

BOARD OF ZONING APPEAL
FOR THE
CITY OF CAMBRIDGE

GENERAL HEARING
THURSDAY SEPTEMBER 11, 2025

6:00 p.m.
Remote Meeting
via
831 Massachusetts Avenue
Cambridge, Massachusetts 02139

Jim Monteverde, Chair
Steven Ng, Vice Chair
Virginia Keesler
Fernando Daniel Hidalgo
Carol Agate

City Employees
Olivia Ratay



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I N D E X

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BZA-1178118 -- 63 WASHBURN AVENUE	7
BZA-1172523 -- 350 THIRD STREET	17
BZA-1174892 -- 237 PUTNAM AVENUE	19

P R O C E E D I N G S

* * * * *

(6:00 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Virginia

Keesler, Daniel Hidalgo, and Carol Agate

JIM MONTEVERDE: Welcome to the September 11, 2025 meeting of the Cambridge Board of Zoning Appeal. My name is Jim Monteverde, and I am the Chair, and with me is Steven Ng, the Vice Chair.

Pursuant to Chapter 2 of the Acts of 2023 adopted by Massachusetts General Court and approved by the Governor, the City is authorized to use remote participation at meetings of the Cambridge Board of Zoning Appeal.

This meeting is being video and audio recorded and is broadcast on cable television Channel 22 within Cambridge. There will also be a transcript of the proceedings.

All Board Members, applicants, and members of the public will state their name before speaking. All votes will be taken by roll call.

Members of the public will be kept on mute until it is time for public comment. I will give instructions for

1 public comment at that time, and you can also find
2 instructions on the City's webpage for remote BZA meetings.
3 Generally, you will have up to three minutes to speak.

4 I'll start by asking Staff to take Board Members
5 attendance and verify that all members are audible.

6 OLIVIA RATAY: Carol Agate?

7 CAROL AGATE: Carol Agate present.

8 OLIVIA RATAY: Virginia Keesler?

9 VIRGINIA KEESLER: Virginia Keesler present.

10 OLIVIA RATAY: Daniel Hidalgo?

11 DANIEL HIDALGO: Daniel Hidalgo present.

12 OLIVIA RATAY: Steven Ng?

13 STEVEN NG: Steven Ng present.

14 OLIVIA RATAY: And Jim Monteverde?

15 JIM MONTEVERDE: Jim Monteverde present.

16 Thank you. We have no continued cases this
17 morning or this evening, and we will go through the Regular
18 Agenda. And I will now turn it over to the Vice Chair.

19 STEVEN NG: Thank you, Jim.
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(6:03 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Virginia

Keesler, Daniel Hidalgo, and Carol Agate

STEVEN NG: Thank you, Jim. First case for this evening, the 351 Cardinal Medeiros Avenue CSE Homes LLC application, we did receive correspondence that they would like to withdraw their application without prejudice.

So I'll make a motion to withdraw the application without prejudice. And by a voice vote, Board members, Jim?

JIM MONTEVERDE: Jim Monteverde in favor.

STEVEN NG: Virginia?

JIM MONTEVERDE: Virginia Keesler in favor.

STEVEN NG: Carol?

CAROL AGATE: Carol Agate in favor.

STEVEN NG: And Dan?

DANIEL HIDALGO: Daniel Hidalgo in favor.

STEVEN NG: And Steven Ng also in favor.

[All vote YES]

STEVEN NG: So the motion passes.

So second case for the evening is set for 6:15?

JIM MONTEVERDE: Right.

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STEVEN NG: So we'll have to wait 11 minutes.

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(6:15 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Virginia

Keesler, Daniel Hidalgo, and Carol Agate

STEVEN NG: Okay, we are back. Next up for 6:15 is Case Number BZA-1178118 -- 63 Washburn Avenue.

Is there anyone on Zoom for that application?

IVAN TOFT: Yes, I am, or we are.

STEVEN NG: Hi. Yes. Could you please introduce yourselves?

IVAN TOFT: Sure, of course. My name is Ivan Toft, and this is my wife, Monica. We've lived here for 20 years. We're residents at 63 Washburn Ave in Cambridge. and --

STEVEN NG: Oh, and just one thing, Mr. Toft, before you start the presentation. We did -- we do have kind of a technical question or request. In the package you sent us, there were surveys from WDA Design Group --

IVAN TOFT: Yeah.

STEVEN NG: -- Drawing LC and then Drawing LC-2. And in those two drawings, there is a sliver, a parcel of land in LC-2 at the front of the home of the property; I

1 think it's page 28 of the packet.

2 And then that particular drawing doesn't really
3 give any information on the ownership of that trapezoid-
4 shaped parcel.

5 MONICA TOFT: Can I explain what the situation is
6 with that? So it turns out that they straightened our --

7 STEVEN NG: Well, I think the thing is is that in
8 the documentation for the record, we need kind of an
9 official verification of -- yeah, a survey of who that piece
10 of land belongs to.

11 MONICA TOFT: Yes.

12 STEVEN NG: And it's -- I think yeah, if we could
13 get the survey or to kind of update that, that would really
14 --

15 MONICA TOFT: Yes.

16 STEVEN NG: -- resolve that issue. And I think
17 the best thing is to have you work with your surveyor to get
18 that resolved, and then we can just continue the case so
19 that the file will be pretty much compliant with your design
20 intent.

21 IVAN TOFT: Yeah, it sounds like it's an issue of
22 documentation, rather than an issue of rights. And I'm sure

1 somewhere we have the judge's, the land court's decision
2 with the updated -- what is it called -- the updated survey.

3 And probably I just -- you know, didn't put that
4 particular one in or covered it over, but we're not -- I'm
5 just saying orally -- we're not transgressing on anybody's
6 property, and we know --

7 STEVEN NG: Oh yeah, no, it's more just --

8 IVAN TOFT: -- no, I know you guys need to
9 document it. We'll definitely add the proper updated and --
10 what do you call it, survey so that all our "t"s are crossed
11 and "i"s are dotted. And I totally understand that.

12 So if you -- are you saying that we can't proceed
13 with just the basic case until --

14 STEVEN NG: Right.

15 IVAN TOFT: -- we have it --

16 STEVEN NG: Because right now we don't have that
17 information in the record, so I think the best thing would
18 be to continue to get on the next available time.

19 IVAN TOFT: Yeah. Well, I mean if that's your
20 decision, then that's fine. I mean, what am I going to say,
21 "No, you know, we'll get it to you"; that kind of thing.

22 So listen, we respect that. How long do you think

1 that delay will be, another month maybe?

2 STEVEN NG: Yeah, the -- Jim, do you have --
3 October 9 is -- I'm sure sooner is better than later for
4 you. But we could do October 9, November 6?

5 IVAN TOFT: Yeah, November 6 is probably when
6 we'll do it.

7 STEVEN NG: Okay.

8 IVAN TOFT: All right, well, thanks. It saves me
9 a lot of nervous speaking, and our neighbors will be a
10 little disappointed, because some of them chimed -- you
11 know, wanted to join in. But that's all right. And I
12 appreciate your --

13 STEVEN NG: No, it's important we get the
14 documentation correct. So I'll make -- let me make a motion
15 to continue this matter to October -- oh.

16 IVAN TOFT: November 6.

17 MONICA TOFT: Can I --

18 STEVEN NG: November --

19 MONICA TOFT: -- can I --

20 STEVEN NG: sixth.

21 MONICA TOFT: Can I just ask one question? And I
22 know Olivia Ratay is on the line. So our property is really

1 located -- sorry, there's the dog -- in that the front part
2 of our property used to be City property, but they
3 straightened our street. And the City has been working for
4 years trying to rectify that with City records.

5 So I think one of the reasons that our survey
6 looks the way it does is because the City has never
7 rectified, and we've been assured many times by the City,
8 and including by the -- whatever, the ISD and the Zoning
9 that indeed that property is now ours, just --

10 IVAN TOFT: That trapezoid.

11 MONICA TOFT: -- just like the neighbors at 65 and
12 our neighbor at 61. Our street, you can see that it's odd.
13 And they straightened our street because our neighbor at 55,
14 their house used to regularly get hit.

15 And so, the City, many years ago, decades ago,
16 straightened our street, but never corrected the -- our
17 survey plots.

18 So my concern is that our -- even our survey
19 cannot rectify this, and we've been working with the City,
20 and I'm not sure the City is ever going to get around to
21 fixing this because it's a can of worms.

22 JIM MONTEVERDE: Hi. This is Jim Monteverde. So

1 a question, then --

2 MONICA TOFT: Yes.

3 JIM MONTEVERDE: -- to help us decide if we need
4 to do some homework before we -- before you come back.
5 You're saying that that piece of property between the
6 current edge of the sidewalk and your property line is
7 actually City property?

8 MONICA TOFT: Some of it has been designated as
9 originally belonging to the City, yes. And then --

10 JIM MONTEVERDE: So when you do the survey, it's
11 basically going to say, "City of Cambridge" --

12 MONICA TOFT: No.

13 JIM MONTEVERDE: -- potentially?

14 MONICA TOFT: No. I mean, because the City --

15 IVAN TOFT: The City says it's ours.

16 MONICA TOFT: -- the City -- see, that's where
17 it's really confusing. Because the City wasn't even aware
18 of this problem, because in part of the plots, it shows that
19 it's ours and in part of the plot it shows it the City's.
20 So --

21 IVAN TOFT: [Laughter].

22 MONICA TOFT: So -- right? And so, we've worked

1 with the City and Olivia and others to try to get this
2 remedied, and we've heard nothing. We've been working on
3 this for oh, gosh, probably 10 years.

4 And so, we have been assured that where our
5 property -- where the sidewalk ends currently back to our --
6 all the way back to the back end of our property lot, that
7 that is our property, because it has stood for so many
8 decades.

9 JIM MONTEVERDE: Okay. Well --

10 MONICA TOFT: Yeah, go ahead.

11 JIM MONTEVERDE: -- if -- I guess if you -- if you
12 get your surveyor to either amend or create the plot plan --

13 MONICA TOFT: Okay.

14 JIM MONTEVERDE: -- if it shows that piece of
15 property is yours, fine, we can hear it. If it shows it's
16 the City of Cambridge, I think frankly we -- this Board may
17 need the opinion of the Legal Department before we can hear
18 it.

19 MONICA TOFT: Okay.

20 JIM MONTEVERDE: So I guess, like we said before,
21 if you can please get the survey --

22 MONICA TOFT: Yep.

1 JIM MONTEVERDE: -- to identify whoever they think
2 owns that piece of property that you're intending to park on
3 --

4 MONICA TOFT: Mm-hm.

5 JIM MONTEVERDE: -- then we can take it from
6 there.

7 MONICA TOFT: Okay. Yeah. And I can reconnect
8 with the Legal Department in the City of Cambridge --

9 JIM MONTEVERDE: Yep.

10 MONICA TOFT: -- to see if perhaps they could
11 perhaps put a note in verifying to you that they see this
12 property as belonging to us.

13 JIM MONTEVERDE: Yep.

14 STEVEN NG: Yep.

15 JIM MONTEVERDE: Yeah. Sorry it's so complicated,
16 but --

17 MONICA TOFT: It's been a nightmare, actually.

18 IVAN TOFT: This isn't the first complicated
19 situation you all have come across.

20 MONICA TOFT: Yeah.

21 JIM MONTEVERDE: Okay.

22 MONICA TOFT: No. So. Okay. So we'll see you in

1 November, then. And hopefully --

2 JIM MONTEVERDE: Yep.

3 MONICA TOFT: -- with everything in order.

4 STEVEN NG: Okay.

5 MONICA TOFT: Okay. Thank you.

6 STEVEN NG: All right. Making a motion to
7 continue this matter to the November 6, 2025, meeting on the
8 condition that the petitioner change the posting sign to
9 reflect the new date and the new time of 6 p.m.

10 Also, that the petitioner sign a waiver to the
11 statutory requirements for the hearing. This waiver can be
12 obtained from Maria Pacheco or Olivia Ratay at the
13 Inspectional Services Department.

14 I ask that you sign the waiver and return it to
15 the Inspectional Services Department by a week from this
16 coming Monday.

17 Failure to do so will de facto cause this Board to
18 give an adverse ruling on this case.

19 Also that if there are any new submitted changes
20 to the drawings, dimensional forms, or any supporting
21 statement, that those be in the file by 5 p.m. on the Monday
22 prior to the continued meeting date.

1 On the motion to continue this matter until 11 --
2 November 6, 2025, a voice vote for -- by the Board members
3 please? Jim Monteverde?

4 JIM MONTEVERDE: In favor.

5 STEVEN NG: Virginia Keesler?

6 VIRGINIA KEESLER: In favor.

7 STEVEN NG: Carol?

8 CAROL AGATE: Carol Agate in favor.

9 STEVEN NG: And Daniel Hidalgo?

10 DANIEL HIDALGO: In favor.

11 [All vote YES]

12 STEVEN NG: So the motion passes, and yep, so
13 we'll continue to November. We're five-minute to 6:30, so
14 for the next case. So we will come back.

15 Thanks.

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(6:30 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Virginia
Keesler, Daniel Hidalgo, and Carol Agate

STEVEN NG: All right. Hey, everybody, we're
back. Next case up for 6:30, Case No. BZA-1172523, 350
Third Street, TP/P Kendall Square LLC. We received
correspondence that they would like to withdraw their --
without prejudice their application.

So I shall make a motion to -- the Vice Chair
makes a motion to withdraw without prejudice the
application.

And Board members, please on a voice vote, Jim
Monteverde?

JIM MONTEVERDE: Jim Monteverde in favor.

STEVEN NG: Virginia Keesler?

VIRGINIA KEESLER: Virginia Keesler in favor.

STEVEN NG: Carol Agate? Carol?

CAROL AGATE: Carol Agate in favor.

STEVEN NG: And Daniel Hidalgo.

And what was your vote, Dan? I'm sorry.

DANIEL HIDALGO: In favor.

1 STEVEN NG: Okay, so -- and Steven Ng in favor.

2 [All vote YES]

3 STEVEN NG: The motion passes 5 to -- 5:0.

4 All right. And then our next case will be at
5 6:45. Sorry for all the quiet time. But we'll see you back
6 here in about 13 minutes.

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(6:45 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Virginia

Keesler, Daniel Hidalgo, and Carol Agate

STEVEN NG: All right, we're back. Next up is our
6:45 p.m. Case No. BZA-1174892 -- 237 Putnam Avenue, GI ETS
Cambridge I. LLC, c/o Adam Braillard, Esquire representing
T-Mobile Northeast LLC. Is there anyone on representing
this application?

MARGUERITE ROBERTS: Yes. Marguerite Roberts.
Can you hear me?

STEVEN NG: Yes, we can.

MARGUERITE ROBERTS: Sorry. I don't know why my
video is blocked.

STEVEN NG: That's okay.

MARGUERITE ROBERTS: Should I just continue?

STEVEN NG: Yeah.

MARGUERITE ROBERTS: Okay. Thank you.

STEVEN NG: Sure.

MARGUERITE ROBERTS: So hi, everyone. I'm
Marguerite Roberts. I'm with the Law Firm Prince Lobel in
Boston, and I'm here on behalf of the petitioner, T-Mobile

1 Northeast LLC.

2 Tonight, we are requesting to modify the existing
3 Wireless Telecommunications Facility at 237 Putnam Ave,
4 which is located in the Residence C-1 District.

5 The existing facility is on the roof of the
6 building, which is a four-story brick office building, and
7 the facility is completely concealed within a faux chimney.
8 All of the proposed modifications will remain within the
9 chimney and won't change its appearance.

10 So specifically, we are proposing to replace the
11 existing six (6) panel antennas with three new panel
12 antennas, replace the three existing remote radio heads, and
13 three tower-mounted amplifiers with six new remote radio
14 heads, as well as modify some of the associated equipment
15 within the chimney.

16 And there is also some equipment in the basement
17 in the existing equipment room.

18 Again, these will remain entirely within the
19 existing chimney. Yeah, as you can see from the picture
20 displayed, there will be no increase in height, no change to
21 the exterior appearance.

22 And finally, this modification complies with

1 Section 4.32.g of the Zoning Ordinance, particularly that
2 nonresidential uses predominate in the vicinity of the
3 facility, as the building is part of this Blackstone Science
4 Square and is surrounded by similar office and commercial
5 uses.

6 And this also qualifies as an Eligible Facilities
7 Request under Section 6490 (sic), the Spectrum Act.

8 So I'll pause there, and I'm happy to answer any
9 questions the Board may have.

10 STEVEN NG: Okay. Thank you very much.

11 Any questions from members of the Board?

12 Hearing none, opening up to public comment. Any
13 members of the public who wish to speak should now click the
14 icon at the bottom of your Zoom screen that says, "Raise
15 hand."

16 If you're calling in by phone, you can use your
17 hand by pressing *9 and unmute or mute by pressing *6. I'll
18 now ask Staff to unmute speakers one at a time. You should
19 begin by saying your name and address, and Staff will
20 confirm that we can hear you. After that you will have up
21 to three minutes to speak before I ask you to wrap up.

22 OLIVIA RATAY: Luke? Luke?

1 STEVEN NG: Luke, can you hear us? It looks like
2 you're muted.

3 Your mic still looks -- indicates you're muted.
4 Luke, if you can unmute yourself, that would be great.

5 Are you still there?

6 Is there anyone else on the phone?

7 Luke, sorry about that. We couldn't -- must have
8 been having technical difficulties; couldn't hear your
9 feedback. There were -- also, any other -- no one else is
10 on the phone.

11 So we also checked the file; there were no letters
12 regarding the application. So I'd like to close public
13 testimony and move into the Board discussion.

14 Any thoughts, comments from the Board?

15 JIM MONTEVERDE: Ready for a vote.

16 STEVEN NG: All right, thank you, Jim. So moving
17 to the motion --

18 CAROL AGATE: Is Christopher Gaffron somebody who
19 wants to speak? That's someone else on the line.

20 OLIVIA RATAY: This is Olivia Ratay. That's our
21 IT, Carol.

22 CAROL AGATE: Oh. Sorry.

1 STEVEN NG: All right. The Chair moves that the
2 Board make the following findings for the documentation for
3 T-Mobile Northeast LLC, drawings created by Centerline
4 Engineering Services, PA for -- dated February 11, 2025, for
5 the 237 Putnam Avenue, Cambridge, Mass in Middlesex County.

6 Based on the findings, the Chair moves that the
7 petitioner be granted the special permit it is seeking
8 subject to the following conditions:

9 One, that the work proceed in accordance with the
10 plans submitted by the petitioner, and initialed
11 by the Chair.

12 Two, that upon completion of the work, the
13 physical appearance and visual impact of the proposed work
14 will be consistent with the photo simulations submitted by
15 the petitioner and initiated by the Chair.

16 Three, that the petitioner shall at all times
17 maintain the proposed work, so that its physical appearance
18 and visual impact will remain consistent with the photo
19 simulations previously referred to.

20 Four, that should the petitioner cease to utilize
21 the equipment approved tonight for a continuous period of
22 six months or more, it shall be promptly thereafter remove

1 such equipment and restore the building on which it is
2 located to its prior condition and appearance, to the exact
3 reasonably practicable.

4 Five, that the petitioner is in compliance with
5 and will continue to comply with, in all respects, the
6 conditions imposed by this Board with regard to previous
7 special permits granted to the petitioner, with regard to
8 the site in question.

9 In as much as the health effects of the
10 transmission of electromagnetic energy waves is a matter of
11 ongoing societal concern and scientific study, the special
12 permit is also subject to the following conditions:

13 a) That the petitioner shall file with the
14 Inspectional Services Department each report it files with
15 the federal authorities regarding electromagnetic energy
16 waves emissions emanating from all the petitioner's
17 equipment on the site.

18 Each such report shall be filed with the
19 Inspectional Services Department no later than 10 business
20 days after the report has been filed with the federal
21 authorities.

22 Failure to timely file any such report with the

1 Inspectional Services Department shall ipso facto terminate
2 the special permit granted tonight.

3 b) That in the event that at any time federal
4 authorities notify the petitioner that its equipment on the
5 site, including but not limited to the special permit
6 granted tonight, fails to comply with the requirements of
7 law or governmental regulations -- whether with regard to
8 the emissions of electromagnetic energy waves or otherwise
9 -- the petitioner, within 10 business days of receipt of
10 such notification of such failure, shall file with the
11 Inspectional Services Department a report disclosing in
12 reasonable detail that such failure has occurred, and the
13 basis for such claimed failure.

14 The special permit granted tonight shall ipso
15 facto terminate if any of the petitioner's federal licenses
16 is or are suspended, revoked, or terminated.

17 c) That to the extent a special permit has
18 terminated pursuant to the foregoing paragraphs a) and b),
19 the petitioner may apply to this Board for a new special
20 permit, provided that the public notice concerning such
21 application discloses in reasonable detail that the
22 application has been filed because of a termination of the

1 special permit, pursuant to paragraphs a) and b) above.

2 Any such new application shall not be deemed a
3 repetitive petition and therefore would not be subject to
4 the two-year period during which repetitive petitions may
5 not be filed.

6 And finally,

7 d) That within 10 business days after receipt of a
8 building permit for the installation of the equipment
9 subject to this petition, the petitioner shall file with the
10 Inspectional Services Department a sworn affidavit of the
11 person in charge of the installation of equipment by the
12 petitioner with the geographical area that includes
13 Cambridge stating that:

14 a) he or she has such responsibility, and

15 b) that the equipment being installed pursuant
16 to the special permit we are granting tonight will
17 comply with all federal safety rules and will be situated
18 and maintained in locations with appropriate barricades and
19 other protections, such that individuals, including nearby
20 residents and occupants of nearby structures, will be
21 sufficiently protected from excessive radiofrequency
22 radiation under federal law.

1 Board members, by a voice vote, please? Jim?

2 JIM MONTEVERDE: Jim Monteverde in favor.

3 STEVEN NG: Virginia?

4 VIRGINIA KEESLER: Virginia Keesler in favor.

5 STEVEN NG: Carol?

6 CAROL AGATE: Carol Agate in favor.

7 STEVEN NG: And Dan?

8 DANIEL HIDALGO: Daniel Hidalgo in favor.

9 STEVEN NG: And Steven Ng votes in favor as well.

10 [All vote YES]

11 The vote is 5:0 in favor. And relief is granted.

12 MARGUERITE ROBERTS: Thank you.

13 STEVEN NG: Thank you very much.

14 JIM MONTEVERDE: Okay, thank you, Board Members.

15 Have a good evening.

16 DANIEL HIDALGO: Thank you.

17 STEVEN NG: Thank you to everybody.

18 DANIEL HIDALGO: Great job, Steven.

19 JIM MONTEVERDE: And thank you, Steven.

20 (6:57 p.m. End of Proceedings)

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CERTIFICATE

Commonwealth of Massachusetts

Middlesex, ss.

I, Elizabeth McAvoy, Notary Public in and for the
Commonwealth of Massachusetts, do hereby certify that the
above transcript is a true record, to the best of my
ability, of the proceedings.

I further certify that I am neither related to nor
employed by any of the parties in or counsel to this action,
nor am I financially interested in the outcome of this
action.

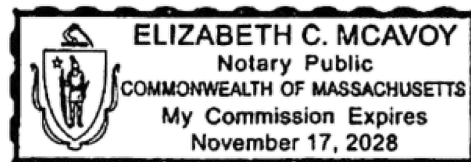
In witness whereof, I have hereunto set my hand this
26th day of September 2025.

Elizabeth C. McAvoy

Notary Public

My commission expires:

November 17, 2028



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