City of Somerville

ZONING BOARD OF APPEALS

City Hall, 93 Highland Avenue, Somerville MA 02143

DECISION

PROPERTY ADDRESS:	**75 Myrtle Street**
CASE NUMBER:	ZP26-000013
OWNER:	Somerville Housing Authority
OWNER ADDRESS:	30 Memorial Road Somerville, MA 02145
APPLICANT:	Cellco Partnership d/b/a Verizon Wireless
APPLICANT ADDRESS:	51 Alder Street, Medway, MA 02053
DECISION:	Approved (Use Special Permit)
DATE OF VOTE:	July 15, 2026
DECISION ISSUED:	July 22, 2026

This decision summarizes the findings made by the Zoning Board of Appeals (the "Board") regarding the development review application submitted for 75 Myrtle Street.

LEGAL NOTICE

Cellco Partnership d/b/a Verizon Wireless proposes the installation of a building mounted wireless communication facility in the Urban Residence (UR) zoning district which requires a Special Permit.

RECORD OF PROCEEDINGS

On July 15, 2026, the Zoning Board of Appeals held a public hearing advertised in accordance with M.G.L. 40A and the Somerville Zoning Ordinance. Present and sitting at the public hearing were Board Members Acting-Chair Anne Brockelman, Acting Clerk Olivia Mobayed, Zach Zaremba, and Alternate Members Brian Cook and Sisia Daglian. The Applicant team presented the application for a special permit to establish a wireless communication facility on the roof of 75 Myrtle Street. During the presentation the Applicant team provided technical details about the proposed wireless facilities, explaining this comply with zoning requirements.

The Board asked about the impact on the residents and the criteria to decide on the location. The Applicant explained that Verizon is required by the FCC (Federal Communication Commission) to meet emission standards and that there could be a minimal noise created from the new equipment. Regarding the criteria, the Applicant team explained that the height, location and local zoning prioritizing city owned buildings were factors to decide on 75 Myrtle for this project. The Board had additional questions concerning to the involvement of the Housing Authority and if they were notified about the project and any mitigation protocols during the construction phase. A member of the Applicant team explained that this was a Requests for Proposals (RFP) from the Somerville Housing Authority which Verizon responded to, and staff explained that after the special permit is issued, the Applicant will have to apply for their respective building permits which review the construction process of the project. Lastly the Board asked

about the visual impact from certain angles and asked if the antennas could be moved further back to decrease the visual impact. A member of the Applicant's team explained that if the antennas were to be moved backwards, they would need to be made taller to meet the coverage needs. There were no public comments.

PLANS & DOCUMENTS

Application plans, documents, and supporting materials submitted and incorporated are identified below.

Document	Pages	Prepared By	Date	Revision Date
Site Plan	20	Dewberry Engineers Inc., 99 Summer Street, Suite 700 Boston, MA 02110	June 3, 2025	April 13, 2026
Narrative	134	Michael S. Giaimo 53 State Street, 32nd Floor Boston ,MA 02109	February 12, 2026	n/a

SPECIAL PERMIT FINDINGS

In accordance with the Somerville Zoning Ordinance, the Board may approve or deny a special permit upon making findings considering, at least, each of the following:

1. The comprehensive plan and existing policy plans and standards established by the City.

The Board finds that this project supports the goals laid out in SomerVision 2040, the City's Comprehensive Master Plan, including the following:

   a. Affirm our responsibility to current and future generations through continued INNOVATION in business, technology, education, arts and government.

2. The intent of the zoning district where the property is located.

The Board finds that the proposed development meets the intent of the UR zoning district: "To implement the objectives of the Comprehensive Plan of the City of Somerville."

3. *Suitability of nearby, existing sites and/or the feasibility of alternative technologies.*

The Board finds that the proposed development will provide coverage to the East Somerville area delineated by Broadway, McGrath highway and Washington Street.

4. *Height and design of proposed tower or antenna, with particular concern for design solutions that reduce or eliminate visual impact.*

The Board finds that the proposed screen walls matching the color of façade of the existing building will reduce visual impact. Additionally, the proposed equipment meets SZO 10.10.5.a. Wireless Communication Antennas – Development Standards.

5. *Compatibility with the uses associated with surrounding properties and proximity of the proposed tower or antenna to properties in residential use.*

The Board finds that the proposed use of wireless communication facilities will not signify a detriment to its immediate surrounding, and it will be a compatible use.

6. *Topography, on-site vegetation, and the prominence of proposed facility.*

The Board finds that due to the proposed location for the wireless facilities in the roof of 75 Myrtle Street, there is no topography or on-site vegetation concerns.

7. *Proposed ingress and egress for maintenance.*

The Board finds that there is an existing access point to the roof for maintenance.

DECISION

Following public testimony, review of the submitted plans, and discussion of the statutorily required considerations, Acting Clerk Olivia Mobayed moved to approve the Special Permit for the installation of a building-mounted wireless communication facility in the Urban Residence (UR) zoning district with the conditions included in the staff memo dated July 9, 2026. Brian Cook seconded. The Board voted **5-0** to approve the permit, subject to the following conditions:

Permit Validity

1. This Decision must be recorded with the Middlesex South Registry of Deeds.

Public Record

2. A copy of the recorded Decision stamped by the Middlesex South Registry of Deeds must be submitted for the public record. Materials must be submitted in accordance with the document format standards of relevant Submittal Requirements.

Attest, by the Zoning Board of Appeals:



Anne Brockelman, *Vice-Chair*

Zach Zaremba
Olivia Mobayed
Brian Cook, *Alternate*
Sisia Daglian, *Alternate*

CLERK'S CERTIFICATE

Any appeal of this decision must be filed within twenty days after the date this notice is filed in the Office of the City Clerk, and must be filed in accordance with M.G.L. c. 40A, sec. 17 and SZO sec. 15.5.3.

In accordance with M.G.L. c. 40 A, sec. 11, no variance shall take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title.

Also in accordance with M.G.L. c. 40 A, sec. 11, a special permit shall not take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and either that no appeal has been filed or the appeal has been filed within such time, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The person exercising rights under a duly appealed Special Permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone.

The owner or applicant shall pay the fee for recording or registering. Furthermore, a permit from the Division of Inspectional Services shall be required in order to proceed with any project favorably decided upon by this decision, and upon request, the Applicant shall present evidence to the Building Official that this decision is properly recorded.

This is a true and correct copy of the decision filed on _____ in the Office of the City Clerk, and twenty days have elapsed, and

FOR VARIANCE(S) WITHIN
_____ there have been no appeals filed in the Office of the City Clerk, or
_____ any appeals that were filed have been finally dismissed or denied.

FOR SPECIAL PERMIT(S) WITHIN
_____ there have been no appeals filed in the Office of the City Clerk, or
_____ there has been an appeal filed.

FOR SITE PLAN APPROVAL(S) WITHIN
_____ there have been no appeals filed in the Office of the City Clerk, or
_____ there has been an appeal filed.

Signed_____ City Clerk Date_____