



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

2020 AUG 18 PM 2:34

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-017320-2020

GENERAL INFORMATION

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

Special Permit: ✓ Variance: Appeal:

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

PETITIONER'S ADDRESS: Duval & Klasnick LLC, 210 Broadway, Suite 203 Lynnfield, MA 01940

LOCATION OF PROPERTY: 80 Erie St Cambridge, MA

TYPE OF OCCUPANCY: Mobile Communications Facility ZONING DISTRICT: SD-10 Housing

REASON FOR PETITION:

Other: Modify Mobile Communications Facility

DESCRIPTION OF PETITIONER'S PROPOSAL:

Modify the existing mobile communications facility by replacing the 6 existing antennas with 9 antennas. 6 antennas mounted inside of 4 replacement rooftop canisters designed to match existing and 3 antennas mounted to the existing penthouse wall wrapped to match the color of the building. Install 6 remote radio heads and 3 junction boxes. 4 remote radio heads and 2 junction boxes mounted to the existing frames and 2 remote radio heads with 1 junction box mounted to the penthouse wall.

SECTIONS OF ZONING ORDINANCE CITED:

Article 4.000	Section 4.32.G.1 (Telecommunication Facility).
Article 4.000	Section 4.40 (Footnote 49) (Telecommunication Facility).
Article 10.000	Section 10.40-10.46 (Special Permit).
Article 6409A	Section Middlesex Class Tax Relief Act-Spectrum Act

Original Signature(s):

(Petitioner(s) / Owner)

Daniel D. Klasnick attorney for Cellco Partnership
d/b/a Verizon Wireless

(Print Name)

Address: 210 Broadway, Suite 203
Lynnfield, MA 01940

Tel. No.: (781) 873-0021

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

Date: August 17, 2020

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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

I/We First C-G Limited Partnership c/o Donald Grossman

(OWNER)

Address: 179 Sidney Street Cambridge, MA 02139


State that I/We own the property located at 80 Erie Street Cambridge,
which is the subject of this zoning application.

The record title of this property is in the name of First C-G Limited Partnership

*Pursuant to a deed of duly recorded in the date 1/02/1987, Middlesex South
County Registry of Deeds at Book 17749, Page 503; 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 Donald Grossman personally appeared before me,
this 28th of July, 2020, and made oath that the above statement is true.

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.

Granting the Special Permit requested for 80 Erie St 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 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 or two vehicle trips per month in a standard passenger vehicle. (For further details, please see 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 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 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 and the previously issued special permit for this use and in accordance with the requirements for an Eligible Facilities Request under Section 6409(a). (For further details, please see narrative and supporting documents)>.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Duval & Klasnick LLC

PRESENT USE/OCCUPANCY: Mobile Communications
Facility

LOCATION: 80 Erie St Cambridge, MA

ZONE: SD-10 Housing

PHONE: 7818730021

REQUESTED USE/OCCUPANCY: Mobile Communications Facility

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹
<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:</u> ²		N/A	N/A	N/A (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		N/A	N/A	N/A (min.)
<u>SIZE OF LOT:</u>	WIDTH	N/A	N/A	N/A (min.)
	DEPTH	N/A	N/A	N/A
<u>SETBACKS IN FEET:</u>	FRONT	N/A	N/A	N/A (min.)
	REAR	N/A	N/A	N/A (min.)
	LEFT SIDE	N/A	N/A	N/A (min.)
	RIGHT SIDE	N/A	N/A	N/A (min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	N/A	N/A	N/A (max.)
	LENGTH	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 (min.)
<u>NO. OF DWELLING UNITS:</u>		N/A	N/A	N/A (max.)
<u>NO. OF PARKING SPACES:</u>		N/A	N/A	N/A (min./max)
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A (min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		N/A	N/A	N/A (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'.

This is a detailed street map of a neighborhood in Boston, Massachusetts. The map shows a grid of streets including Brookline St, Hamilton St, Erie St, Sidney St, Allston St, Grove Ave, Waverly St, and Reardon St. Numerous house numbers are labeled throughout the area. A large, irregularly shaped area in the center of the map is highlighted in yellow. Within this yellow area, a red line with blue arrows indicates a specific route or boundary. The route starts near the intersection of Brookline St and Erie St, moves south along Erie St, then east along Hamilton St, and finally south along Sidney St. The map also shows several parks, including Fulmore Park and Fort Washington Park, and a road labeled 'ROAD' near the bottom right.

80 Erie St.

Petitioner

96-59
TAYLOR, RENFORD G. AND PATRICIA D. TAYLOR,
TRS. TAYLOR REALTY TRUST
210 BROOKLINE ST
CAMBRIDGE, MA 02139

96-61
MIT 99 ERIE LLC
C/O ARE EQUITIES, INC
C/O ARE-MA REGION NO. 33 LLC
P.O. BOX 847
CARLSBAD, CA 92018

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

96-118
MIT 187 SIDNEY STREET FEE OWNER LLC
C/O MIT INVESTMENT MANAGEMENT CO
ONE BROADWAY, 9TH FL, SUITE 200
CAMBRIDGE, MA 02142

95-74 / 67-56
MIT 170/171 SIDNEY LLC C/O ARE EQUITIES,
C/O ARE-MA REGION NO.23 LLC
P.O. BOX 847
CARLSBAD, CA 92018

95-75-60
MIT 99 ERIE LLC C/O ARE EQUITIES INC
C/O ARE-MA REGION NO. 33 LLC
P.O. BOX 847
CARLSBAD, CA 92018

96-126
FIRST C-G LIMITED PARTNERSHIP
179 SIDNEY STREET
CAMBRIDGE, MA 02139

96-127
PROCINO, MARC DAVID & LISA ISRAEL PROCINO
98-100 ERIE ST., UNIT #8
CAMBRIDGE, MA 02139

96-127
TATE, KARIN
98-100 ERIE ST., UNIT #9
CAMBRIDGE, MA 02139

96-127
LANDRIGAN, MARK
100 ERIE ST #10
CAMBRIDGE, MA 02139

96-127
ENGELMAN, KEVIN & RHONA ENGELMAN
98-100 ERIE ST., UNIT #11
CAMBRIDGE, MA 02139

96-127
STUDEN, CHARLES R.
98-100 ERIE ST., UNIT #13
CAMBRIDGE, MA 02139

96-127
SULLIVAN, MARY E.
98-100 ERIE ST., UNIT #14
CAMBRIDGE, MA 02139

96-127
VERLINDEN, MATTHEW C.
98-100 ERIE ST. UNIT#15
CAMBRIDGE, MA 02139

66-153
BMR-200 SIDNEY STREET LLC,
C/O RYAN LLC
P.O. BOX 847
CARLSBAD, CA 92018

96-127
WILLIAMS, KEITH N. TRUSTEE
45-075 WAIKALUA RD UNIT #H
Kaneohe, HI 96744

96-124
MILTENYI BIOTEC, INC
2303 LINDBERGH ST
AUBURN, CA 95602

96-127
TESKEY, GORDON
98 ERIE ST., UNIT #2
CAMBRIDGE, MA 02139

96-127
CEBERS, GVIDO & ALETA CEBERS
98-100 ERIE ST., #6
CAMBRIDGE, MA 02139

96-127
KIM, YOON JAE & ANGELINA MIHYUN HONG
98-100 ERIE ST., #1
CAMBRIDGE, MA 02139

96-127
HOPKINS, ALBERT
CLEVEDALE, THE AVE. TWYFORD
WINCHESTER, _ S021 INJ

96-127
GORDON, MICHELLE C.
98-100 ERIE ST., UNIT #4
CAMBRIDGE, MA 02139

96-127
LURIE, JACOB
98-100 ERIE ST. UNIT#5
CAMBRIDGE, MA 02138

96-117
MIT 75 HAMILTON ST FEE OWNER LLC
C/O MIT INVESTMENT MANAGEMENT CO
ONE BROADWAY. 9TH FL, SUITE 200
CAMBRIDGE, MA 02142

96-127
BRESSI, JEANETTE M. & DENNIS S. YAMASHITA
98-100 ERIE ST., #7
CAMBRIDGE, MA 02139

96-127
OWSLEY, C. F. II
98-100 ERIE ST. UNIT#16
CAMBRIDGE, MA 02139



**Application
to
Modify Special Permit**

**80 Erie Street
Cambridge, MA**

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

August 6, 2020

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

**Re: Application to Modify Special Permit
Building Mounted Mobile Communications Facility
Located at 80 Erie Street, Cambridge, Massachusetts**

Dear Board Members:

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

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

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

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

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

Very truly yours,

DUVAL & KLASNICK LLC



By: Daniel D. Klasnick
Attorney at Law

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: X Variance: Appeal:

PETITIONER: Cellco Partnership d/b/a Verizon Wireless

PETITIONER'S ADDRESS: c/o Duval & Klasnick LLC, 210 Broadway, Suite 203, Lynnfield, MA 01940

LOCATION OF PROPERTY: 80 Erie Street (Map 96, Lot 126)

TYPE OF OCCUPANCY: Mobile Communications Facility ZONING DISTRICT: SD-10(H)

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

Modify the existing mobile communications facility by replacing the 6 existing antennas with 9 antennas. 6 antennas mounted inside of 4 replacement rooftop canisters designed to match existing and 3 antennas mounted to the existing penthouse wall wrapped to match the color of the building. Install 6 remote radio heads and 3 junction boxes. 4 remote radio heads and 2 junction boxes mounted to the existing ballast frames and 2 remote radio heads with 1 junction box mounted to penthouse wall.

SECTIONS OF ZONING ORDINANCE CITED:

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

Article 10.00 Section 10.40-10.46 (Special Permit)

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

Applicants for a **Variance** must complete Pages 1-5

Applicants for a **Special Permit** must complete Pages 1-4 and 6

Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s): /s/ Daniel D. Klasnick

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

Address: 210 Broadway, Suite 203

Lynnfield, MA 01940

Tel. No.: (781) 873-0021

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

Date: August 6, 2020

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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

Granting the Special Permit requested for 80 Erie 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 and the previously issued special permit 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)* (ATTACHMENT B - PAGE 6)

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

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

LOCATION: 80 Erie Street ZONE: Special District 10-H

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

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

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

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

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

Spectrum Act.

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

BZA APPLICATION FORM

CHECK LIST

PROPERTY LOCATION: 80 Erie Street DATE: August 6, 2020

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

c/o Duval & Klasnick LLC, 210 Broadway, Suite 203, Lynnfield, MA 01940

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

BLOCK: 96 LOT: 126

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

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

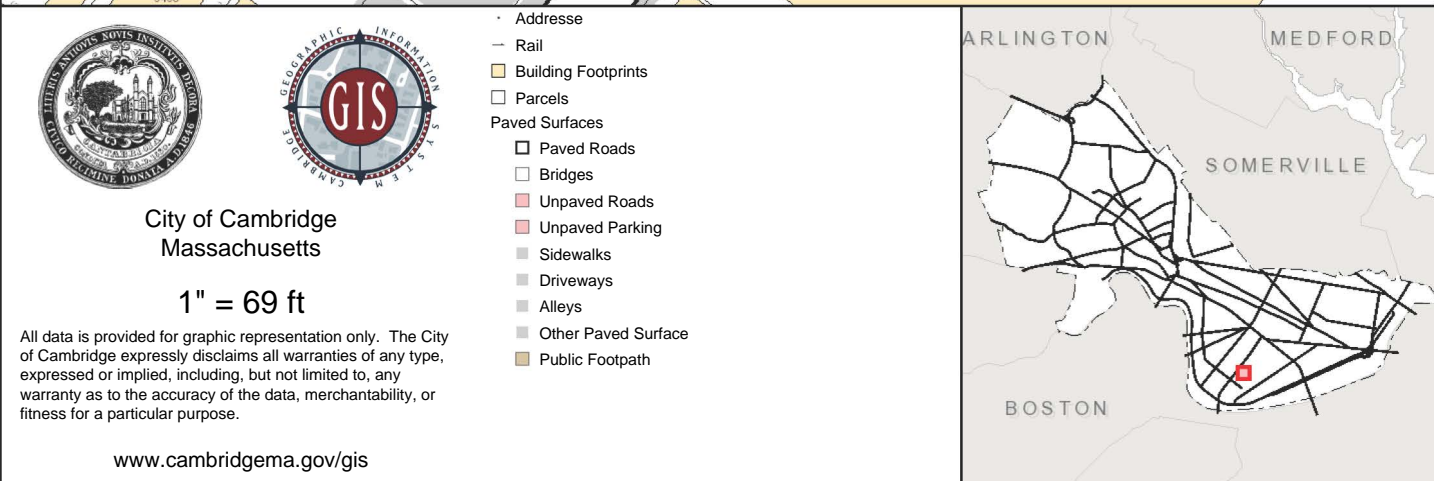
<u>DOCUMENTS</u>	<u>REQUIRED</u>	<u>ENCLOSED</u>
Application Form	<u>X</u>	<u>X</u>
3 Forms with Original Signatures		
Supporting Statements - Scanned & 1 set to Zoning	<u>X</u>	<u>X</u>
Application Fee (You will receive invoice online)	<u>X</u>	<u>X</u>
Assessor's GIS "Block Map" (Available on line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

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

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

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

** Can be submitted after subdivision has been approved.



CITY OF CAMBRIDGE

**NARRATIVE IN SUPPORT OF
APPLICATION TO
MODIFY SPECIAL PERMIT**

APPLICANT: Cellco Partnership d/b/a Verizon Wireless

SITE ADDRESS: 80 Erie Street
Cambridge, Massachusetts

ASSESSOR'S LOT I.D.: Map 96, Lot 126

ZONING DISTRICT: Special District 10-H (SD-10H)

BACKGROUND

This Narrative in Support of an Application to Modify Special Permit, *while reserving all rights*, to modify an existing building mounted mobile communications facility ("Facility") is respectfully submitted by Cellco Partnership d/b/a Verizon Wireless ("Verizon Wireless") to the City of Cambridge, Board of Zoning Appeal ("Board"). Verizon Wireless seeks approval to modify its existing Facility approved by special permit #9615 on the existing building at 80 Erie 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

First C-G Limited Partnership ("Owner") and Cellco Partnership d/b/a Verizon Wireless entered into a certain Lease Agreement by which Owner leased to Verizon Wireless building space and access/utility easement rights on a portion of the Owner's property located at 80 Erie Street being shown on Tax Map of the City of Cambridge at Map 96, Lot 126 for the location of Verizon Wireless' antennas and space for its equipment.

See Exhibit 1, ZBA Application Form - Ownership Information.

PROJECT DESCRIPTION

As noted on the attached plans and described in this application, the building owned by First C-G Limited Partnership is a 3-story brick building used for general office purposes (the “Building”). In compliance with Special Permit #9615, Verizon Wireless has installed and operates an existing Facility consisting of 3 sectors of 2 antennas each (6 in total) and equipment room in the existing garage. Two of the existing antennas are wall mounted on the penthouse of the Building and four of the existing antennas are mounted inside of the four rooftop mounted canisters.

Facility Modification Details

Nine (9) Antennas with Remote Radio Heads

Verizon Wireless proposes to stealth mount nine (9) antennas inside replacement rooftop canisters and to the side of the penthouse of the Building that will be wrapped or painted to match the color of the Building with remote radio heads. The antennas will be mounted in three (3) separate sectors of three (3) antennas per sector with 6 antennas inside of 4 replaced rooftop mounted canisters and 3 antennas mounted to the penthouse of the Building with 6 remote radio heads and 3 junction boxes on the rooftop of the Building.

(a) The first three (3) antenna sector will be mounted to the rooftop inside two replacement canisters designed to match the appearance of the existing features on the Building on the existing ballast frame at the existing top height of 46’ - 3” above ground level with the top of the antennas at or below the same approximate 10 foot height above the roofline as the height of the stealth material at the same location as the existing canisters with the enclosed antennas in a northerly orientation and 2 new remote radio heads, which is designated on the attached Zoning Drawings as the Alpha Sector. The 2 remote radio heads and 1 junction box will be mounted to the steel frame on the existing ballast mount on the rooftop of the building.

(b) The second three (3) antenna sector will be mounted to the rooftop inside two replacement canisters designed to match the appearance of the existing features on the Building on the existing ballast frame at the existing top height of 46’ - 3” above ground level with the top of the antennas at or below the same approximate 10 foot height above the roofline as the height of the stealth material at the same location as the existing canisters with the enclosed antennas in an easterly orientation and 2 new remote radio heads, which is designated on the attached Zoning Drawings as the Beta Sector. The 2 remote radio heads and 1 junction will be mounted to the steel frame on the existing ballast mount on the rooftop of the building.

(c) The third three (3) antenna sector will be side mounted to the penthouse wrapped or painted to match the appearance of the existing features on the Building with remote radio heads in a westerly orientation that will not exceed the top height of the Building penthouse, which is designated on the attached Zoning Drawings as the Gamma

Sector. The 2 remote radio heads and 1 junction box will be wall mounted to the rear of the penthouse.

See Exhibit 2, Plans.

See Exhibit 3, Photo Simulations

SATISFACTION OF ELIGIBLE FACILITIES REQUEST STANDARDS

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

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

47 U.S. Code §1455(a) and 47 C.F.R. §1.6100(b) builds on the existing legal framework for wireless facilities by requiring permitting authorities to approve an eligible facilities request in an effort to streamline “the process for siting of a wireless facility by preempting the ability of State and local authorities to delay collocation of, removal of, and replacement of wireless transmission equipment.”⁵ “Collocation” is defined as “the

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

² Section 6409(a) states:

(a) FACILITY MODIFICATIONS.—

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

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

(A) collocation of new transmission equipment;

(B) removal of transmission equipment; or

(C) replacement of transmission equipment.

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

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

⁴ Id. At 12872.

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

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 on the Property for the purpose of transmitting and receiving radio frequency signals for communication purposes constitutes a “replacement of transmission equipment” and the proposed addition of RRHs is the “collocation of new transmission equipment.”

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

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

(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 penthouse wall-mounted replacement antennas and mounts will not protrude more than six feet from the Building.**

(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 inside the existing garage on the Property at the current location.**

⁶ 47 C.F.R. §1.6100(b)(1)

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

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

(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 alpha and beta rooftop replacement antennas will be mounted inside of the replacement canisters completely concealed from view by the fiberglass that are the same height and location as the existing canisters. The gamma replacement antennas mounted to the side of the penthouse will be at the same location and height as the replaced antennas (wrapped or painted to match) the color of the building.**

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

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

SATISFACTION OF SPECIAL PERMIT REVIEW STANDARDS

Based on the description set forth herein, and as will be further demonstrated at the Public Hearing on this matter, the proposed modification of the Facility meets the location, height and site requirements of Section 4.32(g)(1), Section 4.40 (footnote 4), and Sections 10.40 – 10.46 of the City of Cambridge, Zoning Ordinance. Pursuant to Ordinance, the modification of the Facility is allowed upon the grant of a modification to the special permit from the Zoning Board of Appeals in the currently designated Special District 10-H (SD-10H).

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 stealth mount nine (9) antennas inside rooftop canisters and to the side of the penthouse of the Building that will be painted or wrapped to match the color of the Building with remote radio heads. The antennas will be mounted in three (3) separate sectors of three (3) antennas per sector with 6 antennas inside of 4 rooftop mounted canisters and 3 antennas mounted to the penthouse of the Building with 6 remote radio heads on the rooftop of the 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 SD-10 District to encourage use that is in harmony with the adjacent neighborhood and residential uses.**

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 F 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.

The modification is consistent with the Special Permit #9615 determination that the wireless use is consistent with the requirements of Article 17 for Special District 10. 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. The proposed modification is consistent with the goal and objective to increase mixed use development compatible with the Cambridgeport residential neighborhood with housing use.

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 modify the existing special permit 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 or modification to Special Permit #9615 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 First C-G Limited Partnership c/o Donald Grossman


(OWNER)

Address: 179 Sidney Street Cambridge, MA 02139

State that I/We own the property located at 80 Erie Street Cambridge,
which is the subject of this zoning application.

The record title of this property is in the name of First C-G Limited Partnership

*Pursuant to a deed of duly recorded in the date 1/02/1987, Middlesex South
County Registry of Deeds at Book 17749, Page 503; 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 Donald Grossman personally appeared before me,
this 28th of July, 2020, and made oath that the above statement is true.


Notary

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

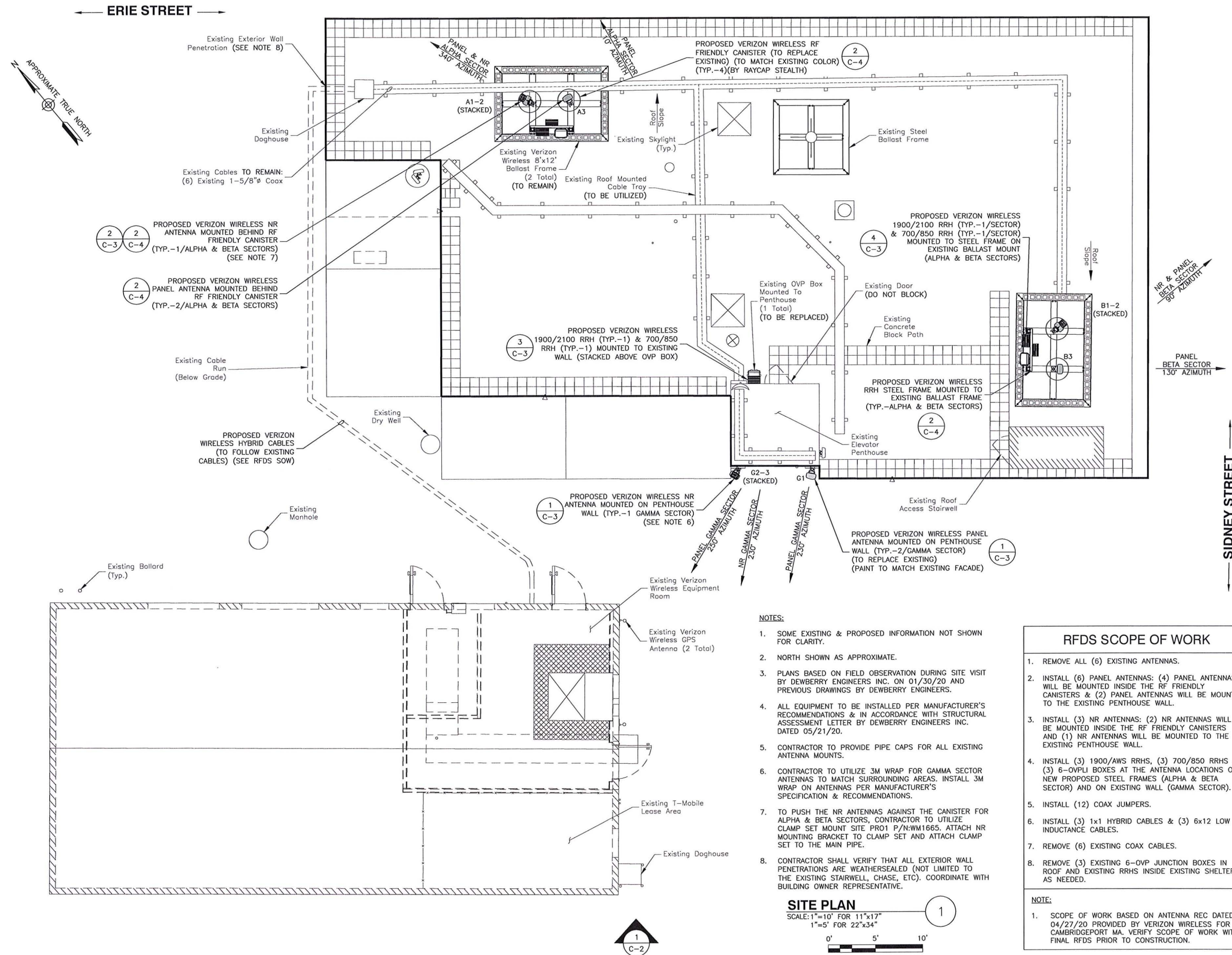


REBECCA A. RAFFERTY
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 31, 2021

- 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

VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

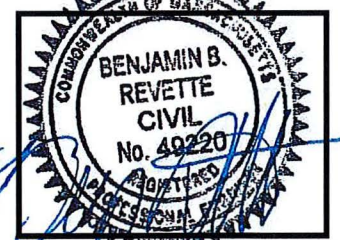
**CAMBRIDGEPORT
MA**

ANTMO DRAWINGS

NO.	DATE	DESCRIPTION
2	05/21/20	FOR SUBMITTAL
1	03/06/20	FOR SUBMITTAL
0	02/28/20	FOR SUBMITTAL
A	02/21/20	FOR REVIEW

Dewberry

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



RFDS SCOPE OF WORK

- REMOVE ALL (6) EXISTING ANTENNAS.
- INSTALL (6) PANEL ANTENNAS: (4) PANEL ANTENNAS WILL BE MOUNTED INSIDE THE RF FRIENDLY CANISTERS & (2) PANEL ANTENNAS WILL BE MOUNTED TO THE EXISTING PENTHOUSE WALL.
- INSTALL (3) NR ANTENNAS: (2) NR ANTENNAS WILL BE MOUNTED INSIDE THE RF FRIENDLY CANISTERS AND (1) NR ANTENNAS WILL BE MOUNTED TO THE EXISTING PENTHOUSE WALL.
- INSTALL (3) 1900/AWS RRHS, (3) 700/850 RRHS & (3) 6-OVPLI BOXES AT THE ANTENNA LOCATIONS ON NEW PROPOSED STEEL FRAMES (ALPHA & BETA SECTOR) AND ON EXISTING WALL (GAMMA SECTOR).
- INSTALL (12) COAX JUMPERS.
- INSTALL (3) 1x1 HYBRID CABLES & (3) 6x12 LOW INDUCTANCE CABLES.
- REMOVE (6) EXISTING COAX CABLES.
- REMOVE (3) EXISTING 6-OVP JUNCTION BOXES IN ROOF AND EXISTING RRHS INSIDE EXISTING SHELTER AS NEEDED.

NOTE:

- SCOPE OF WORK BASED ON ANTENNA REC DATED 04/27/20 PROVIDED BY VERIZON WIRELESS FOR CAMBRIDGEPORT MA. VERIFY SCOPE OF WORK WITH FINAL RFDS PRIOR TO CONSTRUCTION.

NOTES:

- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
- NORTH SHOWN AS APPROXIMATE.
- PLANS BASED ON FIELD OBSERVATION DURING SITE VISIT BY DEWBERRY ENGINEERS INC. ON 01/30/20 AND PREVIOUS DRAWINGS BY DEWBERRY ENGINEERS.
- ALL EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS & IN ACCORDANCE WITH STRUCTURAL ASSESSMENT LETTER BY DEWBERRY ENGINEERS INC. DATED 05/21/20.
- CONTRACTOR TO PROVIDE PIPE CAPS FOR ALL EXISTING ANTENNA MOUNTS.
- CONTRACTOR TO UTILIZE 3M WRAP FOR GAMMA SECTOR ANTENNAS TO MATCH SURROUNDING AREAS. INSTALL 3M WRAP ON ANTENNAS PER MANUFACTURER'S SPECIFICATION & RECOMMENDATIONS.
- TO PUSH THE NR ANTENNAS AGAINST THE CANISTER FOR ALPHA & BETA SECTORS, CONTRACTOR TO UTILIZE CLAMP SET MOUNT SITE PRO1 P/N:WM1665. ATTACH NR MOUNTING BRACKET TO CLAMP SET AND ATTACH CLAMP SET TO THE MAIN PIPE.
- CONTRACTOR SHALL VERIFY THAT ALL EXTERIOR WALL PENETRATIONS ARE WEATHERSEALED (NOT LIMITED TO THE EXISTING STAIRWELL, CHASE, ETC). COORDINATE WITH BUILDING OWNER REPRESENTATIVE.

SITE PLAN

SCALE: 1"=10' FOR 11"x17"
1"=5' FOR 22"x34"

0' 5' 10'

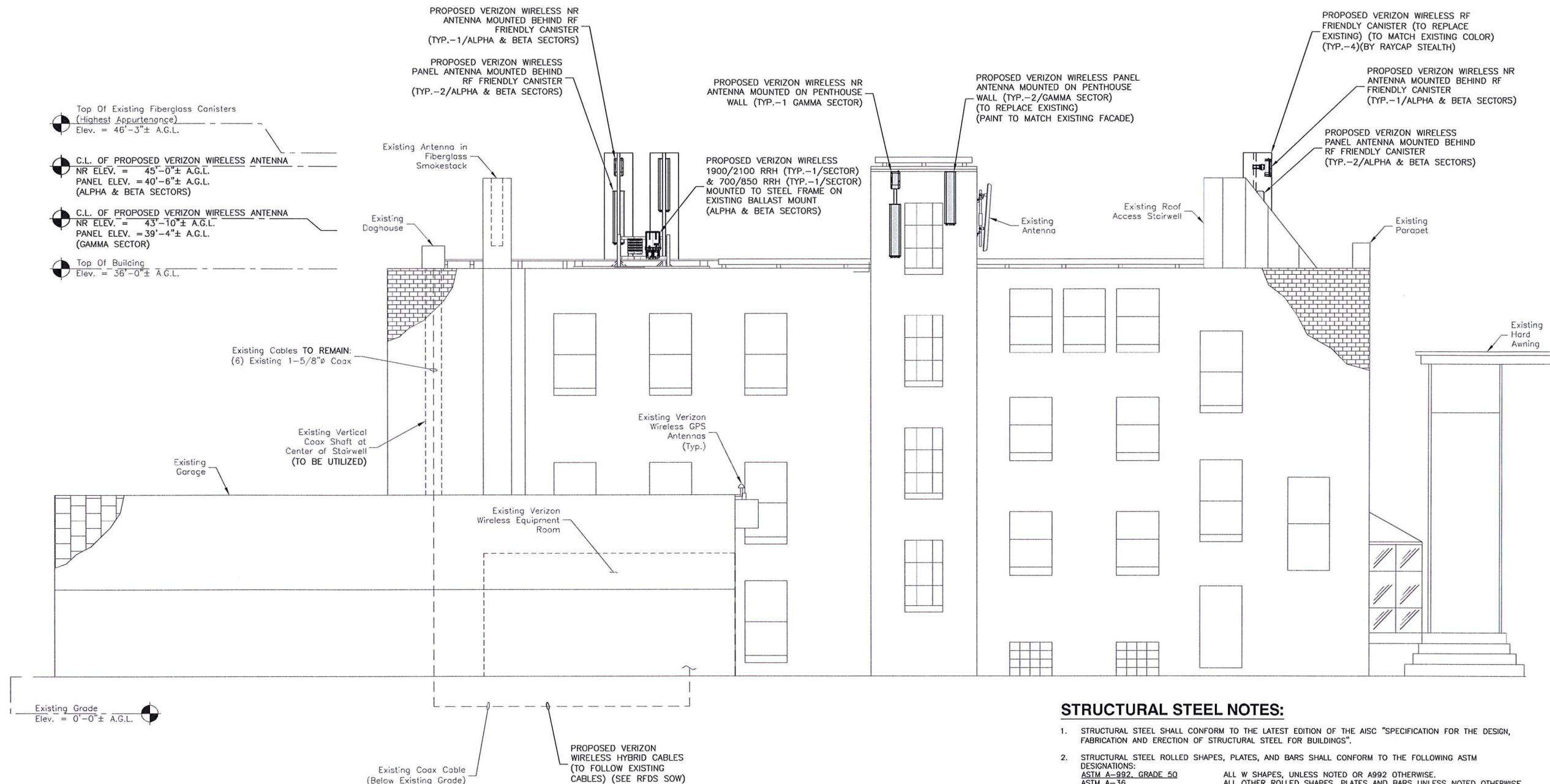
80 ERIE STREET
CAMBRIDGE, MA 02139

SHEET TITLE

SITE PLAN

SHEET NUMBER

C-1



NOTES:

- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
- NORTH SHOWN AS APPROXIMATE.
- PLANS BASED ON FIELD OBSERVATION DURING SITE VISIT BY DEWBERRY ENGINEERS INC. ON 01/30/20 AND PREVIOUS DRAWINGS BY DEWBERRY ENGINEERS.
- ALL EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS & IN ACCORDANCE WITH STRUCTURAL ASSESSMENT LETTER BY DEWBERRY ENGINEERS INC. DATED 05/21/20.
- CONTRACTOR TO PROVIDE PIPE CAPS FOR ALL EXISTING ANTENNA MOUNTS.
- CONTRACTOR TO UTILIZE 3M WRAP FOR NR EXPOSED ANTENNAS TO MATCH SURROUNDING AREAS. INSTALL 3M WRAP ON ANTENNAS PER MANUFACTURER'S SPECIFICATION & RECOMMENDATIONS.
- A.G.L. = ABOVE GROUND LEVEL
C.L. = CENTERLINE

ELEVATION

SCALE: 1"=10' FOR 11"x17"
1"=5' FOR 22"x34"



STRUCTURAL STEEL NOTES:

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



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

**CAMBRIDGEPORT
MA**

ANTMO DRAWINGS

2	05/21/20	FOR SUBMITTAL
1	03/06/20	FOR SUBMITTAL
0	02/28/20	FOR SUBMITTAL
A	02/21/20	FOR REVIEW



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



DRAWN BY:	MR
REVIEWED BY:	OAS
CHECKED BY:	BBR
PROJECT NUMBER:	50121487
JOB NUMBER:	50121513
SITE ADDRESS:	

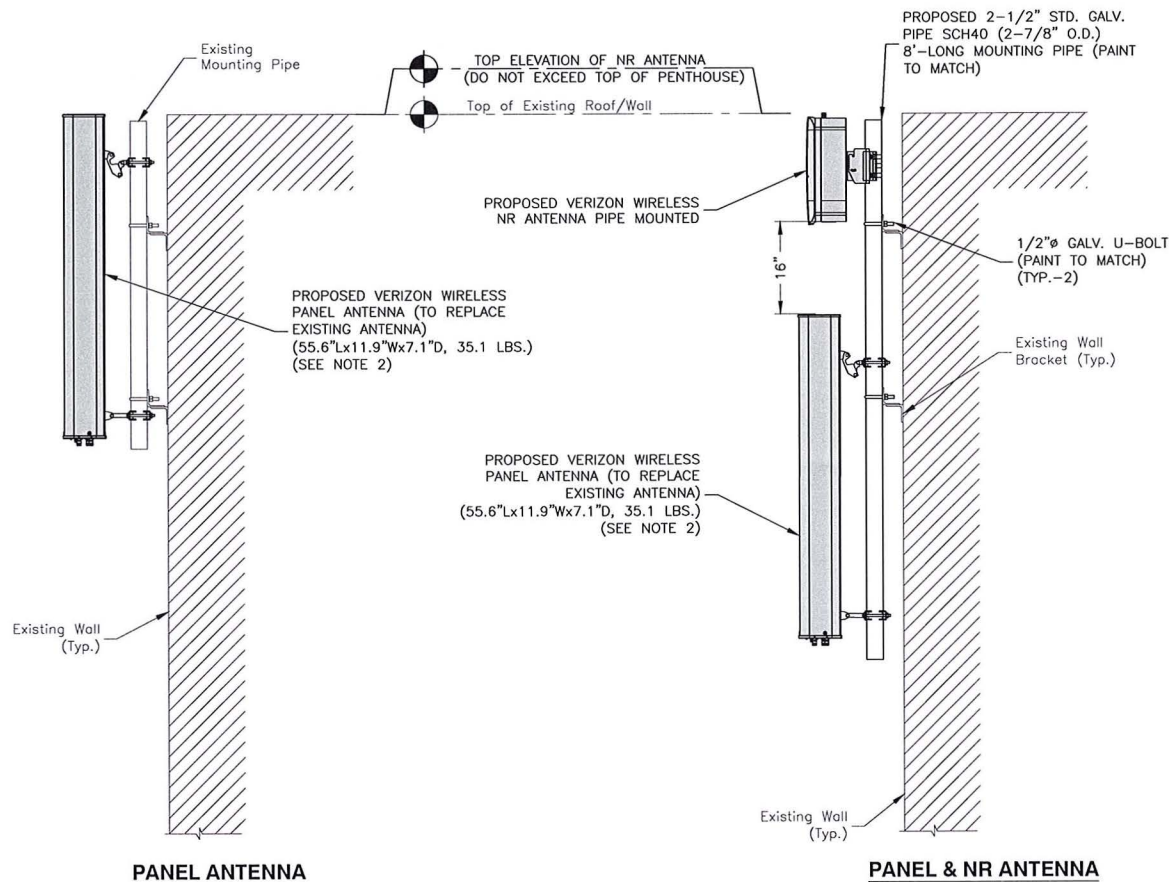
80 ERIE STREET
CAMBRIDGE, MA 02139

SHEET TITLE

ELEVATION

SHEET NUMBER

C-2

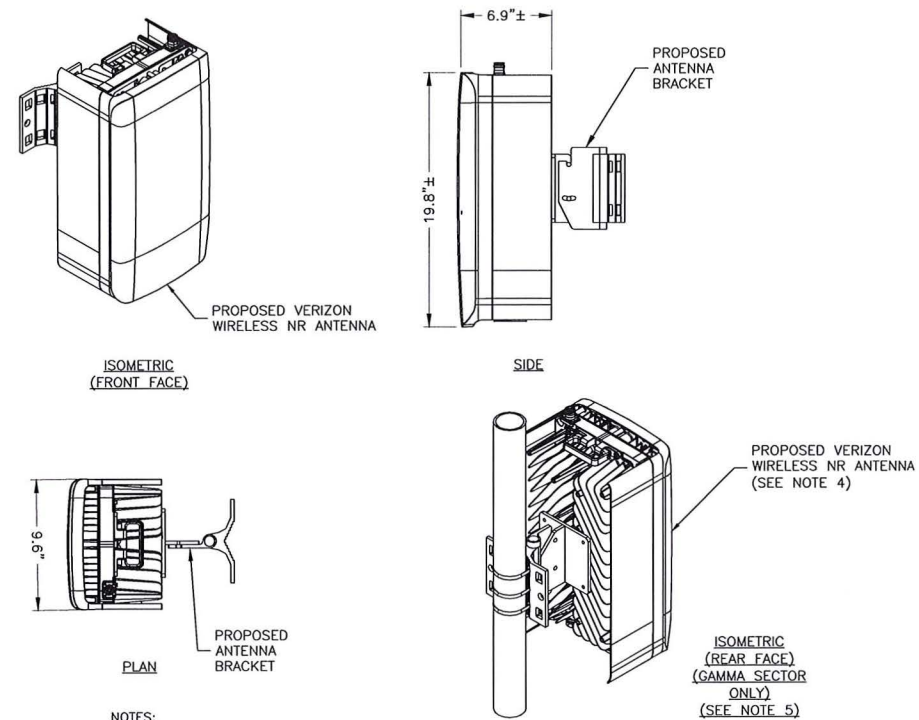


NOTES:

1. WEATHER SEAL AROUND EXTERIOR WALL ATTACHMENT ANGLES WITH SILICONE SEALANT.
2. USE 3M WRAP FOR ANTENNAS TO MATCH SURROUNDING AREAS. PAINT TO MATCH MOUNTS AND ASSOCIATED EQUIPMENT TO MATCH BUILDING FACADE.
3. CABLING NOT SHOWN FOR CLARITY. ALL FEEDERS ARE TO BE NEATLY BUNDLED & PROVIDE SUPPORT HARDWARE AS REQUIRED.
4. ALL STEEL TO BE GALVANIZED.
5. CONTRACTOR TO GROUND EXISTING PIPE MOUNTS WITH GROUNDING LEADS. CONNECT LEADS TO THE SECTOR GROUNDING BAR.

PANEL & NR ANTENNA MOUNTING DETAIL

SCALE: 3/8"=1' FOR 11"x17"
3/4"=1' FOR 22"x34"



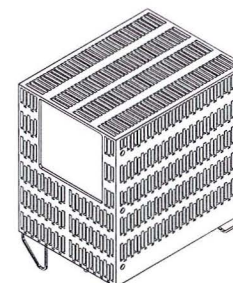
NOTES:

1. INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. USE APPROPRIATE MOUNTING HARDWARE FOR CONSTRUCTION TYPE.
2. ANTENNAS ARE SHOWN PERPENDICULAR TO BUILDING FACADE. ANTENNAS WILL BE REQUIRED TO BE PANNED TO MEET REQUIRED AZIMUTHS.
3. ANTENNA WEIGHT: 33.0 LBS.
4. CONTRACTOR TO UTILIZE 3M WRAP FOR ALL ANTENNAS TO MATCH SURROUNDING AREAS. INSTALL 3M WRAP ON ANTENNAS PER MANUFACTURER'S SPECIFICATION & RECOMMENDATIONS.
5. TO PUSH THE NR ANTENNAS AGAINST THE CANISTER FOR ALPHA & BETA SECTORS, CONTRACTOR TO UTILIZE CLAMP SET MOUNT SITE PRO1 P/N:NM1555. ATTACH NR MOUNTING BRACKET TO CLAMP SET AND ATTACH CLAMP SET TO THE MAIN PIPE.

NR ANTENNA DETAIL

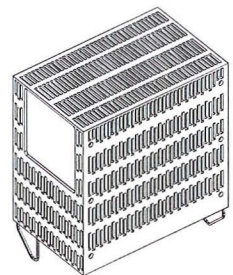
SCALE: N.T.S.

2



PCS/AWS

MANUFACTURER: SAMSUNG
MODEL: PCS/AWS RRH
DIMENSIONS: 15.0"H X 15.9"W X 10.0"D
WEIGHT: 97.5 LBS



700/850

MANUFACTURER: SAMSUNG
MODEL: 850/700 RRH
DIMENSIONS: 15.0"H X 15.0"W X 8.1"D
WEIGHT: 82.0 LBS

REMOTE UNIT DETAILS

SCALE: N.T.S.

3

NOTES:

1. INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS & SPECIFICATIONS.
2. FOR GAMMA SECTOR RRHS: CONTRACTOR TO UTILIZE HILTI-HY270 WITH 3/8"Ø THREADED RODS WITH 6-1/4" EMBEDMENT IN THE BRICK WALL TO MOUNT THE GALV. UNISTRUT. (2) UNISTRUT PER RRH, (2) RODS PER UNISTRUT SPACED 18" O.C.. DO NOT INSTALL RODS IN MORTAR JOINTS.



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

CAMBRIDGEPORT MA

ANTMO DRAWINGS

2	05/21/20	FOR SUBMITTAL
1	03/06/20	FOR SUBMITTAL
0	02/28/20	FOR SUBMITTAL
A	02/21/20	FOR REVIEW



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



DRAWN BY: MR

REVIEWED BY: OAS

CHECKED BY: BBR

PROJECT NUMBER: 50121487

JOB NUMBER: 50121513

SITE ADDRESS:

80 ERIE STREET
CAMBRIDGE, MA 02139

SHEET TITLE

CONSTRUCTION DETAILS-I

SHEET NUMBER

C-3



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

CAMBRIDGEPORT MA

ANTMO DRAWINGS

2	05/21/20	FOR SUBMITTAL
1	03/06/20	FOR SUBMITTAL
0	02/28/20	FOR SUBMITTAL
A	02/21/20	FOR REVIEW



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DRAWN BY: MR

REVIEWED BY: OAS

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PROJECT NUMBER: 50121487

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SITE ADDRESS:

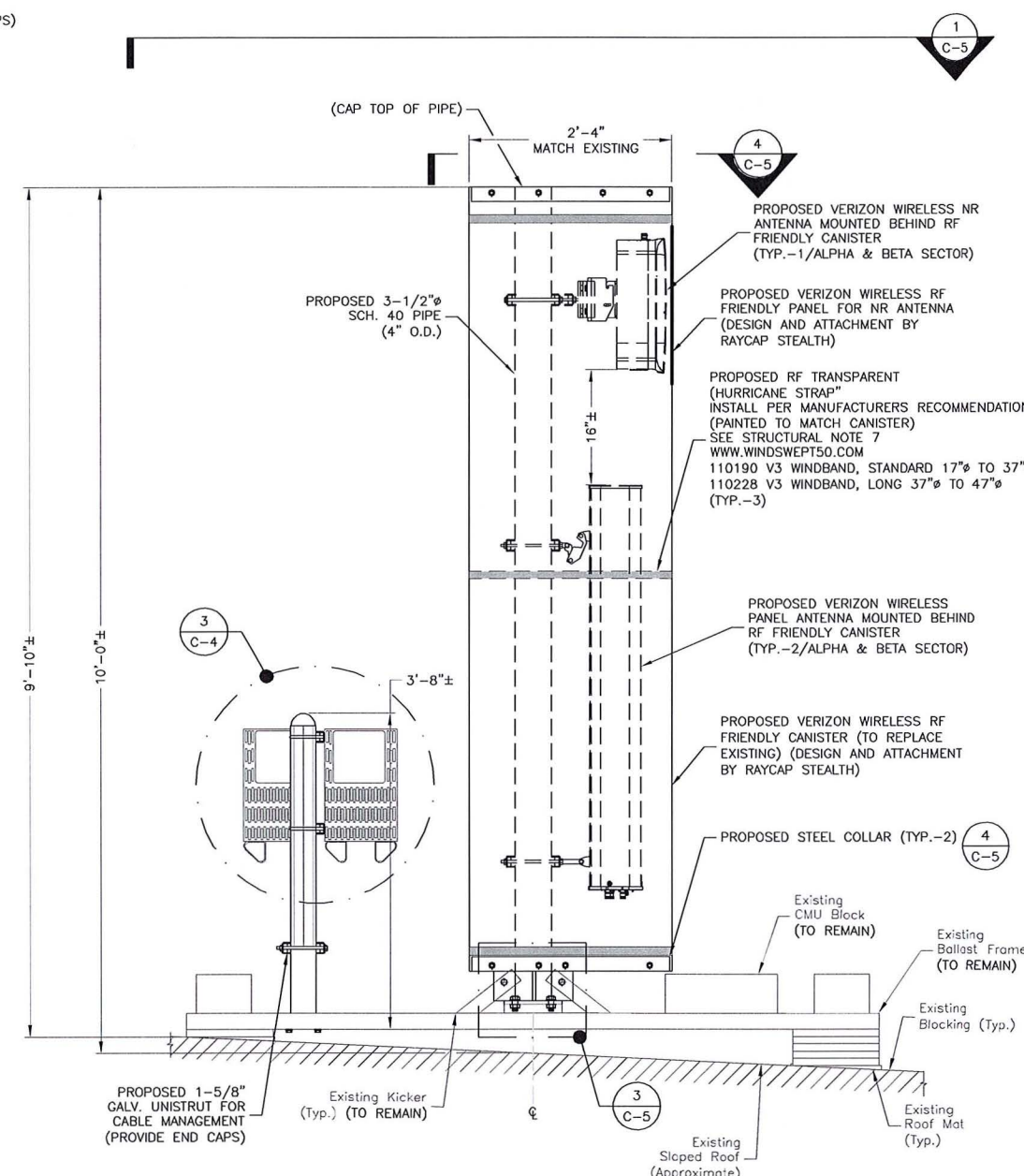
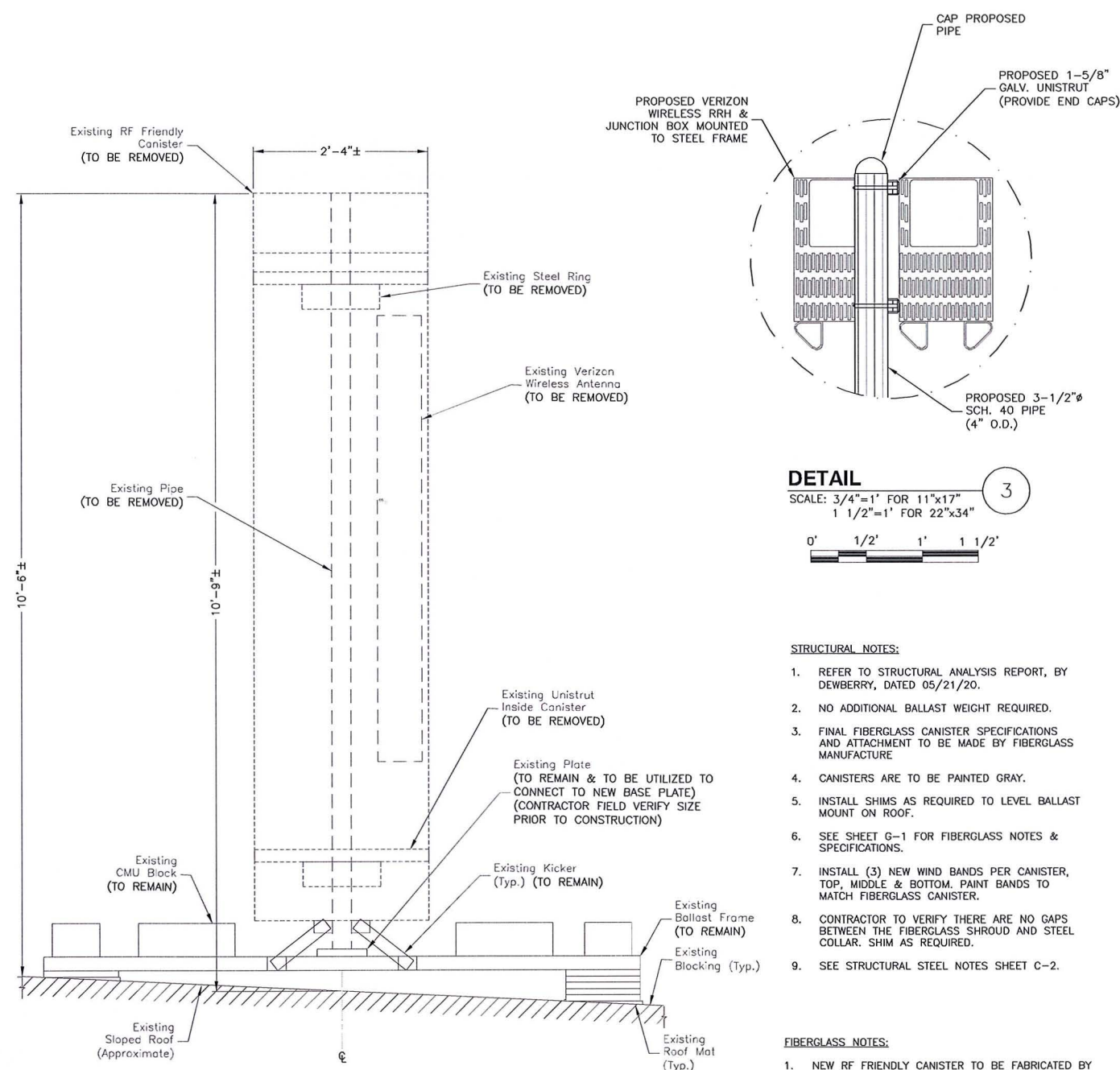
80 ERIE STREET
CAMBRIDGE, MA 02139

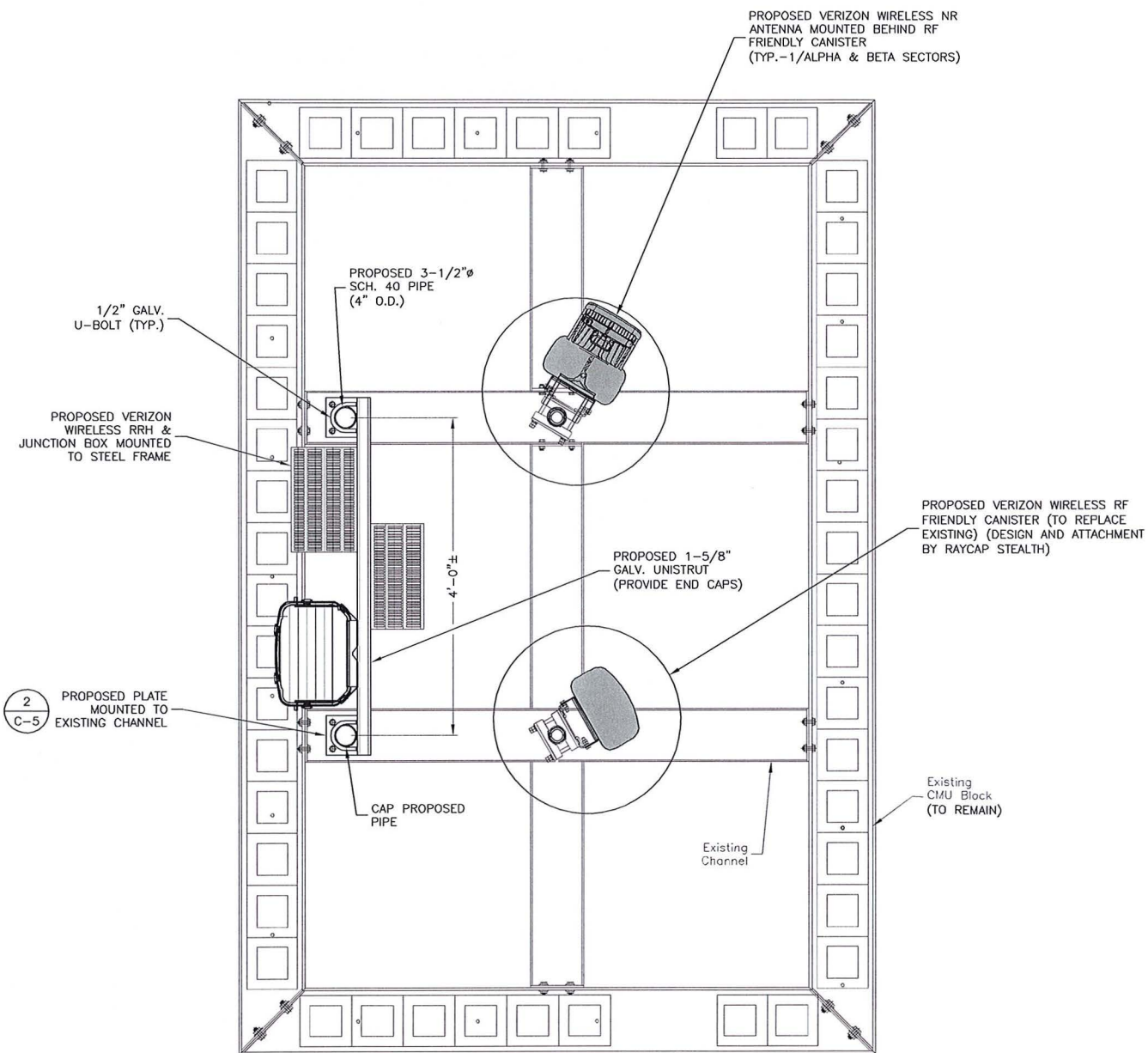
SHEET TITLE

CONSTRUCTION DETAILS-II

SHEET NUMBER

C-4



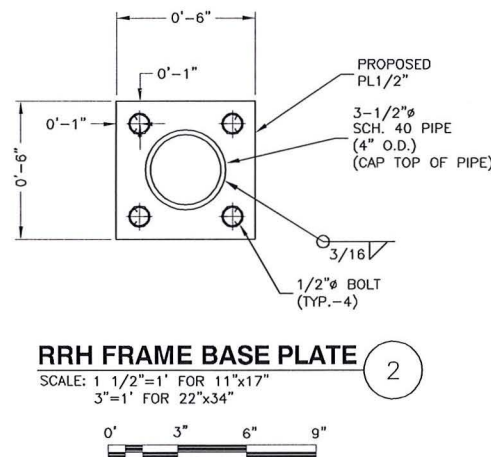


NOTE:
1. KICKERS NOT SHOWN FOR CLARITY.

BALLAST FRAME PLAN
SCALE: 1/2"=1' FOR 11"x17"
1"=1' FOR 22"x34"

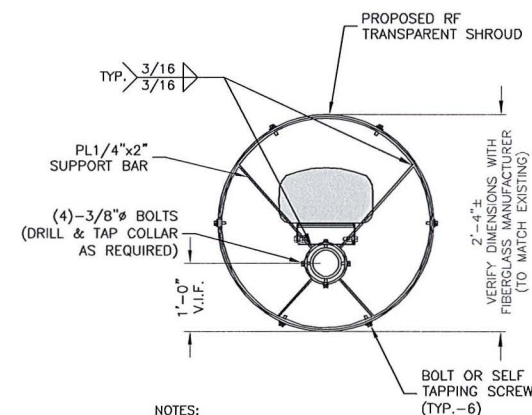
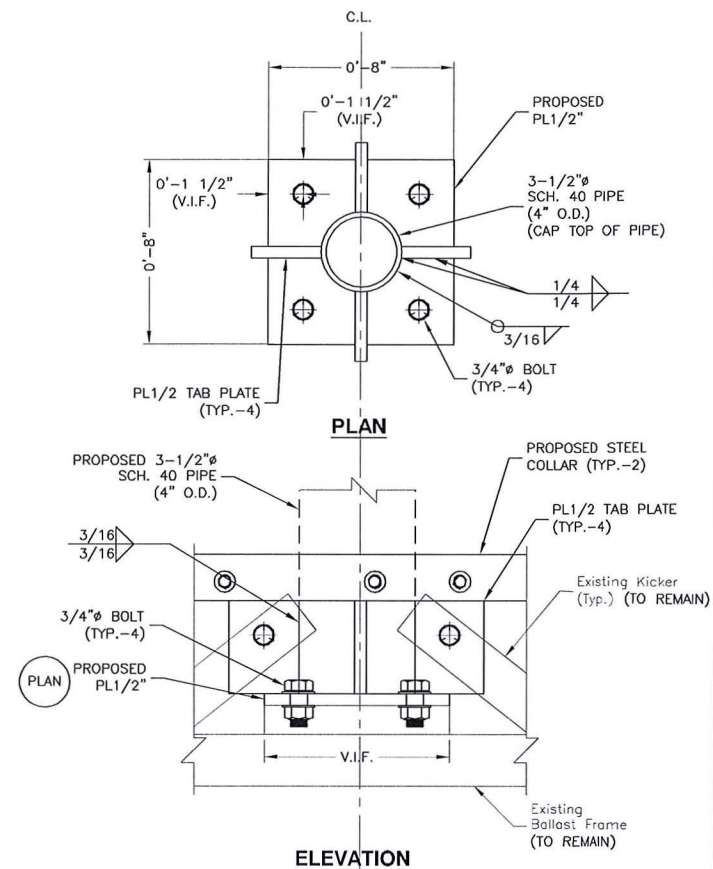
1

0' 1' 2'



- FIBERGLASS NOTES:**
1. NEW RF FRIENDLY CANISTER TO BE FABRICATED BY RAYCAP STEALTH.
 2. NEW RF FRIENDLY CANISTERS TO MEET ALL VERIZON WIRELESS STANDARDS FOR RF PROPAGATION. PROVIDE TEST REPORTS TO VERIZON WIRELESS FOR REVIEW & APPROVAL.
 3. DESIGN DEPICTED ON THIS SHEET IS FOR INFORMATION PURPOSES ONLY. FINAL FIBERGLASS DESIGN & CONNECTION DESIGN TO BE BY RAYCAP STEALTH.
 4. SIZE OF THE PROPOSED CANISTER SHOWN IS FOR INFORMATION PURPOSES ONLY. CONTRACTOR AND RAYCAP STEALTH SHALL VERIFY DIMENSIONS REQUIRED PRIOR TO FABRICATION & INSTALLATION.

- STRUCTURAL NOTES:**
1. REFER TO STRUCTURAL ANALYSIS REPORT, BY DEWBERRY, DATED 05/21/20.
 2. NO ADDITIONAL BALLAST WEIGHT REQUIRED.
 3. FINAL FIBERGLASS CANISTER SPECIFICATIONS AND ATTACHMENT TO BE MADE BY FIBERGLASS MANUFACTURE
 4. CANISTERS ARE TO BE PAINTED GRAY.
 5. INSTALL SHIMS AS REQUIRED TO LEVEL BALLAST MOUNT ON ROOF.
 6. SEE SHEET G-1 FOR FIBERGLASS NOTES & SPECIFICATIONS.
 7. INSTALL (3) NEW WIND BANDS PER CANISTER, TOP, MIDDLE & BOTTOM. PAINT BANDS TO MATCH FIBERGLASS CANISTER.
 8. CONTRACTOR TO VERIFY THERE ARE NO GAPS BETWEEN THE FIBERGLASS SHROUD AND STEEL COLLAR. SHIM AS REQUIRED.
 9. SEE STRUCTURAL STEEL NOTES SHEET C-2.



verizon WIRELESS

VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

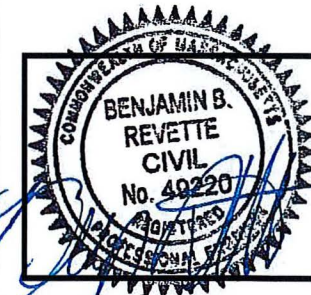
**CAMBRIDGEPORT
MA**

ANTMO DRAWINGS

2	05/21/20	FOR SUBMITTAL
1	03/06/20	FOR SUBMITTAL
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A	02/21/20	FOR REVIEW

Dewberry

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



DRAWN BY:	MR
REVIEWED BY:	OAS
CHECKED BY:	BBR
PROJECT NUMBER:	50121487
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SITE ADDRESS:	

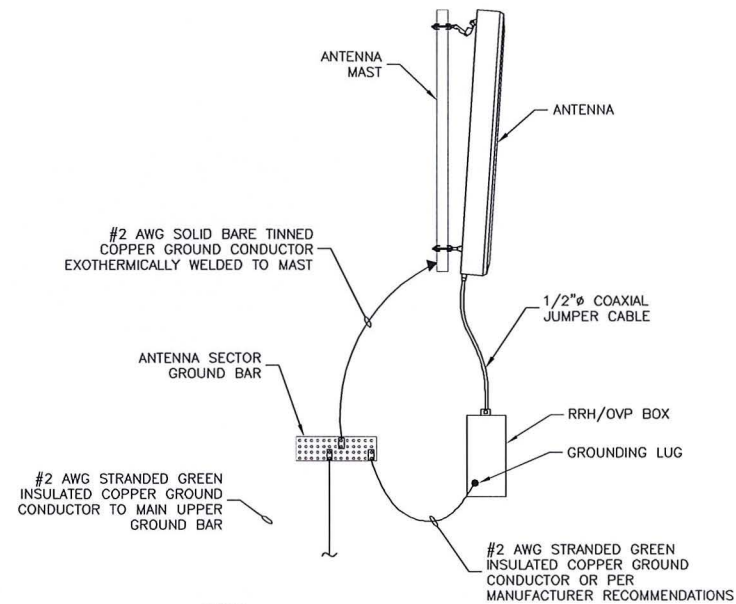
80 ERIE STREET
CAMBRIDGE, MA 02139

SHEET TITLE

CONSTRUCTION DETAILS-III

SHEET NUMBER

C-5



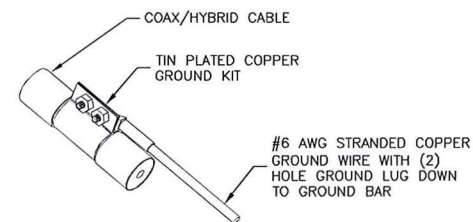
NOTES:

1. VERIFY EXISTING GROUNDING SYSTEM IS INSTALLED PER VERIZON WIRELESS STANDARDS.
2. BOND NEW EQUIPMENT INTO EXISTING GROUND SYSTEM IN ACCORDANCE WITH VERIZON WIRELESS STANDARDS & MANUFACTURER'S RECOMMENDATIONS.

**TYPICAL ANTENNA/RRH
GROUNDING DETAIL**

SCALE: N.T.S.

1



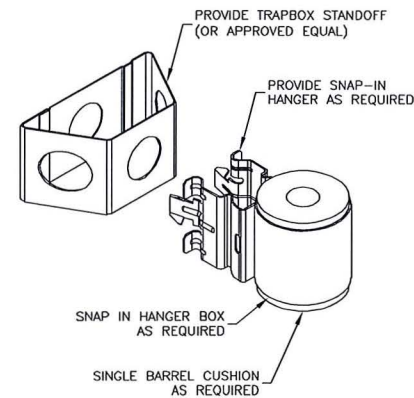
NOTES:

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

**COAX/HYBRID GROUNDING
DETAIL**

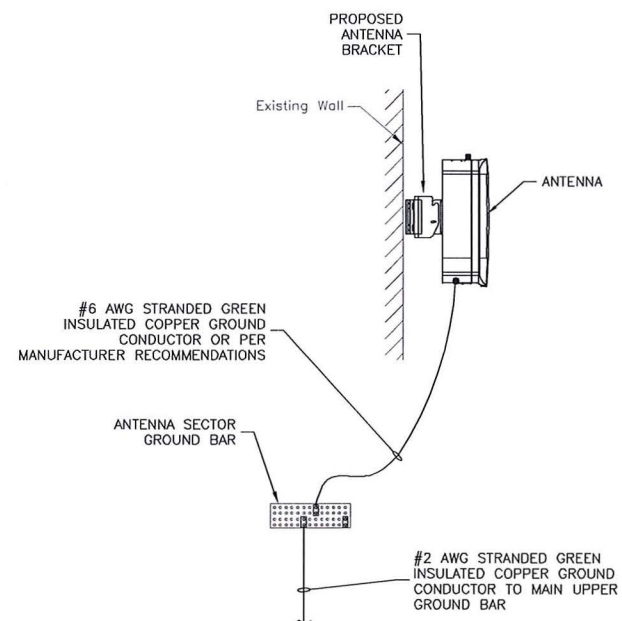
SCALE: N.T.S.

3



JUMPER MOUNT
SCALE: N.T.S.

2



NOTES:

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

**TYPICAL ANTENNA
GROUNDING DETAIL**

SCALE: N.T.S.

4



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

**CAMBRIDGEPORT
MA**

ANTMO DRAWINGS

2	05/21/20	FOR SUBMITTAL
1	03/06/20	FOR SUBMITTAL
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DRAWN BY:	MR
REVIEWED BY:	OAS
CHECKED BY:	BBR
PROJECT NUMBER:	50121487
JOB NUMBER:	50121513
SITE ADDRESS:	

80 ERIE STREET
CAMBRIDGE, MA 02139

SHEET TITLE

GROUNDING DETAILS

SHEET NUMBER

C-6

Exhibit 3
“Photo Simulations”

Prepared For:
Verizon Wireless
Site Name:
CAMBRIDGEPORT MA
80 Erie Street
Cambridge, MA 02139



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

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

verizon
WIRELESS
118 Flanders Road
Westborough, MA 01581

CAMBRIDGEPORT MA
DEWBERRY NO. 50121513
(Page 1 of 8)


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



PHOTO 1

Erie St

SITE LOCATION

Sidney St

PHOTO 2

PHOTO 3

verizon
WIRELESS

CAMBRIDGE PORT MA
80 Erie Steet
Cambridge, MA 02139
(Page 2 of 8)

 **Dewberry**

Actual View

Existing Verizon Wireless
Alpha Sector Canister
(Typ.-2) (To Be Replaced)

verizon[✓]
WIRELESS

CAMBRIDGEPORT MA

Photo 1A

View Facing Southeast
From Erie Street
(Page 3 of 8)

 **Dewberry**[®]

Proposed View

Proposed Verizon Wireless Alpha
Sector RF Friendly Canister
(Typ.-2) (To Replace Existing)

Proposed Verizon Wireless RRH
(Typ.) Mounted To Steel Frame On
Existing Ballast Mount

verizon[✓]
WIRELESS

CAMBRIDGEPORT MA

Photo 1B

View Facing Southeast
From Erie Street
(Page 4 of 8)

 **Dewberry**[®]

Actual View

Existing Verizon Wireless
Beta Sector Canisters
(Typ.-2) (To Be Replaced)

Existing Verizon Wireless
Alpha Sector Canisters
(Typ.-2) (To Be Replaced)

verizon[✓]
WIRELESS

CAMBRIDGEPORT MA

Photo 2A

View Facing West
From Sidney Street
(Page 5 of 8)



Dewberry[®]

Proposed View

Proposed Verizon Wireless
Beta Sector RF Friendly Canister
(Typ.-2) (To Replace Existing)

Proposed Verizon Wireless Alpha
Sector RF Friendly Canister
(Typ.-2) (To Replace Existing)

verizon[✓]
WIRELESS

CAMBRIDGEPORT MA

Photo 2B

View Facing West
From Sidney Street
(Page 6 of 8)

 **Dewberry**[®]

Actual View

Existing Verizon Wireless
Alpha Sector Canister
(Typ.-2) (To Be Replaced)

Existing Verizon Wireless
Gamma Sector Panel Antenna
(Typ.-2) (To Be Replaced)

Existing Verizon Wireless
Beta Sector Canister
(Typ.-2) (To Be Replaced)



CAMBRIDGEPORT MA

Photo 3A

View Facing Northeast
From Hamilton Street
(Page 7 of 8)



Proposed View

Proposed Verizon Wireless Alpha
Sector RF Friendly Canister
(Typ.-2) (To Replace Existing)

Proposed Verizon
Wireless Gamma Sector
NR Antenna (Typ.-1)

Proposed Verizon Wireless
Gamma Sector Panel Antenna
(Typ.-2) (To Replace Existing)

Proposed Verizon Wireless Beta
Sector RF Friendly Canister
(Typ.-2) (To Replace Existing)

Proposed Verizon Wireless RRH
(Typ.) Mounted To Steel Frame
On Existing Ballast Mount

verizon
WIRELESS

CAMBRIDGEPORT MA

Photo 3B

View Facing Northeast
From Hamilton 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

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

FCC Registration Number (FRN): 0003290673

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

Waivers/Conditions:

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

Conditions:

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

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

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRBA936

File Number:

Print Date:

700 MHz Relicensed Area Information:

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

REFERENCE COPY

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



Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

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

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

FCC Registration Number (FRN): 0003290673

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

Waivers/Conditions:

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

Conditions:

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

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Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRBA937

File Number:

Print Date:

700 MHz Relicensed Area Information:

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

Exhibit 5
“ZBA Decision”



Bk: 51434 Pg: 529 Doc: DECIS
Page: 1 of 4 07/14/2008 11:50 AM

City of Cambridge

MASSACHUSETTS

2008 JUN 19 P 3:24

BOARD OF ZONING APPEAL

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

CASE NO: 9615

LOCATION: 80 Erie Street - (179 Sidney Street)
Cambridge, MA Special District 10H (SD-10H)

Owner: First C-G Limited Partnership.

PETITIONER: Verizon Wireless - C/o Michael S. Giaimo, Esq.

17749-503

PETITION: Special Permit: To install and operate a mobile communication facility consisting of antennas on the roof of an existing building and equipment in an existing garage at the site.

VIOLATIONS: Art. 4.000, Sec. 4.32.G.1 & 4.30.49 (Footnote 49 to Sec. 4.32.G.1).
Art. 8.000, Sec. 8.22.2 (Non-Conforming Structure).
Art. 10.000, Sec. 10.40 (Special Permit).
Art. 17.000, Sec. 17.100 (Special Permit).

DATE OF PUBLIC NOTICE: March 7 & 14, 2008

DATE OF PUBLIC HEARING: March 27, 2008

MEMBERS OF THE BOARD:

BRENDAN SULLIVAN - CHAIR
CONSTANTINE ALEXANDER - VICE CHAIR
SUSAN SPURLOCK
TIMOTHY HUGHES

✓
✓
✓

ASSOCIATE MEMBERS:

CHRISTOPHER CHAN
EDWARD W. WAYLAND
SEAN D. HOPE
MAHMOOD R. FIROUZBAKHT

✓
✓

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.

MICHAEL G. AIRO
ROBINSON + COLE
ONE BOSTON PL
BOSTON, MA
02108-448

80 Erie St.
Cambridge, MA.

Case No. 9615
 Location: 80 Erie Street
 Petitioner: Verizon Wireless – c/o Michael Giaimo, Esq.

On May 22, 2008, Petitioner's attorney Michael Giaimo appeared before the Board of Zoning Appeal requesting a special permit in order to install and operate a mobile communication facility consisting of antennas on the roof of an existing building and equipment in an existing garage at the site. The Petitioner requested relief from Article 4, Section 4.32.g.1, Article 8, Section 8.22.2.c, Article 10 Section 10.40, and Article 17.100 of the Cambridge Zoning Ordinance ("Ordinance"). The Petitioner submitted application materials including information about the project, plans, and photographs.

Mr. Giaimo stated that the proposal was to install a wireless facility on the roof where another facility already exists. He stated that the plans had been revised to address concerns by the neighbors and the Planning Board in order to reduce the visual impact. He stated the facility was needed to fill a gap in coverage and to increase capacity. He stated that the provider was FCC licensed. He stated that the equipment in the garage would not displace required parking.

The Chair read a letter of support from the Planning Board. The Chair asked if anyone wished to be heard on the matter, no one indicated such.

After discussion, the Chair moved that the Board grant the special permit for relief in order to install and operate a mobile communication facility consisting of antennas on the roof of an existing building and equipment in an existing garage at the site based on the finding that Article 4, Section 4.32.g.1 with Footnote 49 of the Cambridge Zoning Ordinance has been satisfied with regard to the qualifications of the petitioner and the installation of the equipment. The Chair moved that the Board find that, under Article 8, Section 8.22.2.c, the granting of a special permit may be issued as long as the alteration or enlargement of a nonconforming structure is not in further violation of the dimensional requirements of Article 5, or the off street parking and loading requirements of Article 6, and that such nonconforming structure will not be increased in area or volume by more than 25 percent. The Chair moved that the Board find that there is no proposed enlargement of the nonconforming structure. The Chair moved that the Board find that the requirements of Article 17 for Special District 10 can be met. The Chair moved that the Board find that the proposed development is consistent with the goal and objective to increase mixed use development compatible with the Cambridgeport residential neighborhood with housing use strongly encouraged along Brookline Street and over to Sidney Street. The Chair moved that the Board find that, even though this facility is not housing, it does not deter from housing uses. The Chair moved that the Board find that the proposed wireless communication facility does not detract from the objective to promote street and sidewalk improvements. The Chair moved that the Board find that part of the objective is to promote strong visual and pedestrian connection with the


residential neighborhood and that this proposed wireless communication does not detract from that objective. The Chair moved that the Board find that the development is consistent with the provisions of the South Cambridgeport development guidelines and that the other requirements do not pertain as they are not landmarks. The Chair moved that the Board find that, regarding the special permit section of Section 10.43, the requirements of the Ordinance can be met. The Chair moved that the Board find that traffic generated or patterns of access or egress would not cause any congestion, hazard, or substantial change in the established neighborhood character. The Chair moved that the Board find that the continued operation or development of adjacent uses as permitted in the Ordinance would not be adversely affected by the nature of the proposed use. The Chair moved that the Board find that no nuisance or hazard would be created to the detriment of the health, safety, or welfare of the occupant of the proposed use or to the citizens of the City of Cambridge. The Chair moved that the Board grant the special permit on the condition that the work be done as per the plans submitted dated May 14, 2008, entitled 80 Erie Street, consisting of Sheets T1 through Z5 and initialed by the Chair, and also incorporating the photosimulations as part of the submitted documents and presentation.

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

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

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

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


Brendan Sullivan, Acting-Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 6/19/08 by Maria Cacheco 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: July 11, 2008 D. Margaret Drung City Clerk.




Attest Middlesex S. Register