFER DAVID A
169 MONSIGNOR O BRIEN HWY - UNIT 214
CAMBRIDGE, MA 02141

7-34
JOHN FAHIMIAN, LLC
126 ADAMS ST
MILTON, MA 02186

1A-208
DW PROPCO I LLC
575 MARKET ST 35TH FL
SAN FRANCISCO, CA 94105

1A-6
WASSEN DAVID A & INYANG ISONG WASSEN
169 MONSIGNOR OBRIEN HWY - UNIT 512
CAMBRIDGE, MA 02141

7-35
SOMERBRIDGE HOTEL, LLC
10 CABOT ROAD - SUITE 209
MEDFORD, MA 02155

1A-6
SHEN, YING
169 MONSIGNOR OBRIEN HWY #413
CAMBRIDGE, MA 02141

1A-6
SONG HANHAN
169 MONSIGNOR OBRIEN HWY - UNIT 502
CAMBRIDGE, MA 02141

1A-6
HILDENBRAND COLIN HOBBS MATTHEW
169 MONSIGNOR OBRIEN HIGHWAY #611
CAMBRIDGE, MA 02141

1A-6
URBAN, BRYAN J. DIANA .L URBAN
169 MONSIGNOR O'BRIEN HWY, UNIT 516
CAMBRIDGE, MA 02141

1A-6
JIN, LIN
169 MONSIGNOR OBRIEN HWY UNIT 402
CAMBRIDGE, MA 02141

1A-6
NINA INVESTMENT LLC
C/O VMS
PO BOX 600804
NEWTONVILLE, MA 02460

1A-192
DW PROPCO U LLC
301 HOWARD ST - STE 2100
SAN FRANCISCO, CA 94105

1A-6
JKBL 169 LLC
41 BARTLETT AVE
LEXINGTON, MA 02420

1A-6
LI, BOYU HAINING ZHANG
169 MONSIGNOR O'BRIEN HWY 416
CAMBRIDGE, MA 02141

1A-6
YING, KENSILY
169 MONSIGNOR OBRIEN HWY #310
CAMBRIDGE, MA 02141

1A-6
ESTABROOKS, PAUL R. & LEIGHT B. TRUSTEES
OF THE P & L MIDDLESEX REALTY TRT
169 MONSIGNOR O'BRIEN HWY - UNIT #610
CAMBRIDGE, MA 02141

1A-6
MAO, WEIZHI LI ZHONGMING
169 MONSIGNOR O'BRIEN HWY - UNIT #513
CAMBRIDGE, MA 02141

1A-6
HASAN, MUBARAK S. & ALMAS Z.
TRUSTEES OF THE HASAN REALTY TRUST
30 HANNAH NILES WAY
BRAintree, MA 02184

1A-207
DW NP PROPERTY, LLC
575 MARKET ST. 35TH FLOOR
C/O DIVCOWEST
SAN FRANCISCO, CA 94105

1A-6
NINA INVESTMENT LLC
169 MONSIGNOR OBRIEN HWY - UNIT 802
CAMBRIDGE, MA 02141

117/A/2 & A/3
CJUF III NORTHPOINT LLC
C/O CANYON CAPITAL REALTY AD LLC
2000 AVENUE OF THE STARS - 11TH FL.
LOS ANGELES, CA 90067

115/B/7
LABEN REALTY LLC
15 MCGRATH HWY
SOMERVILLE, MA 02143

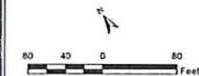
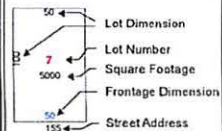
115/B/8
PREVITE ANTHONY D.
TR. MONSIGNOR O'BRIEN HWY TRUST
262 MCGRATH HWY
CAMBRIDGE, MA 02141

City of
Somerville
Massachusetts



Assessors Map

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



1" = 80'

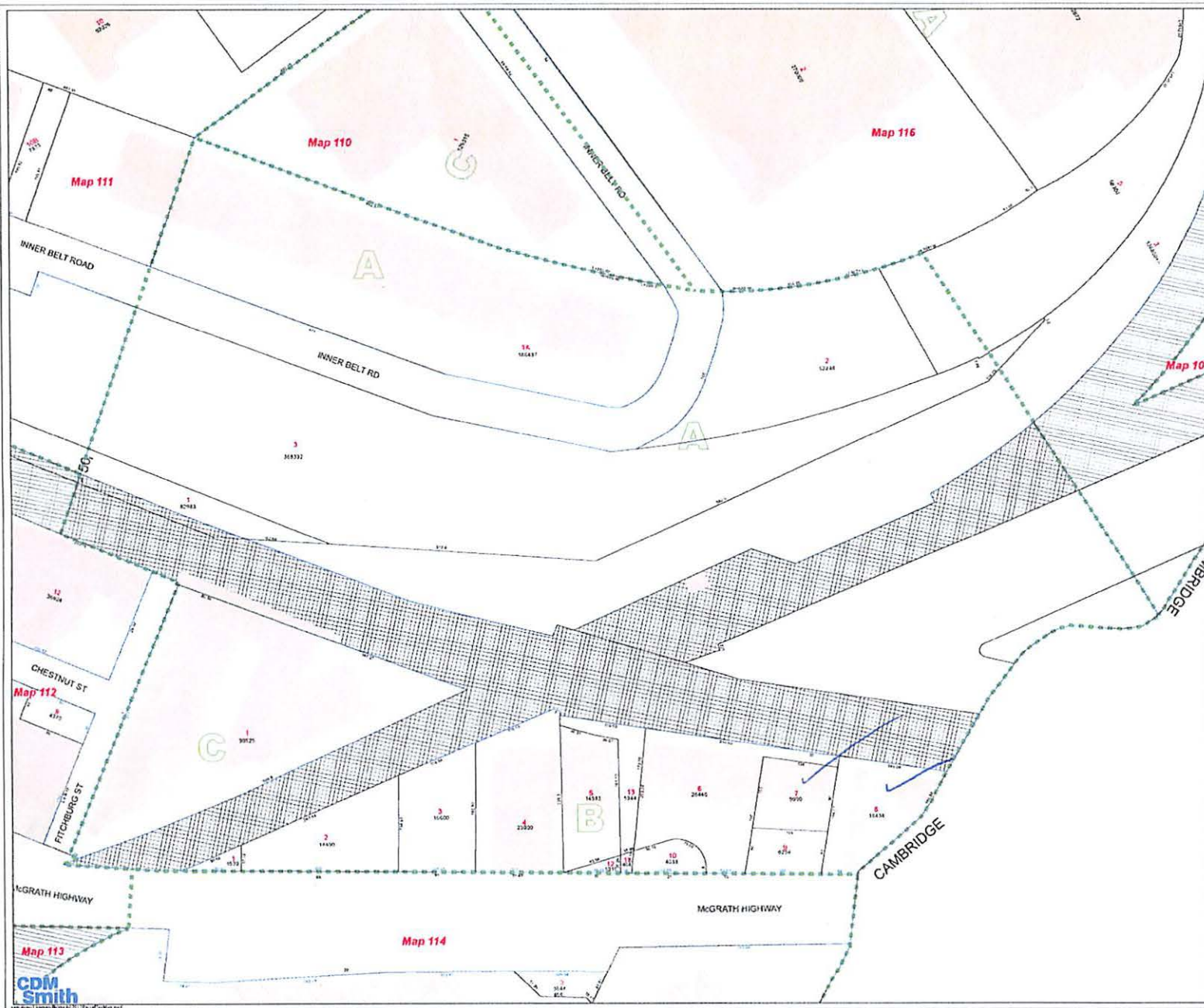
July 1, 2012

Source: Rights-of-way and building footprints were originally developed from Boston Edison Company data 1995 and have been updated by City of Somerville. Parcel data were originally developed from assessor maps by GISM from 1990 and have been updated by GISM from based on City of Somerville records.

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



115



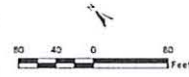
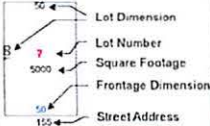
CDM
Smith

City of
Somerville
Massachusetts



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- - - Other ROW Boundary
- Assessor Map Boundary
- Water Body
- Building
- ▨ Railroad ROW



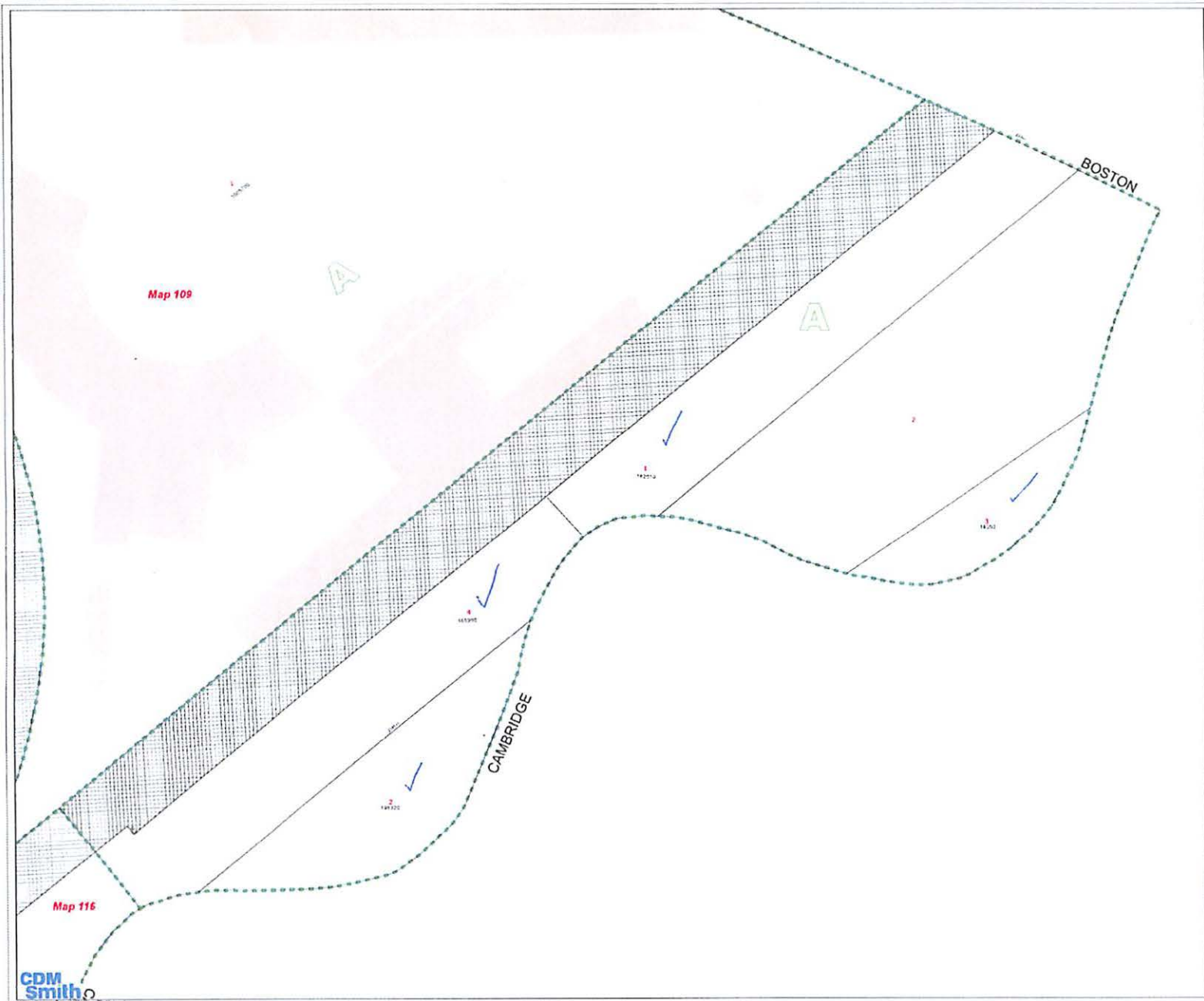
1" = 80'
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Sources: Rights-of-way and Building footprints were originally provided from Boston Edison Company data 1995 and have been updated by City of Somerville. Parcel data were originally developed from assessor maps by CDM Smith 1996 and have been updated by CDM Smith based on City of Somerville records.

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



117



0 INNER BELT RD

Location 0 INNER BELT RD **Assessment** \$6,179,200
Mblu 117/ A/ 1/ / **PID** 1840
Acct# 00870003 **Building Count** 1
Owner MBTA

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$6,179,200	\$6,179,200

Owner of Record

Owner MBTA **Sale Price** \$2,000,000
Co-Owner C/O MARK DOYLE R E DIRECTOR **Certificate**
Address 10 PARK PLAZA SUITE 5720 **Book & Page** 19013001
 BOSTON, MA 02116 **Sale Date** 04/20/1994
Instrument 1E

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MBTA	\$2,000,000		19013001	1E	04/20/1994
BOSTON & MAINE RAILROAD	\$0				

Building Information

Building 1 : Section 1

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

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	

Building Photo



(<http://images.vgsi.com/photos/SomervilleMAPhotos//default>)

0 INNER BELT RD

Location 0 INNER BELT RD **Assessment** \$9,236,100
Mblu 117/ A/ 2/ / **PID** 1841
Acct# 00870004 **Building Count** 1
Owner CJUF III NORTHPOINT LLC

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$9,236,100	\$9,236,100

Owner of Record

Owner CJUF III NORTHPOINT LLC **Sale Price** \$10
Co-Owner C/O CANYON CAPITAL RLTY AD LLC **Certificate**
Address 2000 AVENUE OF THE STARS 11 FL **Book & Page** 55212/ 330
 LOS ANGELES, CA 90067 **Sale Date** 08/20/2010
Instrument 1B

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CJUF III NORTHPOINT LLC	\$10		55212/ 330	1B	08/20/2010
BOSTON & MAINE RAILROAD	\$0				

Building Information

Building 1 : Section 1

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

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	

Building Photo



(<http://images.vgsi.com/photos/SomervilleMAPhotos//default...>)



0 INNER BELT RD

Location 0 INNER BELT RD **Assessment** \$7,043,000
Mblu 117/ A/ 4/ / **PID** 15500
Acct# 99000540 **Building Count** 1
Owner MBTA

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$7,043,000	\$7,043,000

Owner of Record

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

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
MBTA	\$0			

Building Information

Building 1 : Section 1

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

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	

Building Photo



(<http://images.vgsi.com/photos/SomervilleMAPhotos//default;>

Building Layout

Building Layout

0 INNER BELT RD

Location 0 INNER BELT RD **Assessment** \$1,387,300
Mblu 117/ A/ 3/ / **PID** 1842
Acct# 00870005 **Building Count** 1
Owner CJUF III NORTHPOINT LLC

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$1,387,300	\$1,387,300

Owner of Record

Owner CJUF III NORTHPOINT LLC **Sale Price** \$10
Co-Owner C/O CANYON CAPITAL RLTY AD LLC **Certificate**
Address 2000 AVENUE OF THE STARS 11 FL **Book & Page** 55212/ 330
 LOS ANGELES, CA 90067 **Sale Date** 08/20/2010
Instrument 1B

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CJUF III NORTHPOINT LLC	\$10		55212/ 330	1B	08/20/2010
BOSTON & MAINE RAILROAD	\$0				

Building Information

Building 1 : Section 1

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

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	

Building Photo



(<http://images.vgsi.com/photos/SomervilleMAPhotos//default>)



1 MCGRATH HWY

Location 1 MCGRATH HWY **Assessment** \$1,273,500
Mblu 115/ B/ 8/ / **PID** 1828
Acct# 01009020 **Building Count** 1
Owner PREVITE ANTHONY D TRUSTEE

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$71,700	\$1,201,800	\$1,273,500

Owner of Record

Owner PREVITE ANTHONY D TRUSTEE **Sale Price** \$100
Co-Owner MONSIGNOR OBRIEN HWY TRUST **Certificate**
Address 262 MCGRATH HWY **Book & Page** 20124/ 348
 CAMBRIDGE, MA 02141 **Sale Date** 10/06/1989
Instrument A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PREVITE ANTHONY D TRUSTEE	\$100		20124/ 348	A	10/06/1989
ANTHONY D. PREVITE	\$0				

Building Information

Building 1 : Section 1

Year Built: 1950
Living Area: 2160
Replacement Cost: \$109,642
Building Percent Good: 58
Replacement Cost Less Depreciation: \$63,600

Building Attributes	
Field	Description
STYLE	Coin-op CarWsh
MODEL	Commercial
Grade	Average
Stories:	1
Occupancy	1
Exterior Wall 1	Brick/Masonry

Building Photo



(<http://images.vgsi.com/photos/SomervilleMAPotos/\01\00\90\30.jpg>)



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

4 Bds

BZA

POSTING NOTICE – PICK UP SHEET

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

Name: Joseph Pereira Date: 12/21/12
(Print)

Address: 22 Water St.

Case No. BZA-154854

Hearing Date: 1/6/22

Thank you,
Bza Members



CITY OF CAMBRIDGE
Community Development Department

IRAM FAROOQ
*Assistant City Manager for
Community Development*

SANDRA CLARKE
*Deputy Director
Chief of Administration*

KHALIL MOGASSABI
*Deputy Director
Chief of Planning*

To: Planning Board
From: Community Development Department (CDD) Staff
Date: December 29, 2021
Re: **Cellular Antenna Installation BZA-154854: 22 Water Street**

The proposal involves the installation and operation of a new wireless antenna facility on the rooftop of 22 Water Street (Planning Board Special Permit PB-247). Seven (7) antennas are proposed to be installed on top of the existing rooftop mechanical screen, and associated equipment will be mounted behind the screen.

The proposed installation includes twenty small-scale antennas, that are grouped together into ten large antennas. The large antennas have a height of 5 feet and are sited prominently on top of the rooftop screen. All visible antennas are proposed to be painted to match the penthouse screening. As this is a new installation, consideration should be given to the principle of co-location and the potential for multiple, future carriers to locate on the same building.

Staff suggest careful review of the installation to determine if there are better ways to conceal the antennas, rather than mounting them on top of the penthouse screening. Consideration should also be given to how other carriers' antennas can be accommodated in the future. The following are suggestions to help improve the visual impacts of the proposed new installation:

1. To the extent feasible, mount the antennas behind or on the face of the penthouse screen, and below the parapet line. This will provide a visual backdrop and minimize the obtrusiveness of the antennas against the skyline when viewed from ground level.
2. To the extent feasible, consider using stealth enclosures or other screening devices to better conceal the antennas. It appears that such structures could easily be accommodated on the rooftop of 22 Water Street.
3. To ensure that this new installation can successfully accommodate multiple carriers without creating unnecessary visual clutter, a plan should be prepared that demonstrates potential installation opportunities. The plan should consider the following design principles:
 - Utilize stealth facilities to completely conceal antennas.

- **Employ a symmetrical, balanced design layout for all antennas.**
- **Avoid interrupting architectural lines, or horizontal or vertical reveals. Antennas should be positioned and spaced to complement the architecture of the building.**
- **Ensure antennas are the same length, width and depth, including existing antennas.**
- **Utilize the smallest mounting brackets available so that the antennas can be mounted as close as possible to the façade surface.**

1 * * * * *

2 (6:45 p.m.)

3 Sitting Members: Constantine Alexander, Brendan Sullivan,
4 Jim Monteverde, Jason Marshall, and Laura
5 Wernick

6 BRENDAN SULLIVAN: The Board will hear Case
7 #154854 -- 22 Water Street. Mr. Braillard?

8 ADAM BRAILLARD: Thank you, Mr. Chairman and
9 Members of the Board. Adam Braillard, Prince Lobel and Tye.
10 We're at One International Place in Boston for the
11 applicant, Starry, Inc. for a special permit to install and
12 operate a wireless internet access facility on the rooftop
13 of the building located at 22 Water Street.

14 We submitted a request to continue this public
15 hearing because we were heard, or we met with the Planning
16 Board on Tuesday night, who had some comments in connection
17 with the design.

18 And the applicant decided too that if we could
19 continue the hearing to February 10 so that we could review
20 those comments, possibly to see if there are any options for
21 a different design, that would be helpful so we have some
22 time to then go back to the Planning Board with a possible

1 redesign.

2 BRENDAN SULLIVAN: Okay. We are in receipt of
3 your request, and the date of February 10 we are booked that
4 particular night, Adam, for any continued cases, so that the
5 next available would be February 24, if that works for you?

6 ADAM BRAILLARD: Next available. Thank you.

7 BRENDAN SULLIVAN: Okay. Would -- any comments by
8 Members of the Board regarding the continuance?

9 JIM MONTEVERDE: No. Sounds good.

10 BRENDAN SULLIVAN: Hearing none, I will make the
11 motion, then, to continue this matter until February 24,
12 2022 at 6:00 p.m. as a continued case not heard, on the
13 condition that the petitioner change the posting sign to
14 reflect the new date of February 24, 2022 at 6:00 p.m.

15 That any new submittals be in the file prior to --
16 one day prior to the February 24 at 5:00 p.m.

17 The other condition I would put in would be that
18 you return to the Planning Board prior to coming back to us.
19 They obviously initialed the initial review, and their
20 comments were to be respected, and that I would want them to
21 -- obviously -- see the new submittals and then report that
22 to -- their findings to the Board.

1 So on the motion, then, to continue this matter to
2 February 24, 2022 at 6:00 p.m.

3 CONSTANTINE ALEXANDER: Don't we need to have
4 another condition that he sign a waiver of time for
5 decision?

6 BRENDAN SULLIVAN: Thank you very much. Yes.
7 That's why I need somebody sitting shotgun here. And Adam,
8 if you would sign a waiver to the statutory requirement for
9 a hearing and a decision to be rendered therefore. And
10 tonight being Thursday, if you could have that in the file
11 by 5:00 p.m. on next Monday; is that possible?

12 ADAM BRAILLARD: Yes. Understood. Thank you.

13 BRENDAN SULLIVAN: Send that onto Maria or to
14 Olivia? So that would be the fourth condition, and the
15 waiver is very important.

16 So on the motion, then, to continue this matter,
17 Mr. Alexander?

18 CONSTANTINE ALEXANDER: I vote in favor.

19 BRENDAN SULLIVAN: Jason?

20 JASON MARSHALL: Jason Marshall in favor.

21 BRENDAN SULLIVAN: Jim Monteverde?

22 JIM MONTEVERDE: Jim Monteverde in favor of the

1 continuance.

2 BRENDAN SULLIVAN: Laura Wernick?

3 LAURA WERNICK: I vote in favor.

4 BRENDAN SULLIVAN: And Brendan Sullivan yes in
5 favor.

6 [All vote YES]

7 BRENDAN SULLIVAN: The matter is continued until
8 the twenty-fourth. See you then, Mr. Brailard.

9 ADAM BRAILLARD: Thank you.

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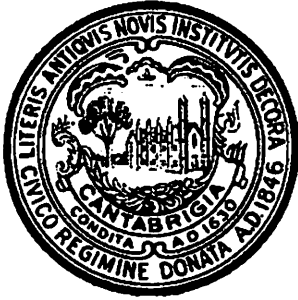
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CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

January 5, 2022

To: The Board of Zoning Appeal

From: The Planning Board

RE: BZA-154854 22 Water Street

The Planning Board reviewed this BZA application during a meeting on January 4, 2022 and decided to forward the following comments to BZA.

The Board does not recommend approval of the proposed installation of the wireless communications facility due to concerns noted in the attached memo from the Community Development Department (CDD). The Board recommends that the BZA continue the hearing to allow the applicant to revise the proposal to respond to the comments and suggestions provided in the CDD memo regarding proposed design and consider long term plan.



CITY OF CAMBRIDGE
Community Development Department

IRAM FAROOQ
*Assistant City Manager for
Community Development*

SANDRA CLARKE
*Deputy Director
Chief of Administration*

KHALIL MOGASSABI
*Deputy Director
Chief of Planning*

To: Planning Board

From: Community Development Department (CDD) Staff

Date: December 29, 2021

Re: **Cellular Antenna Installation BZA-154854: 22 Water Street**

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January 6, 2022

Via Electronic Delivered

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

Re:	<u>Request to Continue</u>
Property Address:	22 Water Street (the "Property")
Applicant:	Starry, Inc.
BZA Case:	BZA-154854

Dear Honorable Members of the Board of Zoning Appeals:

This firm represents Starry, Inc. ("**Starry**") in connection with its previously submitted application for a Special Permit (the "**Application**") from the City of Cambridge Board of Zoning Appeals (the "**Board**"), to install and operate a wireless internet access facility on the rooftop of the building located on the Property.

Starry has received comments from the City of Cambridge Planning Board relating to the proposed design of Starry's wireless internet access facility, and is currently reviewing these comments. Therefore, Starry respectfully requests the continuance of the public hearing for the Application to the Board's scheduled hearing on **February 10th, 2022**.

Thank you for your attention to this matter. Please let me know if you have any question or need further information.

Sincerely,



Adam F. Braillard
Direct: 617-456-8153
Email: abraillard@princelobel.com



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

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January 5, 2022

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CITY OF CAMBRIDGE
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Ratay, Olivia

From: Braillard, Adam F. <ABraillard@princelobel.com>
Sent: Thursday, January 6, 2022 8:34 AM
To: Pacheco, Maria; Ratay, Olivia
Subject: BZA-154854 - 22 Water Street: Request to Continue
Attachments: PBRecToBZA_22 Water St.pdf; 22 Water -Starry Inc -Requets to Continue BZA Hearing 1-6-21.pdf

Hi Maria and Olivia,
In light of the Planning Board's comments (attached), Starry requests to continue tonight's BZA hearing to February 10, 2022. I have also attached a letter requesting the same.
If you could confirm receipt of this request and let me know if a representative of Starry will need to be present at tonight's hearing, that would be greatly appreciated.
Thanks,
Adam

Adam F Braillard



Prince Lobel Tye LLP
One International Place, Suite 3700
Boston, Massachusetts 02110

1 508-954-7702 Mobile
1 617 456 8153 Office
ABraillard@princelobel.com

From: Joseph, Swaathi [mailto:sjoseph@cambridgema.gov]
Sent: Wednesday, January 5, 2022 9:00 AM
To: Axel Ramirez-Palacios <axel@kachmardesign.com>; Chris Alphen <chris@bbhlaw.net>; Lumelsky Anna <anna.lumelsky@gmail.com>; goodman100@gmail.com; Braillard, Adam F. <ABraillard@princelobel.com>; Smith@placetaylor.com
Cc: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: RE: BZA cases for Jan 4 Planning Board meeting

Good morning,

Please find attached the comments from Planning Board to BZA for these projects.

Sincerely,
Swaathi

From: Joseph, Swaathi
Sent: Monday, December 27, 2021 9:27 AM
To: Axel Ramirez-Palacios <axel@kachmardesign.com>; Chris Alphen <chris@bbhlaw.net>; Lumelsky Anna <anna.lumelsky@gmail.com>; goodman100@gmail.com; Braillard, Adam F. <ABraillard@princelobel.com>; Smith@placetaylor.com

Cc: Pacheco, Maria <mpacheco@cambridgema.gov>

Subject: BZA cases for Jan 4 Planning Board meeting

Hello,

BZA cases at 2 Frost St, 213 Harvard St and 22 Water St will be discussed by the Planning Board on Jan 4th (Tue) as General Business items. Kindly plan to attend this meeting in case the Board has any questions for discussion. We'll add you as a panelist to the Zoom webinar. Let me know by Fri 10 am (Dec 31) if additional people need to be added as panelists. The meeting agenda will be provided later this week.

Please note the following to prepare for the meeting:

- The Planning Board meeting will be held remotely using Zoom Webinar. Project team members who are planning to participate in the meeting should have a Zoom account and access to desktop or mobile devices that support use of Zoom. They will be added as panelists to the webinar and will get individual emails with the meeting information. Please keep an eye on your Spam/Junk folder as the email may get automatically delivered to those folders instead of the Inbox. In addition, a reminder email will be sent almost an hour before the meeting starts.
- Panelists should join the webinar at 6:15 pm on Tuesday to test their audio and video systems. Panelists are recommended to turn their microphone & video on only while speaking.
- Panelists will be allowed to share their screen to show project information during the discussion as needed. Hence please be prepared to share project information for this discussion.

Let me know if you have any questions or need additional clarification.

Sincerely,

Swaathi Joseph

Zoning Project Planner

sjoseph@cambridgema.gov | 617-349-4668

Pronouns: she, her

City of Cambridge | Community Development Department

344 Broadway, Third Floor

Cambridge, MA 02139

www.cambridgema.gov/cdd

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