



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 FEB -1 AM 11:04
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 106662

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: ~~3M Associates LLC~~ Cellco Partnership d/b/a Verizon Wireless

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

LOCATION OF PROPERTY: 599 Massachusetts Ave, Cambridge, MA, 605 Massachusetts Ave

TYPE OF OCCUPANCY: Mobile Communications Facility **ZONING DISTRICT:** Business B Zone/Central Square Overlay

REASON FOR PETITION:

/Telecommunication Facility (antenna)/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Remove 4 antennas mounted to rooftop equipment shelter at 599 and 605 Mass. Avenue buildings. Install 4 antennas inside of false penthouse enclosure mounted on the rooftop of the 2-12 Essex Street building. Install 2 remote radio heads & surge protector mounted to ballast frame behind of proposed false penthouse.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 4.000 Section: 4.32.G.1 (Telecommunication Facility).
- Article: 4.000 Section: 4.40 (Footnote 49) (Telecommunications Facility).
- Article: 10.000 Section: 10.40-10.46 (Special Permit).
- Article: 6409(A) Section: Middle Class Tax Relief and Job Creation Act (aka Spectrum Act)

Original
Signature(s):

(Petitioner (s) / Owner)

Daniel D. Klasnick attorney for cellco

(Print Name)

Partnership d/b/a Verizon Wireless

Address: 6 Duval & Klasnick LLC, P.O. Box 254, Boxford, MA 01921

Tel. No. (781) 873-0021

1/27/2021

Date: January 27, 2021

Mail Address: dklasnick@dkt-legal.com

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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


I/We Morris Naggar
(OWNER)

Address: 399 MASS AVE, Cambridge, MA

State that I/We own the property located at 599-605 Massachusetts
which is the subject of this zoning application. 2-12 Essex St. Ave

The record title of this property is in the name of 3MJ
Associates, LLC

*Pursuant to a deed of duly recorded in the date 8/4/2015 Middlesex South
County Registry of Deeds at Book 65855, Page 3560; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____


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

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

Commonwealth of Massachusetts, County of Middlesex

The above name Morris Naggar personally appeared before me,
this 29th of June, 2020, and made oath that the above statement is true.


Notary

My commission expires 12/31/2021 (Notary Seal).



REBECCA A. RAFFERTY
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 31, 2021

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

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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

605 Massachusetts Ave , 2-12 Essex Street

Granting the Special Permit requested for 599 Massachusetts Ave , Cambridge, MA (location) would not be a detriment to the public interest because:

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

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

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

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

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

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

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

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

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district

or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

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

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: ~~3 MJ Associates LLC~~ *Cellco Partnership*
d/b/a Verizon Wireless *AKK*
Present Use/Occupancy: Mobile Communications Facility
Location: Duval & Klasnick LLC
 Zone: Business B Zone/Central Square Overlay
Phone: (781) 873-0021
 Requested Use/Occupancy: Mobile Communications Facility

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

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

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

verizon

WIRELESS

CENTRAL SQ MA

599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

ZONING — NOT FOR CONSTRUCTION



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

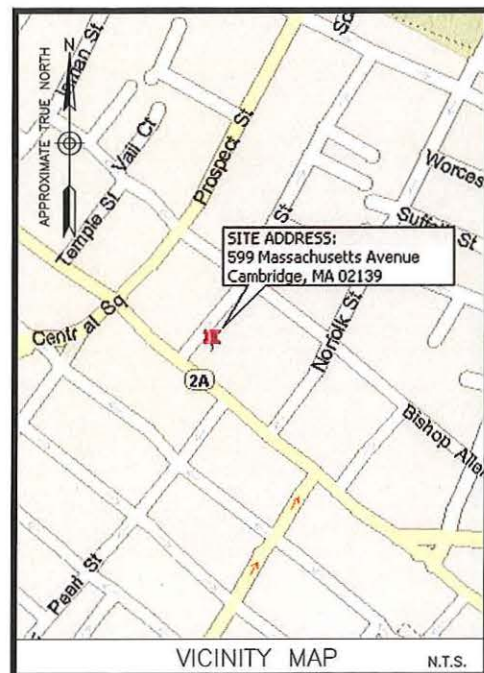
CENTRAL SQ MA

ZONING DRAWINGS

11	02/18/21	FOR SUBMITTAL
10	12/22/20	FOR SUBMITTAL
9	10/05/20	FOR SUBMITTAL
8	07/10/20	FOR SUBMITTAL
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5	07/30/19	FOR SUBMITTAL
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3	05/02/19	FOR SUBMITTAL



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



VICINITY MAP N.T.S.

DIRECTIONS FROM WESTBOROUGH, MA:

TAKE RT-9 E. MERGE ONTO I-90 E. TAKE EXIT 18 TOWARD CAMBRIDGE. TURN RIGHT ONTO CAMBRIDGE STREET. CONTINUE ONTO RIVER STREET. TURN RIGHT ONTO MASSACHUSETTS AVENUE. THE DESTINATION WILL BE ON THE LEFT.

ENGINEER
DEWBERRY ENGINEERS INC.
99 SUMMER ST.
SUITE 700
BOSTON, MA 02110
PHONE # (617) 531-0813
FAX # (617) 695-3310

CONSTRUCTION
VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956
PHONE # (617) 921-9716
CONTACT: ERIC WAINWRIGHT

CONSULTANT TEAM

SITE NAME:
CENTRAL SQ MA

PROPERTY OWNER:
3MJ ASSOCIATES, LLC
563 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

APPLICANT:
CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS
VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

ELECTRIC UTILITY:
NSTAR
1-800-592-2000

TELEPHONE UTILITY:
VERIZON
1-800-870-9999

COORDINATES*:
LATITUDE: 42° 21' 54.6" N
LONGITUDE: 71° 06' 9.9" W
*PER HANDHELD GPS

PROJECT SUMMARY

SITE ADDRESS:
599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

ZONING DISTRICT:
BUSINESS B
CENTRAL SQUARE OVERLAY

PROJECT DIRECTORY

THIS SITE WILL CONSIST OF REPLACING & RELOCATING (4) ALPHA SECTOR PANEL ANTENNAS & ASSOCIATED EQUIPMENT TO A BALLAST FRAME ON ADJACENT BUILDING OWNED BY SAME LANDLORD. PROPOSED ANTENNAS TO BE INSTALLED IN PROPOSED FALSE PENTHOUSE (TO MATCH COLOR & TEXTURE OF BUILDING). EXISTING POWER, TELCO & GROUND CONDUITS TO BE RE-ROUTED IN COORDINATION WITH EXISTING BUILDING.

PROJECT DESCRIPTION

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

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

SHT. NO.	DESCRIPTION
T-1	TITLE SHEET
Z-1	ABUTTERS PLAN
Z-2	EXISTING ROOF PLAN
Z-3	PROPOSED ROOF PLAN
Z-4	PARTIAL PROPOSED ROOF PLAN
Z-5	SOUTH & NORTH ELEVATIONS
Z-6	WEST ELEVATION
Z-7	EAST ELEVATION
Z-8	ENCLOSURE & BALLAST FRAME DETAILS

SHEET INDEX



DRAWN BY: MR

REVIEWED BY: AJB

CHECKED BY: BBR

PROJECT NUMBER: 50121487

JOB NUMBER: 50121497

SITE ADDRESS:

599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

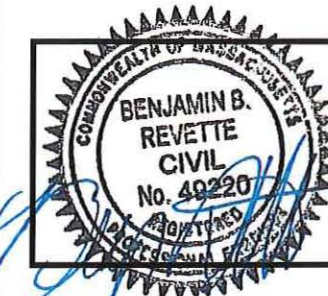
CENTRAL SQ MA

ZONING DRAWINGS

11	02/18/21	FOR SUBMITTAL
10	12/22/20	FOR SUBMITTAL
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8	07/10/20	FOR SUBMITTAL
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3	05/02/19	FOR SUBMITTAL



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



DRAWN BY:	MR
REVIEWED BY:	AJB
CHECKED BY:	BBR
PROJECT NUMBER:	50121487
JOB NUMBER:	50121497
SITE ADDRESS:	

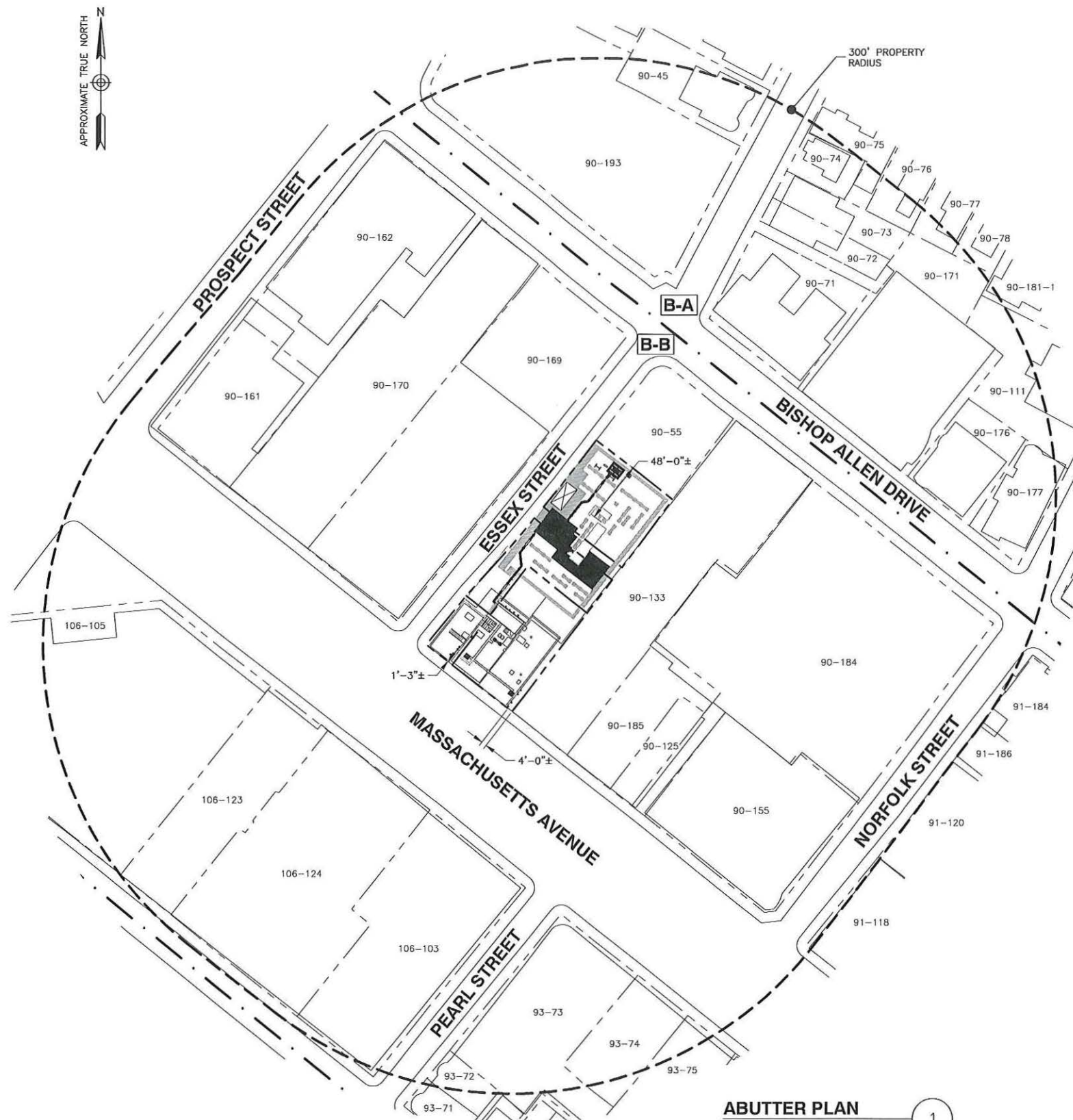
599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

SHEET TITLE

ABUTTERS PLAN

SHEET NUMBER

Z-1



- NOTES:
1. PLOT PLAN BASED ON CITY OF CAMBRIDGE, MA ASSESSOR'S MAPS AND HAVE NOT BEEN VERIFIED WITH A FIELD SURVEY.
 2. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 3. NORTH ARROW SHOWN AS APPROXIMATE.

ZONING REQUIREMENTS		
ZONING DISTRICT: BUSINESS B (BB)		
SETBACK:	REQUIREMENT:	PROPOSED:
MINIMUM LOT AREA	300	N/C
FRONT YARD SETBACK	NO MIN	1'-3"±
SIDE YARD SETBACK	NO MIN	4'±
REAR YARD SETBACK	NO MIN	48'±
MAXIMUM STRUCTURE HEIGHT	80'	N/C

LEGEND	
	LOCUS PROPERTY LINE
	Existing Property Line
	Edge Of Roadway
	300' PROPERTY RADIUS
XX-XX	PARCEL ID
	Existing Building
	ZONING DISTRICT BOUNDARY
B-A	BUSINESS A
B-B	BUSINESS B

ABUTTER PLAN
SCALE: 1"=100' FOR 11"x17"
1"=50' FOR 22"x34"

0' 50' 100'

1



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

CENTRAL SQ MA

ZONING DRAWINGS

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DRAWN BY: MR

REVIEWED BY: AJB

CHECKED BY: BBR

PROJECT NUMBER: 50121487

JOB NUMBER: 50121497

SITE ADDRESS:

599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

SHEET TITLE

EXISTING ROOF PLAN

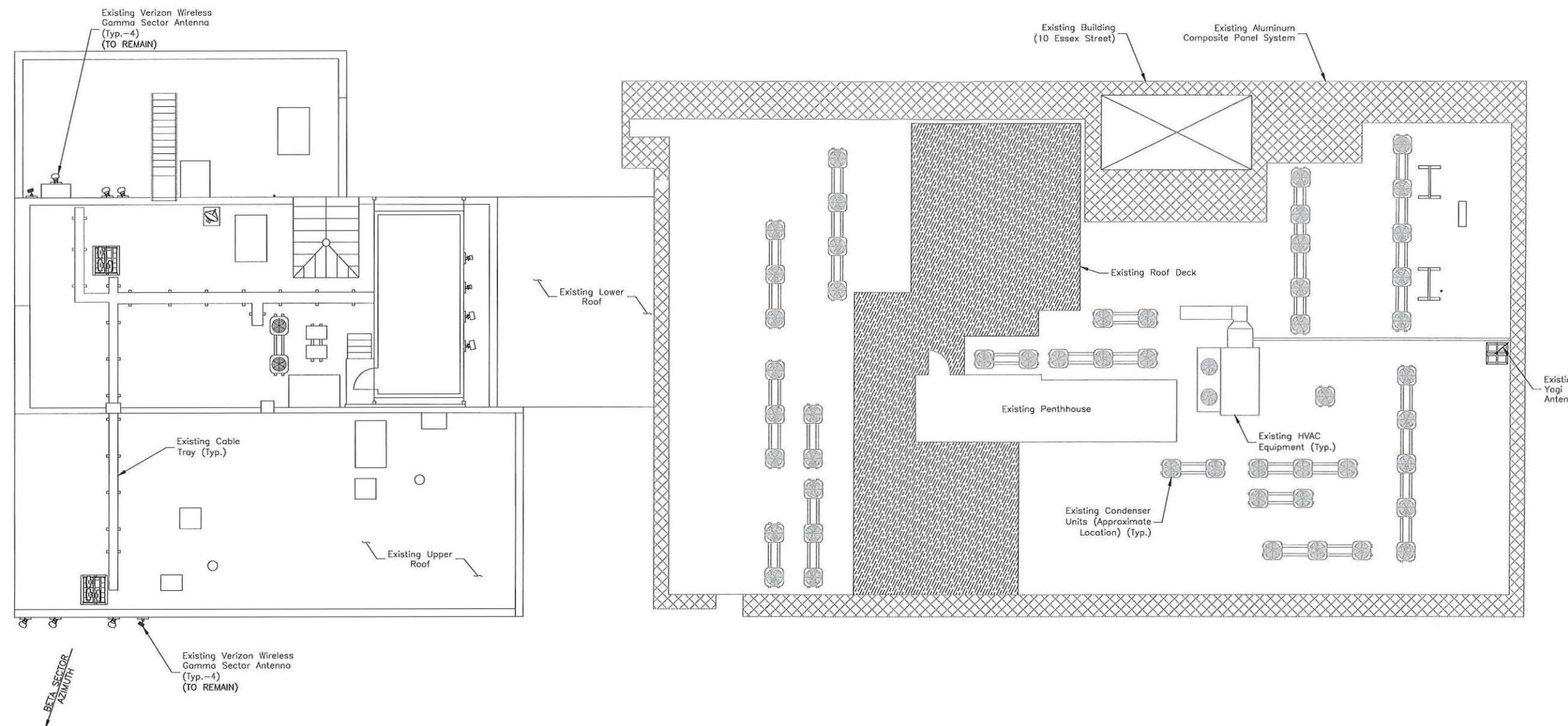
SHEET NUMBER

Z-2



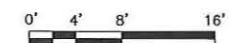
← ESSEX STREET →

MASSACHUSETTS AVENUE



EXISTING ROOF PLAN 1

SCALE: 1/16"=1' FOR 11"x17"
1/8"=1' FOR 22"x34"



NOTES:

1. NORTH SHOWN AS APPROXIMATE.
2. FOR ZONING PURPOSES ONLY. NOT FOR CONSTRUCTION.
3. ROOF PLAN BASED ON SITE VISIT BY DEWBERRY ENGINEERS INC. ON 09/16/16 & 10 ESSEX STREET APARTMENTS BUILDING PLANS DATED 09/22/15.



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

CENTRAL SQ MA

ZONING DRAWINGS

11	02/18/21	FOR SUBMITTAL
10	12/22/20	FOR SUBMITTAL
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DRAWN BY:	MR
REVIEWED BY:	AJB
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PROJECT NUMBER:	50121487
JOB NUMBER:	50121497
SITE ADDRESS:	

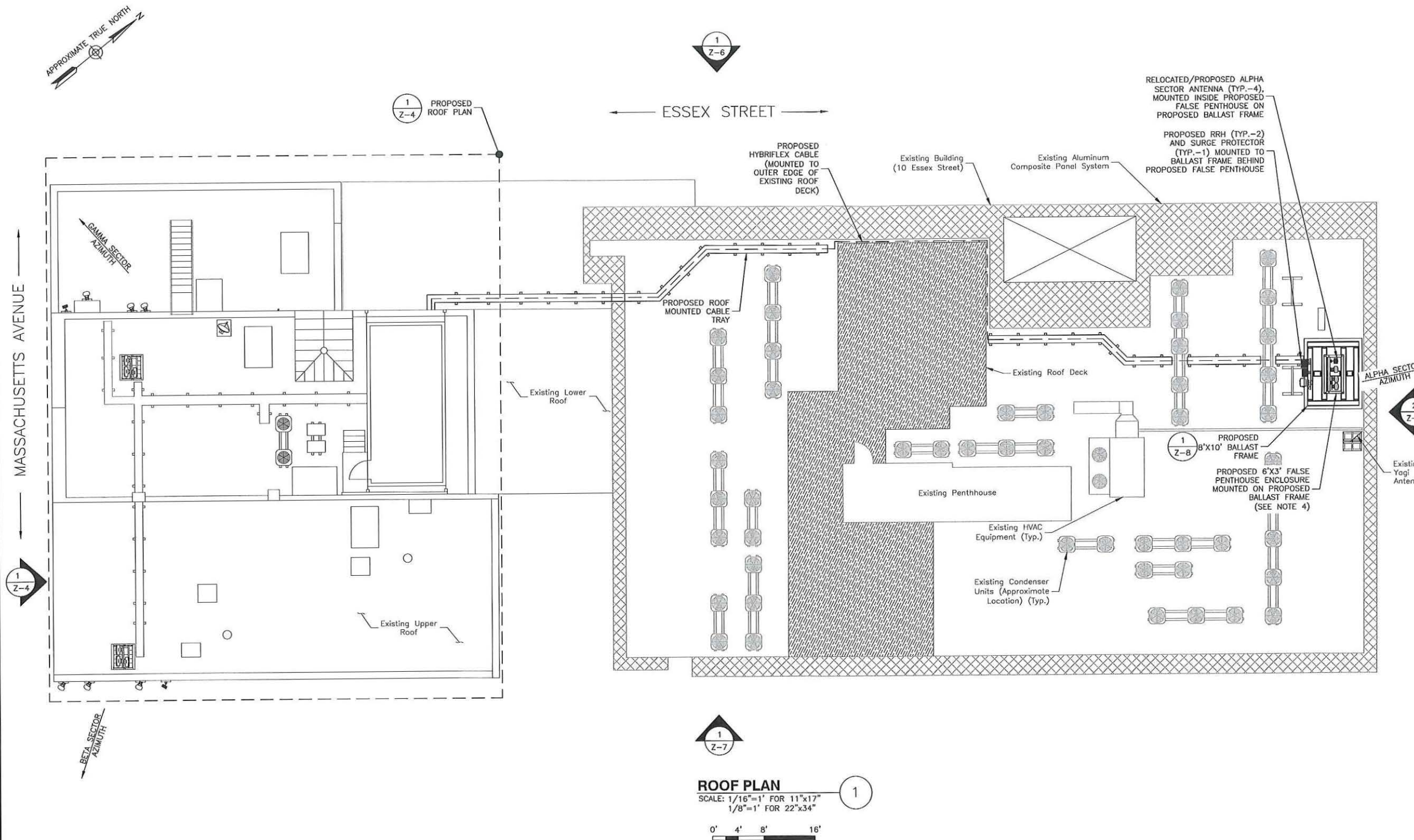
599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

SHEET TITLE

PROPOSED ROOF PLAN

SHEET NUMBER

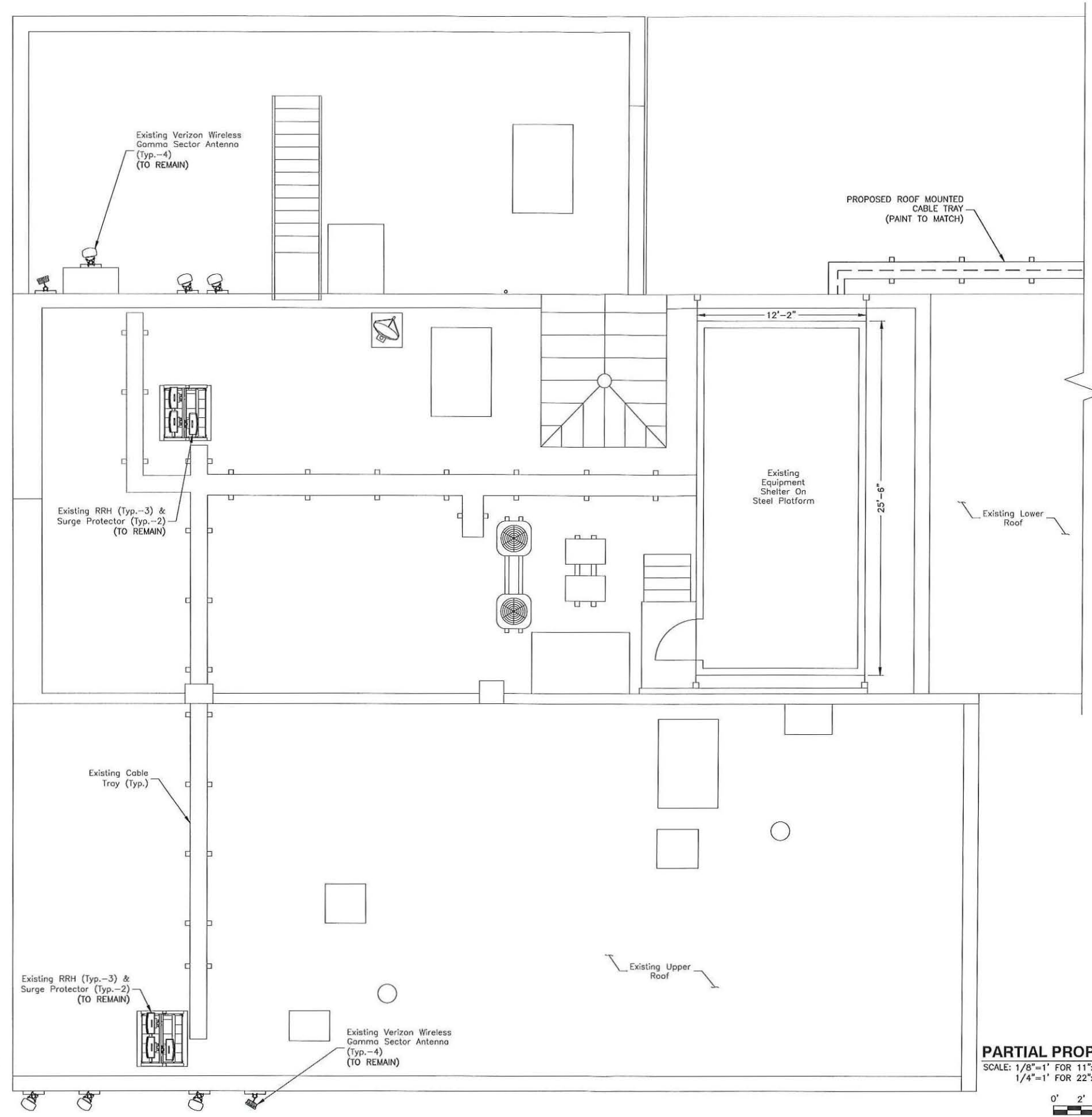
Z-3



- NOTES:
1. NORTH SHOWN AS APPROXIMATE.
 2. FOR ZONING PURPOSES ONLY. NOT FOR CONSTRUCTION.
 3. ROOF PLAN BASED ON SITE VISIT BY DEWBERRY ENGINEERS INC. ON 09/16/16 & 10 ESSEX STREET APARTMENTS BUILDING PLANS DATED 09/22/15.
 4. PROPOSED FALSE PENTHOUSE ENCLOSURE TO MATCH COLOR & TEXTURE OF EXISTING BUILDING FEATURES. COORDINATE COLOR WITH V2W CM.



MASSACHUSETTS AVENUE



- NOTES:**
1. NORTH SHOWN AS APPROXIMATE.
 2. FOR ZONING PURPOSES ONLY. NOT FOR CONSTRUCTION.
 3. ROOF PLAN BASED ON SITE VISIT BY DEWBERRY ENGINEERS INC. ON 09/16/16 & 10 ESSEX STREET APARTMENTS BUILDING PLANS DATED 09/22/15.

PARTIAL PROPOSED ROOF PLAN 1
 SCALE: 1/8"=1' FOR 11"x17"
 1/4"=1' FOR 22"x34"
 0' 2' 4' 8'



VERIZON WIRELESS
 118 FLANDERS ROAD
 WESTBOROUGH, MA 01581-3956

CENTRAL SQ MA

ZONING DRAWINGS

11	02/18/21	FOR SUBMITTAL
10	12/22/20	FOR SUBMITTAL
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PROJECT NUMBER:	50121487
JOB NUMBER:	50121497
SITE ADDRESS:	

599-605 MASSACHUSETTS AVE
 2-12 ESSEX ST
 CAMBRIDGE, MA 02139

SHEET TITLE

PARTIAL PROPOSED ROOF PLAN

SHEET NUMBER

Z-4



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

CENTRAL SQ MA

ZONING DRAWINGS

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SITE ADDRESS:	

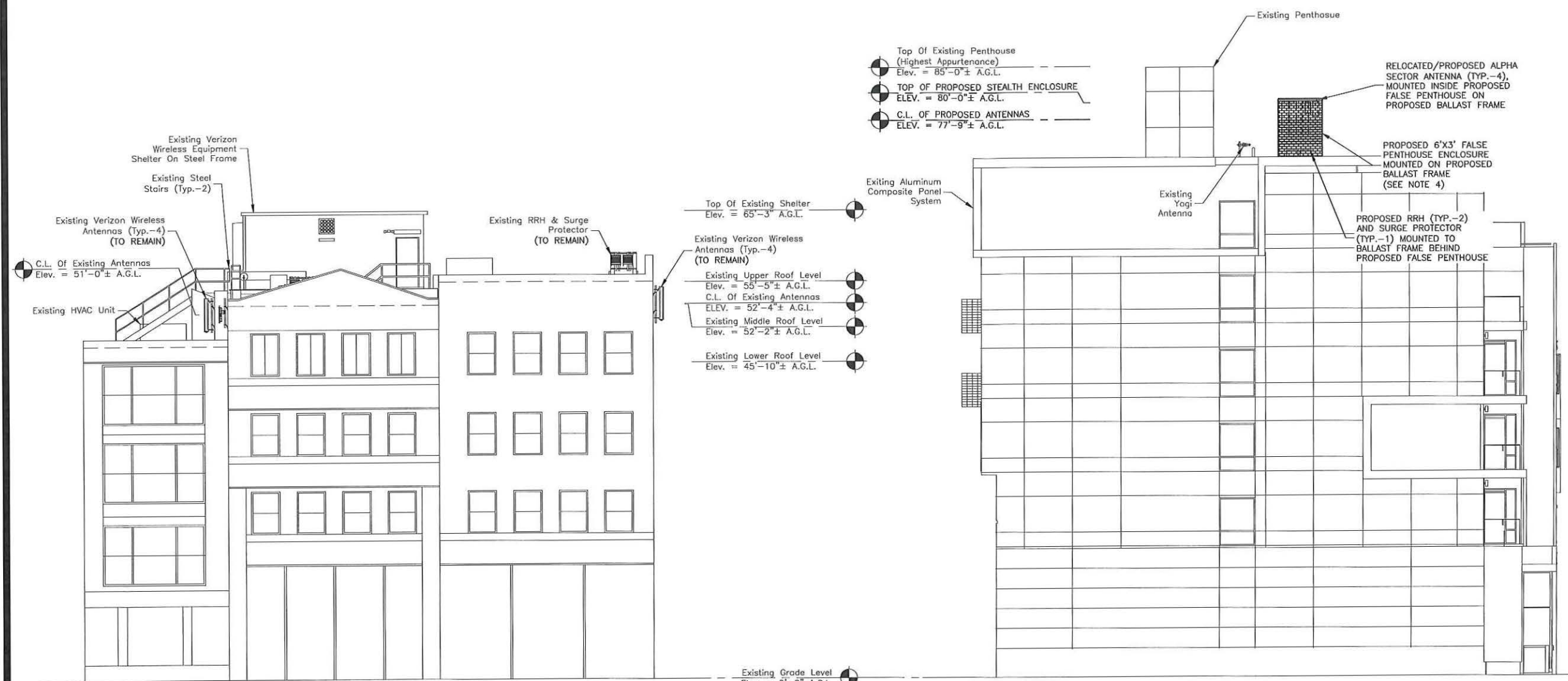
599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

SHEET TITLE

SOUTH & NORTH
ELEVATION

SHEET NUMBER

Z-5



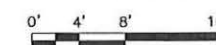
**SOUTH ELEVATION
(599 MASSACHUSETTS AVE)**

SCALE: 1/16"=1' FOR 11"x17"
1/8"=1' FOR 22"x34"



**NORTH ELEVATION
(10 ESSEX STREET)**

SCALE: 1/16"=1' FOR 11"x17"
1/8"=1' FOR 22"x34"



NOTES:

- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
- ELEVATION SHOWN AS APPROXIMATE.
- FOR ZONING PURPOSES ONLY. NOT FOR CONSTRUCTION.
- PROPOSED FALSE PENTHOUSE ENCLOSURE TO MATCH COLOR & TEXTURE OF EXISTING BUILDING FEATURES. COORDINATE COLOR WITH V2W CM.
- A.G.L. = ABOVE GROUND LEVEL
C.L. = CENTERLINE



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

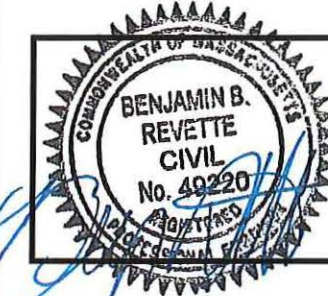
CENTRAL SQ MA

ZONING DRAWINGS

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DRAWN BY:	MR
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PROJECT NUMBER:	50121487
JOB NUMBER:	50121497
SITE ADDRESS:	

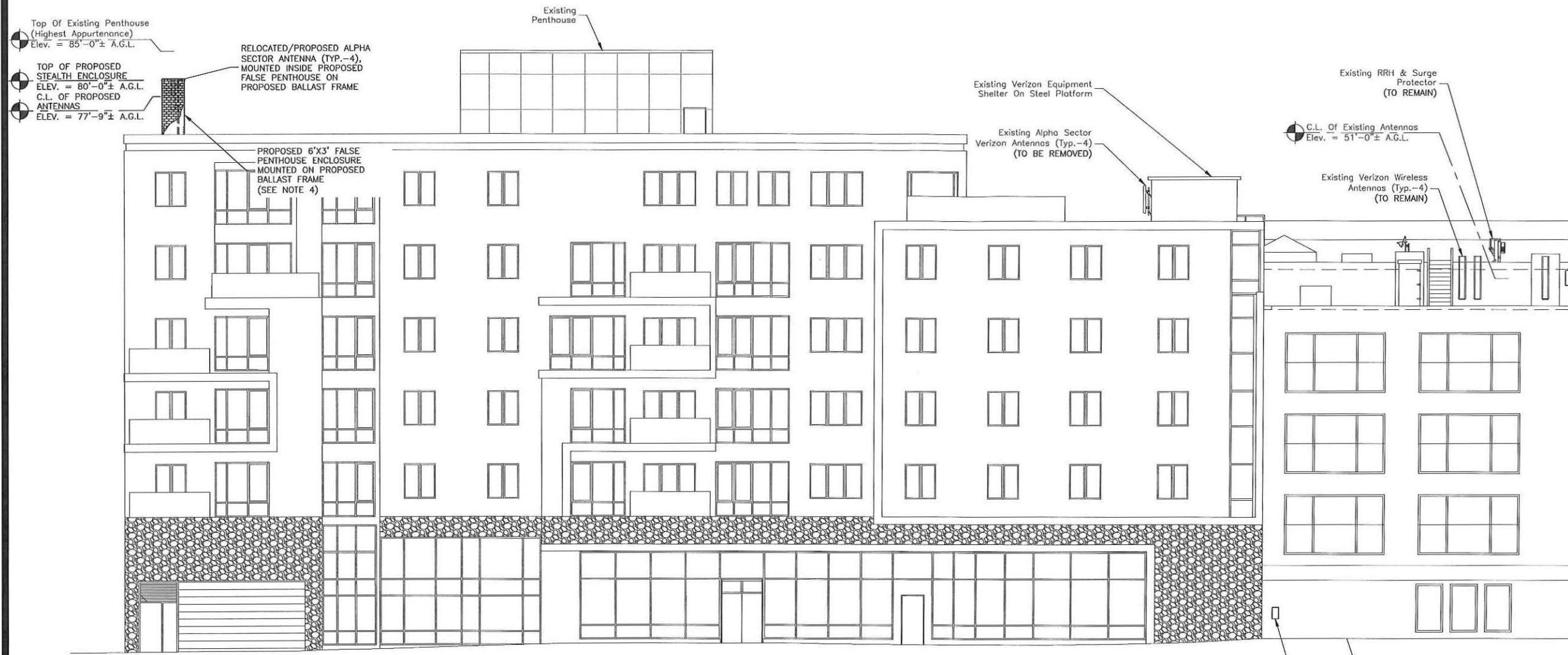
599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

SHEET TITLE

WEST ELEVATION

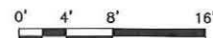
SHEET NUMBER

Z-6



WEST ELEVATION

SCALE: 1/16"=1' FOR 11"x17"
1/8"=1' FOR 22"x34"



NOTES:

- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
- ELEVATION DRAWING BASED ON 10 ESSEX STREET APARTMENTS, CAMBRIDGE, MA, DATED 09/22/15.
- FOR ZONING PURPOSES ONLY. NOT FOR CONSTRUCTION.
- PROPOSED FALSE PENTHOUSE ENCLOSURE TO MATCH COLOR & TEXTURE OF EXISTING BUILDING FEATURES. COORDINATE COLOR WITH VZW CM.
- A.G.L. = ABOVE GROUND LEVEL
C.L. = CENTERLINE



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

CENTRAL SQ MA

ZONING DRAWINGS

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7	10/29/19	FOR SUBMITTAL
6	10/03/19	FOR SUBMITTAL
5	07/30/19	FOR SUBMITTAL
4	06/12/19	FOR SUBMITTAL
3	05/02/19	FOR SUBMITTAL



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



DRAWN BY: MR

REVIEWED BY: AJB

CHECKED BY: BBR

PROJECT NUMBER: 50121487

JOB NUMBER: 50121497

SITE ADDRESS:

599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

SHEET TITLE

EAST ELEVATION

SHEET NUMBER

Z-7



EAST ELEVATION

SCALE: 1/16"=1' FOR 11"x17"
1/8"=1' FOR 22"x34"

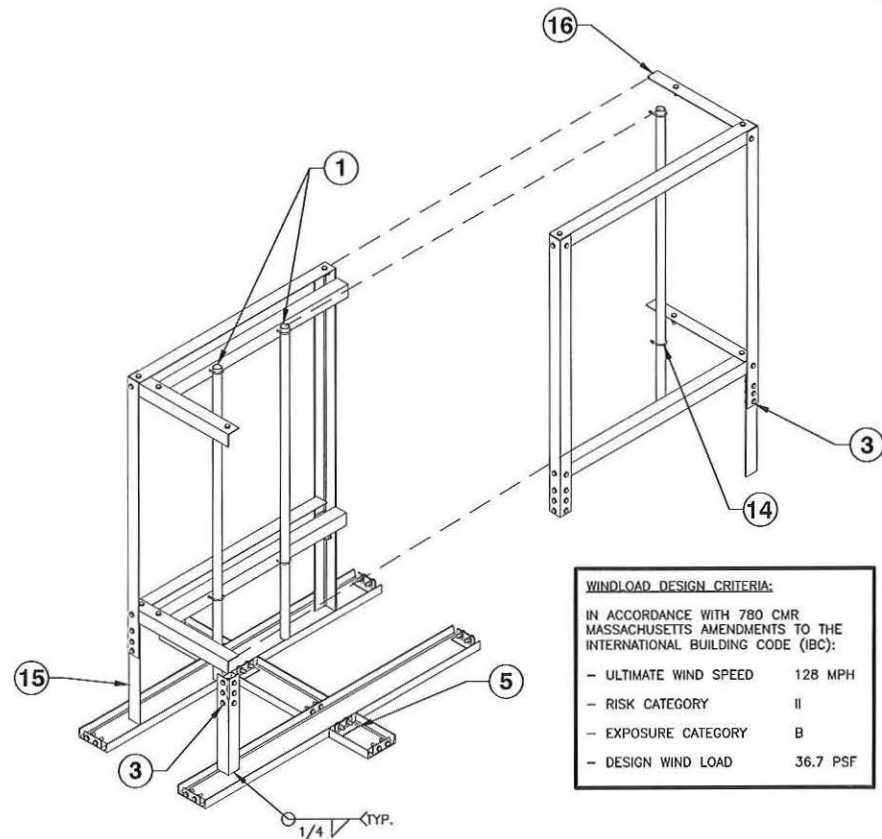


NOTES:

- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
- ELEVATION DRAWING BASED ON 10 ESSEX STREET APARTMENTS, CAMBRIDGE, MA, DATED 09/22/15.
- FOR ZONING PURPOSES ONLY. NOT FOR CONSTRUCTION.
- CONTRACTOR TO UTILIZE 3M WRAP FOR ALL ANTENNAS TO MATCH SURROUNDING AREAS. INSTALL 3M WRAP ON ANTENNAS PER MANUFACTURER'S SPECIFICATION & RECOMMENDATIONS. COORDINATE COLOR WITH VERIZON WIRELESS C.M.
- A.G.L. = ABOVE GROUND LEVEL
C.L. = CENTERLINE

NUMBER	ITEM	QUANTITY PER ENCLOSURE	MANUFACTURER/ MODEL #	COMMENTS/NOTES
1	2-7/8" O.D. (MIN.) STD PIPE-GALV.	3	N/A	CONNECTED TO FIBERGLASS ANGLES (TYP.-3). EQUAL SPACE BETWEEN PIPES.
2	SELF TAPPING SCREW OR FIBERGLASS BOLT		FIBERGLASS ATTACHMENT SPECIFICATION BY ENCLOSURE MANUFACTURER. INSTALL FIBERGLASS BOLTS IN FRONT OF ANTENNAS.	
3	3/4" ASTM A325 BOLT	TBD	N/A	TYP. FOR ALL STEEL/STEEL & FIBERGLASS/STEEL CONNECTIONS.
4	GALVANIZED C10X15.3	9	N/A	DRILL WEEP HOLES AS NEEDED.
5	GALVANIZED L2.5X2.5X1/4X6"	4	N/A	WELD TO ITEM 4 AND BOLT TO ADJACENT ITEM 4.
6	-	-	-	-
7	INVISIWAIVE INSERT	1	N/A	INSTALL PER MANUFACTURERS RECOMMENDATIONS.
8	NR AU ANTENNA	1	SEE LATEST ANTENNA REC	INSTALL PER MANUFACTURERS RECOMMENDATIONS.
9	CMU BALLAST	0	CMU BALLAST NOT REQUIRED PER STRUCTURAL ANALYSIS BY DEWBERRY ENGINEERS INC. DATED 11/23/20.	
10	RUBBER ROOFING MAT	120 SF	COMMSCOPE MT-F1637	INSTALL PER MANUFACTURERS RECOMMENDATIONS.
11	MOUNTING BRACKET	5	N/A	INSTALL PER MANUFACTURERS RECOMMENDATIONS.
12	PANEL ANTENNA	2	INSTALL PER MANUFACTURERS RECOMMENDATIONS. IF SIDE BY SIDE ANTENNA MOUNT REQUIRED, UTILIZE DETAIL 2/C-7.	
13	FIBERGLASS ENCLOSURE	1	N/A	SEE FIBERGLASS NOTES THIS SHEET.
14	1/2" U-BOLT	9	N/A	BOLT TO ITEM 16
15	GALVANIZED L4X4X3/8	4	N/A	WELD TO ITEM 4 & BOLT TO ITEM 16 WITH (3) 3/4" A325 STRUCTURAL BOLTS
16	FIBERGLASS L4X4X3/8	19	N/A	BOLT TO 15 & 7

 = STEEL ANGLE

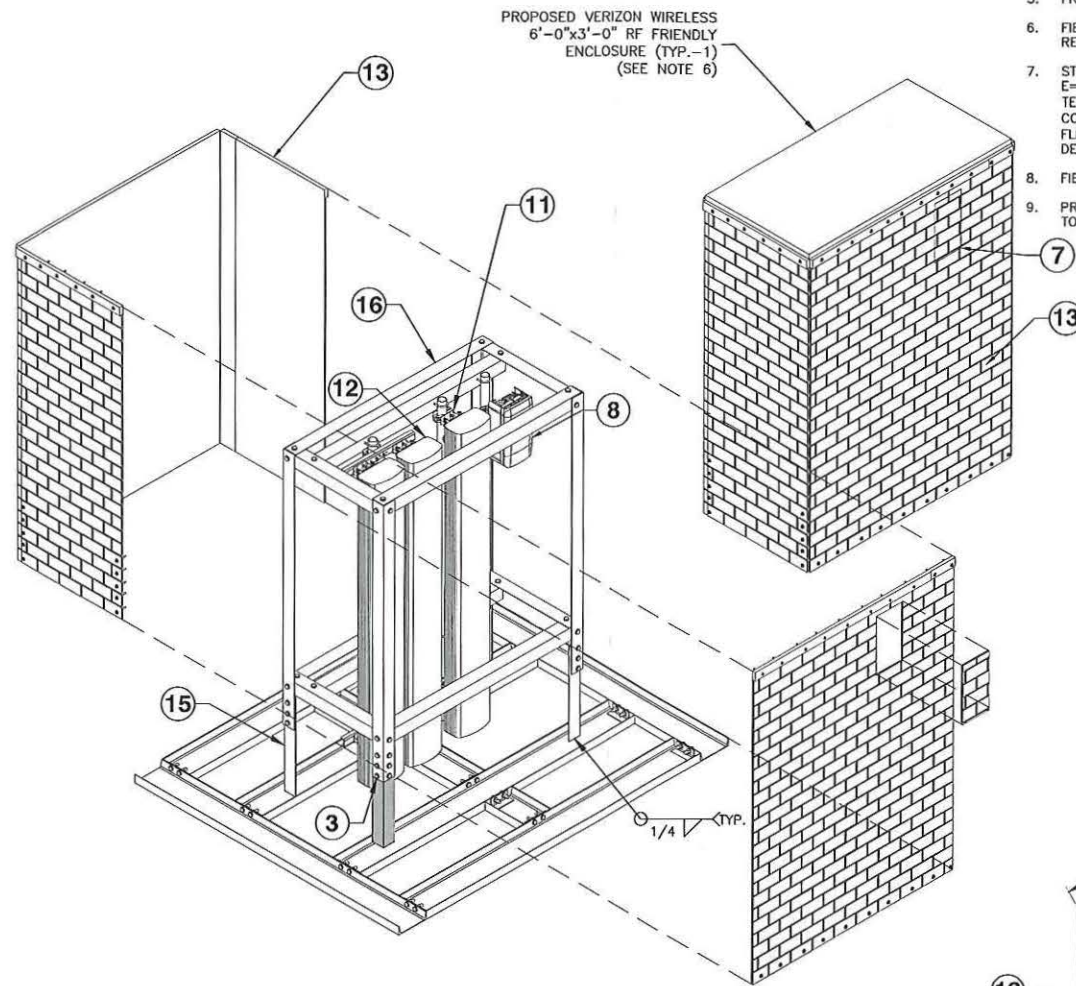


ALPHA ENCLOSURE DETAIL (ISO.)
SCALE: N.T.S.

WINDLOAD DESIGN CRITERIA:	
IN ACCORDANCE WITH 780 CMR MASSACHUSETTS AMENDMENTS TO THE INTERNATIONAL BUILDING CODE (IBC):	
- ULTIMATE WIND SPEED	128 MPH
- RISK CATEGORY	II
- EXPOSURE CATEGORY	B
- DESIGN WIND LOAD	36.7 PSF

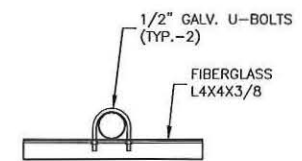
NOTES:

- INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS.
- ALL EQUIPMENT SHALL BE GROUNDED PER VERIZON WIRELESS STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- DETAIL IS SCHEMATIC.
- ALL MOUNTING HARDWARE TO BE GALVANIZED.
- BOND FRAME & ANTENNAS TO THE SECTOR GROUND BAR.
- CLEAN AND INSPECT ROOF PRIOR TO PLACEMENT OF PROPOSED BALLAST FRAME. INSTALL VZW APPROVED ROOFING MATS. FINAL ENCLOSURE SPECIFICATIONS AND ATTACHMENT TO BE MADE BY FIBERGLASS MANUFACTURER.
- ENCLOSURES SHALL MATCH COLORS & TEXTURE OF THE BUILDING FACADE. SUBMIT SAMPLES TO BUILDING OWNER & VERIZON WIRELESS FOR APPROVAL.
- INSTALL SHIMS AS REQUIRED TO LEVEL BALLAST MOUNT ON ROOF.
- BALLAST MOUNT LOCATIONS ON ROOF BASED ON STRUCTURAL ANALYSIS BY DEWBERRY ENGINEERS INC. DATED 11/23/20.



FIBERGLASS NOTES:

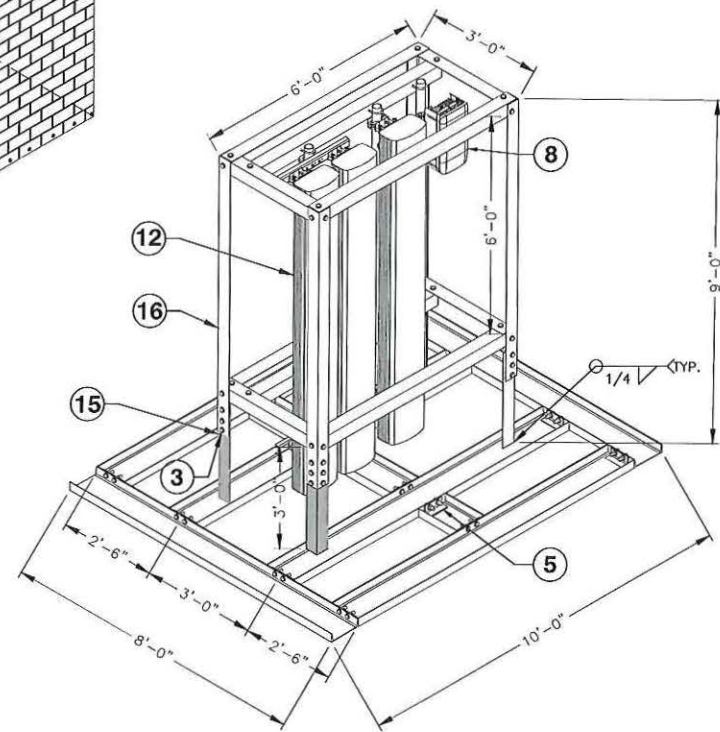
- FRP (FIBERGLASS REINFORCED POLYMER) STRUCTURAL SHAPES SHALL BE MANUFACTURED USING THE PULTRUSION PROCESS.
- IF PRE-FABRICATED MEMBERS DO NOT ASSEMBLE ACCORDING TO PLAN, CONTACT THE FIBERGLASS MANUFACTURER BEFORE CUTTING OR ALTERING FABRICATED MEMBERS.
- FRP MEMBERS SHALL BE FABRICATED AND ASSEMBLED AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL PROTECT THE FRP STRUCTURAL MEMBERS FROM ABUSE TO PREVENT BREAKAGE, NICKS, GOUGES, ETC. DURING FABRICATION, HANDLING, AND INSTALLATION.
- FRP BOLTS SHOULD BE TIGHTENED 1/2 TURN PAST SNUG AND LOCKED WITH EPOXY.
- FIBERGLASS TO MEET ALL VERIZON WIRELESS STANDARDS FOR RF PROPAGATION. PROVIDE TEST REPORTS TO VERIZON WIRELESS FOR REVIEW & APPROVAL.
- STRUCTURAL FRP SHALL HAVE THE MINIMUM MECHANICAL PROPERTIES:
E=2800KSI
TENSILE STRENGTH(LW): 33KSI
COMPRESSIVE STRENGTH(LW): 33 KSI
FLEXURAL STRENGTH(LW): 33KSI
DENSITY: 104PCF
- FIBERGLASS PANEL DESIGN & CONNECTION DESIGN TO BE BY OTHERS.
- PROVIDE FRP SHOP DRAWINGS TO DEWBERRY ENGINEERS INC. FOR REVIEW & APPROVAL PRIOR TO FRP FABRICATION.



BRACKET NOTES:

- SLOT U-BOLT HOLES TO ALLOW FOR MINOR FIELD ADJUSTMENT.

ANTENNA MOUNTING BRACKET (2)
SCALE: N.T.S.



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

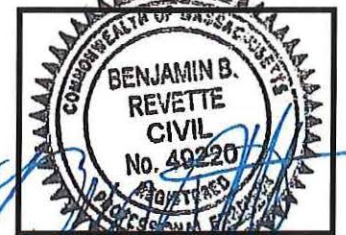
CENTRAL SQ MA

ZONING DRAWINGS

NO.	DATE	DESCRIPTION
11	02/18/21	FOR SUBMITTAL
10	12/22/20	FOR SUBMITTAL
9	10/05/20	FOR SUBMITTAL
8	07/10/20	FOR SUBMITTAL
7	10/29/19	FOR SUBMITTAL
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DRAWN BY:	MR
REVIEWED BY:	AJB
CHECKED BY:	BBR
PROJECT NUMBER:	50121487
JOB NUMBER:	50121497
SITE ADDRESS:	

599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

SHEET TITLE

ENCLOSURE & BALLAST
FRAME DETAILS

SHEET NUMBER

DUVAL & KLASNICK LLC
COUNSELORS AT LAW

Daniel D. Klasnick
Licensed in Massachusetts, New Hampshire and New York
Desk: (781) 873-0021 - Mobile: (774) 249-2814
dklasnick@dkt-legal.com

May 4, 2021

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

**Re: Application for Modification to Special Permit (BZA-106662)
Building Mounted Mobile Communications Facility
Located at 599 Massachusetts Avenue, 605 Massachusetts Avenue & 2-12 Essex
Street, Cambridge, Massachusetts**

~~CITY OF CAMBRIDGE
INSPECTORIAL SERVICES
2021 APR 29 A 15
2021 MAY -5 A 11: 16~~

Dear Board Members:

On January 26, 2021, Cellco Partnership d/b/a Verizon Wireless submitted an application to the Board of Zoning Appeal for a special permit to modify the existing building mounted mobile communications facility at the referenced location. At the February 25, 2021 regularly scheduled meeting, Verizon Wireless requested and the Board granted the request to continue the application until May 27, 2021 to allow the applicant the opportunity to undertake some revisions to the design of the proposed modification to the existing wireless facility.

To reflect the revisions to the proposed design of the modification, Verizon Wireless is submitting a revised set of project plans with a last revision date of 04/02/21 and a set of revised photo simulations. The project plans and photo simulations have been revised to reflect the change in the size of the false penthouse to allow for an increase in the separation between the antennas and the modifications to the antenna Beta/Gamma sectors to enhance system performance. The enclosures are a replacement to previously provided project plans and photo simulations.

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

Very truly yours,
DUVAL & KLASNICK LLC



By: Daniel D. Klasnick
Attorney at Law

Prepared For:
Verizon Wireless
Site Name:
CENTRAL SQ MA
599-605 Massachusetts Avenue
2-12 Essex Street
Cambridge, MA 02139



Photos taken on: 06-26-19
Simulation Based On: Rev-12 Zoning Drawings

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

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

CENTRAL SQ MA
DEWBERRY NO. 50121497
(Page 1 of 10)

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



PHOTO 4

SITE LOCATION

PHOTO 1

PHOTO 3

PHOTO 2

verizon^v
WIRELESS
CENTRAL SQ MA
599 Massachusetts Avenue
Cambridge, MA 02139
(Page 2 of 10)



Actual View



verizon^v
WIRELESS
CENTRAL SQ MA
Photo 1A
View Facing North
From Massachusetts Avenue
(Page 3 of 10)

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Proposed View

Proposed Gamma Sector MT6407 Antenna
Mounted On Proposed Mounting Pipe

Existing Antenna Relocated To Bottom
Of Proposed Mounting Pipe



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WIRELESS

CENTRAL SQ MA

Photo 1B

View Facing North
From Massachusetts Avenue
(Page 4 of 10)

 **Dewberry**[®]

Actual View



verizon^v
WIRELESS
CENTRAL SQ MA
Photo 2A
View Facing North
From Massachusetts Avenue
(Page 5 of 10)

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Proposed View

Proposed Beta Sector MT6407 Antenna Mounted On Proposed Mounting Pipe

Existing Antenna Relocated To Bottom Of Proposed Mounting Pipe

verizon^v
WIRELESS

CENTRAL SQ MA

Photo 2B

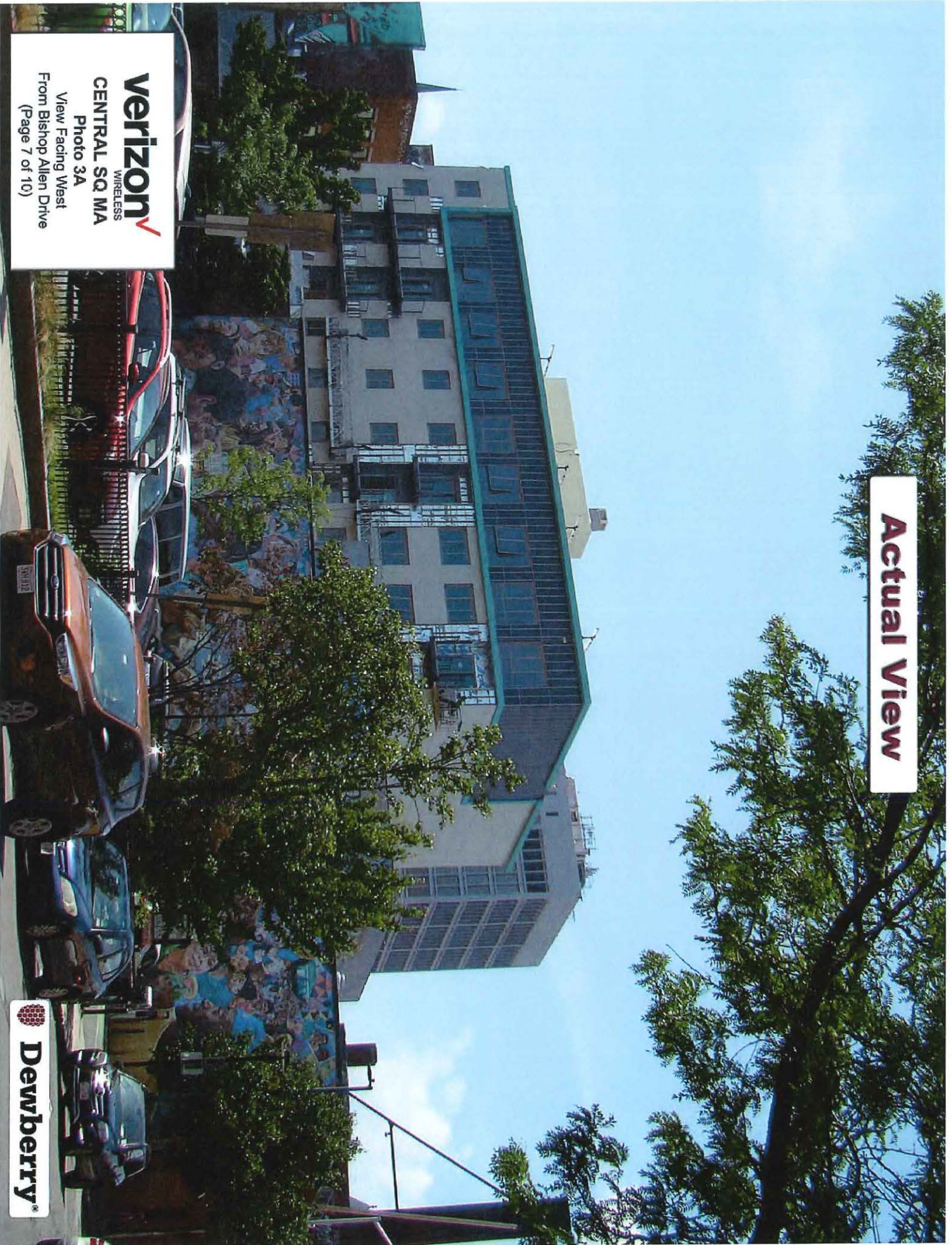
View Facing North

From Massachusetts Avenue

(Page 6 of 10)

 **Dewberry**[®]

Actual View



verizon
WIRELESS

CENTRAL SQ. MA

Photo 3A

View Facing West

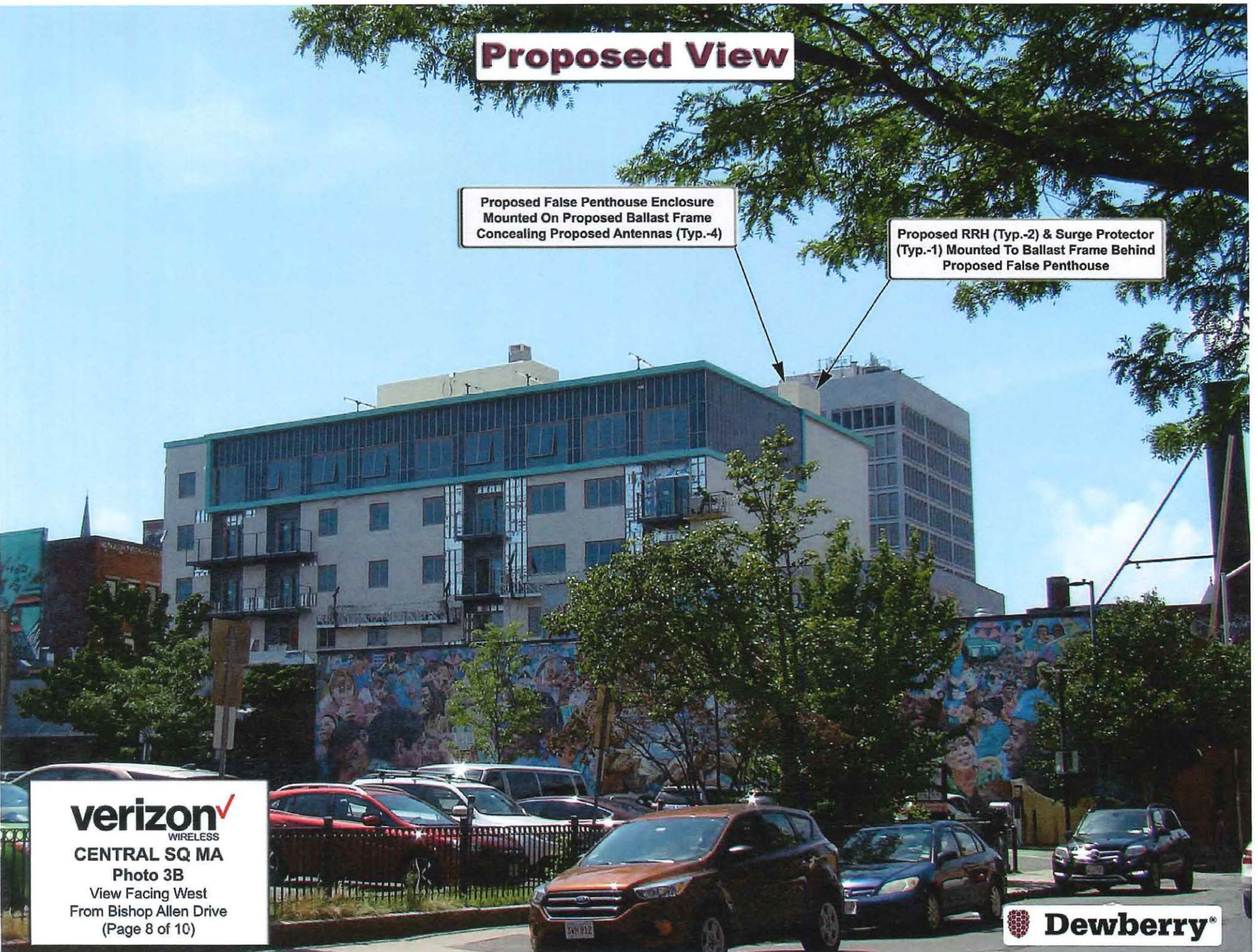
From Bishop Allen Drive
(Page 7 of 10)

 **Dewberry**

Proposed View

Proposed False Penthouse Enclosure Mounted On Proposed Ballast Frame Concealing Proposed Antennas (Typ.-4)

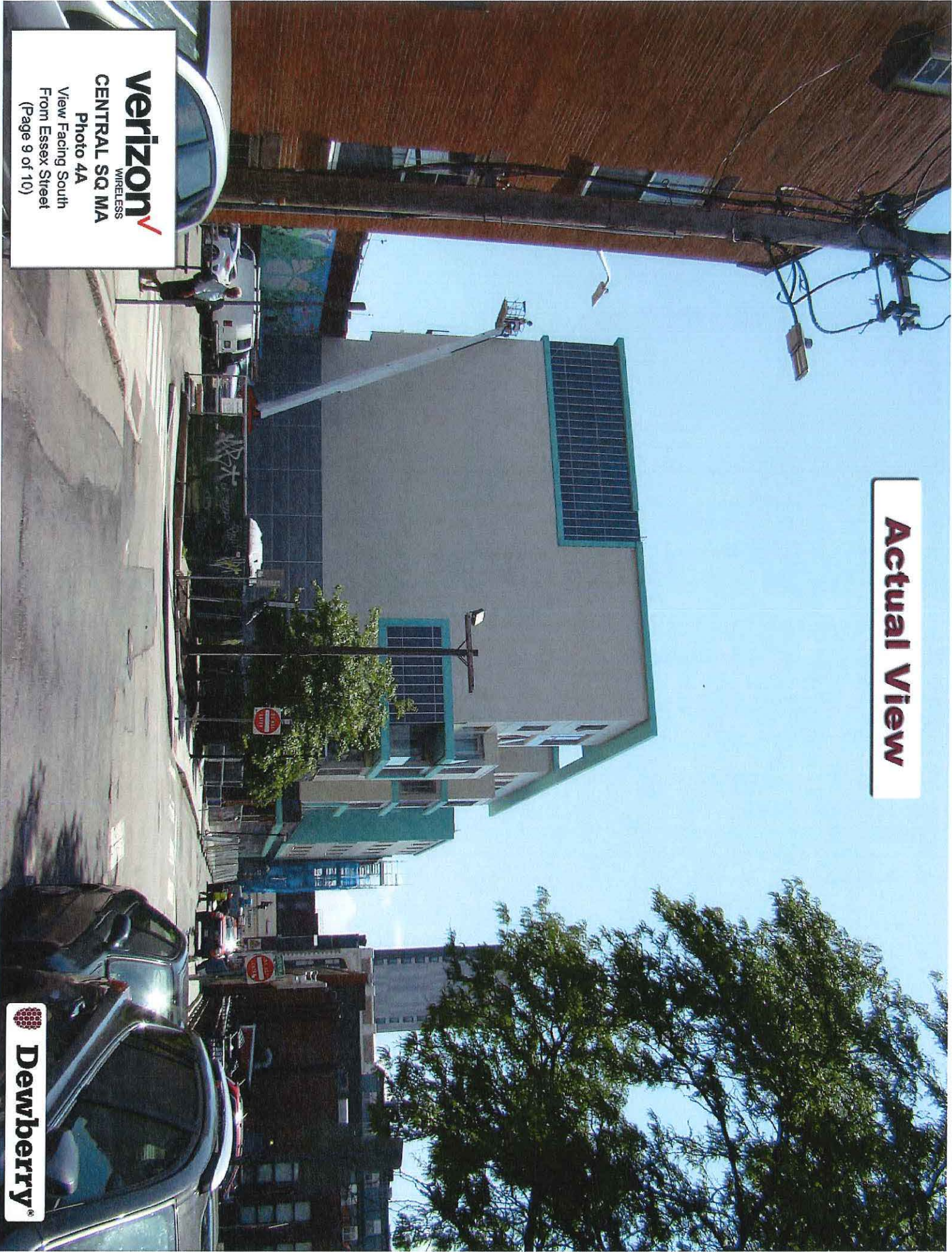
Proposed RRH (Typ.-2) & Surge Protector (Typ.-1) Mounted To Ballast Frame Behind Proposed False Penthouse



verizon^v
WIRELESS
CENTRAL SQ MA
Photo 3B
View Facing West
From Bishop Allen Drive
(Page 8 of 10)

 **Dewberry**[®]

Actual View



verizon
WIRELESS
CENTRAL SQ MA
Photo 4A
View Facing South
From Essex Street
(Page 9 of 10)

 **Dewberry**

Proposed View

Proposed False Penthouse Enclosure Mounted On Proposed Ballast Frame Concealing Proposed Antennas (Typ.-4)

Proposed RRH (Typ.-2) & Surge Protector (Typ.-1) Mounted To Ballast Frame Behind Proposed False Penthouse



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WIRELESS
CENTRAL SQ MA
Photo 4B
View Facing South
From Essex Street
(Page 10 of 10)

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verizon^v WIRELESS

CENTRAL SQ MA

599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

ZONING
NOT FOR CONSTRUCTION



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

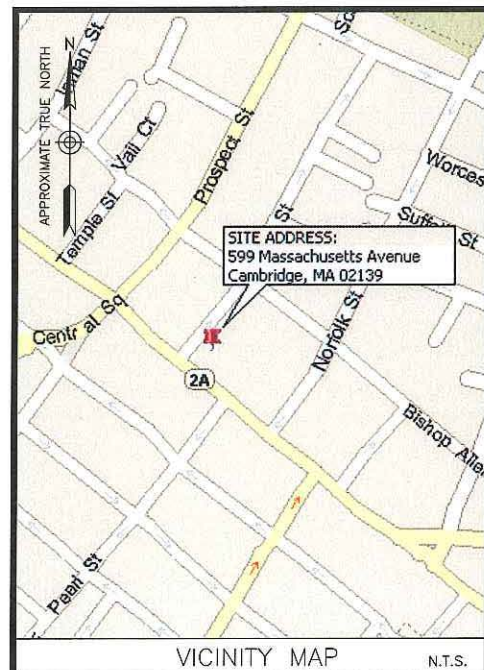
CENTRAL SQ MA

ZONING DRAWINGS

12	04/02/21	FOR SUBMITTAL
11	02/18/21	FOR SUBMITTAL
10	12/22/20	FOR SUBMITTAL
9	10/05/20	FOR SUBMITTAL
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Dewberry Engineers Inc.
99 SUMMER STREET
SUITE 700
BOSTON, MA 02110
PHONE: 617.695.3400
FAX: 617.695.3310



VICINITY MAP N.T.S.

DIRECTIONS FROM WESTBOROUGH, MA:

TAKE RT-9 E. MERGE ONTO I-90 E. TAKE EXIT 18 TOWARD CAMBRIDGE. TURN RIGHT ONTO CAMBRIDGE STREET. CONTINUE ONTO RIVER STREET. TURN RIGHT ONTO MASSACHUSETTS AVENUE. THE DESTINATION WILL BE ON THE LEFT.

ENGINEER
DEWBERRY ENGINEERS INC.
99 SUMMER ST.
SUITE 700
BOSTON, MA 02110
PHONE # (617) 531-0813
FAX # (617) 695-3310

CONSTRUCTION
VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956
PHONE # (617) 921-9716
CONTACT: ERIC WAINWRIGHT

CONSULTANT TEAM

SITE NAME:
CENTRAL SQ MA

PROPERTY OWNER:
3MJ ASSOCIATES, LLC
563 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

APPLICANT:
CELCO PARTNERSHIP D/B/A VERIZON WIRELESS
VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

ELECTRIC UTILITY:
EVERSOURCE
1-800-592-2000

TELEPHONE UTILITY:
VERIZON
1-800-870-9999

COORDINATES*:
LATITUDE: 42° 21' 54.6" N
LONGITUDE: 71° 06' 9.9" W
*PER HANDHELD GPS

PROJECT SUMMARY

SITE ADDRESS:
599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

ZONING DISTRICT:
BUSINESS B
CENTRAL SQUARE OVERLAY

PROJECT DIRECTORY

THIS SITE WILL CONSIST OF REPLACING & RELOCATING (4) ALPHA SECTOR PANEL ANTENNAS & (2) BETA/GAMMA SECTOR ANTENNAS & ASSOCIATED EQUIPMENT TO A BALLAST FRAME ON ADJACENT BUILDING OWNED BY SAME LANDLORD. PROPOSED ANTENNAS TO BE INSTALLED IN PROPOSED FALSE PENTHOUSE (TO MATCH COLOR & TEXTURE OF BUILDING). PROPOSED HYBRID CABLE TO BE ROUTED IN COORDINATION WITH BUILDING LL & VZM CM.

PROJECT DESCRIPTION

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

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

SHT. NO.	DESCRIPTION
T-1	TITLE SHEET
Z-1	ABUTTERS PLAN
Z-2	EXISTING ROOF PLAN
Z-3	PROPOSED ROOF PLAN
Z-4	PARTIAL PROPOSED ROOF PLAN
Z-5	SOUTH & NORTH ELEVATIONS
Z-6	WEST ELEVATION
Z-7	EAST ELEVATION
Z-8	ENCLOSURE & BALLAST FRAME DETAILS

SHEET INDEX



DRAWN BY: MR

REVIEWED BY: AJB

CHECKED BY: BBR

PROJECT NUMBER: 50121487

JOB NUMBER: 50121497

SITE ADDRESS:

599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

CENTRAL SQ MA

ZONING DRAWINGS

12	04/02/21	FOR SUBMITTAL
11	02/18/21	FOR SUBMITTAL
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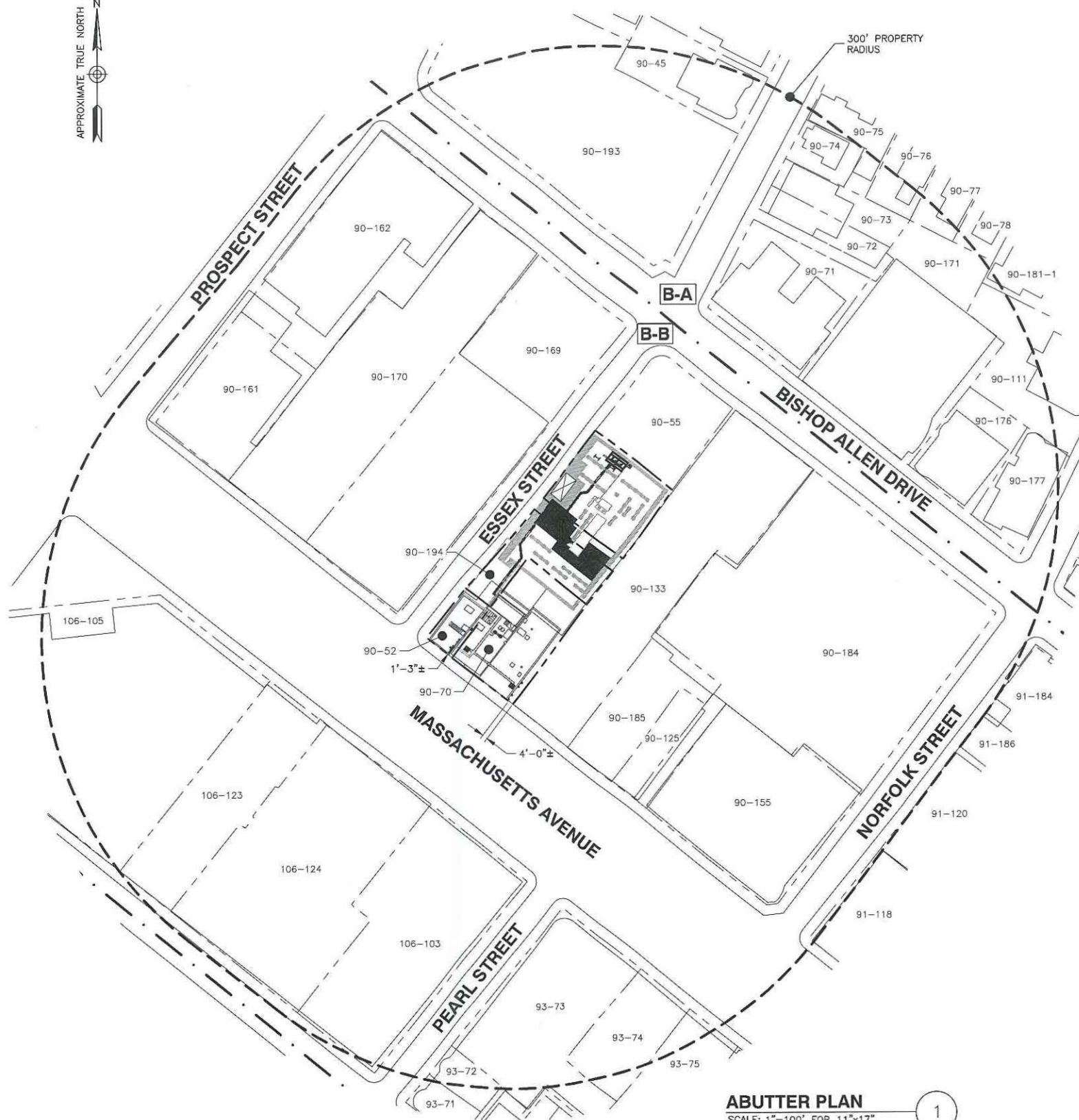
599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

SHEET TITLE

ABUTTERS PLAN

SHEET NUMBER

Z-1



NOTES:

1. PLOT PLAN BASED ON CITY OF CAMBRIDGE, MA ASSESSOR'S MAPS AND HAVE NOT BEEN VERIFIED WITH A FIELD SURVEY.
2. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
3. NORTH ARROW SHOWN AS APPROXIMATE.

ZONING REQUIREMENTS

ZONING DISTRICT: BUSINESS B (BB)

SETBACK:	REQUIREMENT:	PROPOSED:
MINIMUM LOT AREA	300	N/C
FRONT YARD SETBACK	NO MIN	1'-3"±
SIDE YARD SETBACK	NO MIN	4'±
REAR YARD SETBACK	NO MIN	48'±
MAXIMUM STRUCTURE HEIGHT	80'	N/C

LEGEND

- LOCUS PROPERTY LINE
- Existing Property Line
- Edge Of Roadway
- 300' PROPERTY RADIUS
- XX-XX PARCEL ID
- Existing Building
- ZONING DISTRICT BOUNDARY
- B-A** BUSINESS A
- B-B** BUSINESS B

ABUTTER PLAN

SCALE: 1"=100' FOR 11"x17"
1"=50' FOR 22"x34"



1



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

CENTRAL SQ MA

ZONING DRAWINGS

12	04/02/21	FOR SUBMITTAL
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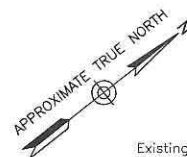
599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

SHEET TITLE

EXISTING ROOF PLAN

SHEET NUMBER

Z-2



Existing Verizon Wireless
Gamma Sector HR NRU
Antenna (Typ.-1)
(TO BE RELOCATED TO BOTTOM
OF PROPOSED MOUNTING PIPE)

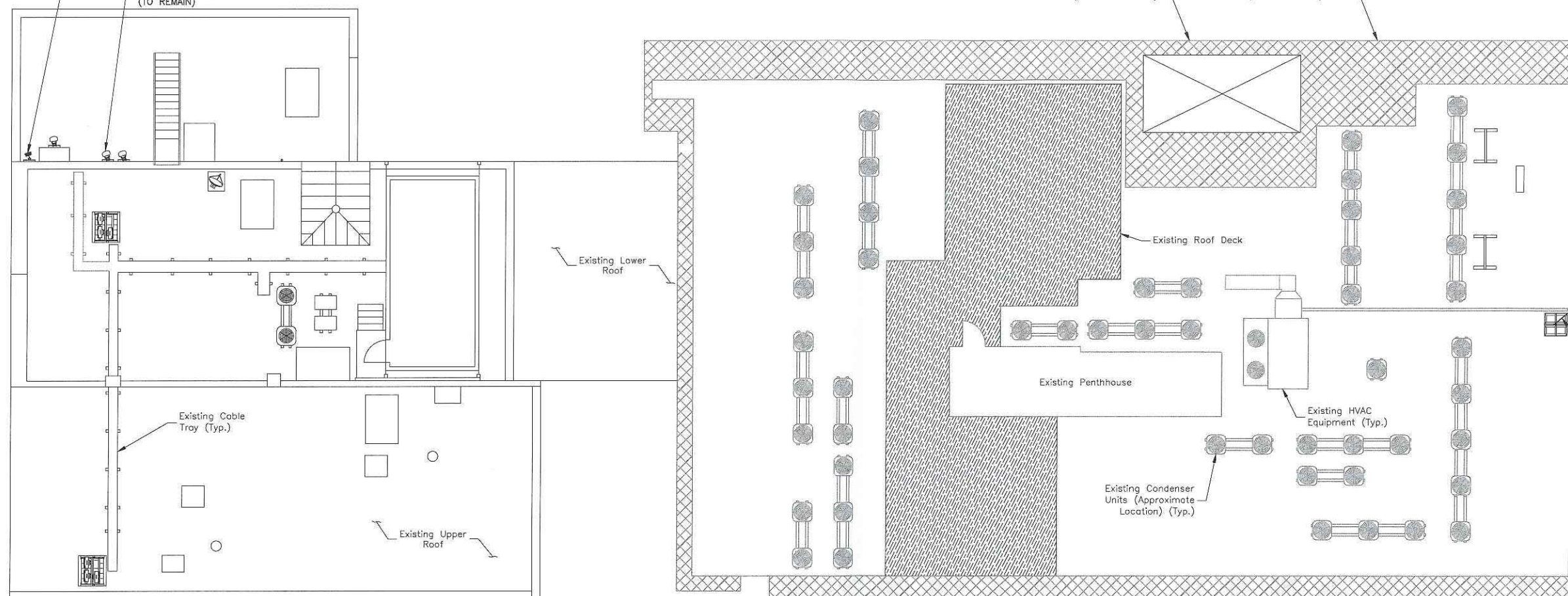
Existing Verizon Wireless
Gamma Sector Antenna
(Typ.-3)
(TO REMAIN)

← ESSEX STREET →

↑ MASSACHUSETTS AVENUE ↓

Existing Building
(10 Essex Street)

Existing Aluminum
Composite Panel System



Existing Cable
Tray (Typ.)

Existing Lower
Roof

Existing Roof Deck

Existing Penthouse

Existing HVAC
Equipment (Typ.)

Existing Condenser
Units (Approximate
Location) (Typ.)

Existing Yagi
Antenna

Existing Upper
Roof

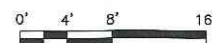
Existing Verizon Wireless Beta
Sector HR NRU Antenna
(Typ.-1)
(TO BE RELOCATED TO BOTTOM
OF PROPOSED MOUNTING PIPE)

Existing Verizon Wireless Beta
Sector Antenna (Typ.-3)
(TO REMAIN)



EXISTING ROOF PLAN

SCALE: 1/16"=1' FOR 11"x17"
1/8"=1' FOR 22"x34"



1

NOTES:

1. NORTH SHOWN AS APPROXIMATE.
2. FOR ZONING PURPOSES ONLY. NOT FOR CONSTRUCTION.
3. ROOF PLAN BASED ON SITE VISIT BY DEWBERRY ENGINEERS INC. ON 08/12/20 & 10 ESSEX STREET APARTMENTS BUILDING PLANS DATED 09/22/15.



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

CENTRAL SQ MA

ZONING DRAWINGS

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2-12 ESSEX ST
CAMBRIDGE, MA 02139

SHEET TITLE

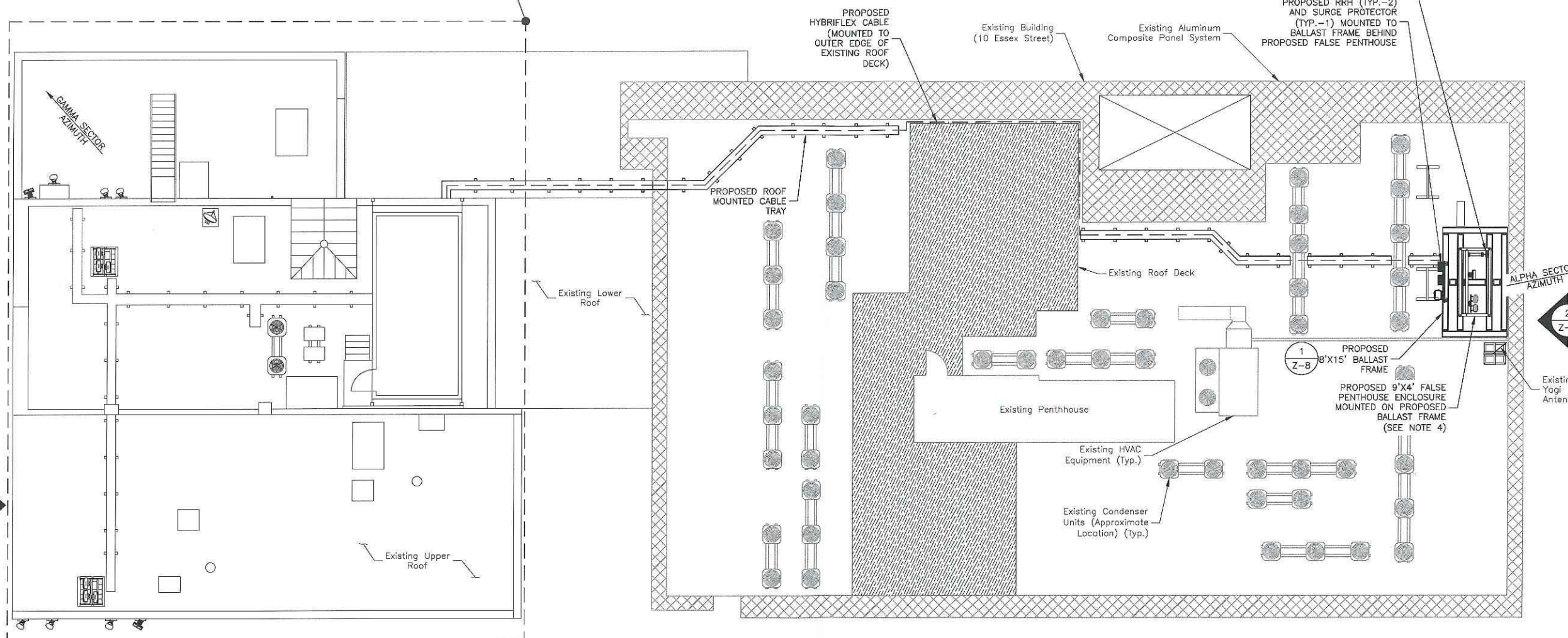
PROPOSED ROOF PLAN

SHEET NUMBER

Z-3



← ESSEX STREET →

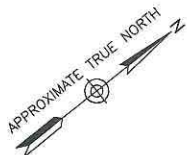


ROOF PLAN
SCALE: 1/16"=1' FOR 11"x17"
1/8"=1' FOR 22"x34"



NOTES:

1. NORTH SHOWN AS APPROXIMATE.
2. FOR ZONING PURPOSES ONLY. NOT FOR CONSTRUCTION.
3. ROOF PLAN BASED ON SITE VISIT BY DEWBERRY ENGINEERS INC. ON 08/12/20 & 10 ESSEX STREET APARTMENTS BUILDING PLANS DATED 09/22/15.
4. PROPOSED FALSE PENTHOUSE ENCLOSURE TO MATCH COLOR & TEXTURE OF EXISTING BUILDING FEATURES. COORDINATE COLOR WITH VZW CM.



PROPOSED VERIZON WIRELESS
MT6407-77A ANTENNA
(TYP.-2) (1/GAMMA & BETA
SECTORS)
MOUNTED ABOVE EXISTING NR
HRU ANTENNA ON PROPOSED
6" LONG, 2" SCHEDULE 40
PIPE
(2.375" O.D.)
(3M WRAP TO MATCH)

Existing Verizon Wireless
Gamma Sector Antenna
(Typ.-2)
(1/Gamma & Beta Sectors)
(RELOCATED BELOW PROPOSED
ANTENNA TO MEET CLEARANCE
REQUIREMENTS)

MASSACHUSETTS AVENUE

Existing Verizon Wireless
Gamma Sector Antenna
(Typ.-3)
(TO REMAIN)

PROPOSED ROOF MOUNTED
CABLE TRAY
(PAINT TO MATCH)

Existing RRH (Typ.-3) &
Surge Protector (Typ.-2)
(TO REMAIN)

Existing Verizon
Equipment
Shelter On
Steel Platform

Existing Lower
Roof

Existing Cable
Tray (Typ.)

Existing RRH (Typ.-3) &
Surge Protector (Typ.-2)
(TO REMAIN)

PROPOSED VERIZON WIRELESS
MT6407-77A ANTENNA
(TYP.-2) (1/GAMMA & BETA
SECTORS)
MOUNTED ABOVE EXISTING NR
HRU ANTENNA ON PROPOSED
6" LONG, 2" SCHEDULE 40
PIPE
(2.375" O.D.)
(3M WRAP TO MATCH)

Existing Verizon Wireless Beta
Sector Antenna (Typ.-3)
(TO REMAIN)

Existing Verizon Wireless Beta
Sector Antenna (Typ.-2)
(1/Gamma & Beta Sectors)
(RELOCATED BELOW PROPOSED
ANTENNA TO MEET CLEARANCE
REQUIREMENTS)

Existing Upper
Roof

NOTES:

1. NORTH SHOWN AS APPROXIMATE.
2. FOR ZONING PURPOSES ONLY. NOT FOR CONSTRUCTION.
3. ROOF PLAN BASED ON SITE VISIT BY DEWBERRY ENGINEERS INC. ON 08/12/20 & 10 ESSEX STREET APARTMENTS BUILDING PLANS DATED 09/22/15.

PARTIAL PROPOSED ROOF PLAN

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



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

CENTRAL SQ MA

ZONING DRAWINGS

12	04/02/21	FOR SUBMITTAL
11	02/18/21	FOR SUBMITTAL
10	12/22/20	FOR SUBMITTAL
9	10/05/20	FOR SUBMITTAL
8	07/10/20	FOR SUBMITTAL
7	10/29/19	FOR SUBMITTAL
6	10/03/19	FOR SUBMITTAL
5	07/30/19	FOR SUBMITTAL
4	06/12/19	FOR SUBMITTAL



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



DRAWN BY: MR

REVIEWED BY: AJB

CHECKED BY: BBR

PROJECT NUMBER: 50121487

JOB NUMBER: 50121497

SITE ADDRESS:

599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

SHEET TITLE

PARTIAL PROPOSED
ROOF PLAN

SHEET NUMBER

Z-4



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

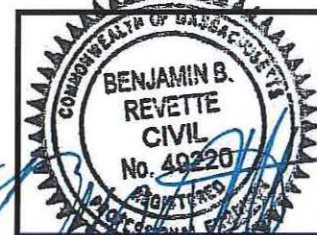
CENTRAL SQ MA

ZONING DRAWINGS

12	04/02/21	FOR SUBMITTAL
11	02/18/21	FOR SUBMITTAL
10	12/22/20	FOR SUBMITTAL
9	10/05/20	FOR SUBMITTAL
8	07/10/20	FOR SUBMITTAL
7	10/29/19	FOR SUBMITTAL
6	10/03/19	FOR SUBMITTAL
5	07/30/19	FOR SUBMITTAL
4	06/12/19	FOR SUBMITTAL



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89 SUMMER STREET
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DRAWN BY:	MR
REVIEWED BY:	AJB
CHECKED BY:	BBR
PROJECT NUMBER:	50121487
JOB NUMBER:	50121497
SITE ADDRESS:	

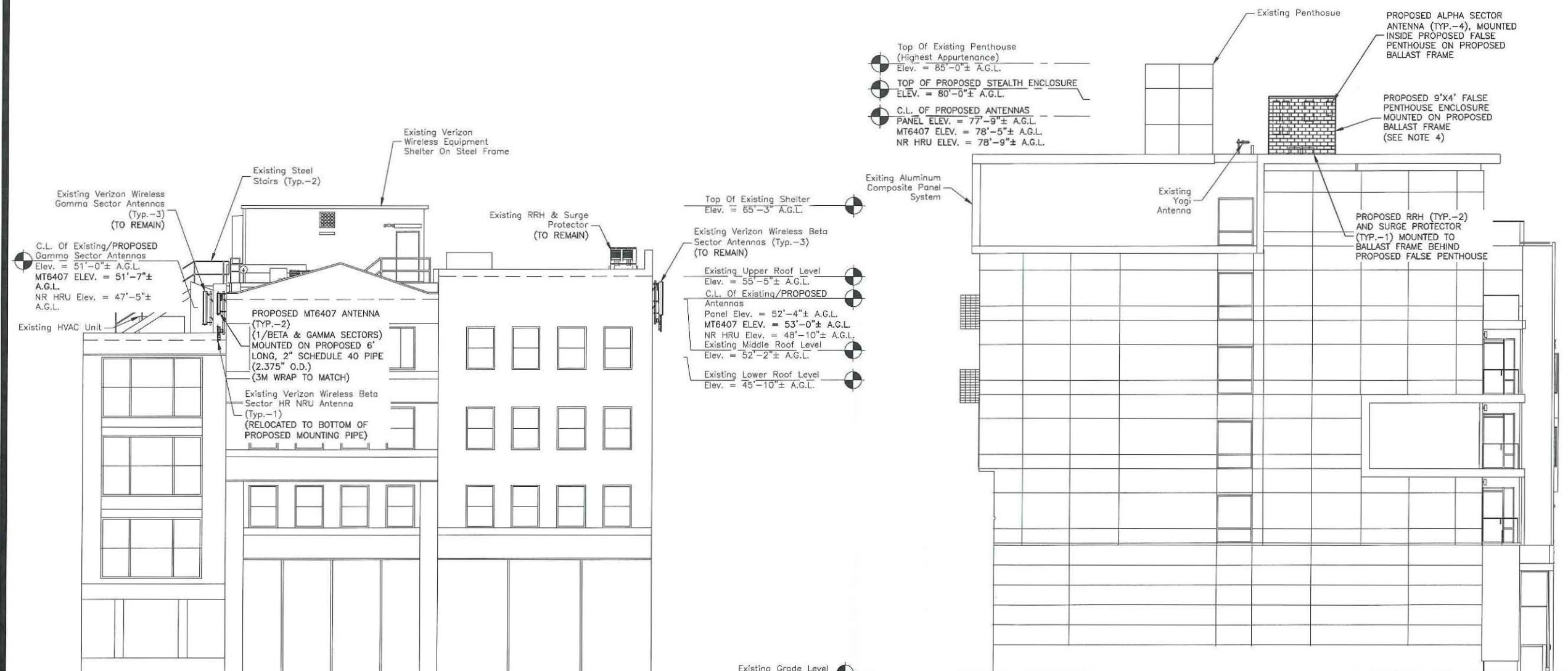
599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

SHEET TITLE

SOUTH & NORTH
ELEVATIONS

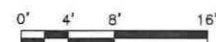
SHEET NUMBER

Z-5



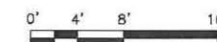
**SOUTH ELEVATION
(599 MASSACHUSETTS AVE)**

SCALE: 1/16"=1' FOR 11"x17"
1/8"=1' FOR 22"x34"



**NORTH ELEVATION
(10 ESSEX STREET)**

SCALE: 1/16"=1' FOR 11"x17"
1/8"=1' FOR 22"x34"



NOTES:

- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
- ELEVATION SHOWN AS APPROXIMATE.
- FOR ZONING PURPOSES ONLY. NOT FOR CONSTRUCTION.
- PROPOSED FALSE PENTHOUSE ENCLOSURE TO MATCH COLOR & TEXTURE OF EXISTING BUILDING FEATURES. COORDINATE COLOR WITH VZW CM.
- A.G.L. = ABOVE GROUND LEVEL
C.L. = CENTERLINE



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

CENTRAL SQ MA

ZONING DRAWINGS

12	04/02/21	FOR SUBMITTAL
11	02/18/21	FOR SUBMITTAL
10	12/22/20	FOR SUBMITTAL
9	10/05/20	FOR SUBMITTAL
8	07/10/20	FOR SUBMITTAL
7	10/29/19	FOR SUBMITTAL
6	10/03/19	FOR SUBMITTAL
5	07/30/19	FOR SUBMITTAL
4	06/12/19	FOR SUBMITTAL



Dewberry Engineers Inc.
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PHONE: 617.695.3400
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DRAWN BY:	MR
REVIEWED BY:	AJB
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PROJECT NUMBER:	50121487
JOB NUMBER:	50121497
SITE ADDRESS:	

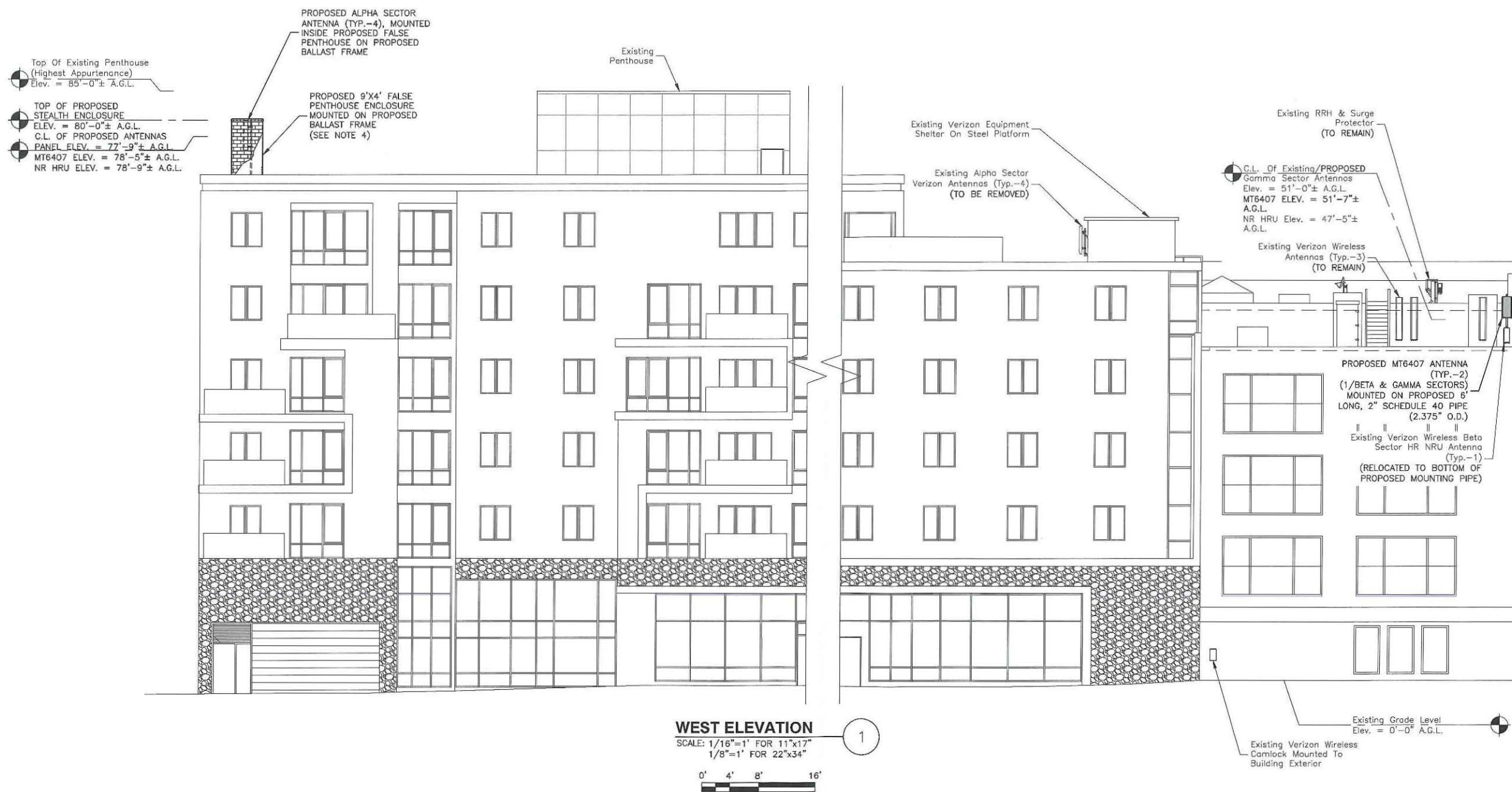
599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

SHEET TITLE

WEST ELEVATION

SHEET NUMBER

Z-6



NOTES:

- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
- ELEVATION DRAWING BASED ON 10 ESSEX STREET APARTMENTS, CAMBRIDGE, MA, DATED 09/22/15.
- FOR ZONING PURPOSES ONLY. NOT FOR CONSTRUCTION.
- PROPOSED FALSE PENTHOUSE ENCLOSURE TO MATCH COLOR & TEXTURE OF EXISTING BUILDING FEATURES. COORDINATE COLOR WITH VZW CM.
- A.G.L. = ABOVE GROUND LEVEL
C.L. = CENTERLINE



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

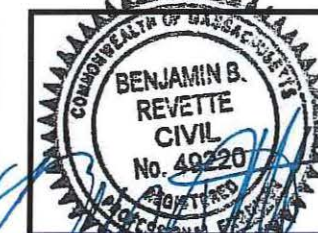
CENTRAL SQ MA

ZONING DRAWINGS

12	04/02/21	FOR SUBMITTAL
11	02/18/21	FOR SUBMITTAL
10	12/22/20	FOR SUBMITTAL
9	10/05/20	FOR SUBMITTAL
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5	07/30/19	FOR SUBMITTAL
4	06/12/19	FOR SUBMITTAL



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



DRAWN BY: MR

REVIEWED BY: AJB

CHECKED BY: BBR

PROJECT NUMBER: 50121487

JOB NUMBER: 50121497

SITE ADDRESS:

599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

SHEET TITLE

EAST ELEVATION

SHEET NUMBER

Z-7



EAST ELEVATION
SCALE: 1/16"=1' FOR 11"x17"
1/8"=1' FOR 22"x34"
0' 4' 8' 16'

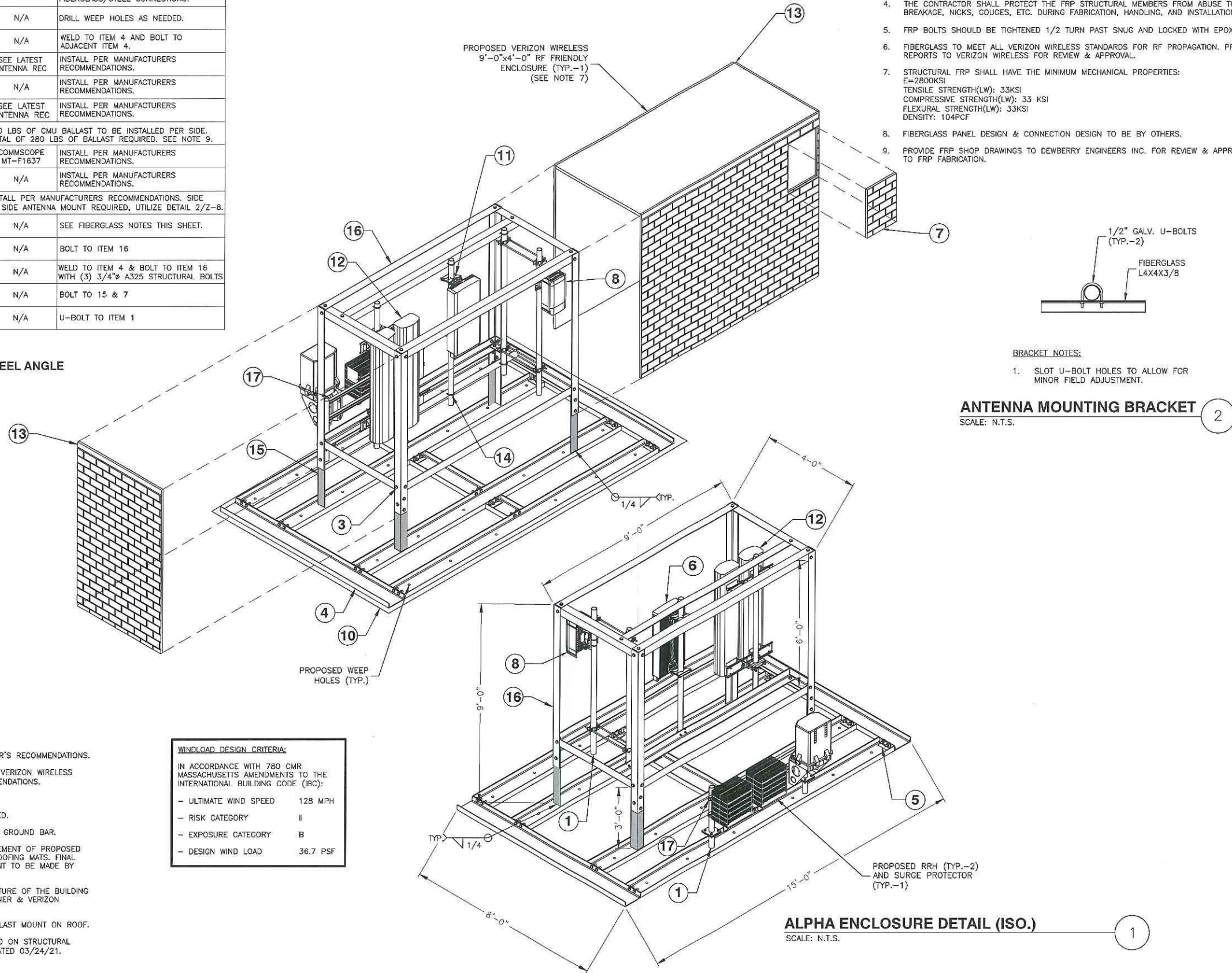
- NOTES:
- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 - ELEVATION DRAWING BASED ON 10 ESSEX STREET APARTMENTS, CAMBRIDGE, MA, DATED 09/22/15.
 - FOR ZONING PURPOSES ONLY. NOT FOR CONSTRUCTION.
 - CONTRACTOR TO UTILIZE 3M WRAP FOR ALL ANTENNAS TO MATCH SURROUNDING AREAS. INSTALL 3M WRAP ON ANTENNAS PER MANUFACTURER'S SPECIFICATION & RECOMMENDATIONS. COORDINATE COLOR WITH VERIZON WIRELESS C.M.
 - A.G.L. = ABOVE GROUND LEVEL
C.L. = CENTERLINE

NUMBER	ITEM	QUANTITY PER ENCLOSURE	MANUFACTURER/ MODEL #	COMMENTS/NOTES
1	2-7/8" O.D. (MIN.) STD PIPE-GALV.	6	N/A	ANTENNA MOUNTING PIPES CONNECTED TO FIBERGLASS ANGLES (TYP.-3). WELD H-FRAME PIPES TO ITEM 4.
2	SELF TAPPING SCREW OR FIBERGLASS BOLT			FIBERGLASS ATTACHMENT SPECIFICATION BY ENCLOSURE MANUFACTURER. INSTALL FIBERGLASS BOLTS IN FRONT OF ANTENNAS.
3	3/4" ASTM A325 BOLT	TBD	N/A	TYP. FOR ALL STEEL/STEEL & FIBERGLASS/STEEL CONNECTIONS.
4	GALVANIZED C10X15.3	9	N/A	DRILL WEEP HOLES AS NEEDED.
5	GALVANIZED L2.5X2.5X1/4X6"	4	N/A	WELD TO ITEM 4 AND BOLT TO ADJACENT ITEM 4.
6	MT6407-77A ANTENNA	1	SEE LATEST ANTENNA REC	INSTALL PER MANUFACTURERS RECOMMENDATIONS.
7	INVISIWAIVE INSERT	1	N/A	INSTALL PER MANUFACTURERS RECOMMENDATIONS.
8	NR AU ANTENNA	1	SEE LATEST ANTENNA REC	INSTALL PER MANUFACTURERS RECOMMENDATIONS.
9	CMU BALLAST	240 LBS TOTAL	140 LBS OF CMU BALLAST TO BE INSTALLED PER SIDE. TOTAL OF 280 LBS OF BALLAST REQUIRED. SEE NOTE 9.	
10	RUBBER ROOFING MAT	120 SF	COMMSCOPE MT-F1637	INSTALL PER MANUFACTURERS RECOMMENDATIONS.
11	MOUNTING BRACKET	5	N/A	INSTALL PER MANUFACTURERS RECOMMENDATIONS.
12	PANEL ANTENNA	2		INSTALL PER MANUFACTURERS RECOMMENDATIONS. SIDE BY SIDE ANTENNA MOUNT REQUIRED, UTILIZE DETAIL 2/Z-8.
13	FIBERGLASS ENCLOSURE	1	N/A	SEE FIBERGLASS NOTES THIS SHEET.
14	1/2" U-BOLT	9	N/A	BOLT TO ITEM 16
15	GALVANIZED L4X4X3/8	4	N/A	WELD TO ITEM 4 & BOLT TO ITEM 16 WITH (3) 3/4" A325 STRUCTURAL BOLTS
16	FIBERGLASS L4X4X3/8	19	N/A	BOLT TO 15 & 7
17	P1000 UNISTRUT	2	N/A	U-BOLT TO ITEM 1

 = STEEL ANGLE

- NOTES:**
- INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS.
 - ALL EQUIPMENT SHALL BE GROUNDED PER VERIZON WIRELESS STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
 - DETAIL IS SCHEMATIC.
 - ALL MOUNTING HARDWARE TO BE GALVANIZED.
 - BOND FRAME & ANTENNAS TO THE SECTOR GROUND BAR.
 - CLEAN AND INSPECT ROOF PRIOR TO PLACEMENT OF PROPOSED BALLAST FRAME. INSTALL VZW APPROVED ROOFING MATS. FINAL ENCLOSURE SPECIFICATIONS AND ATTACHMENT TO BE MADE BY FIBERGLASS MANUFACTURER.
 - ENCLOSURES SHALL MATCH COLORS & TEXTURE OF THE BUILDING FACADE. SUBMIT SAMPLES TO BUILDING OWNER & VERIZON WIRELESS FOR APPROVAL.
 - INSTALL SHIMS AS REQUIRED TO LEVEL BALLAST MOUNT ON ROOF.
 - BALLAST MOUNT LOCATIONS ON ROOF BASED ON STRUCTURAL ANALYSIS BY DEWBERRY ENGINEERS INC. DATED 03/24/21.

WINDLOAD DESIGN CRITERIA:	
IN ACCORDANCE WITH 780 CMR MASSACHUSETTS AMENDMENTS TO THE INTERNATIONAL BUILDING CODE (IBC):	
- ULTIMATE WIND SPEED	128 MPH
- RISK CATEGORY	II
- EXPOSURE CATEGORY	B
- DESIGN WIND LOAD	36.7 PSF



FIBERGLASS NOTES:

- FRP (FIBERGLASS REINFORCED POLYMER) STRUCTURAL SHAPES SHALL BE MANUFACTURED USING THE PULTRUSION PROCESS.
- IF PRE-FABRICATED MEMBERS DO NOT ASSEMBLE ACCORDING TO PLAN, CONTACT THE FIBERGLASS MANUFACTURER BEFORE CUTTING OR ALTERING FABRICATED MEMBERS.
- FRP MEMBERS SHALL BE FABRICATED AND ASSEMBLED AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL PROTECT THE FRP STRUCTURAL MEMBERS FROM ABUSE TO PREVENT BREAKAGE, NICKS, GOUGES, ETC. DURING FABRICATION, HANDLING, AND INSTALLATION.
- FRP BOLTS SHOULD BE TIGHTENED 1/2 TURN PAST SNUG AND LOCKED WITH EPOXY.
- FIBERGLASS TO MEET ALL VERIZON WIRELESS STANDARDS FOR RF PROPAGATION. PROVIDE TEST REPORTS TO VERIZON WIRELESS FOR REVIEW & APPROVAL.
- STRUCTURAL FRP SHALL HAVE THE MINIMUM MECHANICAL PROPERTIES:
E=2800KSI
TENSILE STRENGTH(LW): 33KSI
COMPRESSIVE STRENGTH(LW): 33 KSI
FLEXURAL STRENGTH(LW): 33KSI
DENSITY: 104PCF
- FIBERGLASS PANEL DESIGN & CONNECTION DESIGN TO BE BY OTHERS.
- PROVIDE FRP SHOP DRAWINGS TO DEWBERRY ENGINEERS INC. FOR REVIEW & APPROVAL PRIOR TO FRP FABRICATION.



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

CENTRAL SQ MA

ZONING DRAWINGS

12	04/02/21	FOR SUBMITTAL
11	02/18/21	FOR SUBMITTAL
10	12/22/20	FOR SUBMITTAL
9	10/05/20	FOR SUBMITTAL
8	07/10/20	FOR SUBMITTAL
7	10/29/19	FOR SUBMITTAL
6	10/03/19	FOR SUBMITTAL
5	07/30/19	FOR SUBMITTAL
4	06/12/19	FOR SUBMITTAL



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



DRAWN BY:	MR
REVIEWED BY:	AJB
CHECKED BY:	BBR
PROJECT NUMBER:	50121487
JOB NUMBER:	50121497
SITE ADDRESS:	

599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

SHEET TITLE

ENCLOSURE & BALLAST
FRAME DETAILS

SHEET NUMBER

Z-8

1
2
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* * * * *

(7:44 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan,
Andrea A. Hickey, Matina Williams and
Jason Marshall

CONSTANTINE ALEXANDER: Okay. The Chair will now
call Case Number 106662 -- 599-605 Mass Ave and 2-12 Essex
Street. Anyone here wishing to be heard on this matter? I
suspect there's no one here wishing to be heard because we
are in receipt of a communication from the petitioners' -- I
believe counsel, and I'll read it.

"Verizon Wireless needs to undertake some
revisions to the design of the proposal to modify the
existing wireless facility, and therefore pursuant to
General Laws 40A Section 15, the applicant hereby
respectfully requests that the Board of Appeals consent to
the withdrawal of the application [and it cites the numbers]
without prejudice."

I think the petitioner has been educated in the
meantime, if you withdraw the petition under our ordinance,
they cannot refile for two years, unless they file something

1 substantially different than what has now been proposed, and
2 that they go through a procedure where they have to get the
3 zoning -- Planning Board approval, formal approval, and our
4 approval acknowledging this is a new plan, a different plan.
5 And then we can hear the new plan.

6 I believe the petitioner was told this and decided
7 it wants to continue this case, which doesn't trigger all of
8 these adverse results I just identified. So do we have a
9 date that they want?

10 SISIA DAGLIAN: Yes, May 27.

11 CONSTANTINE ALEXANDER: May 20 --

12 SISIA DAGLIAN: -- twenty-seventh.

13 CONSTANTINE ALEXANDER: Okay, thanks.

14 SISIA DAGLIAN: And we have no other cases that
15 day.

16 CONSTANTINE ALEXANDER: Okay it isn't a case not
17 heard, so we can go forward without having to check people's
18 calendars. The Chair moves that we continue this case as a
19 case not heard until 6:00 p.m. on May 27, subject to the
20 following conditions.

21 One, that the petitioner sign a waiver of time for
22 decision, which will allow the case to continue until May

1 27. This waiver must be signed and returned to the zoning
2 office no later than 5:00 p.m. a week from Monday. If that
3 is not done, the case will automatically be dismissed, and
4 that will be the end of the case.

5 So the petitioner is not on the phone, I don't
6 believe. Should be advised it's a very standard form that
7 Cambridge uses that he needs, or it needs, to sign this by
8 5:00 p.m. -- this form -- by 5:00 p.m. on a week from next
9 Monday.

10 Second, that to the extent -- that the petitioner
11 needs to put up a new posting sign or a modified posting
12 sign, and this sign must be maintained for the 14 days
13 before May 27, just as the petitioner did with regard to the
14 sign for tonight's hearing.

15 If the petitioner wishes to use the existing sign,
16 it may do so by -- with a magic marker or what have you --
17 marking up, changing the date and time on the sign, or
18 preferably getting a new sign from the Inspectional Services
19 Department.

20 And lastly -- and this case could be applicable --
21 to the extent that as a result of this continuance there
22 will be modified plans, specifications, drawings or the

1 like, these must be in our files no later than 5:00 p.m. on
2 the Monday before May 27.

3 And I would -- this is not part of the motion, but
4 I would remind the petitioner that it should go back to the
5 Planning Board to see what comments it may have or not have
6 with regard to the revised plans. Brendan? How do you vote
7 on this?

8 BRENDAN SULLIVAN: Brendan Sullivan yes to the
9 continuance.

10 CONSTANTINE ALEXANDER: Andrea?

11 ANDREA HICKEY: Andrea Hickey yes to the
12 continuance.

13 CONSTANTINE ALEXANDER: Jason?

14 JASON MARSHALL: Jason Marshall yes to the
15 continuance.

16 CONSTANTINE ALEXANDER: Matina?

17 MATINA WILLIAMS: Matina Williams yes to the
18 continuance.

19 CONSTANTINE ALEXANDER: The Chair votes yes as
20 well.

21 [All vote YES]

22 Case continued until May 27.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2021 MAR -4 PM 2:31
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-106662

Address: 599 Mass Ave, 105 Mass Ave, 2-13 Essex St

Owner, Petitioner, or Representative: Daniel D. Klasnick
(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: 3/1/21

Daniel D. Klasnick
Signature

Daniel D. Klasnick
Licensed in Massachusetts, New Hampshire and New York
Desk: (781) 873-0021 - Mobile: (774) 249-2814
dklasnick@dkt-legal.com

May 4, 2021

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


**Re: Application for Modification to Special Permit (BZA-106662)
Building Mounted Mobile Communications Facility
Located at 599 Massachusetts Avenue, 605 Massachusetts Avenue & 2-12 Essex
Street, Cambridge, Massachusetts**

Dear Board Members:

On January 26, 2021, Cellco Partnership d/b/a Verizon Wireless submitted an application to the Board of Zoning Appeal for a special permit to modify the existing building mounted mobile communications facility at the referenced location. At the February 25, 2021 regularly scheduled meeting, Verizon Wireless requested and the Board granted the request to continue the application until May 27, 2021 to allow the applicant the opportunity to undertake some revisions to the design of the proposed modification to the existing wireless facility.

To reflect the revisions to the proposed design of the modification, Verizon Wireless is submitting a revised set of project plans with a last revision date of 04/02/21 and a set of revised photo simulations. The project plans and photo simulations have been revised to reflect the change in the size of the false penthouse to allow for an increase in the separation between the antennas and the modifications to the antenna Beta/Gamma sectors to enhance system performance. The enclosures are a replacement to previously provided project plans and photo simulations.

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

Very truly yours,
DUVAL & KLASNICK LLC


By: Daniel D. Klasnick
Attorney at Law

verizon ^{WIRELESS}

CENTRAL SQ MA

599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

ZONING

NOT FOR CONSTRUCTION

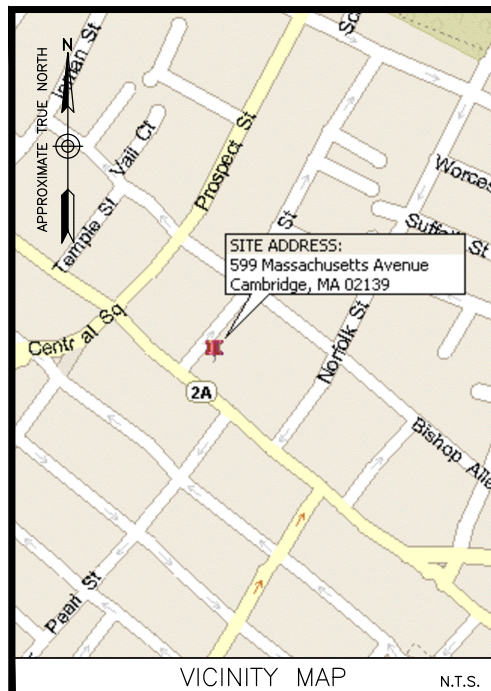
verizon WIRELESS
VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

CENTRAL SQ MA

ZONING DRAWINGS

NO.	DATE	DESCRIPTION
11	01/19/21	FOR SUBMITTAL
10	12/22/20	FOR SUBMITTAL
9	10/05/20	FOR SUBMITTAL
8	07/10/20	FOR SUBMITTAL
7	10/29/19	FOR SUBMITTAL
6	10/03/19	FOR SUBMITTAL
5	07/30/19	FOR SUBMITTAL
4	06/12/19	FOR SUBMITTAL
3	05/02/19	FOR SUBMITTAL

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



DIRECTIONS FROM WESTBOROUGH, MA:

TAKE RT-9 E. MERGE ONTO I-90 E. TAKE EXIT 18 TOWARD CAMBRIDGE. TURN RIGHT ONTO CAMBRIDGE STREET. CONTINUE ONTO RIVER STREET. TURN RIGHT ONTO MASSACHUSETTS AVENUE. THE DESTINATION WILL BE ON THE LEFT.

ENGINEER
DEWBERRY ENGINEERS INC.
99 SUMMER ST.
SUITE 700
BOSTON, MA 02110
PHONE # (617) 531-0813
FAX # (617) 695-3310

CONSTRUCTION
VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956
PHONE # (617) 921-9716
CONTACT: ERIC WAINWRIGHT

CONSULTANT TEAM

SITE NAME:
CENTRAL SQ MA

PROPERTY OWNER:
3MJ ASSOCIATES, LLC
563 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

APPLICANT:
CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS
VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

ELECTRIC UTILITY:
NSTAR
1-800-592-2000

TELEPHONE UTILITY:
VERIZON
1-800-870-9999

COORDINATES*:
LATITUDE: 42° 21' 54.6" N
LONGITUDE: 71° 06' 9.9" W
*PER HANDHELD GPS

PROJECT SUMMARY

SITE ADDRESS:
599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

ZONING DISTRICT:
BUSINESS B
CENTRAL SQUARE OVERLAY

PROJECT DIRECTORY

THIS SITE WILL CONSIST OF REPLACING & RELOCATING (4) ALPHA SECTOR PANEL ANTENNAS & ASSOCIATED EQUIPMENT TO A BALLAST FRAME ON ADJACENT BUILDING OWNED BY SAME LANDLORD. PROPOSED ANTENNAS TO BE INSTALLED IN PROPOSED FALSE PENTHOUSE (TO MATCH COLOR & TEXTURE OF BUILDING). EXISTING POWER, TELCO & GROUND CONDUITS TO BE RE-ROUTED IN COORDINATION WITH EXISTING BUILDING.

PROJECT DESCRIPTION

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

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

SHT. NO.	DESCRIPTION
T-1	TITLE SHEET
Z-1	ABUTTERS PLAN
Z-2	EXISTING ROOF PLAN
Z-3	PROPOSED ROOF PLAN
Z-4	PARTIAL PROPOSED ROOF PLAN
Z-5	SOUTH & NORTH ELEVATIONS
Z-6	WEST ELEVATION
Z-7	EAST ELEVATION
Z-8	ENCLOSURE & BALLAST FRAME DETAILS

SHEET INDEX



DRAWN BY: MR

REVIEWED BY: AJB

CHECKED BY: BBR

PROJECT NUMBER: 50121487

JOB NUMBER: 50121497

SITE ADDRESS:

599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

SHEET TITLE

TITLE SHEET

SHEET NUMBER



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

CENTRAL SQ MA

ZONING DRAWINGS

11	01/19/21	FOR SUBMITTAL
10	12/22/20	FOR SUBMITTAL
9	10/05/20	FOR SUBMITTAL
8	07/10/20	FOR SUBMITTAL
7	10/29/19	FOR SUBMITTAL
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5	07/30/19	FOR SUBMITTAL
4	06/12/19	FOR SUBMITTAL
3	05/02/19	FOR SUBMITTAL



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



DRAWN BY:	MR
REVIEWED BY:	AJB
CHECKED BY:	BBR
PROJECT NUMBER:	50121487
JOB NUMBER:	50121497
SITE ADDRESS:	

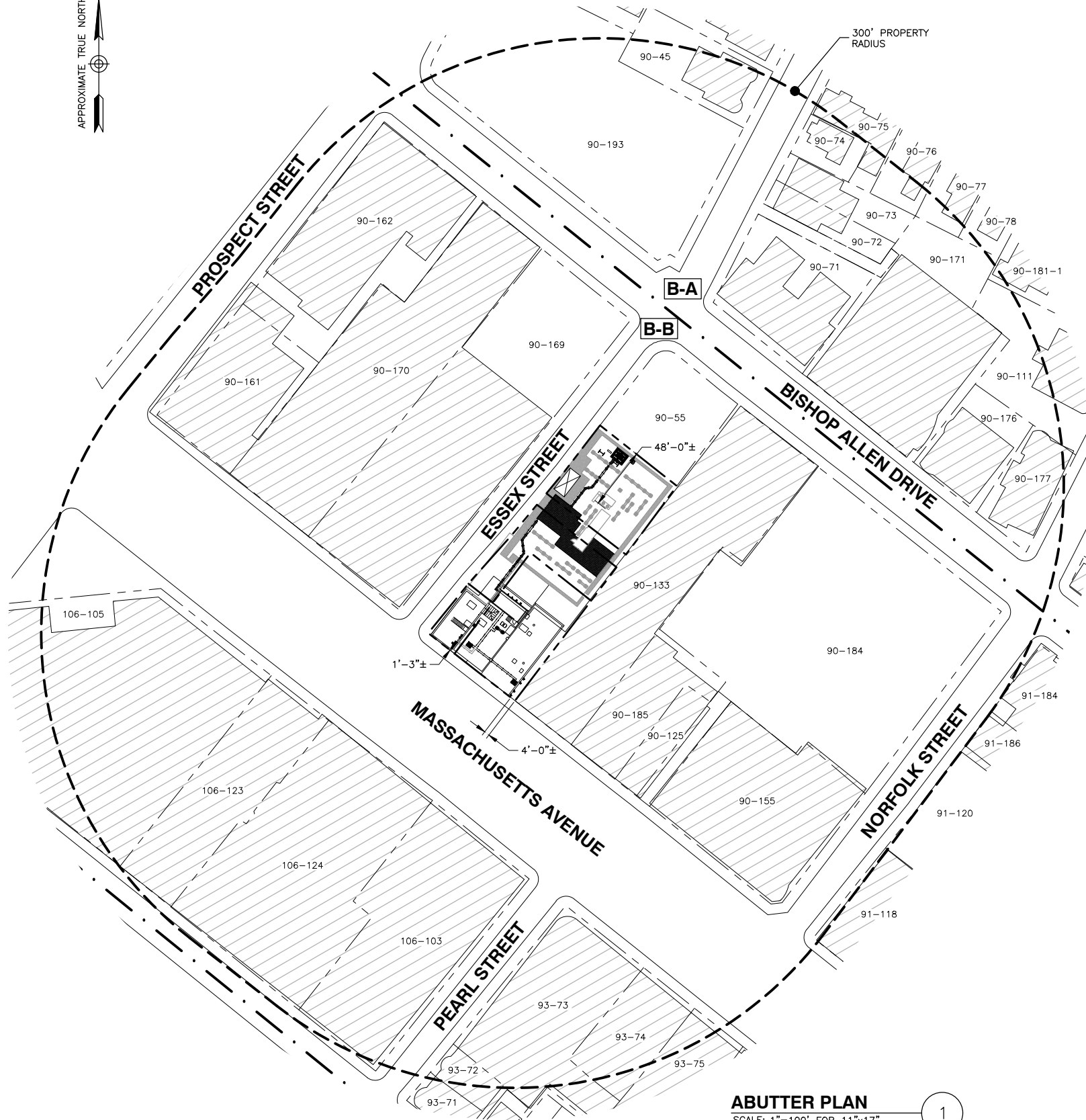
599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

SHEET TITLE

ABUTTERS PLAN

SHEET NUMBER

Z-1



NOTES:

1. PLOT PLAN BASED ON CITY OF CAMBRIDGE, MA ASSESSOR'S MAPS AND HAVE NOT BEEN VERIFIED WITH A FIELD SURVEY.
2. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
3. NORTH ARROW SHOWN AS APPROXIMATE.

ZONING REQUIREMENTS

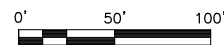
ZONING DISTRICT: BUSINESS B (BB)		
SETBACK:	REQUIREMENT:	PROPOSED:
MINIMUM LOT AREA	300	N/C
FRONT YARD SETBACK	NO MIN	1'-3"±
SIDE YARD SETBACK	NO MIN	4'±
REAR YARD SETBACK	NO MIN	48'±
MAXIMUM STRUCTURE HEIGHT	80'	N/C

LEGEND

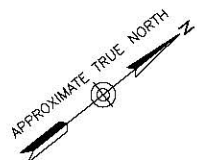
- LOCUS PROPERTY LINE
- Existing Property Line
- Edge Of Roadway
- 300' PROPERTY RADIUS
- PARCEL ID
- Existing Building
- ZONING DISTRICT BOUNDARY
- BUSINESS A
- BUSINESS B

ABUTTER PLAN

SCALE: 1"=100' FOR 11"x17"
1"=50' FOR 22"x34"

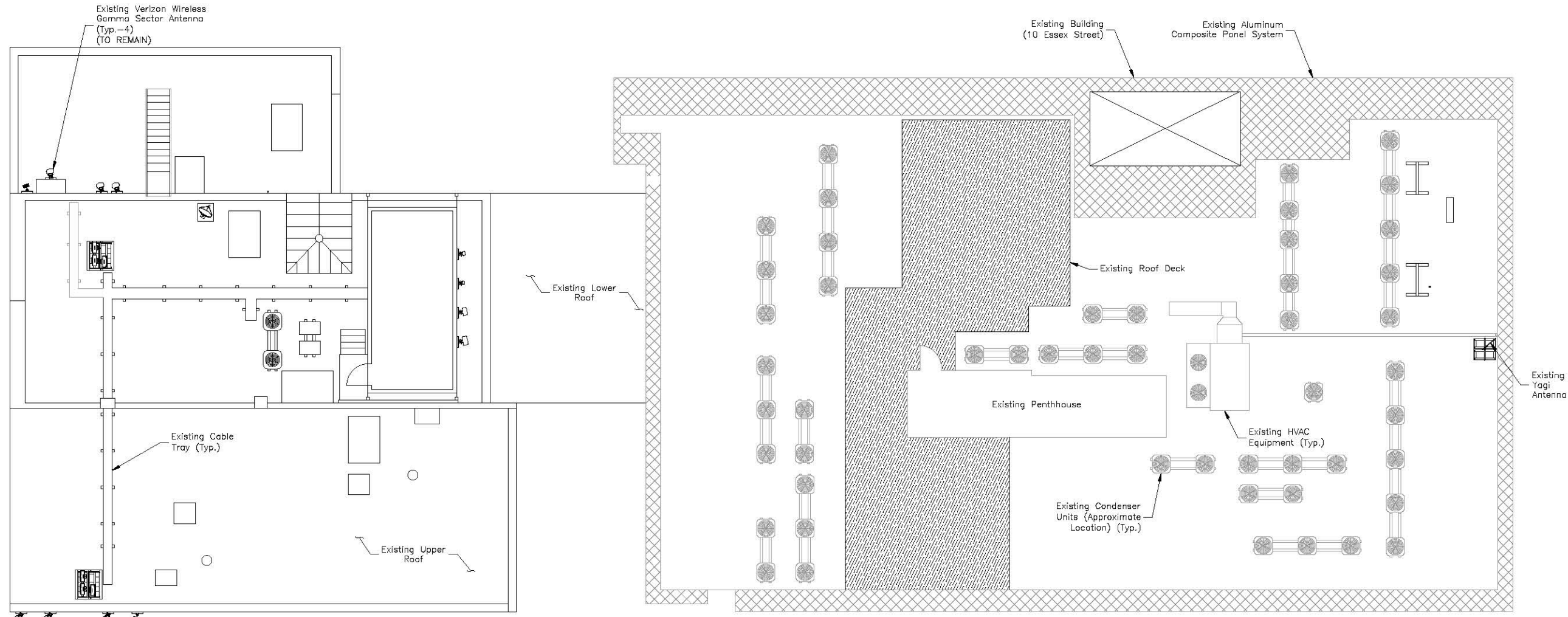


1



MASSACHUSETTS AVENUE

ESSEX STREET



EXISTING ROOF PLAN 1
 SCALE: 1/16"=1' FOR 11"x17"
 1/8"=1' FOR 22"x34"
 0' 4' 8' 16'

- NOTES:**
1. NORTH SHOWN AS APPROXIMATE.
 2. FOR ZONING PURPOSES ONLY. NOT FOR CONSTRUCTION.
 3. ROOF PLAN BASED ON SITE VISIT BY DEWBERRY ENGINEERS INC. ON 09/16/16 & 10 ESSEX STREET APARTMENTS BUILDING PLANS DATED 09/22/15.



VERIZON WIRELESS
 118 FLANDERS ROAD
 WESTBOROUGH, MA 01581-3956

CENTRAL SQ MA

ZONING DRAWINGS

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DRAWN BY:	MR
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CHECKED BY:	BBR
PROJECT NUMBER:	50121487
JOB NUMBER:	50121497
SITE ADDRESS:	

599-605 MASSACHUSETTS AVE
 2-12 ESSEX ST
 CAMBRIDGE, MA 02139

SHEET TITLE

EXISTING ROOF PLAN

SHEET NUMBER

Z-2

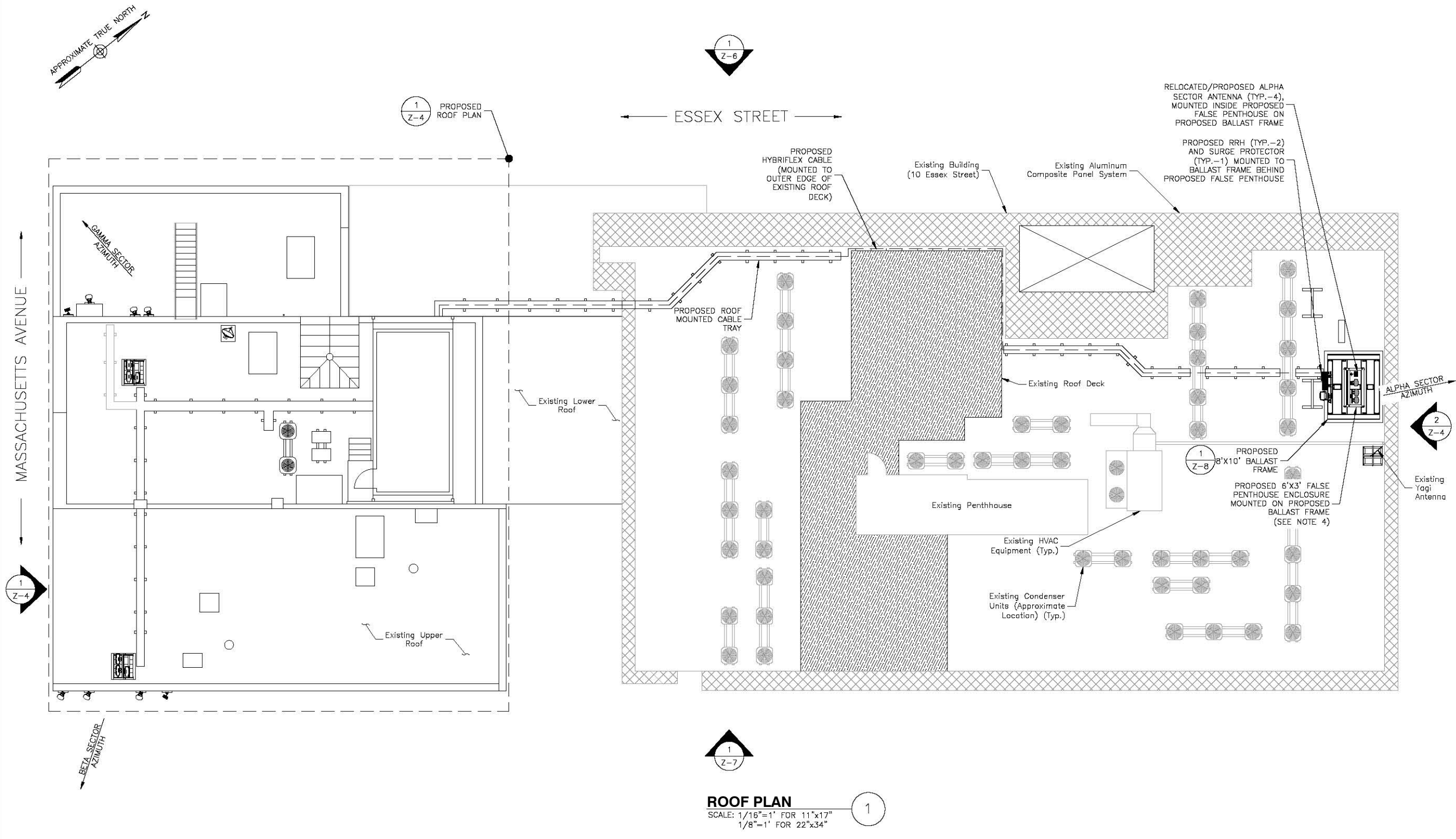
CENTRAL SQ MA

ZONING DRAWINGS

11	01/19/21	FOR SUBMITTAL
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3	05/02/19	FOR SUBMITTAL

Dewberry

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99 SUMMER STREET
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BOSTON, MA 02110
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FAX: 617.695.3310



ROOF PLAN
SCALE: 1/16"=1' FOR 11"x17"
1/8"=1' FOR 22"x34"
0' 4' 8' 16'

- NOTES:
- NORTH SHOWN AS APPROXIMATE.
 - FOR ZONING PURPOSES ONLY. NOT FOR CONSTRUCTION.
 - ROOF PLAN BASED ON SITE VISIT BY DEWBERRY ENGINEERS INC. ON 09/16/16 & 10 ESSEX STREET APARTMENTS BUILDING PLANS DATED 09/22/15.
 - PROPOSED FALSE PENTHOUSE ENCLOSURE TO MATCH COLOR & TEXTURE OF EXISTING BUILDING FEATURES. COORDINATE COLOR WITH VZW CM.

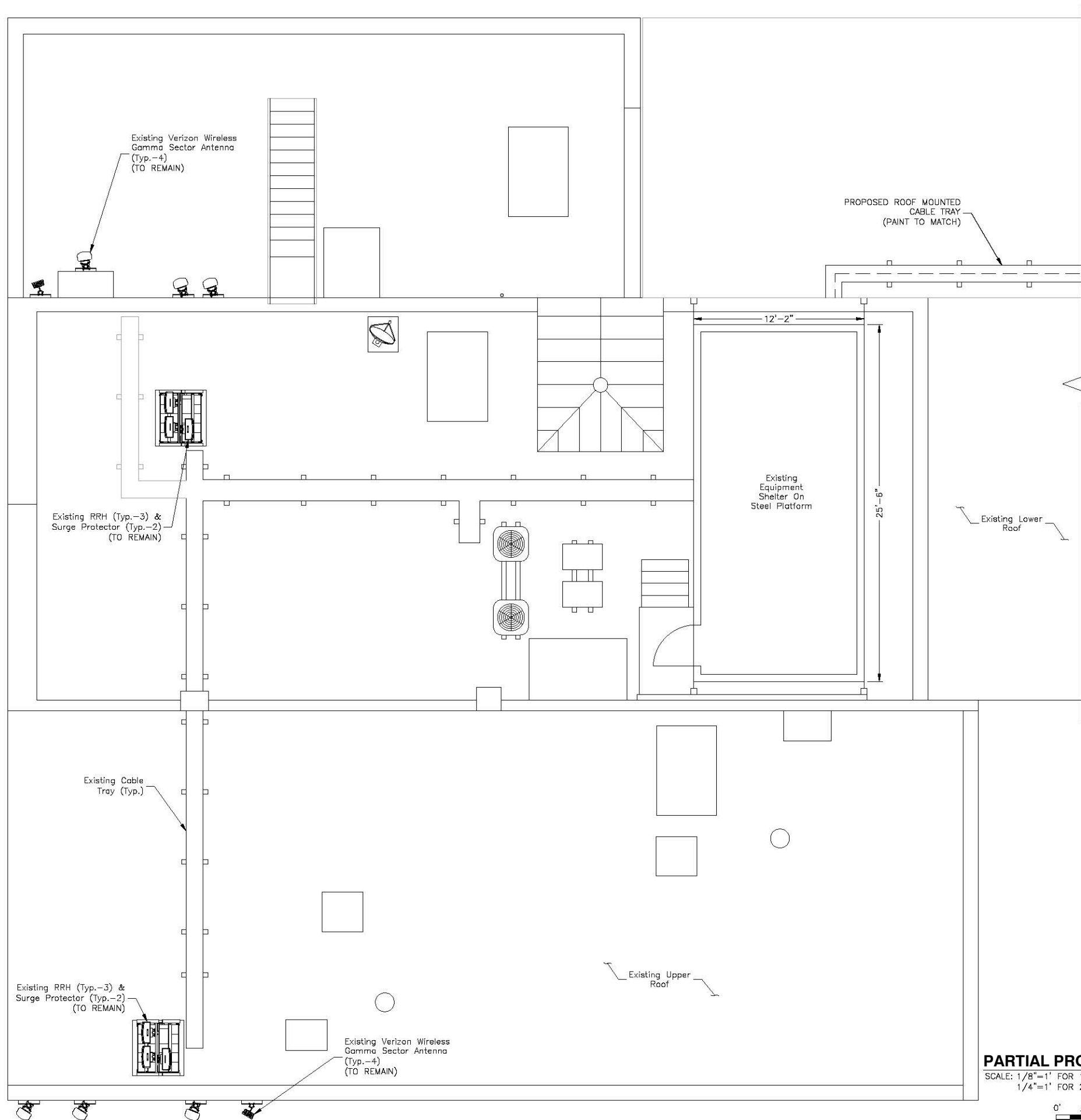
DRAWN BY: MR
REVIEWED BY: AJB
CHECKED BY: BBR
PROJECT NUMBER: 50121487
JOB NUMBER: 50121497
SITE ADDRESS:

599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

SHEET TITLE
PROPOSED ROOF PLAN
SHEET NUMBER



MASSACHUSETTS AVENUE

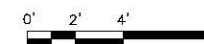


NOTES:

1. NORTH SHOWN AS APPROXIMATE.
2. FOR ZONING PURPOSES ONLY. NOT FOR CONSTRUCTION.
3. ROOF PLAN BASED ON SITE VISIT BY DEWBERRY ENGINEERS INC. ON 09/16/16 & 10 ESSEX STREET APARTMENTS BUILDING PLANS DATED 09/22/15.

PARTIAL PROPOSED ROOF PLAN

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



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

CENTRAL SQ MA

ZONING DRAWINGS

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10	12/22/20	FOR SUBMITTAL
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REVIEWED BY: AJB

CHECKED BY: BBR

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JOB NUMBER: 50121497

SITE ADDRESS:

599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

SHEET TITLE

PARTIAL PROPOSED
ROOF PLAN

SHEET NUMBER

Z-4

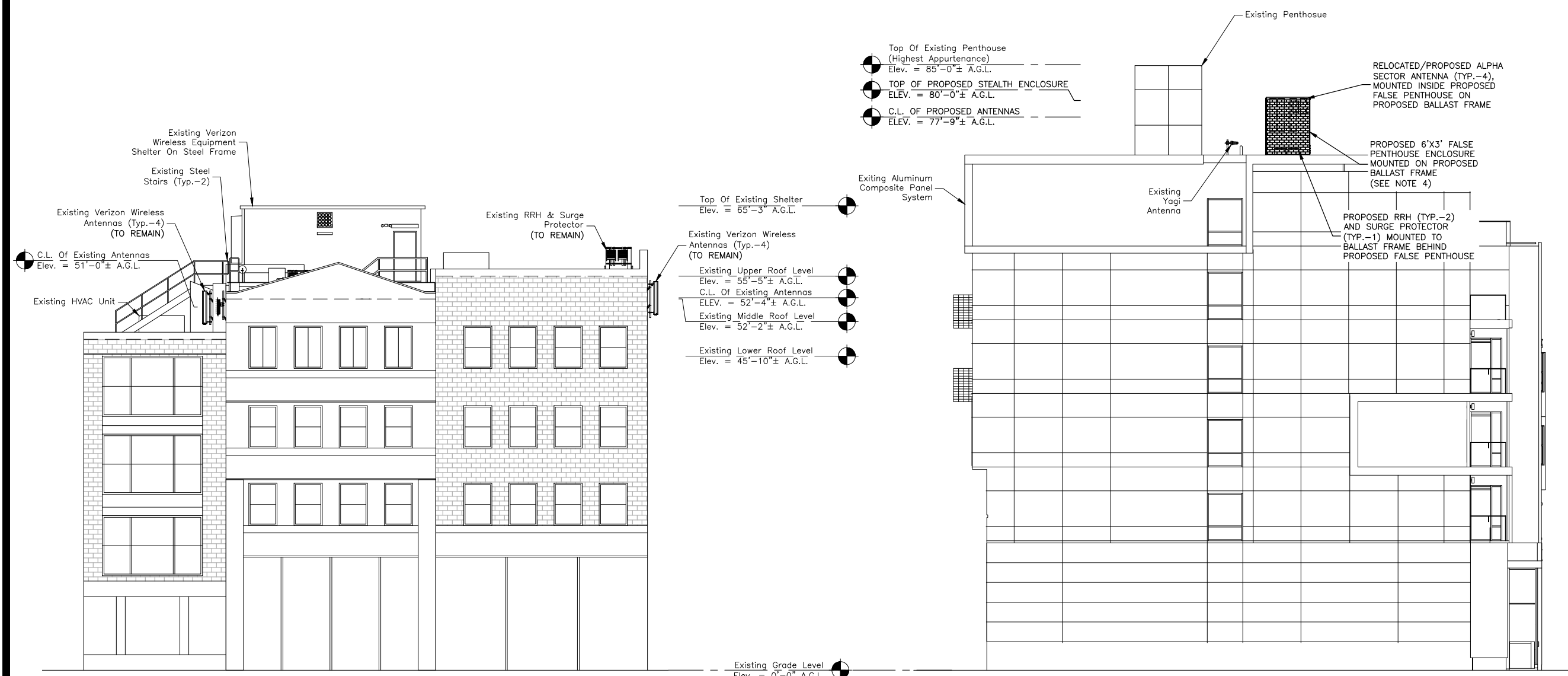
CENTRAL SQ MA

ZONING DRAWINGS

11	01/19/21	FOR SUBMITTAL
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**SOUTH ELEVATION
(599 MASSACHUSETTS AVE)**

SCALE: 1/16"=1' FOR 11"x17"
1/8"=1' FOR 22"x34"



**NORTH ELEVATION
(10 ESSEX STREET)**

SCALE: 1/16"=1' FOR 11"x17"
1/8"=1' FOR 22"x34"



- NOTES:**
- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 - ELEVATION SHOWN AS APPROXIMATE.
 - FOR ZONING PURPOSES ONLY. NOT FOR CONSTRUCTION.
 - PROPOSED FALSE PENTHOUSE ENCLOSURE TO MATCH COLOR & TEXTURE OF EXISTING BUILDING FEATURES. COORDINATE COLOR WITH VZW CM.
 - A.G.L. = ABOVE GROUND LEVEL
C.L. = CENTERLINE

DRAWN BY: _____ MR

REVIEWED BY: _____ AJB

CHECKED BY: _____ BBR

PROJECT NUMBER: 50121487

JOB NUMBER: 50121497

SITE ADDRESS: _____

599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

SHEET TITLE

**SOUTH & NORTH
ELEVATION**

SHEET NUMBER

CENTRAL SQ MA

ZONING DRAWINGS

11	01/19/21	FOR SUBMITTAL
10	12/22/20	FOR SUBMITTAL
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BOSTON, MA 02110
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DRAWN BY:	MR
REVIEWED BY:	AJB
CHECKED BY:	BBR
PROJECT NUMBER:	50121487
JOB NUMBER:	50121497
SITE ADDRESS:	

599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

SHEET TITLE

WEST ELEVATION

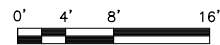
SHEET NUMBER

Z-6



WEST ELEVATION

SCALE: 1/16"=1' FOR 11"x17"
1/8"=1' FOR 22"x34"



NOTES:

1. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. ELEVATION DRAWING BASED ON 10 ESSEX STREET APARTMENTS, CAMBRIDGE, MA, DATED 09/22/15.
3. FOR ZONING PURPOSES ONLY. NOT FOR CONSTRUCTION.
4. PROPOSED FALSE PENTHOUSE ENCLOSURE TO MATCH COLOR & TEXTURE OF EXISTING BUILDING FEATURES. COORDINATE COLOR WITH VZW CM.
5. A.G.L. = ABOVE GROUND LEVEL
C.L. = CENTERLINE



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

CENTRAL SQ MA

ZONING DRAWINGS

11	01/19/21	FOR SUBMITTAL
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EAST ELEVATION
SCALE: 1/16"=1' FOR 11"x17"
1/8"=1' FOR 22"x34"
1

- NOTES:
- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 - ELEVATION DRAWING BASED ON 10 ESSEX STREET APARTMENTS, CAMBRIDGE, MA, DATED 09/22/15.
 - FOR ZONING PURPOSES ONLY. NOT FOR CONSTRUCTION.
 - CONTRACTOR TO UTILIZE 3M WRAP FOR ALL ANTENNAS TO MATCH SURROUNDING AREAS. INSTALL 3M WRAP ON ANTENNAS PER MANUFACTURER'S SPECIFICATION & RECOMMENDATIONS. COORDINATE COLOR WITH VERIZON WIRELESS C.M.
 - A.G.L. = ABOVE GROUND LEVEL
C.L. = CENTERLINE

DRAWN BY: MR

REVIEWED BY: AJB

CHECKED BY: BBR

PROJECT NUMBER: 50121487

JOB NUMBER: 50121497

SITE ADDRESS:

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2-12 ESSEX ST
CAMBRIDGE, MA 02139

SHEET TITLE

EAST ELEVATION

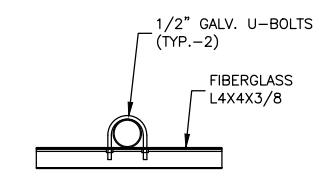
SHEET NUMBER

Z-7

NUMBER	ITEM	QUANTITY PER ENCLOSURE	MANUFACTURER/ MODEL #	COMMENTS/NOTES
1	2-7/8" O.D. (MIN.) STD PIPE-GALV.	3	N/A	CONNECTED TO FIBERGLASS ANGLES (TYP.-3). EQUAL SPACE BETWEEN PIPES.
2	SELF TAPPING SCREW OR FIBERGLASS BOLT			FIBERGLASS ATTACHMENT SPECIFICATION BY ENCLOSURE MANUFACTURER. INSTALL FIBERGLASS BOLTS IN FRONT OF ANTENNAS.
3	3/4" ASTM A325 BOLT	TBD	N/A	TYP. FOR ALL STEEL/STEEL & FIBERGLASS/STEEL CONNECTIONS.
4	GALVANIZED C10X15.3	9	N/A	DRILL WEEP HOLES AS NEEDED.
5	GALVANIZED L2.5X2.5X1/4X6"	4	N/A	WELD TO ITEM 4 AND BOLT TO ADJACENT ITEM 4.
6	-	-	-	-
7	INVISIWAVE INSERT	1	N/A	INSTALL PER MANUFACTURERS RECOMMENDATIONS.
8	NR AU ANTENNA	1	SEE LATEST ANTENNA REC	INSTALL PER MANUFACTURERS RECOMMENDATIONS.
9	CMU BALLAST	0	CMU BALLAST NOT REQUIRED PER STRUCTURAL ANALYSIS BY DEWBERRY ENGINEERS INC. DATED 11/23/20.	
10	RUBBER ROOFING MAT	120 SF	COMMSCOPE MT-F1637	INSTALL PER MANUFACTURERS RECOMMENDATIONS.
11	MOUNTING BRACKET	5	N/A	INSTALL PER MANUFACTURERS RECOMMENDATIONS.
12	PANEL ANTENNA	2		INSTALL PER MANUFACTURERS RECOMMENDATIONS. IF SIDE BY SIDE ANTENNA MOUNT REQUIRED, UTILIZE DETAIL 2/C-7.
13	FIBERGLASS ENCLOSURE	1	N/A	SEE FIBERGLASS NOTES THIS SHEET.
14	1/2" U-BOLT	9	N/A	BOLT TO ITEM 16
15	GALVANIZED L4X4X3/8	4	N/A	WELD TO ITEM 4 & BOLT TO ITEM 16 WITH (3) 3/4" A325 STRUCTURAL BOLTS
16	FIBERGLASS L4X4X3/8	19	N/A	BOLT TO 15 & 7

FIBERGLASS NOTES:

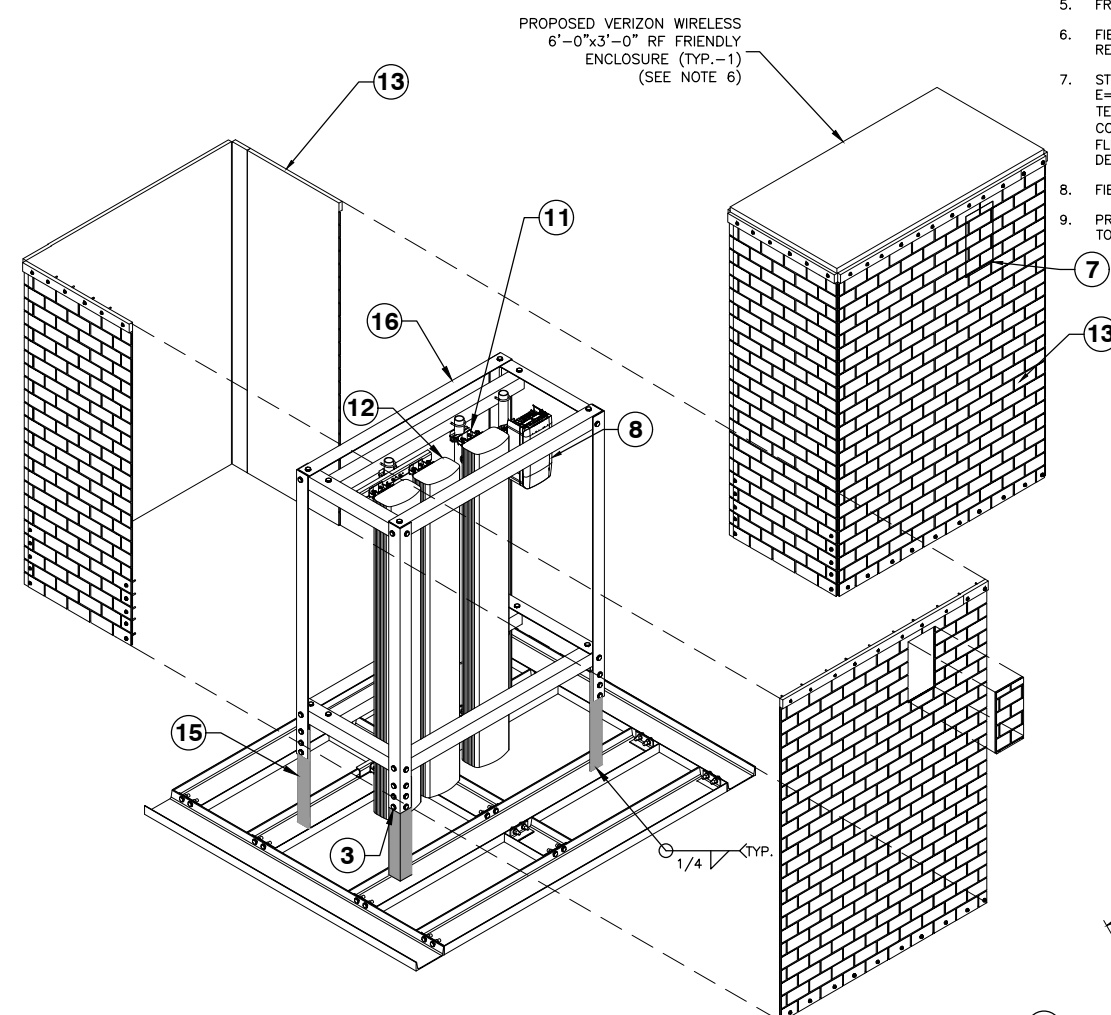
- FRP (FIBERGLASS REINFORCED POLYMER) STRUCTURAL SHAPES SHALL BE MANUFACTURED USING THE PULTRUSION PROCESS.
- IF PRE-FABRICATED MEMBERS DO NOT ASSEMBLE ACCORDING TO PLAN, CONTACT THE FIBERGLASS MANUFACTURER BEFORE CUTTING OR ALTERING FABRICATED MEMBERS.
- FRP MEMBERS SHALL BE FABRICATED AND ASSEMBLED AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL PROTECT THE FRP STRUCTURAL MEMBERS FROM ABUSE TO PREVENT BREAKAGE, NICKS, GOUGES, ETC. DURING FABRICATION, HANDLING, AND INSTALLATION.
- FRP BOLTS SHOULD BE TIGHTENED 1/2 TURN PAST SNUG AND LOCKED WITH EPOXY.
- FIBERGLASS TO MEET ALL VERIZON WIRELESS STANDARDS FOR RF PROPAGATION. PROVIDE TEST REPORTS TO VERIZON WIRELESS FOR REVIEW & APPROVAL.
- STRUCTURAL FRP SHALL HAVE THE MINIMUM MECHANICAL PROPERTIES:
E=2800KSI
TENSILE STRENGTH(LW): 33KSI
COMPRESSIVE STRENGTH(LW): 33 KSI
FLEXURAL STRENGTH(LW): 33KSI
DENSITY: 104PCF
- FIBERGLASS PANEL DESIGN & CONNECTION DESIGN TO BE BY OTHERS.
- PROVIDE FRP SHOP DRAWINGS TO DEWBERRY ENGINEERS INC. FOR REVIEW & APPROVAL PRIOR TO FRP FABRICATION.



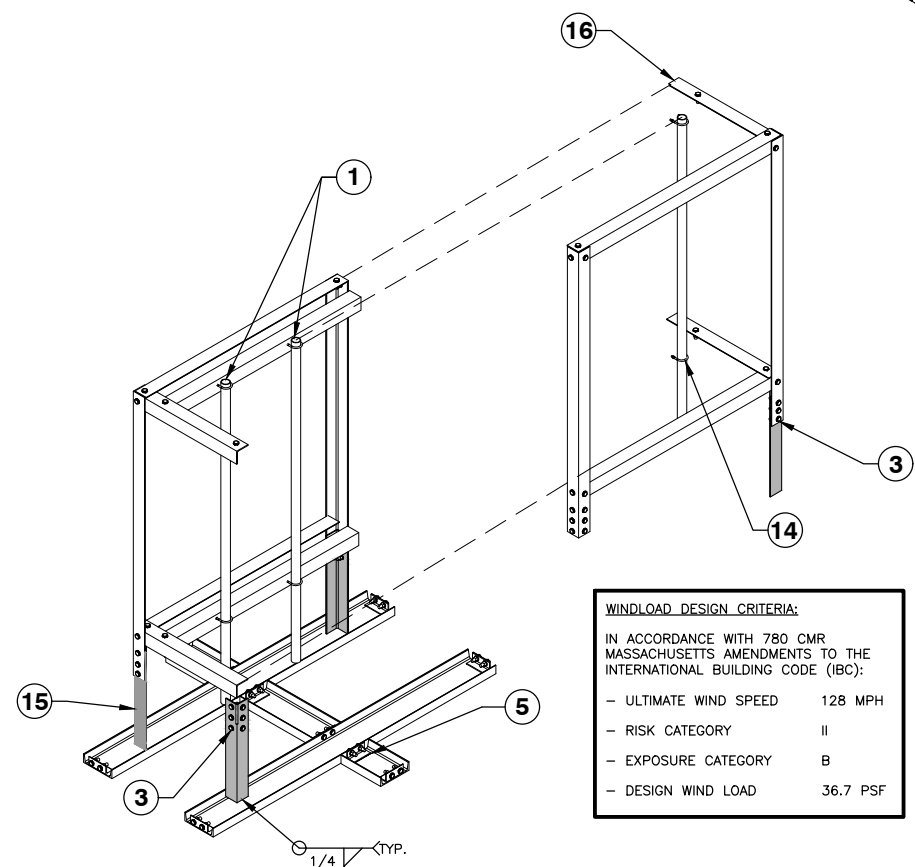
BRACKET NOTES:

- SLOT U-BOLT HOLES TO ALLOW FOR MINOR FIELD ADJUSTMENT.

ANTENNA MOUNTING BRACKET 2
SCALE: N.T.S.



= STEEL ANGLE



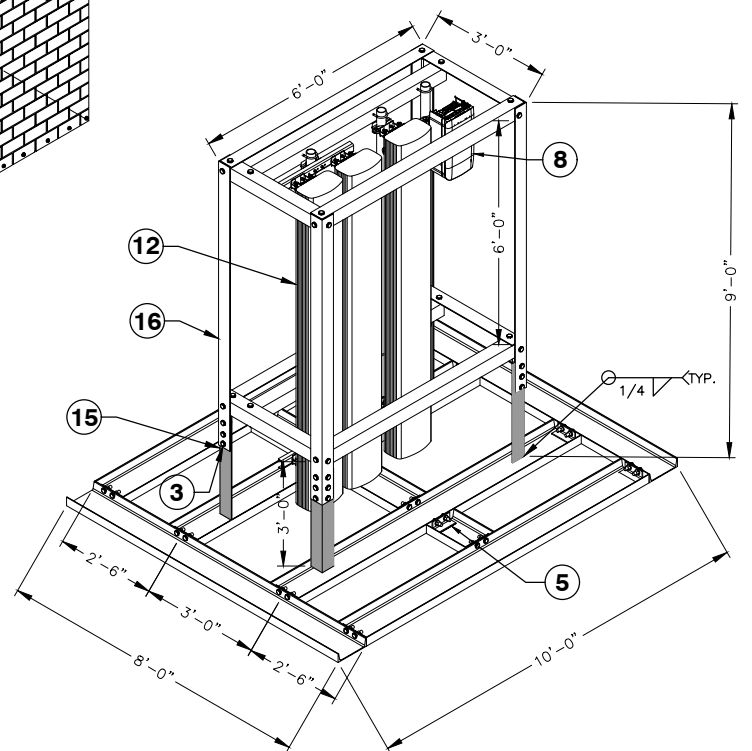
WINDLOAD DESIGN CRITERIA:

IN ACCORDANCE WITH 780 CMR MASSACHUSETTS AMENDMENTS TO THE INTERNATIONAL BUILDING CODE (IBC):

- ULTIMATE WIND SPEED	128 MPH
- RISK CATEGORY	II
- EXPOSURE CATEGORY	B
- DESIGN WIND LOAD	36.7 PSF

NOTES:

- INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS.
- ALL EQUIPMENT SHALL BE GROUNDED PER VERIZON WIRELESS STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- DETAIL IS SCHEMATIC.
- ALL MOUNTING HARDWARE TO BE GALVANIZED.
- BOND FRAME & ANTENNAS TO THE SECTOR GROUND BAR.
- CLEAN AND INSPECT ROOF PRIOR TO PLACEMENT OF PROPOSED BALLAST FRAME. INSTALL VZW APPROVED ROOFING MATS. FINAL ENCLOSURE SPECIFICATIONS AND ATTACHMENT TO BE MADE BY FIBERGLASS MANUFACTURER.
- ENCLOSURES SHALL MATCH COLORS & TEXTURE OF THE BUILDING FACADE. SUBMIT SAMPLES TO BUILDING OWNER & VERIZON WIRELESS FOR APPROVAL.
- INSTALL SHIMS AS REQUIRED TO LEVEL BALLAST MOUNT ON ROOF.
- BALLAST MOUNT LOCATIONS ON ROOF BASED ON STRUCTURAL ANALYSIS BY DEWBERRY ENGINEERS INC. DATED 11/23/20.



ALPHA ENCLOSURE DETAIL (ISO.)
SCALE: N.T.S.

1



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

CENTRAL SQ MA

ZONING DRAWINGS

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PROJECT NUMBER:	50121487
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SITE ADDRESS:	

599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

SHEET TITLE	ENCLOSURE & BALLAST FRAME DETAILS
SHEET NUMBER	

Z-8

**Prepared For:
Verizon Wireless
Site Name:
CENTRAL SQ MA
599-605 Massachusetts Avenue
2-12 Essex Street
Cambridge, MA 02139**



Photos taken on: 06-26-19
Simulation Based On: Rev-11 Zoning Drawings

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

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

CENTRAL SQ MA
DEWBERRY NO. 50121497
(Page 1 of 8)

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



2A

PHOTO 4

SITE LOCATION

PHOTO 1

PHOTO 2

PHOTO 3

verizon
WIRELESS

CENTRAL SQ MA

599 Massachusetts Avenue

Cambridge, MA 02139

(Page 2 of 8)

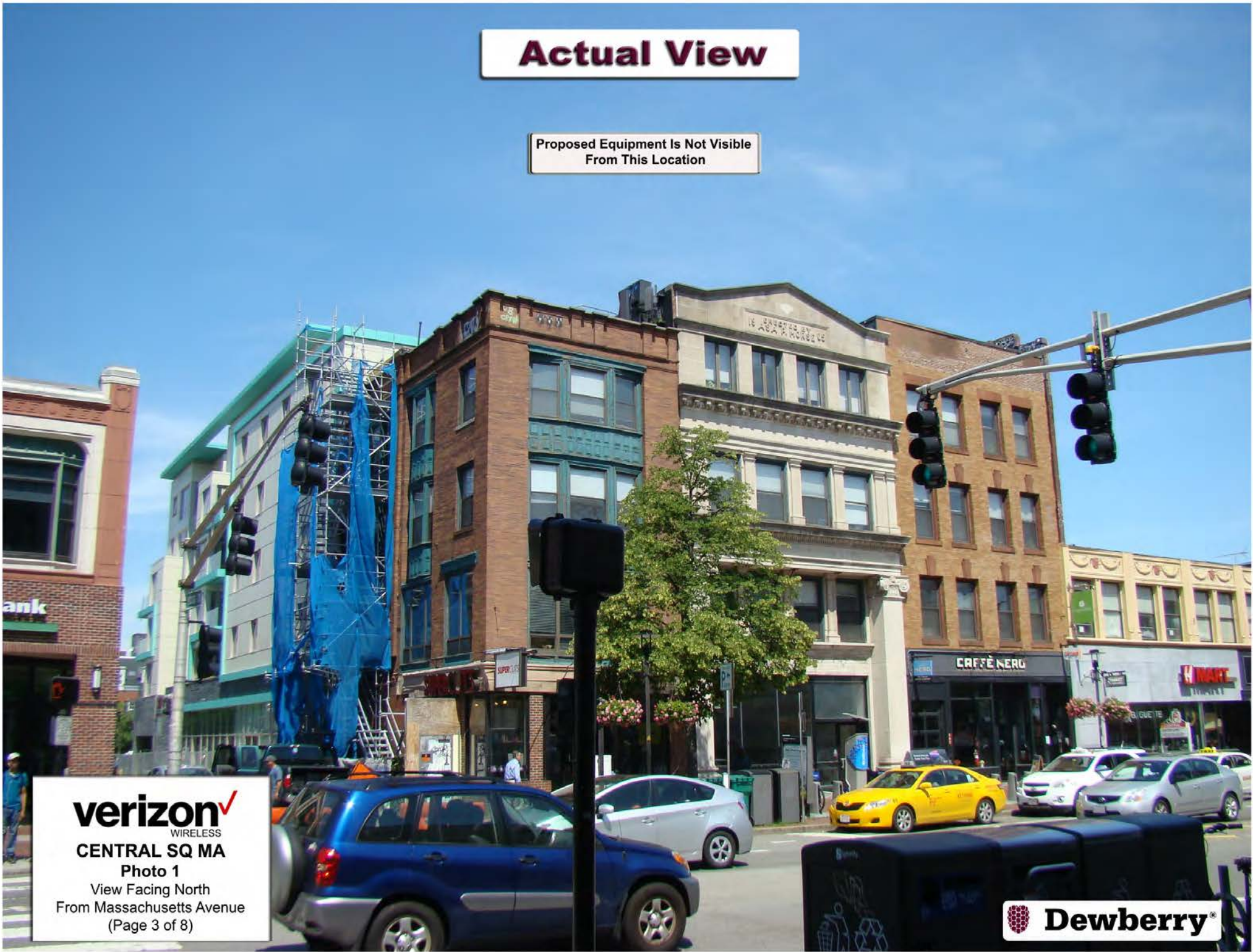


Dewberry



Actual View

Proposed Equipment Is Not Visible
From This Location



verizon^v
WIRELESS
CENTRAL SQ MA
Photo 1
View Facing North
From Massachusetts Avenue
(Page 3 of 8)

 **Dewberry**[®]

Actual View

Proposed Equipment Is Not Visible From This Location



verizon^v
WIRELESS

CENTRAL SQ MA

Photo 2

View Facing North
From Massachusetts Avenue
(Page 4 of 8)

 **Dewberry**[®]

Actual View



verizon^v
WIRELESS

CENTRAL SQ MA

Photo 3A

View Facing West
From Bishop Allen Drive
(Page 5 of 8)

 **Dewberry**[®]

Proposed View

Proposed False Penthouse Enclosure Mounted On Proposed Ballast Frame Concealing Proposed Antennas (Typ.-4)

Proposed RRH (Typ.-2) & Surge Protector (Typ.-1) Mounted To Ballast Frame Behind Proposed False Penthouse

verizon^v
WIRELESS

CENTRAL SQ MA

Photo 3B

View Facing West
From Bishop Allen Drive
(Page 6 of 8)

 **Dewberry**[®]

Actual View



verizon^v
WIRELESS
CENTRAL SQ MA
Photo 4A
View Facing South
From Essex Street
(Page 7 of 8)

 **Dewberry**[®]

Proposed View

Proposed False Penthouse Enclosure Mounted On Proposed Ballast Frame Concealing Proposed Antennas (Typ.-4)

Proposed RRH (Typ.-2) & Surge Protector (Typ.-1) Mounted To Ballast Frame Behind Proposed False Penthouse

verizon^v
WIRELESS
CENTRAL SQ MA
Photo 4B
View Facing South
From Essex Street
(Page 8 of 8)

 **Dewberry**[®]



**Application
For
Modification to
Special Permit**

**599 and 605 Massachusetts Avenue
2-12 Essex Street
Cambridge, MA**

Daniel D. Klasnick
Licensed in Massachusetts, New Hampshire and New York
Desk: (781) 873-0021 - Mobile: (774) 249-2814
dklasnick@dkt-legal.com

January 26, 2021

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

**Re: Application for Modification to Special Permit
Building Mounted Mobile Communications Facility
Located at 599 Massachusetts Avenue, 605 Massachusetts Avenue & 2-12 Essex
Street, Cambridge, Massachusetts**

Dear Board Members:

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

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

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

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

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

Very truly yours,
DUVAL & KLASNICK LLC

A handwritten signature in blue ink that reads "Daniel D. Klasnick". The signature is written in a cursive style with a large initial "D".

By: Daniel D. Klasnick
Attorney at Law

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: X Variance: _____ Appeal: _____

PETITIONER: Cellco Partnership d/b/a Verizon Wireless

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

LOCATION OF PROPERTY: 599 and 605 Massachusetts Avenue, 2-12 Essex Street

TYPE OF OCCUPANCY: Mobile Communications Facility ZONING DISTRICT: Business B, Central SQ Overlay

REASON FOR PETITION:

- | | |
|---|---------------------|
| _____ Additions | _____ New Structure |
| _____ Change in Use/Occupancy | _____ Parking |
| _____ Conversion to Addi'l Dwelling Unit's | _____ Sign |
| _____ Dormer | _____ Subdivision |
| <u> X </u> Other: <u> Mobile Communications Facility </u> | |

DESCRIPTION OF PETITIONER'S PROPOSAL:

- Remove 4 antennas mounted to rooftop equipment shelter at 599 and 605 Mass. Avenue buildings.
- Install 4 antennas inside a false penthouse enclosure mounted on the rooftop of the 2-12 Essex Street building.
- Install 2 remote radio heads & surge protector mounted to ballast frame behind of proposed false penthouse.

SECTIONS OF ZONING ORDINANCE CITED:

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

Applicants for a **Variance** must complete Pages 1-5
Applicants for a **Special Permit** must complete Pages 1-4 and 6
Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s) : /s/ Daniel D. Klasnick
(Petitioner(s)/Owner)
 Daniel D. Klasnick attorney for Cellco Partnership
 d/b/a Verizon Wireless
(Print Name)

Address: P.O. Box 254
 Boxford, MA 01921

Tel. No.: (781) 873-0021

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

Date: January 26, 2021

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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

Granting the Special Permit requested for 599 & 605 Mass Ave. & 2-12 Essex Street (location) would not be a detriment to the public interest because:

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

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

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

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

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

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

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

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

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

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

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

LOCATION: 599 and 605 Massachusetts Avenue, 2-12 Essex Street **ZONE:** Business B; Central Sq Overlay

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

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
TOTAL GROSS FLOOR AREA:	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (max.)
LOT AREA:	<u>N/A</u>		<u>N/A</u> (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
SIZE OF LOT:			
WIDTH	<u>N/A</u>		<u>N/A</u> (min.)
DEPTH			
Setbacks in Feet:			
FRONT	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
REAR	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
LEFT SIDE	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
RIGHT SIDE	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
SIZE OF BLDG.:			
HEIGHT	<u>5-Stories</u>	<u>No Change</u>	<u>N/A</u> (max.)
LENGTH			
WIDTH			
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³)	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
NO. OF DWELLING UNITS:	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (max.)
NO. OF PARKING SPACES:	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min./max)
NO. OF LOADING AREAS:	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)

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

The proposed installation involves the modification of an existing Mobile Communications Facility
that satisfies the standards for an eligible facilities request under Section 6409(a) of the Federal
Spectrum Act.

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

BZA APPLICATION FORM

CHECK LIST

PROPERTY LOCATION: 599-605 Mass Ave & 2-12 Essex Street DATE: January 26, 2021

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

ADDRESS & PHONE: c/o Duval & Klasnick LLC, P.O. Box 254, Boxford, MA 01921
(781) 873-0021 - Daniel D. Klasnick

BLOCK: 90 LOT: 70, 52 & 194

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

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

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

Petitioners are advised to refer to Attachment A (Procedures for applying to the Board of Zoning Appeal) & consult zoning staff for review.
It is advisable for the Petitioner to discuss the petition with the abutters as listed in the Zoning BZA Case file.

* For Special Permits under Art. 4.32.G.1 (Communication Towers and Antennas), include a photo simulation.
** Can be submitted after subdivision has been approved.



City of Cambridge
Massachusetts

1" = 69 ft

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

www.cambridgema.gov/gis

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





City of Cambridge
Massachusetts

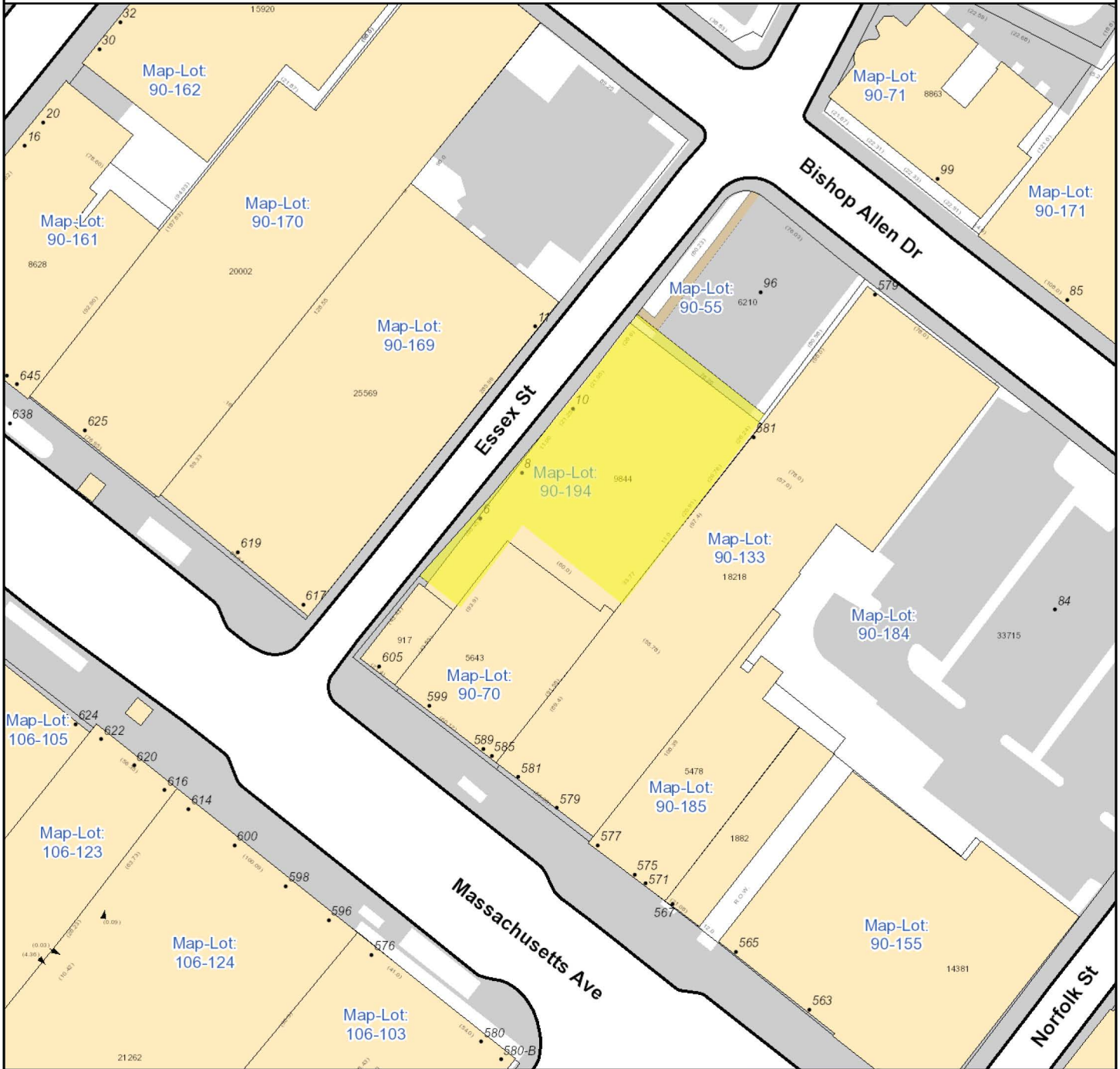
1" = 35 ft

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City of Cambridge
Massachusetts

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 - Public Footpath



CITY OF CAMBRIDGE

NARRATIVE IN SUPPORT OF APPLICATION FOR SPECIAL PERMIT

APPLICANT: Cellco Partnership d/b/a Verizon Wireless

SITE ADDRESS: 599 and 605 Massachusetts Avenue, 2-12 Essex Street
Cambridge, Massachusetts

ZONING DISTRICT: Business B and Central Square Overlay District

BACKGROUND

This Narrative in Support of an Application for Special Permit, *while reserving all rights*, to modify an existing building mounted mobile communications facility (“Facility”) is respectfully submitted by Cellco Partnership d/b/a Verizon Wireless (“Verizon Wireless”) to the City of Cambridge, Board of Zoning Appeal (“Board”). To the extent required, Verizon Wireless seeks approval to further modify its existing Facility approved by special permit #9100 and BZA-017208-2019 on the existing building at 599 Massachusetts Avenue, 605 Massachusetts and 2-12 Essex Street (the “Property”).

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

APPLICANT’S INTEREST IN THE PROPERTY

3MJ Associates, LLC (“Owner”) and Cellco Partnership d/b/a Verizon Wireless entered into a certain Lease Agreement by which Owner leased to Verizon Wireless building space and access/utility easement rights on a portion of the Owner’s property located at 599 Massachusetts Avenue, 605 Massachusetts Avenue and 2-12 Essex Street being shown on Tax Map of the City of Cambridge at Map 90, Lot 52, Map 90, Lot 70, and Map 90, Lot 194, respectively for the location of Verizon Wireless’ antennas and space for its equipment.

See Exhibit 1, ZBA Application Form - Ownership Information.

PROJECT DESCRIPTION

As noted on the attached plans and described in this application, the buildings owned by 3MJ Associates LLC is a group of buildings used for office and residential purposes (the “Buildings”). Verizon Wireless has installed and operates an existing Facility consisting of 3 sectors of 4 antennas each (12 in total) and rooftop equipment shelter located on the Buildings. The existing antennas are installed on the façade and rooftop of the Buildings.

Facility Modification Details

Verizon Wireless is proposing to relocate the Alpha Sector antennas, which currently are mounted on the exterior of the existing rooftop equipment shelter, due to the recent construction of the six-story building at 2-12 Essex Street, which effectively blocks the signals generated by the Alpha sector antennas. In order to address this situation, Verizon Wireless proposed to relocate the Alpha sector equipment to screened ballast mounted antennas on the rooftop of the Essex Street building. As shown on the Plans and Photo Simulations, Verizon Wireless proposes to ballast mount the relocated antennas, together with associated RRHs and junction boxes, that will be located inside a screened enclosure. The equipment would be concealed from view by a fiberglass enclosure that is colored to match the existing building.

Relocated Alpha Sector Screened Ballast Mounted Equipment

Remove 4 antennas mounted to the rooftop equipment shelter. Install 4 antennas inside a fiberglass false penthouse enclosure colored to match the existing building and two RRHs mounted on a rooftop ballast mount on the Essex Street building that will be screened by the penthouse. Total: 4 antennas, 2 remote radio heads and 1 large junction box. – *See Roof Plan Sheet C-1.*

See Exhibit 2, Plans.

See Exhibit 3, Photo Simulations

SATISFACTION OF ELIGIBLE FACILITIES REQUEST STANDARDS

On February 22, 2012, President Obama signed into law H.R. 3630, known as the “Middle Class Tax Relief and Job Creation Act of 2012,” which then became Public Law 112-96 (“P.L. 112-96”).¹ Section 6409(a) of P.L. 112-96 adds new language to the existing body of laws, regulations, and decisions pertaining to wireless facility zoning.²

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

² Section 6409(a) states:

(a) FACILITY MODIFICATIONS.—

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

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

47 U.S. Code §1455(a) and 47 C.F.R. §1.6100(b) builds on the existing legal framework for wireless facilities by requiring permitting authorities to approve an eligible facilities request in an effort to streamline “the process for siting of a wireless facility by preempting the ability of State and local authorities to delay collocation of, removal of, and replacement of wireless transmission equipment.”⁵ “Collocation” is defined as “the mounting or installation of transmission equipment on an eligible support structure for the purpose of transmitting and/or receiving radio frequency signals for communications purposes.” The term “eligible support structure” means any structure that is a “tower” or “base station.” A “base station” is defined as a structure or equipment that enables Commission-licensed or authorized wireless communications and includes any structure other than a tower that supports or houses permitted equipment used for wireless communications services.⁶ The term “eligible facilities request” includes any request for modification of an existing wireless tower or base station that involves— (i) collocation of new transmission equipment; (ii) removal of transmission equipment; or (iii) replacement of transmission equipment.⁷

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

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

- (A) collocation of new transmission equipment;
- (B) removal of transmission equipment; or
- (C) replacement of transmission equipment.

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

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

⁴ Id. At 12872.

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

⁶ 47 C.F.R. §1.6100(b)(1)

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

a “replacement of transmission equipment” and the proposed addition of antennas is the “collocation of new transmission equipment.”

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

(i) For other eligible support structures (i.e., the “Building”), it increases the height of the structure by more than 10% or more than ten feet, whichever is greater - **The proposed screened ballast mounted antennas and remote radio heads will not exceed 80’ above ground level and will not extend higher than the existing building penthouse height of 85’.**

(ii) For other eligible support structures (i.e., the “Building”), it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet – **The proposed antennas will not protrude more than six feet from the ballasts.**

(iii) For any eligible support structure (i.e., the “Building”), it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure – **The proposed modification does not involve the installation of new cabinets. All radio equipment will remain at the current location.**

(iv) It does not entail any excavation or deployment outside the current site – **The modification does not involve any excavation or deployment outside the current site.**

(v) It would not defeat the concealment elements of the eligible support structure – **Verizon Wireless’ modifications do not defeat any concealment elements the relocated ballast antennas will be screened from view.**

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

It is clear that state and local authorities have no power to deny a complying installation, and any attempt to do so would be in direct conflict with federal law. Having satisfied the standards for the modification of an eligible support structure that will not result in a substantial change, the Board may not deny the Section 6409(a) Modification. Consistent with that determination, the permitting is limited to non-discretionary permitting related to applicable building, structural and electrical codes. Additionally, when an applicant asserts in writing that a request for a modification is covered by this section, a State or local government may only require the applicant to provide documentation or information to the extent reasonably necessary to determining whether

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

the request meets the requirements for an eligible facilities request. Further, the Federal Communications Commission also adopted rules that require local review subject to Section 6409(a) be completed within sixty (60) days. A Section 6409(a) request will be “deemed granted” if not approved within the sixty (60) day period.

SATISFACTION OF SPECIAL PERMIT REVIEW STANDARDS

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

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

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

See Exhibit 4, FCC License to Operate.

2. The extent to which the visual impact of the various elements of the proposed facility is minimized: (1) Through the use of existing mechanical elements on a building's roof or other features of the building as support and background, (2) Through the use of materials that in texture and color blend with the materials to which the facilities are attached, or (3) Other effective means to reduce the visual impact of the facility from off the site - **Verizon Wireless proposes to relocate the Alpha sector consisting of four antennas from the current side mount on the rooftop equipment shelter to the proposed screened ballast mount on the rooftop of the adjoining building.**

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

The proposed modification also satisfies the standards of Section 10.43 of the Ordinance for the grant of special permits. As noted above, the proposed modification will allow Verizon Wireless to improve wireless signal coverage and is an integral part of Verizon Wireless' network design in the City of Cambridge. The modification of the equipment detailed herein will aid in reaching Verizon Wireless' goal to provide enhanced service and communications in the City of Cambridge. The proposed modification will generate no traffic or other negative impacts on surrounding properties or the City of Cambridge. The Facility requires no water or sewer services. The utilities will continue to be obtained from existing service. The Facility will continue to be unoccupied, with no employees or customers. The Facility will continue to be regularly maintained by qualified technicians to assure that the equipment operates at optimal condition so that no threat of explosion, fire or other danger to life or property occurs. Reliable wireless service also enhances community safety, because it is used by public safety officials as well as the public in times of crisis, natural disaster, inclement weather and similar circumstances.

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

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

The proposed modification of the existing Facility satisfies the criteria for granting a special permit, Verizon Wireless respectfully requests that the Board grant a special permit to modify the existing facility to allow for the proposed upgrade of this existing mobile communications system.

CONCLUSION

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

services, will promote the health, safety, convenience and general welfare of the inhabitants of the City of Cambridge.

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

Exhibit 1

“ZBA Application Form – Ownership Information”

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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

I/We Morris Nagar
(OWNER)

Address: 599 MASS AVE, Cambridge, MA

State that I/We own the property located at 599-605 Massachusetts
which is the subject of this zoning application. 2-12 Essex St. Ave

The record title of this property is in the name of 3MJ
Associates, LLC

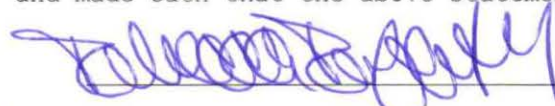
*Pursuant to a deed of duly recorded in the date 8/4/2015 Middlesex South
County Registry of Deeds at Book 65855, Page 3560; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____


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


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

Commonwealth of Massachusetts, County of Middlesex

The above name Morris Nagar personally appeared before me,
this 2nd of June, 2020, and made oath that the above statement is true.


Notary

My commission expires 12/31/2021 (Notary Seal).

 REBECCA A. RAFFERTY
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 31, 2021

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

Exhibit 2
“Plans”

verizon

WIRELESS

CENTRAL SQ MA

599-605 MASSACHUSETTS AVE

2-12 ESSEX ST

CAMBRIDGE, MA 02139

ZONING

NOT FOR CONSTRUCTION



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

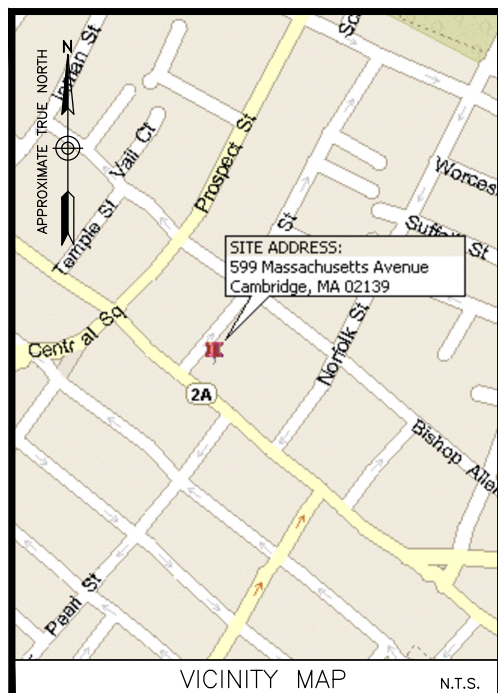
CENTRAL SQ MA

ZONING DRAWINGS

11	01/19/21	FOR SUBMITTAL
10	12/22/20	FOR SUBMITTAL
9	10/05/20	FOR SUBMITTAL
8	07/10/20	FOR SUBMITTAL
7	10/29/19	FOR SUBMITTAL
6	10/03/19	FOR SUBMITTAL
5	07/30/19	FOR SUBMITTAL
4	06/12/19	FOR SUBMITTAL
3	05/02/19	FOR SUBMITTAL



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



DIRECTIONS FROM WESTBOROUGH, MA:
TAKE RT-9 E. MERGE ONTO I-90 E. TAKE EXIT 18 TOWARD CAMBRIDGE. TURN RIGHT ONTO CAMBRIDGE STREET. CONTINUE ONTO RIVER STREET. TURN RIGHT ONTO MASSACHUSETTS AVENUE. THE DESTINATION WILL BE ON THE LEFT.

ENGINEER
DEWBERRY ENGINEERS INC.
99 SUMMER ST.
SUITE 700
BOSTON, MA 02110
PHONE # (617) 531-0813
FAX # (617) 695-3310

CONSTRUCTION
VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956
PHONE # (617) 921-9716
CONTACT: ERIC WAINWRIGHT

CONSULTANT TEAM

SITE NAME:
CENTRAL SQ MA

PROPERTY OWNER:
3MJ ASSOCIATES, LLC
563 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

APPLICANT:
CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS
VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

ELECTRIC UTILITY:
NSTAR
1-800-592-2000

TELEPHONE UTILITY:
VERIZON
1-800-870-9999

COORDINATES*:
LATITUDE: 42° 21' 54.6" N
LONGITUDE: 71° 06' 9.9" W
*PER HANDHELD GPS

PROJECT SUMMARY

SITE ADDRESS:
599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

ZONING DISTRICT:
BUSINESS B
CENTRAL SQUARE OVERLAY

PROJECT DIRECTORY

THIS SITE WILL CONSIST OF REPLACING & RELOCATING (4) ALPHA SECTOR PANEL ANTENNAS & ASSOCIATED EQUIPMENT TO A BALLAST FRAME ON ADJACENT BUILDING OWNED BY SAME LANDLORD. PROPOSED ANTENNAS TO BE INSTALLED IN PROPOSED FALSE PENTHOUSE (TO MATCH COLOR & TEXTURE OF BUILDING). EXISTING POWER, TELCO & GROUND CONDUITS TO BE RE-ROUTED IN COORDINATION WITH EXISTING BUILDING.

PROJECT DESCRIPTION

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

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

SHT. NO.	DESCRIPTION
T-1	TITLE SHEET
Z-1	ABUTTERS PLAN
Z-2	EXISTING ROOF PLAN
Z-3	PROPOSED ROOF PLAN
Z-4	PARTIAL PROPOSED ROOF PLAN
Z-5	SOUTH & NORTH ELEVATIONS
Z-6	WEST ELEVATION
Z-7	EAST ELEVATION
Z-8	ENCLOSURE & BALLAST FRAME DETAILS

SHEET INDEX



DRAWN BY: MR

REVIEWED BY: AJB

CHECKED BY: BBR

PROJECT NUMBER: 50121487

JOB NUMBER: 50121497

SITE ADDRESS:

599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

CENTRAL SQ MA

ZONING DRAWINGS

11	01/19/21	FOR SUBMITTAL
10	12/22/20	FOR SUBMITTAL
9	10/05/20	FOR SUBMITTAL
8	07/10/20	FOR SUBMITTAL
7	10/29/19	FOR SUBMITTAL
6	10/03/19	FOR SUBMITTAL
5	07/30/19	FOR SUBMITTAL
4	06/12/19	FOR SUBMITTAL
3	05/02/19	FOR SUBMITTAL



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DRAWN BY:	MR
REVIEWED BY:	AJB
CHECKED BY:	BBR
PROJECT NUMBER:	50121487
JOB NUMBER:	50121497
SITE ADDRESS:	

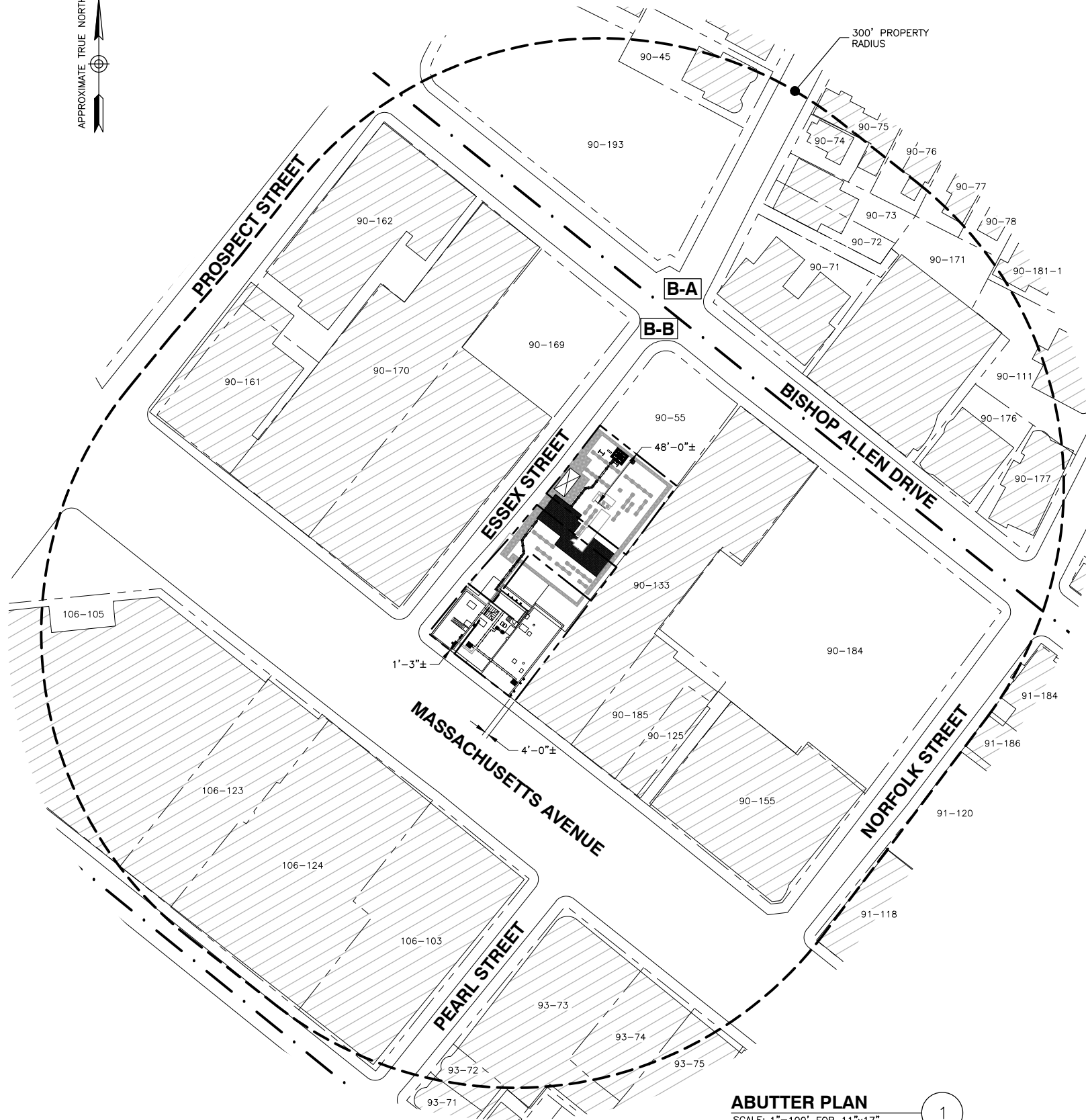
599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

SHEET TITLE

ABUTTERS PLAN

SHEET NUMBER

Z-1



NOTES:

1. PLOT PLAN BASED ON CITY OF CAMBRIDGE, MA ASSESSOR'S MAPS AND HAVE NOT BEEN VERIFIED WITH A FIELD SURVEY.
2. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
3. NORTH ARROW SHOWN AS APPROXIMATE.

ZONING REQUIREMENTS

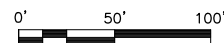
ZONING DISTRICT: BUSINESS B (BB)		
SETBACK:	REQUIREMENT:	PROPOSED:
MINIMUM LOT AREA	300	N/C
FRONT YARD SETBACK	NO MIN	1'-3"±
SIDE YARD SETBACK	NO MIN	4'±
REAR YARD SETBACK	NO MIN	48'±
MAXIMUM STRUCTURE HEIGHT	80'	N/C

LEGEND

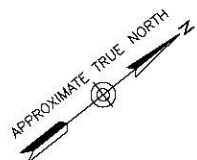
- LOCUS PROPERTY LINE
- - - Existing Property Line
- Edge Of Roadway
- 300' PROPERTY RADIUS
- XX-XX PARCEL ID
- Existing Building
- ZONING DISTRICT BOUNDARY
- B-A** BUSINESS A
- B-B** BUSINESS B

ABUTTER PLAN

SCALE: 1"=100' FOR 11"x17"
1"=50' FOR 22"x34"

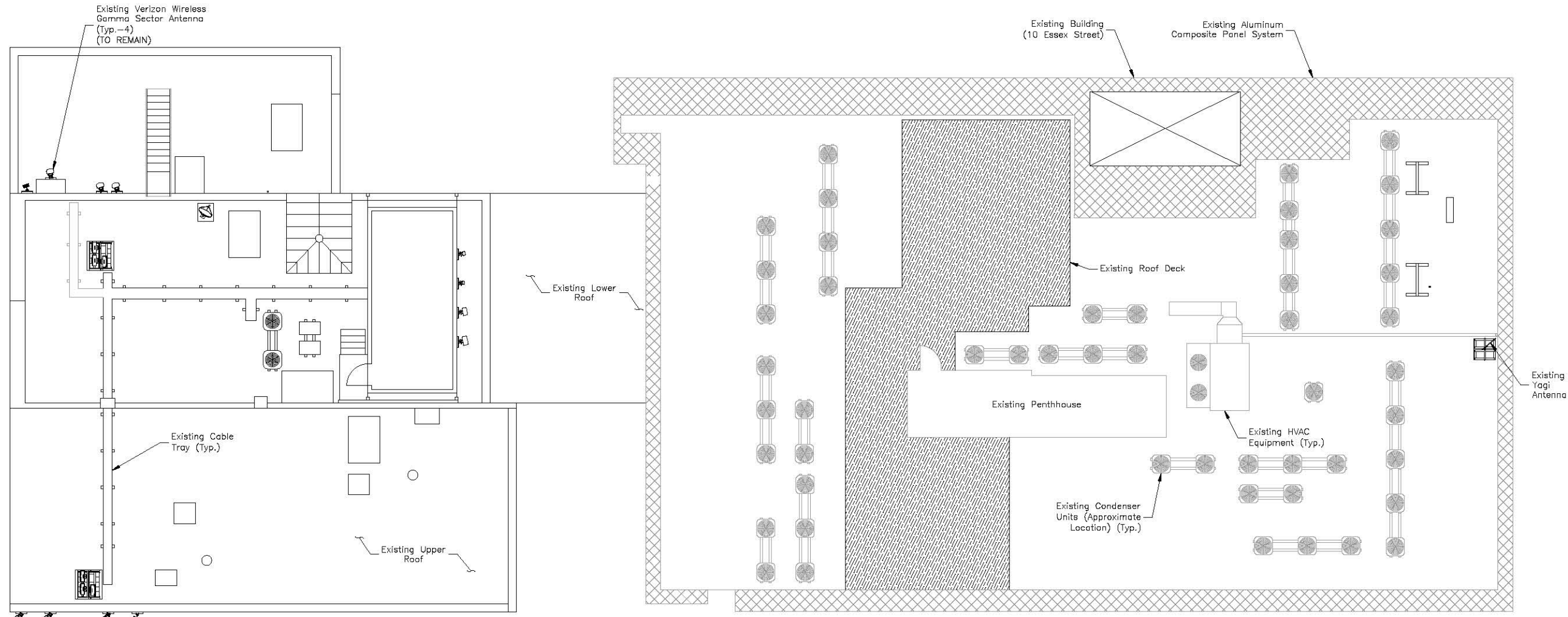


1



MASSACHUSETTS AVENUE

ESSEX STREET



BETA SECTOR AZIMUTH

Existing Verizon Wireless Gamma Sector Antenna (Typ.-4) (TO REMAIN)

EXISTING ROOF PLAN 1
 SCALE: 1/16"=1' FOR 11"x17"
 1/8"=1' FOR 22"x34"
 0' 4' 8' 16'

- NOTES:**
1. NORTH SHOWN AS APPROXIMATE.
 2. FOR ZONING PURPOSES ONLY. NOT FOR CONSTRUCTION.
 3. ROOF PLAN BASED ON SITE VISIT BY DEWBERRY ENGINEERS INC. ON 09/16/16 & 10 ESSEX STREET APARTMENTS BUILDING PLANS DATED 09/22/15.



VERIZON WIRELESS
 118 FLANDERS ROAD
 WESTBOROUGH, MA 01581-3956

CENTRAL SQ MA

ZONING DRAWINGS

11	01/19/21	FOR SUBMITTAL
10	12/22/20	FOR SUBMITTAL
9	10/05/20	FOR SUBMITTAL
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3	05/02/19	FOR SUBMITTAL



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 FAX: 617.695.3310



DRAWN BY:	MR
REVIEWED BY:	AJB
CHECKED BY:	BBR
PROJECT NUMBER:	50121487
JOB NUMBER:	50121497
SITE ADDRESS:	

599-605 MASSACHUSETTS AVE
 2-12 ESSEX ST
 CAMBRIDGE, MA 02139

SHEET TITLE

EXISTING ROOF PLAN

SHEET NUMBER

Z-2

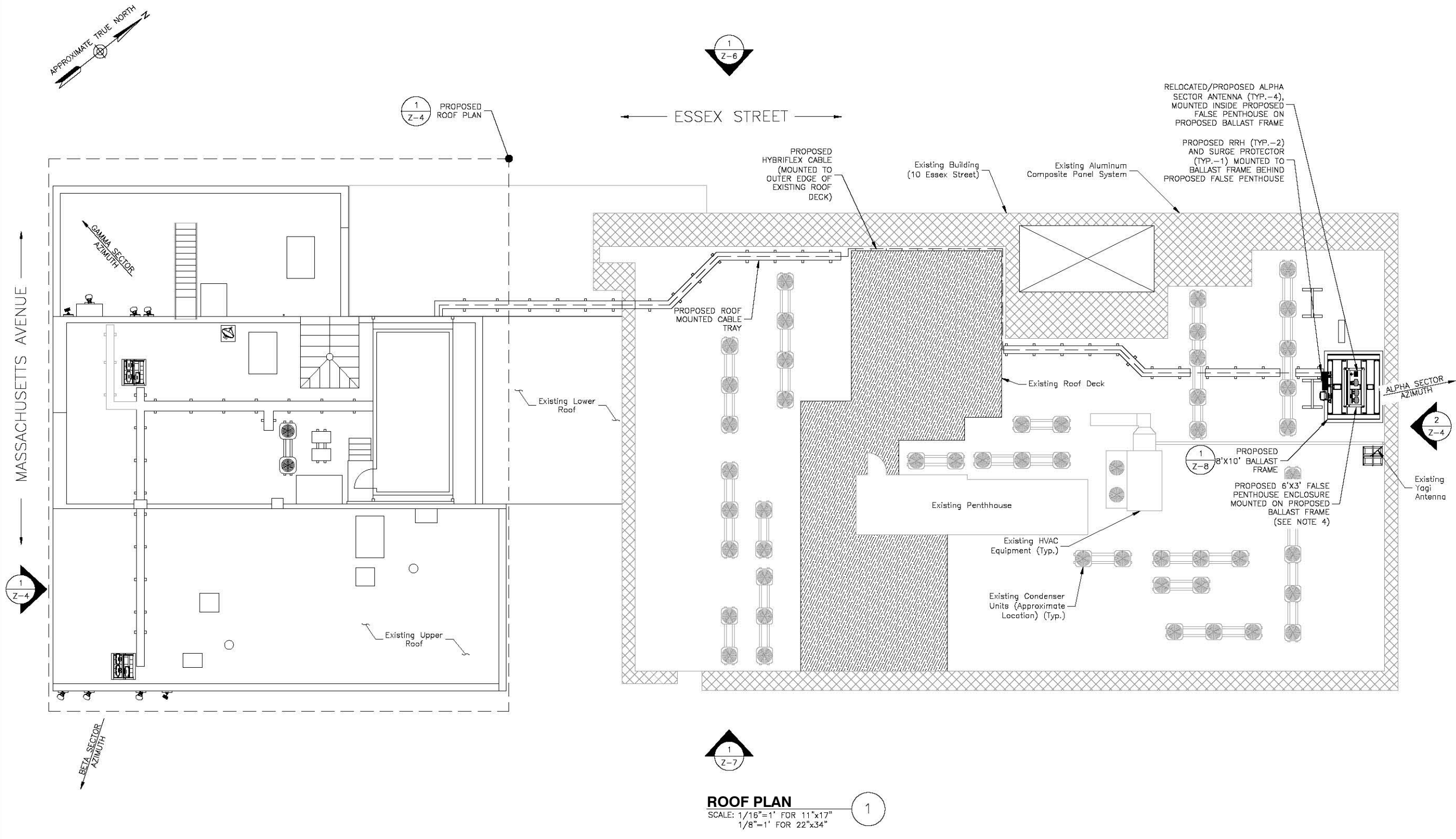
CENTRAL SQ MA

ZONING DRAWINGS

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10	12/22/20	FOR SUBMITTAL
9	10/05/20	FOR SUBMITTAL
8	07/10/20	FOR SUBMITTAL
7	10/29/19	FOR SUBMITTAL
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5	07/30/19	FOR SUBMITTAL
4	06/12/19	FOR SUBMITTAL
3	05/02/19	FOR SUBMITTAL

Dewberry

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



ROOF PLAN
SCALE: 1/16"=1' FOR 11"x17"
1/8"=1' FOR 22"x34"
0' 4' 8' 16'

NOTES:

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3. ROOF PLAN BASED ON SITE VISIT BY DEWBERRY ENGINEERS INC. ON 09/16/16 & 10 ESSEX STREET APARTMENTS BUILDING PLANS DATED 09/22/15.
4. PROPOSED FALSE PENTHOUSE ENCLOSURE TO MATCH COLOR & TEXTURE OF EXISTING BUILDING FEATURES. COORDINATE COLOR WITH VZW CM.

DRAWN BY: MR

REVIEWED BY: AJB

CHECKED BY: BBR

PROJECT NUMBER: 50121487

JOB NUMBER: 50121497

SITE ADDRESS:

599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

SHEET TITLE

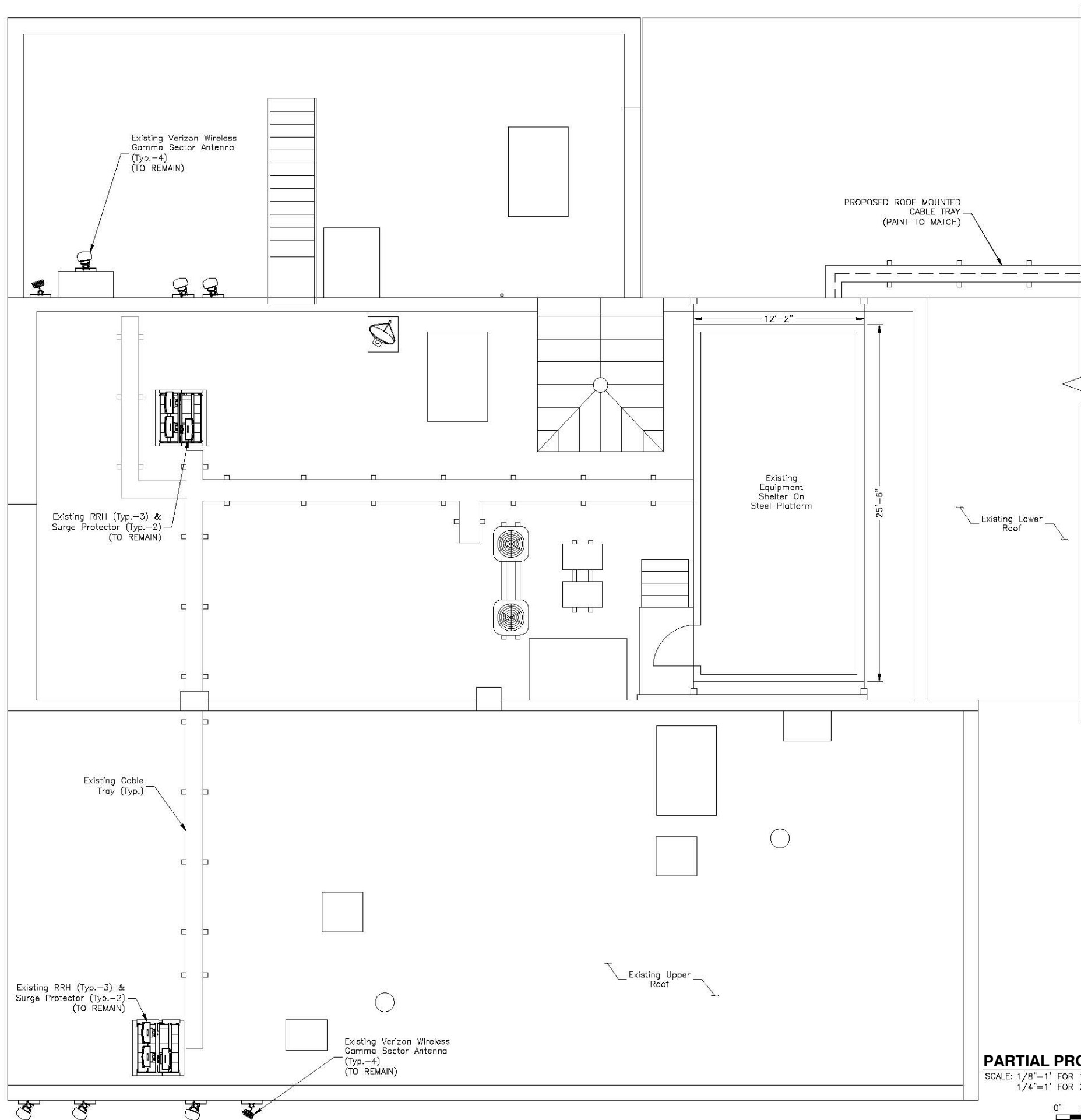
PROPOSED ROOF PLAN

SHEET NUMBER

Z-3



MASSACHUSETTS AVENUE

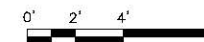


NOTES:

1. NORTH SHOWN AS APPROXIMATE.
2. FOR ZONING PURPOSES ONLY. NOT FOR CONSTRUCTION.
3. ROOF PLAN BASED ON SITE VISIT BY DEWBERRY ENGINEERS INC. ON 09/16/16 & 10 ESSEX STREET APARTMENTS BUILDING PLANS DATED 09/22/15.

PARTIAL PROPOSED ROOF PLAN

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



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

CENTRAL SQ MA

ZONING DRAWINGS

11	01/19/21	FOR SUBMITTAL
10	12/22/20	FOR SUBMITTAL
9	10/05/20	FOR SUBMITTAL
8	07/10/20	FOR SUBMITTAL
7	10/29/19	FOR SUBMITTAL
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5	07/30/19	FOR SUBMITTAL
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3	05/02/19	FOR SUBMITTAL



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FAX: 617.695.3310

DRAWN BY: MR

REVIEWED BY: AJB

CHECKED BY: BBR

PROJECT NUMBER: 50121487

JOB NUMBER: 50121497

SITE ADDRESS:

599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

SHEET TITLE

PARTIAL PROPOSED
ROOF PLAN

SHEET NUMBER

Z-4

CENTRAL SQ MA

ZONING DRAWINGS

11	01/19/21	FOR SUBMITTAL
10	12/22/20	FOR SUBMITTAL
9	10/05/20	FOR SUBMITTAL
8	07/10/20	FOR SUBMITTAL
7	10/29/19	FOR SUBMITTAL
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3	05/02/19	FOR SUBMITTAL



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DRAWN BY: MR

REVIEWED BY: AJB

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PROJECT NUMBER: 50121487

JOB NUMBER: 50121497

SITE ADDRESS:

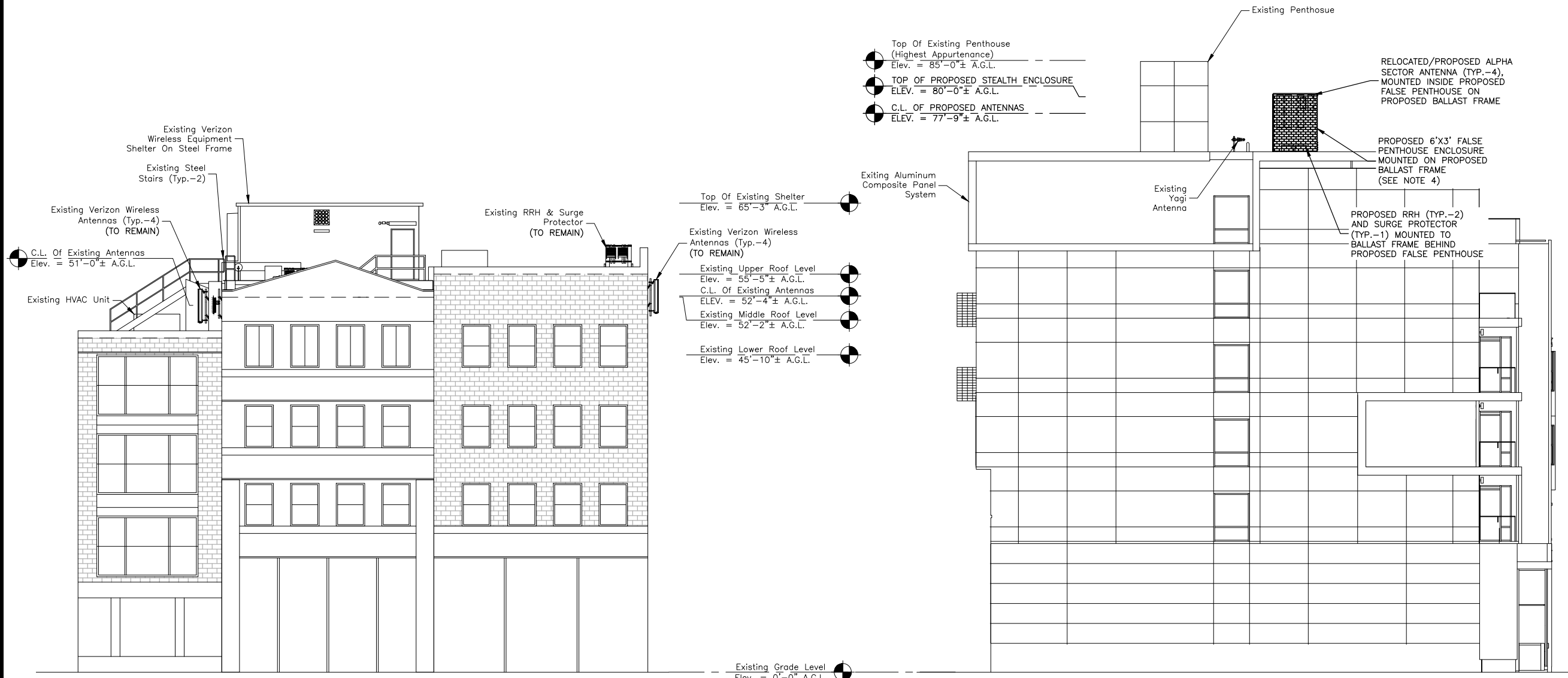
599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

SHEET TITLE

SOUTH & NORTH
ELEVATION

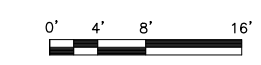
SHEET NUMBER

Z-5



**SOUTH ELEVATION
(599 MASSACHUSETTS AVE)**

SCALE: 1/16"=1' FOR 11"x17"
1/8"=1' FOR 22"x34"



**NORTH ELEVATION
(10 ESSEX STREET)**

SCALE: 1/16"=1' FOR 11"x17"
1/8"=1' FOR 22"x34"



- NOTES:**
- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 - ELEVATION SHOWN AS APPROXIMATE.
 - FOR ZONING PURPOSES ONLY. NOT FOR CONSTRUCTION.
 - PROPOSED FALSE PENTHOUSE ENCLOSURE TO MATCH COLOR & TEXTURE OF EXISTING BUILDING FEATURES. COORDINATE COLOR WITH VZW CM.
 - A.G.L. = ABOVE GROUND LEVEL
C.L. = CENTERLINE



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

CENTRAL SQ MA

ZONING DRAWINGS

11	01/19/21	FOR SUBMITTAL
10	12/22/20	FOR SUBMITTAL
9	10/05/20	FOR SUBMITTAL
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3	05/02/19	FOR SUBMITTAL



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



DRAWN BY:	MR
REVIEWED BY:	AJB
CHECKED BY:	BBR
PROJECT NUMBER:	50121487
JOB NUMBER:	50121497
SITE ADDRESS:	

599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

SHEET TITLE

WEST ELEVATION

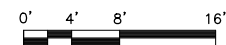
SHEET NUMBER

Z-6



WEST ELEVATION

SCALE: 1/16"=1' FOR 11"x17"
1/8"=1' FOR 22"x34"



1

NOTES:

1. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. ELEVATION DRAWING BASED ON 10 ESSEX STREET APARTMENTS, CAMBRIDGE, MA, DATED 09/22/15.
3. FOR ZONING PURPOSES ONLY. NOT FOR CONSTRUCTION.
4. PROPOSED FALSE PENTHOUSE ENCLOSURE TO MATCH COLOR & TEXTURE OF EXISTING BUILDING FEATURES. COORDINATE COLOR WITH VZW CM.
5. A.G.L. = ABOVE GROUND LEVEL
C.L. = CENTERLINE



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

CENTRAL SQ MA

ZONING DRAWINGS

11	01/19/21	FOR SUBMITTAL
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4	06/12/19	FOR SUBMITTAL
3	05/02/19	FOR SUBMITTAL



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



DRAWN BY:	MR
REVIEWED BY:	AJB
CHECKED BY:	BBR
PROJECT NUMBER:	50121487
JOB NUMBER:	50121497
SITE ADDRESS:	

599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

SHEET TITLE

EAST ELEVATION

SHEET NUMBER

Z-7



EAST ELEVATION
SCALE: 1/16"=1' FOR 11"x17"
1/8"=1' FOR 22"x34"
0' 4' 8' 16'

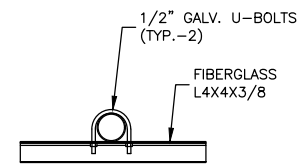
NOTES:

- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
- ELEVATION DRAWING BASED ON 10 ESSEX STREET APARTMENTS, CAMBRIDGE, MA, DATED 09/22/15.
- FOR ZONING PURPOSES ONLY. NOT FOR CONSTRUCTION.
- CONTRACTOR TO UTILIZE 3M WRAP FOR ALL ANTENNAS TO MATCH SURROUNDING AREAS. INSTALL 3M WRAP ON ANTENNAS PER MANUFACTURER'S SPECIFICATION & RECOMMENDATIONS. COORDINATE COLOR WITH VERIZON WIRELESS C.M.
- A.G.L. = ABOVE GROUND LEVEL
C.L. = CENTERLINE

NUMBER	ITEM	QUANTITY PER ENCLOSURE	MANUFACTURER/ MODEL #	COMMENTS/NOTES
1	2-7/8" O.D. (MIN.) STD PIPE-GALV.	3	N/A	CONNECTED TO FIBERGLASS ANGLES (TYP.-3). EQUAL SPACE BETWEEN PIPES.
2	SELF TAPPING SCREW OR FIBERGLASS BOLT		FIBERGLASS ATTACHMENT SPECIFICATION BY ENCLOSURE MANUFACTURER. INSTALL FIBERGLASS BOLTS IN FRONT OF ANTENNAS.	
3	3/4" ASTM A325 BOLT	TBD	N/A	TYP. FOR ALL STEEL/STEEL & FIBERGLASS/STEEL CONNECTIONS.
4	GALVANIZED C10X15.3	9	N/A	DRILL WEEP HOLES AS NEEDED.
5	GALVANIZED L2.5X2.5X1/4X6"	4	N/A	WELD TO ITEM 4 AND BOLT TO ADJACENT ITEM 4.
6	-	-	-	-
7	INVISIWAIVE INSERT	1	N/A	INSTALL PER MANUFACTURERS RECOMMENDATIONS.
8	NR AU ANTENNA	1	SEE LATEST ANTENNA REC	INSTALL PER MANUFACTURERS RECOMMENDATIONS.
9	CMU BALLAST	0	CMU BALLAST NOT REQUIRED PER STRUCTURAL ANALYSIS BY DEWBERRY ENGINEERS INC. DATED 11/23/20.	
10	RUBBER ROOFING MAT	120 SF	COMMSCOPE MT-F1637	INSTALL PER MANUFACTURERS RECOMMENDATIONS.
11	MOUNTING BRACKET	5	N/A	INSTALL PER MANUFACTURERS RECOMMENDATIONS.
12	PANEL ANTENNA	2	INSTALL PER MANUFACTURERS RECOMMENDATIONS. IF SIDE BY SIDE ANTENNA MOUNT REQUIRED, UTILIZE DETAIL 2/C-7.	
13	FIBERGLASS ENCLOSURE	1	N/A	SEE FIBERGLASS NOTES THIS SHEET.
14	1/2" U-BOLT	9	N/A	BOLT TO ITEM 16
15	GALVANIZED L4X4X3/8	4	N/A	WELD TO ITEM 4 & BOLT TO ITEM 16 WITH (3) 3/4" A325 STRUCTURAL BOLTS
16	FIBERGLASS L4X4X3/8	19	N/A	BOLT TO 15 & 7

FIBERGLASS NOTES:

- FRP (FIBERGLASS REINFORCED POLYMER) STRUCTURAL SHAPES SHALL BE MANUFACTURED USING THE PULTRUSION PROCESS.
- IF PRE-FABRICATED MEMBERS DO NOT ASSEMBLE ACCORDING TO PLAN, CONTACT THE FIBERGLASS MANUFACTURER BEFORE CUTTING OR ALTERING FABRICATED MEMBERS.
- FRP MEMBERS SHALL BE FABRICATED AND ASSEMBLED AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL PROTECT THE FRP STRUCTURAL MEMBERS FROM ABUSE TO PREVENT BREAKAGE, NICKS, GOUGES, ETC. DURING FABRICATION, HANDLING, AND INSTALLATION.
- FRP BOLTS SHOULD BE TIGHTENED 1/2 TURN PAST SNUG AND LOCKED WITH EPOXY.
- FIBERGLASS TO MEET ALL VERIZON WIRELESS STANDARDS FOR RF PROPAGATION. PROVIDE TEST REPORTS TO VERIZON WIRELESS FOR REVIEW & APPROVAL.
- STRUCTURAL FRP SHALL HAVE THE MINIMUM MECHANICAL PROPERTIES:
E=2800KSI
TENSILE STRENGTH(LW): 33KSI
COMPRESSIVE STRENGTH(LW): 33 KSI
FLEXURAL STRENGTH(LW): 33KSI
DENSITY: 104PCF
- FIBERGLASS PANEL DESIGN & CONNECTION DESIGN TO BE BY OTHERS.
- PROVIDE FRP SHOP DRAWINGS TO DEWBERRY ENGINEERS INC. FOR REVIEW & APPROVAL PRIOR TO FRP FABRICATION.



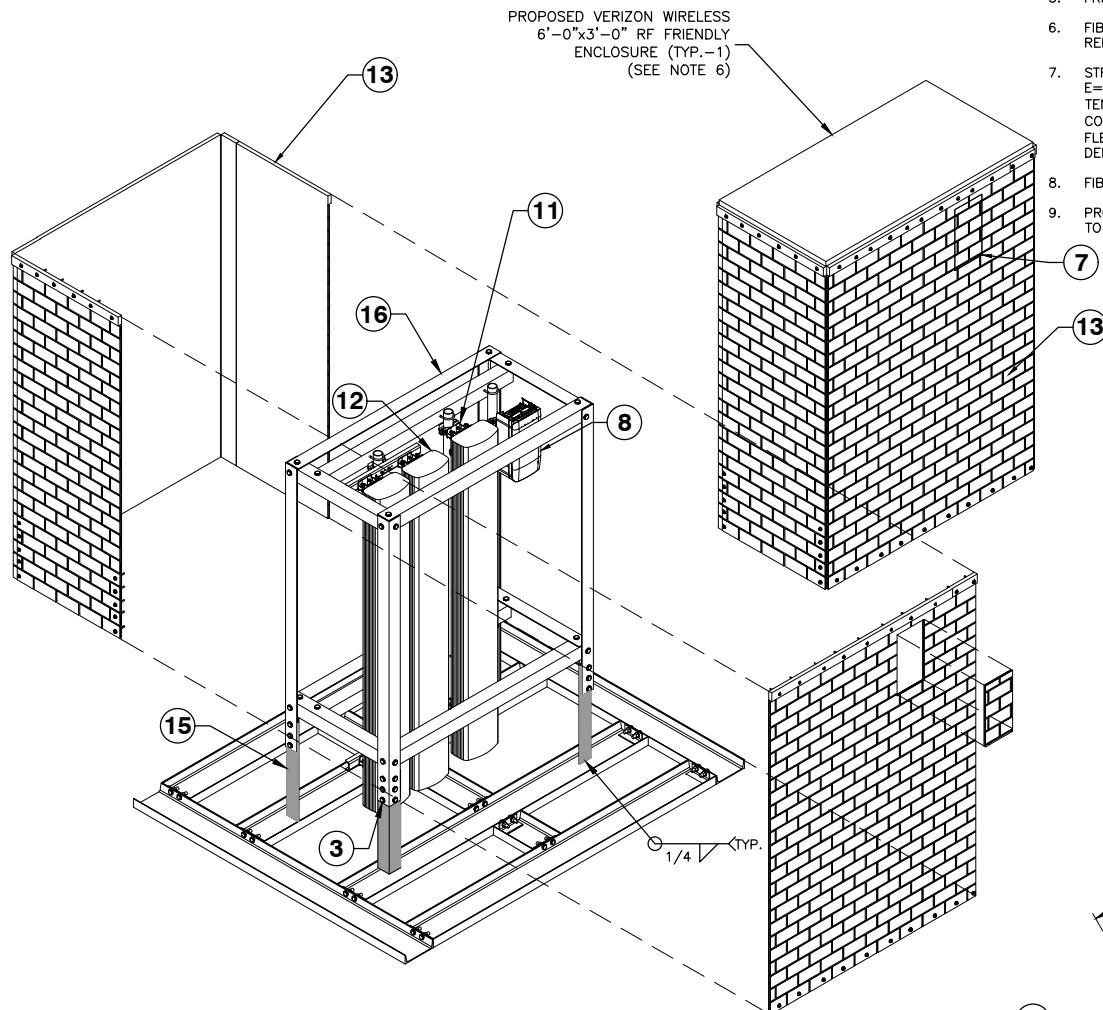
BRACKET NOTES:

- SLOT U-BOLT HOLES TO ALLOW FOR MINOR FIELD ADJUSTMENT.

ANTENNA MOUNTING BRACKET

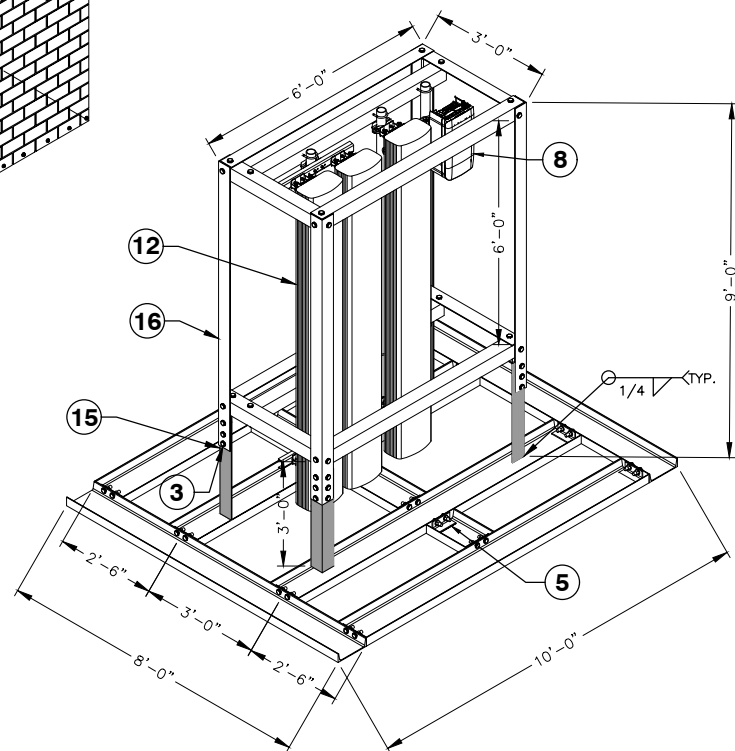
SCALE: N.T.S.

2

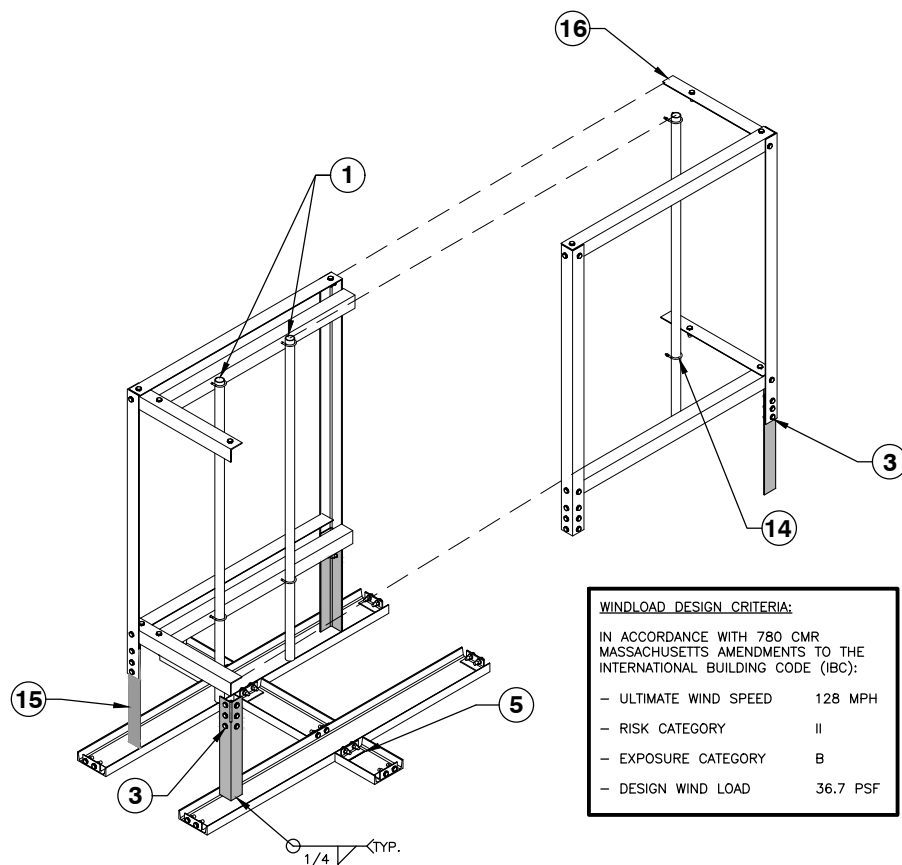


NOTES:

- INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS.
- ALL EQUIPMENT SHALL BE GROUNDED PER VERIZON WIRELESS STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- DETAIL IS SCHEMATIC.
- ALL MOUNTING HARDWARE TO BE GALVANIZED.
- BOND FRAME & ANTENNAS TO THE SECTOR GROUND BAR.
- CLEAN AND INSPECT ROOF PRIOR TO PLACEMENT OF PROPOSED BALLAST FRAME. INSTALL VZW APPROVED ROOFING MATS. FINAL ENCLOSURE SPECIFICATIONS AND ATTACHMENT TO BE MADE BY FIBERGLASS MANUFACTURER.
- ENCLOSURES SHALL MATCH COLORS & TEXTURE OF THE BUILDING FACADE. SUBMIT SAMPLES TO BUILDING OWNER & VERIZON WIRELESS FOR APPROVAL.
- INSTALL SHIMS AS REQUIRED TO LEVEL BALLAST MOUNT ON ROOF.
- BALLAST MOUNT LOCATIONS ON ROOF BASED ON STRUCTURAL ANALYSIS BY DEWBERRY ENGINEERS INC. DATED 11/23/20.



= STEEL ANGLE



WINDLOAD DESIGN CRITERIA:	
IN ACCORDANCE WITH 780 CMR MASSACHUSETTS AMENDMENTS TO THE INTERNATIONAL BUILDING CODE (IBC):	
- ULTIMATE WIND SPEED	128 MPH
- RISK CATEGORY	II
- EXPOSURE CATEGORY	B
- DESIGN WIND LOAD	36.7 PSF

ALPHA ENCLOSURE DETAIL (ISO.)

SCALE: N.T.S.

1



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

CENTRAL SQ MA

ZONING DRAWINGS

11	01/19/21	FOR SUBMITTAL
10	12/22/20	FOR SUBMITTAL
9	10/05/20	FOR SUBMITTAL
8	07/10/20	FOR SUBMITTAL
7	10/29/19	FOR SUBMITTAL
6	10/03/19	FOR SUBMITTAL
5	07/30/19	FOR SUBMITTAL
4	06/12/19	FOR SUBMITTAL
3	05/02/19	FOR SUBMITTAL



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

DRAWN BY: MR

REVIEWED BY: AJB

CHECKED BY: BBR

PROJECT NUMBER: 50121487

JOB NUMBER: 50121497

SITE ADDRESS:

599-605 MASSACHUSETTS AVE
2-12 ESSEX ST
CAMBRIDGE, MA 02139

SHEET TITLE

ENCLOSURE & BALLAST
FRAME DETAILS

SHEET NUMBER

Z-8

Exhibit 3
“Photo Simulations”

**Prepared For:
Verizon Wireless
Site Name:
CENTRAL SQ MA
599-605 Massachusetts Avenue
2-12 Essex Street
Cambridge, MA 02139**



Photos taken on: 06-26-19
Simulation Based On: Rev-11 Zoning Drawings

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

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

CENTRAL SQ MA
DEWBERRY NO. 50121497
(Page 1 of 8)

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



2A

PHOTO 4

SITE LOCATION

PHOTO 1

PHOTO 2

PHOTO 3

verizon
WIRELESS

CENTRAL SQ MA
599 Massachusetts Avenue
Cambridge, MA 02139
(Page 2 of 8)



Actual View

Proposed Equipment Is Not Visible From This Location



verizon^v
WIRELESS
CENTRAL SQ MA
Photo 1
View Facing North
From Massachusetts Avenue
(Page 3 of 8)

 **Dewberry**[®]

Actual View

Proposed Equipment Is Not Visible From This Location



verizon^v
WIRELESS
CENTRAL SQ MA

Photo 2
View Facing North
From Massachusetts Avenue
(Page 4 of 8)

 **Dewberry**[®]

Actual View



verizon^v
WIRELESS

CENTRAL SQ MA

Photo 3A

View Facing West
From Bishop Allen Drive
(Page 5 of 8)

 **Dewberry**[®]

Proposed View

Proposed False Penthouse Enclosure Mounted On Proposed Ballast Frame Concealing Proposed Antennas (Typ.-4)

Proposed RRH (Typ.-2) & Surge Protector (Typ.-1) Mounted To Ballast Frame Behind Proposed False Penthouse

verizon^v
WIRELESS

CENTRAL SQ MA

Photo 3B

View Facing West
From Bishop Allen Drive
(Page 6 of 8)

 **Dewberry**[®]

Actual View



verizon^v
WIRELESS
CENTRAL SQ MA
Photo 4A
View Facing South
From Essex Street
(Page 7 of 8)

 **Dewberry**[®]

Proposed View

Proposed False Penthouse Enclosure Mounted On Proposed Ballast Frame Concealing Proposed Antennas (Typ.-4)

Proposed RRH (Typ.-2) & Surge Protector (Typ.-1) Mounted To Ballast Frame Behind Proposed False Penthouse

verizon^v
WIRELESS

CENTRAL SQ MA

Photo 4B

View Facing South
From Essex Street
(Page 8 of 8)

 **Dewberry**[®]

Exhibit 4
“FCC License to Operate”

REFERENCE COPY

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



Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

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

Table with Call Sign (WRBA937), File Number, and Radio Service (UU - Upper Microwave Flexible Use Service).

FCC Registration Number (FRN): 0003290673

Table with columns: Grant Date, Effective Date, Expiration Date, Print Date, Market Number, Channel Block, Sub-Market Designator, Market Name, 1st Build-out Date, 2nd Build-out Date, 3rd Build-out Date, 4th Build-out Date.

Waivers/Conditions:

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

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS).

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRBA937

File Number:

Print Date:

700 MHz Relicensed Area Information:

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

Reference Copy

REFERENCE COPY

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



Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

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

Table with Call Sign (WRBA936), File Number, and Radio Service (UU - Upper Microwave Flexible Use Service).

FCC Registration Number (FRN): 0003290673

Table with columns: Grant Date, Effective Date, Expiration Date, Print Date, Market Number, Channel Block, Sub-Market Designator, Market Name, 1st Build-out Date, 2nd Build-out Date, 3rd Build-out Date, 4th Build-out Date.

Waivers/Conditions:

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

Conditions:

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This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS).

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRBA936

File Number:

Print Date:

700 MHz Relicensed Area Information:

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

Reference Copy

Exhibit 5
“ZBA Decision”



Bk: 45867 Pg: 213 Doc: DECIS
Page: 1 of 2 08/16/2005 10:29 AM

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2005 JUL 21 A 11:45

OFFICE OF THE CLERK
CITY OF CAMBRIDGE, MASSACHUSETTS

TITLE REF: Two Deeds recorded at Book 20460 Page 229 and Book 20460 Page 233. ✓

CASE NO: 9100

LOCATION: 599-601 & 603-605 Mass Avenue Business B Zone
Cambridge, MA

PETITIONER: Verizon Wireless
C/o John Moran, Alpine Advisory Services Agent

OWNER: 3MJ REALTY TRUST
MAX NAGGAR, MARY NAGGAR, MORRIS NAGGAR
JOSEPH NAGGAR 20460-229-233

PETITION: Special Permit: To install telecommunication antennas, a roof top
equipment shelter and an emergency natural gas generator on lower rear
roof and stairways.

VIOLATIONS: Art. 4.000, Sec. 4.32.G.1 (Telecommunication Facility).

DATE OF PUBLIC NOTICE: May 20 & May 27, 2005

DATE OF PUBLIC HEARING: June 9, 2005

MEMBERS OF THE BOARD:	THOMAS SIENIEWICZ – CHAIR	✓
	JENNIFER PINCK – VICE CHAIR	_____
	SUSAN SPURLOCK	✓
	KEEFE B. CLEMONS	✓
	CONSTANTINE ALEXANDER	_____

ASSOCIATE MEMBERS:	BRENDAN SULLIVAN	_____
	CHRISTOPHER CHAN	✓
	PAUL D. GRIFFIN	_____
	EDWARD W. WAYLAND	_____
	TIMOTHY HUGHES	✓

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

Mail to: Alpine Advisory
Attn: John M. Moran
Alpine Way
Boston Ma 02125-1033

Case No. 9100
Location: 599- 601 and 603-605 Mass Ave
Petitioner: Verizon Wireless c/o John Moran, Alpine Advisory Services Agent

On June 9, 2005, Petitioner John Moran appeared before the Board of Zoning Appeal requesting a special permit to install telecommunication antennas, a roof top equipment shelter and an emergency natural gas generator on the lower rear roof and stairways. The Petitioner submitted plans and photographs.

Board member Clemons stated that because he was an employee of Verizon, he had to recuse himself. The Petitioner was given the choice of continuing the case until a five member Board could be assembled or proceeding with the available four member Board, where a unanimous vote would be required in order to prevail. The Petitioner chose to proceed.

Mr. Moran stated that the details of the proposal had been altered to address concerns of the Planning Board. He stated that the array was to be in a non-residential district. He produced the requisite FCC licensure. He stated that the array was painted to match the building.

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

After discussion, the Chair moved that the Board grant a special permit to install telecommunications antennae on a rooftop and an equipment shelter and an emergency natural gas generator on the lower roof and stairway based on the findings that the Petitioner has a federal license, which is in the file, that the photosimulations are consistent with recommendations from the city's Planning Board, and that the visual impact on the various elements of this facility have been minimized through the sheltering and camouflaging of these elements. The Chair noted that the Petitioner has submitted a report by a Donald L. Haes, Jr., PhD, ChP, a Massachusetts radiation control program's health physics service provider, Registration No. 65-0017, analyzing the antennae array at the specific site. The Chair moved that, based on those findings, the Board grant the special permit on the following conditions:

1. that the work be in substantial conformance with drawings submitted in support of the application, dated the 28th of April 2005, revision No. 2, revised Gamma Sector Location, entitled Central Square, 599 Mass Ave, Cambridge, Mass, prepared for Verizon Wireless by GPI Consulting Engineers, consisting of five sheets of drawings, and
2. that should the equipment be abandoned or become obsolete it will be removed from the premises.

The four member Board voted unanimously in favor of granting the special permit (Sieniewicz, Spurlock, Hughes, and Chan) with the above conditions. Therefore, the special permit is granted.

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

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

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

Thomas Sieniewicz

Thomas Sieniewicz, Chair

[Signature]
Middlesex S. Register

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 11/21/05 by [Signature], Clerk.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed ✓

Appeal has been filed and dismissed or denied.

Date: 8/15/05 D. Margaret Drury City Clerk.





**CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100**

2020 00007962
 Bk: 74004 Pg: 123 Doc: DEC19
 Page: 1 of 5 01/17/2020 11:12 AM

2019 DEC 18 PM 4:05

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

CASE NO: BZA-017208-2019 Business B Zone/Central Square Overlay

LOCATION: 599 Mass Ave, 605 Mass Ave & 2-12 Essex Street

PETITIONER: Cellco Partnership d/b/a Verizon Wireless - C/O Timothy C. Twardowski, Attorney

PETITION: Special Permit: Update the existing mobile communications facility by replacing all of the four panel antennas in each of the antenna arrays (12 antennas total will be replaced) and installing two remote radio heads and two junction boxes per sector. Verizon also proposes to relocate the existing Alpha sector antennas.

VIOLATION :

Article <u>4.000</u>	Section <u>4.32(g)(1) (Telecommunication Facility).</u>
Article <u>4.000</u>	Section <u>4.40 (Footnote 49) (Telecommunication Facility).</u>
Article <u>10.000</u>	Section <u>10.40-10.46 (Special Permit).</u>

DATE OF PUBLIC NOTICE: November 21, 2019 and November 28, 2019

DATE OF PUBLIC HEARING: December 5, 2019;

65855 - B
 356 - P

MEMBERS OF THE BOARD:

CONSTANTINE ALEXANDER - CHAIR
 BRENDAN SULLIVAN - VICE-CHAIR
 JANET O. GREEN
 ANDREA A. HICKEY

✓
✓
✓
✓

ASSOCIATE MEMBERS:

SLATER W. ANDERSON
 ALISON HAMMER
 JIM MONTEVERDE
 LAURA WERNICK

|
|
|
|

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

Case No. BZA-017208-2019
Location: 599 & 605 Massachusetts Avenue / 2-12 Essex Street
Petitioner: Cellco Partnership d/b/a Verizon Wireless – c/o Timothy Twardowski, Esq.

On December 5, 2019, Petitioner's attorney Timothy Twardowski appeared before the Board of Zoning Appeal requesting a variance in order to update the existing mobile communications facility by replacing all of the four panel antennas in each of the antenna arrays (12 antennas total will be replaced), to install two remote radio heads and two junction boxes per sector, and to relocate the existing Alpha sector antennas. The Petitioner requested relief under Article 4, Sections 4.32.G.1 and 4.40 and Article 10, Section 10.40 of the Cambridge Zoning Ordinance ("Ordinance"). The Petitioner submitted materials in support of the application including information about the project, plans, and photographs.

Mr. Twardowski stated that the proposal was to upgrade an existing telecommunications facility by replacing 12 antennas, lowering some, screening others, and painting them to match the building where appropriate. He stated that the Petitioner was also requesting to install remote radio heads, which would be mounted on the roof, out of sight.

The Chair asked if anyone wished to be heard on the matter, no one indicated such. The Chair read a letter from the Planning Board that made some suggestions. The Petitioner indicated that those suggestions were accommodated in the provided plans.

After discussion, the Chair moved that the Board make the following findings based upon the application materials submitted and all evidence before the Board and that based upon the findings the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board: that the Board find that the requirements of the Ordinance could not be met without the special permit; that the Board find that traffic generated or patterns in access or egress resulting from what was proposed would not cause congestion, hazard, or substantial change in established neighborhood character; that the Board find that the relief requested was simply to update telecommunications equipment, so that whatever impact had occurred was not going to be increased, but rather would be ameliorated by what was proposed; that the Board find that the continued operation or development of adjacent uses, as permitted in the Ordinance, would not be adversely affected by what was proposed; that the Board find that the neighborhood had had the experience of dealing with the telecommunications antennas on these buildings, and no one had had a problem; that the Board find that no nuisance or hazard would 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; that the Board find that what was proposed would not impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of the Ordinance; that the Board find that the modification of the existing telecommunication facility at the site proposed by the Petitioner would not substantially change the physical dimensions of the existing wireless tower or base

station at such facility within the meaning of Section 6409(a) of the Middle-Class Tax Relief and Job Creation Act of 2012, also known as the Spectrum Act.

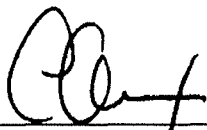
The Chair further moved that based upon all the information presented the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board on the following conditions:

1. that the work proceed in accordance with plans submitted by the Petitioner, as initialed by the Chair,
2. that upon completion of the work, the physical appearance and visual impact of the proposed work be consistent with the photo simulations submitted by the Petitioner and initialed by the Chair,
3. that the Petitioner at all times maintain the proposed work so that its physical appearance and visual impact remain consistent with the photo simulations previously referred to,
4. that should the Petitioner cease to utilize the equipment approved tonight for a continuous period of six months or more, it promptly thereafter remove such equipment and restore the building on which it was located to its prior condition and appearance to an extent reasonably practicable,
5. that the Petitioner continue to comply with the conditions imposed by the Board with respect to previous Special Permits granted to the Petitioner with regard to the site in question,
6. that inasmuch as the health effects of the transmission of electromagnetic energy waves is a matter of ongoing societal concern and scientific study, the Special Permit is also subject to the following conditions:
 - A. that the Petitioner shall file with the Inspectional Services Department each report it files with the federal authorities regarding electromagnetic energy wave emissions emanating from all of the Petitioner's equipment on the site. Each such report shall be filed with the Inspectional Services Department no later than ten business days after the report has been filed with the federal authorities. Failure to timely file any such report with the Inspectional Services Department shall ipso facto terminate the Special Permit granted tonight.
 - B. that in the event that at any time federal authorities notify the Petitioner that its equipment on the site, including, but not limited to the special permit granted tonight, fails to comply with the requirements of law or governmental regulations, whether with regard to the emissions of electromagnetic energy waves or otherwise, the Petitioner, within ten business days of receipt of such notification of such failure, shall file with the Inspectional Services Department a report disclosing in reasonable detail that such failure has occurred and the basis for such claimed failure. The special permit shall ipso facto terminate if any of the Petitioner's federal licenses are suspended, revoked, or terminated.

- C. that to the extent a special permit has terminated pursuant to the foregoing paragraphs A and B, the Petitioner may apply to this Board for a new special permit provided that the public notice containing such application discloses in reasonable detail that the application has been filed because of a termination of the special permit pursuant to paragraphs A or B above. Any such new application shall not be deemed a repetitive petition and therefore will not be subject to the two-year period during which repetitive petitions may not be filed.
- D. that within ten business days after receipt of a Building Permit for installation of equipment subject to this petition, the Petitioner shall file with the Inspectional Services Department a sworn Affidavit of the person in charge of the installation of equipment by the Petitioner of the geographical area that includes Cambridge, stating that A, he or she has such responsibility, and B that the equipment being installed pursuant to the special permit will comply with all federal safety rules and will be situated and maintained in locations with appropriate barricades and other protections, such that individuals, including nearby residents and occupants of nearby structures, will be sufficiently protected from excessive radio frequency radiation under federal law.

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

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



Constantine Alexander, Chair

ATTEST: A true and accurate copy of the above decision has been filed on 12-15-19 with the Offices of the City Clerk and the Planning Board by Maria J. [Signature], duly authorized representative of the Board of Zoning Appeal.

Twenty days have elapsed since the above decision was filed in the office of the City Clerk and:

no appeal has been filed; or

an appeal has been filed within such twenty days.

The person exercising rights under a duly appealed special permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone. This certification shall in no event terminate or shorten the tolling, during the pendency of any appeals, of the periods provided under the second paragraph of G.L. c. 40A, §6.

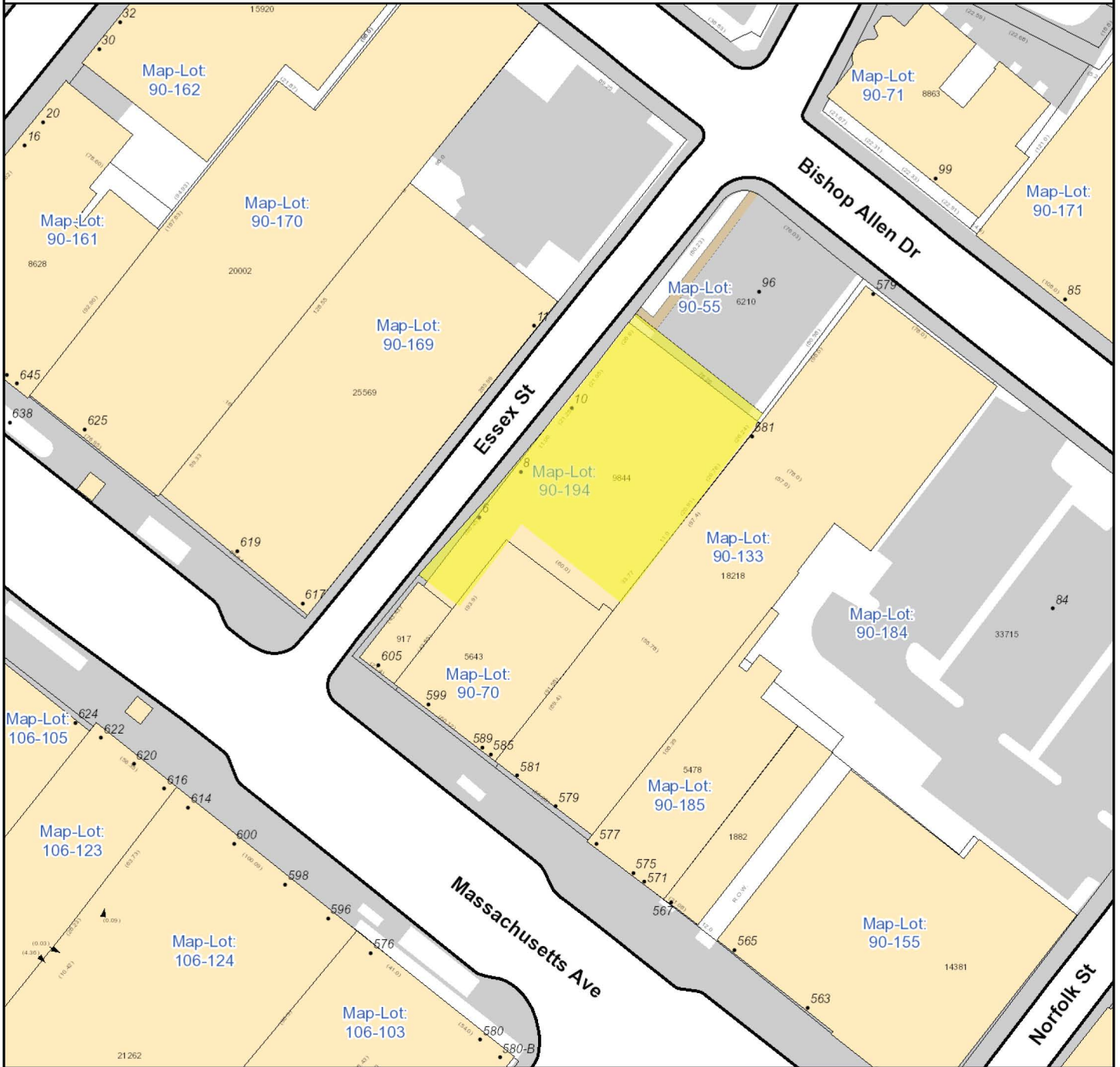
Date: Jan. 8, 2020

[Signature], City Clerk

Appeal has been dismissed or denied.

Date: _____

_____, City Clerk



City of Cambridge
Massachusetts

1" = 69 ft

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

www.cambridgema.gov/gis

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





City of Cambridge
Massachusetts

1" = 69 ft

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www.cambridgema.gov/gis

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City of Cambridge
Massachusetts

1" = 35 ft

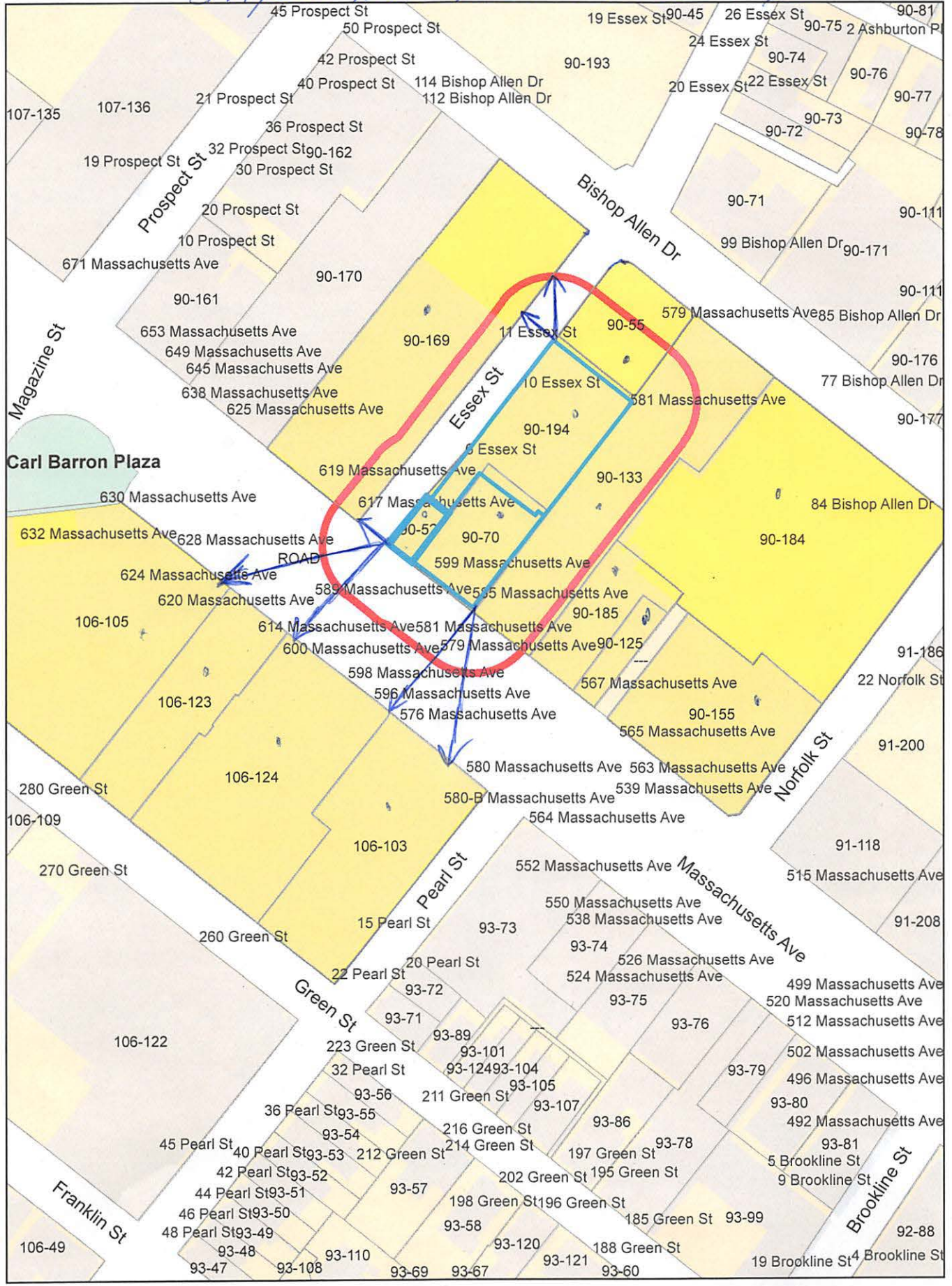
All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis

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



599, 605 Mass Ave & 2-12 Essex St.



599, 605 Mass Ave
2-12 Essex St.

Petitioner
DANIEL KLASNICK
P.O. BOX 254
BOXFORD, MA 01921

90-125
KATIS, HARRY N, & VICTORIA KATIS,
TRUSTEE OF POTAMIA REALTY TRUST
720 MASS AVE
CAMBRIDGE, MA 02139

90-55-184
CITY OF CAMBRIDGE
C/O PARKING DEPT.

90-55-184
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

90-55-184
CITY OF CAMBRIDGE
C/O LOUIE DEPASQUALE
CITY MANAGER

90-52-70-133-194
3MJ ASSOCIATES LLC
585 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

90-169
625 MASS AVE OWNER, LLC
C/O LINCOLN PROPERTY COMPANY
53 STATE ST. 8TH FLOOR
BOSTON, MA 02109

106-103
ROTHMAN, GEORGE & ETHEL ROTHMAN,
C/O FIRST CAMBRIDGE REALTY
907 MASS AVE
CAMBRIDGE, MA 02139

106-124
CIFRINO-MASSACHUSETTS AVENUE REALTY LLC.
C/O SUPERIOR REALTY CO., INC.
540 GALLIVAN BOULEVARD
DORCHESTER, MA 02124

106-105
CENTRAL SQUARE LLC,
C/O HUNNEMAN REAL ESTATE CORP.
303 CONGRESS ST.
BOSTON, MA 02210

106-123
CARU CAMBRIDGE LLC.
620 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

90-155
NAGGAR REALTY LLC.
C/O 545-565 MASS AVE LLC
585 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

90-185
575 MASS AVE LLC
585 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2 Bds

BZA

POSTING NOTICE – PICK UP SHEET

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

Name: Daniel D. Klasnick Date: 2/10/2021
(Print)

Address: 599, 605 Mass Ave / 2-12 Essex St.

Case No. BZA-106662

Hearing Date: 2/25/21

Thank you,
Bza Members