

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: X Variance: _____ Appeal: _____
and relief pursuant to Section 6409 of the Middle Class Tax Relief Act

PETITIONER: T-Mobile Northeast LLC

PETITIONER'S ADDRESS: Prince Lobel Tye, LLP, Attn. Ricardo M. Sousa, Esq., One International Place, Suite 3700, Boston, MA

LOCATION OF PROPERTY: 2500 Massachusetts Avenue

TYPE OF OCCUPANCY: Telecommunications ZONING DISTRICT: BA-2

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> Section 6409(a) of the Spectrum Act relief for Special Permit for the collocation of a Wireless Facility </u> | |

DESCRIPTION OF PETITIONER'S PROPOSAL:

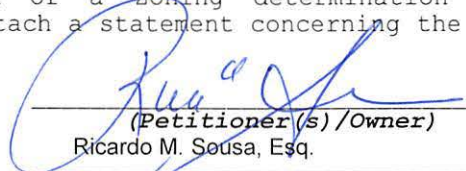
The Applicant proposes to modify its existing Wireless Telecommunications Facility by collocating three (3) new L700 antennas on the existing building, together with supporting equipment. The Applicant is also proposing to relocate two (2) of the proposed antennas, one (1) of which will be replaced during this upgrade. The relocated antennas will be concealed behind a new fiberglass screen wall. The Applicants proposal complies with Section 6409 of the Spectrum Act as the collocation of antennas is not a substantial change to the existing base station. Moreover, the Applicants proposal complies with Section 4.32 and 10.4 of the Cambridge Zoning Code.

SECTIONS OF ZONING ORDINANCE CITED:

- Article 4.00 Section 4.32 (g)(1) Utilities - Telephone Exchange
- Article 10.00 Section 10.4 - Special Permit
- Article 6409 Section Middle Class Tax Relief 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):



(Petitioner(s)/Owner)
Ricardo M. Sousa, Esq.

(Print Name)

Address: One International Place, Suite 3700
 Boston, MA 02110

Tel. No.: 617-456-8123

E-Mail Address: rsousa@princelobel.com

Date: October 6, 2016

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.

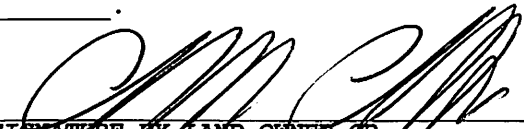
I/We Mount Auburn Professional Services, Inc c/o Mount Auburn Hospital
(OWNER)

Address: 330 Mount Auburn Street, Cambridge, MA 02138

State that I/We own the property located at 2500 Massachusetts Avenue, Cambridge, MA 02140,
which is the subject of this zoning application.

The record title of this property is in the name of Mount Auburn Professional Services, Inc c/o Mount Auburn Hospital

*Pursuant to a deed of duly recorded in the date 7/16/13, Middlesex South
County Registry of Deeds at Book 1438, Page 40; 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.**

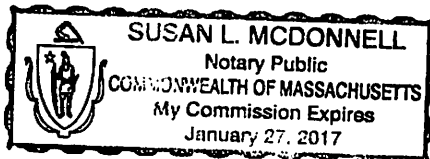
Commonwealth of Massachusetts, County of _____

The above-name _____ personally appeared before me,
this 26th of Sept, 2016, and made oath that the above statement is true.

Susan McDonnell Notary

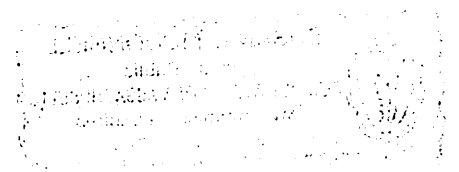
My commission expires January 27, 2017 (Notary Seal).

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



1904

1904



October 6, 2016

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

Re: Eligible Facilities Request pursuant to Section 6409 of the
Spectrum Act and an Application for Special Permit, in the
alternative
Property Address: 2500 Massachusetts Avenue
Assessor's Map 189, Lot 93 (the "Property")
Applicant: T-Mobile Northeast LLC (the "Applicant")

Dear Honorable Members of the Board of Zoning Appeals:

This firm represents T-Mobile Northeast LLC ("T-Mobile") (hereinafter, the "Applicant") in connection with an application for a special permit from the City of Cambridge Board of Zoning Appeals (the "Board"), to modify an existing wireless communications facility on the Property. The Property is located in the Business A-2 (BA-2) zoning district. To the extent that the Board determines that the requirements of Article 4 Section 4.32G.1 of the City of Cambridge Zoning Ordinance (the "Ordinance") apply, the use of the Property for a wireless telecommunications facility is permitted by special permit from the Board¹. The Applicant's proposal satisfies the requirements for the grant of a special permit pursuant to Section 10-43 of the Ordinance.

The Applicant's Proposed Facility (as defined herein) is subject to Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012, more commonly known as the "Spectrum Act" (47 U.S.C. § 1455). As such, we respectfully submit that in the event that the Board determines that the application does not comply with the Spectrum Act, the Applicant hereby states that the special permit requirements set forth in the Ordinance are hereby met by the Applicant, and that relief must be granted to the Applicant. The compliance with the Spectrum Act is shown on the Eligible Facilities Request permit application form attached hereto and incorporated herein by reference (the "EFR").

¹ Pursuant to Section 6409(a) of the Spectrum Act, state and local governments "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." As such, the Applicant submits that they need not apply for a special permit from the board. To the extent that this Board determines that the Applicants' proposed wireless facility must comply with special permit requirements set forth in Section 10-43 of the Ordinance, the Applicants submit that they have complied with said requirements, without waiving the argument that such relief is not required.

Prince Lobel Tye LLP
One International Place
Suite 3700
Boston, MA 02110
TEL: 617 456 8000
FAX: 617 456 8100

The Applicant seeks to modify its existing wireless communications facility by replacing three (3) existing antennas with three (3) new L700 antennas three (3) Remote Radio Head Units (“RRH”) and supporting equipment (the “Proposed Facility”). In connection with this upgrade, the Applicant is seeking to relocate two (2) of the existing antennas, one of which will be replaced in this upgrade, to the south eastern edge of the roof, to be mounted on proposed stand-off mounts and completely concealed behind a new fiberglass screen wall. The Applicant is proposing to add a new 6’ 6” high fiberglass screen wall extension, to the existing screen wall, to conceal the antennas. All of the proposed antennas will be painted to match the façade of the penthouse. The proposed antennas will be installed on the roof of the existing building located at the Property (the “Building”). The Applicant’s facilities are shown on the Plans attached hereto and incorporated herein by reference (the “Plans”).

I. Background

The Applicant is licensed by the Federal Communications Commission (the “FCC”) to construct and operate a wireless telecommunications network in various markets throughout the country, including the Commonwealth of Massachusetts and in particular in the City of Cambridge. A copy of the Applicant’s FCC license is attached hereto. The Applicant is in the process of designing and constructing a telecommunications system to serve all of the Commonwealth of Massachusetts. One of the key design objectives of its systems is to provide seamless coverage. Such a system requires a grid of radio transmitting and receiving links located approximately .5 to 2 miles apart, depending on the location of existing and proposed installations in the surrounding area, the existing use of the network and the existing topography. The radio transmitting and receiving facilities operate on a line-of-sight basis, requiring a clear path from the facility to the user on the ground. This dynamic requires the antennas to be located in a location where the signal is not obstructed or degraded by other buildings or by topographical features such as hills.

II. Project Description

As noted above, the Applicant proposes to modify its existing wireless facility currently operating on the rooftop of the Building by replacing three (3) new T-Mobile L700 panel antennas, façade mounted to the penthouse on the roof of the existing building, adjacent to the existing antennas and painted to match the building, together with supporting equipment. All new antennas will be installed to be consistent with the previous decision of the Board for this facility, dated October 11, 2012 (Case No. 10334) (the “Decision”). Consequently, the visual change to the Applicant’s existing facility will be de minimus.

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

III. Legal Arguments

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

Pursuant to Section 4.32(g) of the Ordinance, the Applicant's proposed use for a wireless communications facility in the BA-2 zoning district is permitted by special permit. The Applicant's Proposed Facility further complies with the provisions set forth in Section 4.32(g), footnote 49 of the Ordinance:

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

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

The intent of the U.S. Congress, when it enacted the Telecommunications Act of 1996 ("TCA") was to institute a framework to promote competition and innovation within the telecommunications industry. Under its license from the FCC, T-Mobile is obligated to provide a reliable "product" (i.e. wireless communications service) to the population of the City of Cambridge. Likewise, consumer expectations for increasingly robust and reliable service requires competing service providers (including T-Mobile) to identify and remedy existing gaps in reliable network coverage, or gaps that result from increasing subscriber voice and data traffic beyond the limits of existing network infrastructure. A carrier's failure to remedy network gaps in a timely fashion can result in a significant loss of subscribers to competing telecommunications carriers. As demonstrated in the Affidavit of Radio Frequency Expert provided by the Applicant and attached hereto, the Proposed Facility and corresponding relief requested are necessary to remedy a gap in reliable service coverage within T-Mobile's existing network infrastructure.

T-Mobile investigated alternative sites in and around the defined geographic area within which its engineers determined that a facility must be located to fill the gap in service coverage and to function effectively within its network of existing and planned facilities. This is an existing location that is being upgraded with new technology to provide the necessary coverage to the subject area of the City of Cambridge. Therefore, the Proposed Facility in the BA-2 zoning district is necessary to close the coverage gap that is illustrated on the propagation maps submitted herewith. Consequently, T-Mobile is unable to close a gap in its wireless network without obtaining the requested relief under Section 6409 of the Spectrum act or a Special Permit to modify its existing wireless facility in the BA-2 zoning district.

Furthermore, Section 6409(a) of the Spectrum Act mandates that state and local governments "*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.*" Under Section 6409(a)(2)(A)-(C) an Eligible

Facilities Request is any request to modify a Tower or Base Station that involves “collocations of new Transmission Equipment,” “removal,” or “replacement” of Transmission Equipment.

Because federal law now preempts many of the permit application requirements that this jurisdiction would previously have required from an Applicant, we have provided, on the attached EFR, only the information that federal law allows this jurisdiction to consider when reviewing an EFR. As such, we submit that the Wireless Communications set forth in Section 4.32(g), footnote 49 of the Ordinance, provisions are not applicable to Proposed Facility and relief must be granted pursuant to Section 6409(a) of the Spectrum Act.

- 2. The Board of Zoning Appeal shall consider the extent to which the visual impact of the various elements of the proposed facility is minimized: (1) through the use of existing mechanical elements on the building’s roof or other features of the building as support and background, (2) through the use in materials that in texture and color blend with the materials to which the facilities are attached, or (3) other effective means to reduce the visual impact of the facility on the site.**

The Applicant’s Proposed Facility has no additional visual impact on the existing facility and Building. The Proposed Facility will be installed entirely within the existing faux chimney and as such will have no change on the existing visual conditions of the Building.

As stated above, federal law now preempts many of the permit applications requirements that the Ordinance sets forth. To the extent that this Board determines that the Applicants’ proposed wireless facility must comply with the Wireless Communications provisions set forth in Section 4.32(g), footnote 49 of the Ordinance, the Applicants submit that they have complied with said requirements, without waiving the argument that such relief is not required.

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

The Proposed Facility is located in the Business BA-2 zoning district. As such, this provision is not applicable.

B. The Applicant complies with the Special Permit Criteria set forth in Section 10-43 of the Ordinance²:

1. The requirements of the Ordinance can be met:

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

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

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

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

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

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

² Pursuant to Section 6409(a) of the Spectrum Act, state and local governments "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." As such, the Applicant submits that they need not apply for a special permit from the board. To the extent that this Board determines that the Applicants' proposed wireless facility must comply with special permit requirements set forth in Section 10-43 of the Ordinance, the Applicants submit that they have complied with said requirements, without waiving the argument that such relief is not required.

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

The operations of the proposed telecommunications facility will not adversely impact the health, safety, and the welfare of the residents of the City of Cambridge. On the contrary, the proposed use will benefit the City and promote the safety and welfare of its residents, businesses and drivers by providing reliable state-of-the-art digital wireless voice and data services. Further, the site will improve the reliability of emergency communications with the police and fire departments by eliminating dropped or blocked calls due to inadequate signal strength or insufficient network capacity to handle call volume, particularly important during emergency situations.

The Proposed Facility will comply with all federal, state and local safety requirements including the standards established by the FCC, Federal Aviation Administration (FAA), the American Standards Institute (ANSI), and the Massachusetts Department of Public Health (MDPH).

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

5. For other reasons, the proposed installation will not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The Proposed Facility is designed to blend with the existing characteristics of the Property, reducing any visual impacts to the surrounding area. Accordingly, the Proposed Facility's design results in a minimal impact on the underlying and adjacent zoning district and is consistent with the Ordinance's intention to allow for less intrusive wireless telecommunications facilities in all districts (other than Open Space), including the BA-2 zoning districts.

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

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


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

IV. Summary

The Applicant hereby requests that the Board determine that the City of Cambridge has the right to authorize the construction of the Proposed Facility through the issuance of a Building Permit, pursuant to Section 6409(a) of the Spectrum Act. Or, in the alternative, its proposed modifications to the existing telecommunications facility will not have any adverse effect on the neighborhood within which the Property is located in particular, and the City of Cambridge as a whole. The findings are made in view of the particular characteristics of the Property and of the Applicant's proposed siting and equipment, as detailed above. This Property is the most appropriate location for the installation and operation of the wireless communications facility.

For the foregoing reasons the Applicant respectfully requests that the Board grant the foregoing relief pursuant to Section 6409(a) of the Spectrum Act or, in the alternative, zoning relief in the form of a Special Permit and such other relief as the Board deems necessary to allow the installation and operation of the Applicant's Proposed Facility.

Sincerely,



Ricardo M. Sousa
Direct: 617-456-8123
Email: rsousa@princelobel.com

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: T-Mobile Northeast PRESENT USE/OCCUPANCY: Wireless Telecommunications

LOCATION: 2500 Massachusetts Avenue ZONE: BA-2

PHONE: 617-456-8123 REQUESTED USE/OCCUPANCY: Wireless Telecommunications

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
TOTAL GROSS FLOOR AREA:	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (max.)
LOT AREA:	<u>N/A</u>		<u>N/A</u> (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
SIZE OF LOT:			
WIDTH	<u>N/A</u>		<u>N/A</u> (min.)
DEPTH			
Setbacks in Feet:			
FRONT	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
REAR	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
LEFT SIDE	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
RIGHT SIDE	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
SIZE OF BLDG.:			
HEIGHT	<u>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.)

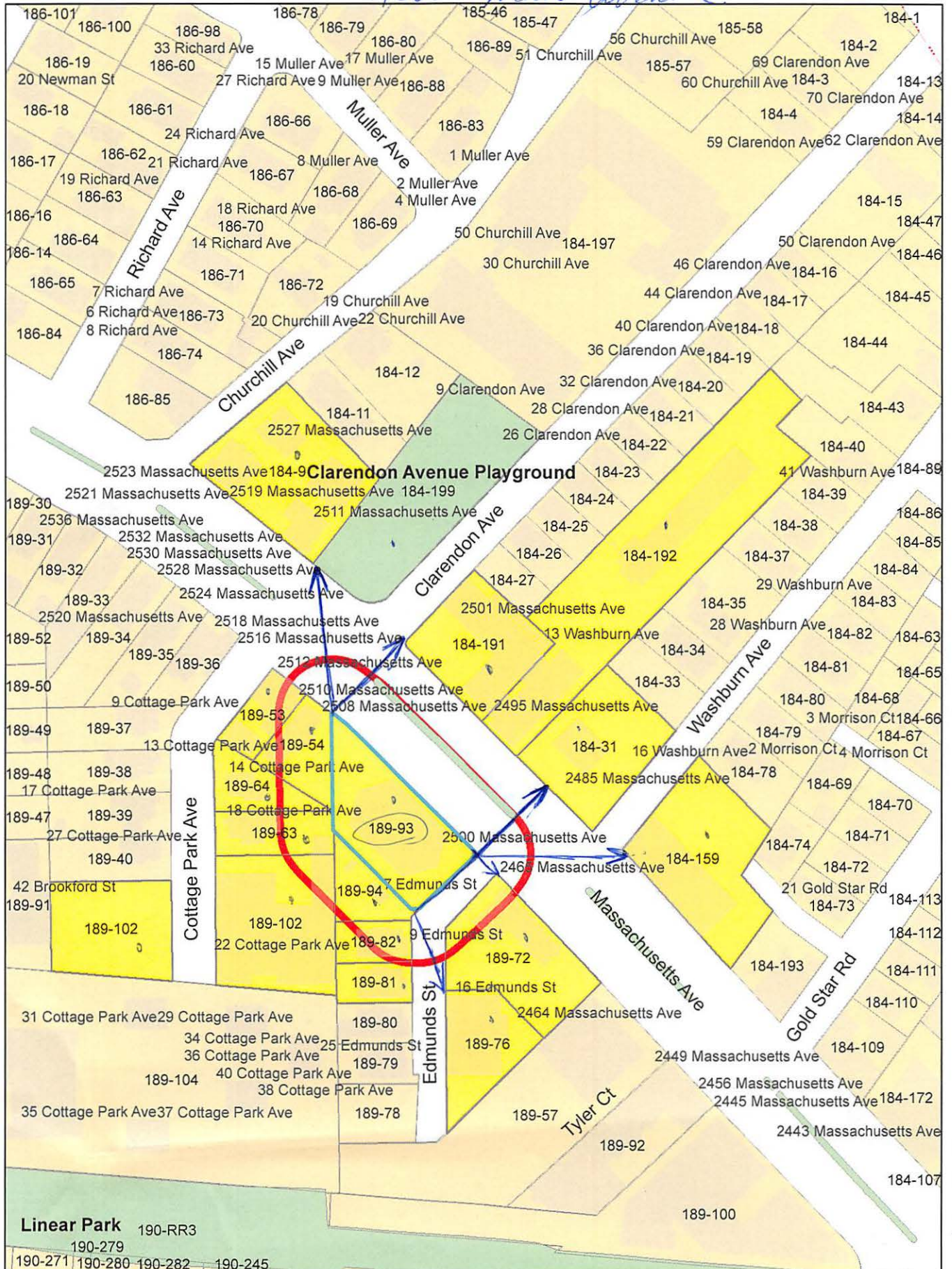
Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

The proposed installation involves a modification of an existing Wireless Telecommunications Facility,

more commonly referred to as a "collocation".

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'.

2500 Mass Avenue



2500 Mass Ave

Petitioner

184-191
BERNARD FAMILY REALTY, LLC
C/O MARVIN F POER & CO
NTW, LLC
P.O. BOX 52427
ATLANTA, GA 30355

184-192
EVANS, STACEY
2495-2497 MASS AVE., UNIT A
CAMBRIDGE, MA 02140

PRINCE LOBEL TYE LLP
C/O RICARDO M. SOUSA, ESQ.
ONE INTERNATIONAL PLACE, SUITE 3700
BOSTON, MA 02110

184-192
BEYENE, MEKONNEN M. & FANAYE M. DESTA
2495-2497 MASSACHUSETTS AVE., UNIT B
CAMBRIDGE, MA 02140

184-192
KWAN, JACKIE & JENNY KWAN
2495-2497 MASSACHUSETTS AVE., UNIT H
CAMBRIDGE, MA 02140

184-192
WANGCHUK, TSETAN
2497 MASS AVE. #4
CAMBRIDGE, MA 02140

184-199
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

184-199
CAMBRIDGE CITY OF RECREATION DEPT.
57 INMAN ST
CAMBRIDGE, MA 02139

184-199
CITY OF CAMBRIDGE
C/O LOUIE DePASQUALE
CITY MANAGER

184-192
HYATT, ANGELINE C.
2495 MASS AVE. UNIT#5
CAMBRIDGE, MA 02140

189-94
CAMBRIDGE ELECTRIC LIGHT CO
C/O NSTAR ELECTRIC CO
PROPERTY TAX DEPT., P.O. BOX 270
HARTFORD, CT 06141

189-54
COURTNEY, JOHN J. & JEAN MARIE COURTNEY
2508 MASS AVE
CAMBRIDGE, MA 02140

189-82
MAZZEO, FRANCIS J., MARION H. MAZZEO &
DOREEN M. DIMINO TRS. EDMUNDS ST. TRUST
481 FELLSWAY WEST
MEDFORD, MA 02155

184-192
BURY, FRANTZ
2495-2497 MASSACHUSETTS AVE., UNIT F
CAMBRIDGE, MA 02140

189-72
VLW REALTY LLC,
517 CONCORD AVE
CAMBRIDGE, MA 02138

184-192
TUMWINE, DEO F.
2497 MASSACHUSETTS AVE., UNIT K
CAMBRIDGE, MA 02140

184-192
FEREJI, SUDDI A. & MOANA S. MOHAMMED
2495 MASS AVE. #4
CAMBRIDGE, MA 02140

184-192
MITIKIE, MEZGEBU B. & ABEBAYE LEMA
2497 MASS AVE. #2
CAMBRIDGE, MA 02140

184-159
SRP NORTH CAMBRIDGE LLC,
C/O STONE RIVER PROPERTIES, LLC.
720 MASS AVE
CAMBRIDGE, MA 02139

184-192
HARRIS, MARCELL & ANTONIA HARRIS
2495-2497 MASSACHUSETTS AVE., UNIT 8
CAMBRIDGE, MA 02140

184-192
JAMANKA, AMBER SUMATHI
2495-2497 MASSACHUSETTS AVE., UNIT N
CAMBRIDGE, MA 02140

189-76
FULOP, JOHN
103 EAST ALFORD RD.
WEST STOCKBRIDGE, MA 01266

189-64
HOPKINS, BROOK
14 COTTAGE PARK AVE
CAMBRIDGE, MA 02140

189-93
MOUNT AUBURN PROFESSIONAL SERVICES, INC
C/O MOUNT AUBURN HOSPITAL
330 MOUNT AUBURN ST.
CAMBRIDGE, MA 02138

189-63
ATHANASOPOULOS, JOHN &
KATHERINE SPYROPOULOS
7 PONDVIEW RD
ARLINGTON, MA 02174

189-63
CARR, DANIEL P. & LAURA S. FERRAGUTO
18 COTTAGE PARK AVE., #2
CAMBRIDGE, MA 02140

189-102
HUSEBO, AIMEE
22 COTTAGE PARK AVE 1
CAMBRIDGE, MA 02140

189-53
RESNICK, MARC,
TRUSTEE BIG CORNER REALTY TRUST
138 HARVARD AVE.
ALLSTON, MA 02134

189-81
GROSS, DAVID S. & SUSAN GROSS
15 EDMUNDS ST., # A
CAMBRIDGE, MA 02140

189-102
YU, YENYEN
22 COTTAGE PARK AVE., #7
CAMBRIDGE, MA 02140

2500 Mass Ave

189-102
OHANYAN, ARTUR & MARGARIT GEVORGYAN
22-27 COTTAGE PARK AVE #5
CAMBRIDGE, MA 02140

189-102
JETTE, AL & DIANE U. JETTE,
TRUSTEE AL JETTE REV TRUST
22-27 COTTAGE PARK AVE 11
CAMBRIDGE, MA 02140

189-102
BERMAN, DOUGLAS A. & LINDA J. SIPERSTEIN
22 COTTAGE PARK AVE., #14
CAMBRIDGE, MA 02140

189-102
MILLER, NEIL G.
22-27 COTTAGE PARK AVE., #2
CAMBRIDGE, MA 02140

189-102
GAMMILL, JAMES F. & SUSAN H. ALEXNDER,
TR. THE SUSAN H. ALEXANDER TRS
19 DORSET RD.
BELMONT, MA 02478

189-102
AUBANEL, ROMAIN & JULIE BATTILANA
22-27 COTTAGE PARK AVE., #4
CAMBRIDGE, MA 02140

189-102
SKOWRON, MARTYNA & KAILIN J. COLLINS
22-27 COTTAGE PARK AVE., #6
CAMBRIDGE, MA 02140

189-102
JOHNSON, ROBERT M.
22-27 COTTAGE PARK AVE., #8
CAMBRIDGE, MA 02140

189-102
ARANY, FRANK C. & COLETTE DE BROUWER
22-27 COTTAGE PARK AVE., #9
CAMBRIDGE, MA 02140

189-102
DOWD, REBECCA A. & MARK A. MORRISON
22-27 COTTAGE PARK AVE., #10
CAMBRIDGE, MA 02140

189-102
PRATT, PHILIP G. & KATHLEEN J. SKINNER
22-27 COTTAGE PARK AVE., #12
CAMBRIDGE, MA 02140

189-102
DE LANTSHEERE, CHARLES A. &
TONI LEE DE LANTSHEERE, TRUSTEES
65 SPARKS STREET
CAMBRIDGE, MA 02138

189-102
MCNEILL, THOMAS M. & SHANNON M. MCNEILL
C/O KNUDSEN, ROSA M.
22-27 COTTAGE PARK AVE., #15
CAMBRIDGE, MA 02140

189-81
SAMLAN, YONATAN & NOA SAMLAN
15 EDMUNDS ST., #B
CAMBRIDGE, MA 02140

184-31
CAMBRIDGE AUTOMOTIVE PROPERTIES LLC
117 HAMMOND ST.
CHESTNUT HILL, MA 02467

189-102
DREW, NEAL H. & SHARA M. DREW
22-27 COTTAGE PARK AVE., #16
CAMBRIDGE, MA 02140

184-192
MOLA, MESELU
362 RINDGE AVE., UNIT 7H
CAMBRIDGE, MA 02140

184-192
JOSEPH, ARNOLD & JUDITH D. JOSEPH
2495-2497 MASSACHUSETTS AVE., UNIT C
CAMBRIDGE, MA 02140

184-9
CHURCHILL COURT LIMITED PARTNERSHIP
C/O JAS PROPERTIES
243 BROADWAY
CAMBRIDGE, MA 02139

184-192
KEBEDE, SHIFERAW M. & RIHANA I. ALI
2497 MASS AVE. UNIT#5
CAMBRIDGE, MA 02140

**APPLICATION FOR RELIEF UNDER
SECTION 6409(a) OF THE SPECTRUM ACT
OR FOR SPECIAL PERMIT
For a Modification to a
WIRELESS COMMUNICATION FACILITY**

T-Mobile Northeast LLC

**c/o Ricardo M. Sousa, Esq.
Prince Lobel Tye LLP
One International Place, Suite 3700
Boston, MA 02110**

Applicant

**Property Location:
2500 Massachusetts Avenue
Cambridge, MA 02140
Map 189, Lot 93**

**Prepared by: Ricardo M. Sousa, Esq.
Prince Lobel Tye LLP
One International Place, Suite 3700
Boston, MA 02110
Telephone: (617) 456-8123
Facsimile: (617) 456-8100**

October 6, 2016

TABLE OF CONTENTS

**APPLICATION TO THE BOARD OF ZONING APPEALS
For Relief under Section 6409 of the Spectrum Act
Or For a Special Permit
for a
WIRELESS COMMUNICATION FACILITY**

Property located at:

**2500 Massachusetts Avenue
Cambridge, MA 02140**

Map 189, Lot 93

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Plans	Tab 3
Photograph Simulations	Tab 4
FCC License	Tab 5
Previous Decision	Tab 6
Eligible Facilities Request	Tab 7

1

BZA APPLICATION FORM

CHECK LIST

PROPERTY LOCATION: 2500 Massachusetts Avenue DATE: 10/06/2016

PETITIONER OR REPRESENTATIVE: Ricardo M. Sousa, Esq. for T-Mobile Northeast LLC

ADDRESS & PHONE: One International Place, Suite 3700, Boston, MA 02110

BLOCK: 189 LOT: 93

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.

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Elevations - Scanned & 1 set to Zoning	<u>X</u>	<u>X</u>
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<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.

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* 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.

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.

Mount Auburn Professional Services, Inc c/o Mount Auburn Hospital
I/We _____
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Address: 330 Mount Auburn Street, Cambridge, MA 02138

State that I/We own the property located at 2500 Massachusetts Avenue, Cambridge, MA 02140,
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The record title of this property is in the name of _____
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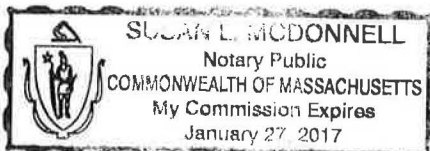
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The above-name _____ personally appeared before me,
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Susan McDonnell Notary

My commission expires January 27, 2017 (Notary Seal).

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BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: T-Mobile Northeast PRESENT USE/OCCUPANCY: Wireless Telecommunications

LOCATION: 2500 Massachusetts Avenue ZONE: BA-2

PHONE: 617-456-8123 REQUESTED USE/OCCUPANCY: Wireless Telecommunications

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
TOTAL GROSS FLOOR AREA:	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (max.)
LOT AREA:	<u>N/A</u>		<u>N/A</u> (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
SIZE OF LOT:			<u>N/A</u> (min.)
	WIDTH		
	DEPTH		
Setbacks in Feet:	FRONT	<u>N/A</u>	<u>No Change</u> (min.)
	REAR	<u>N/A</u>	<u>No Change</u> (min.)
	LEFT SIDE	<u>N/A</u>	<u>No Change</u> (min.)
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SIZE OF BLDG.:	HEIGHT	<u>N/A</u>	<u>No Change</u> (max.)
	LENGTH		
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RATIO OF USABLE OPEN SPACE TO LOT AREA: ³)	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
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The proposed installation involves a modification of an existing Wireless Telecommunications Facility,

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- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

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- C) *DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:***

- 1)** Substantial detriment to the public good for the following reasons:

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- 2)** Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

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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.

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Please see the attached supporting statement.

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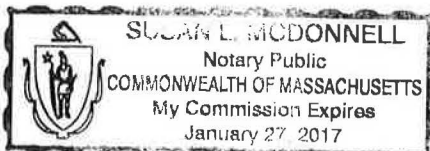
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** Can be submitted after subdivision has been approved.

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: X Variance: _____ Appeal: _____
and relief pursuant to Section 6409 of the Middle Class Tax Relief Act

PETITIONER: T-Mobile Northeast LLC

PETITIONER'S ADDRESS: Prince Lobel Tye, LLP, Attn. Ricardo M. Sousa, Esq., One International Place, Suite 3700, Boston, M.

LOCATION OF PROPERTY: 2500 Massachusetts Avenue

TYPE OF OCCUPANCY: Telecommunications ZONING DISTRICT: BA-2

REASON FOR PETITION:

- | | |
|--|--|
| <input type="checkbox"/> Additions | <input type="checkbox"/> New Structure |
| <input type="checkbox"/> Change in Use/Occupancy | <input type="checkbox"/> Parking |
| <input type="checkbox"/> Conversion to Addi'l Dwelling Unit's | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Dormer | <input type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> Other: <u> Section 6409(a) of the Spectrum Act relief for Special Permit for the collocation of a Wireless Facility </u> | |

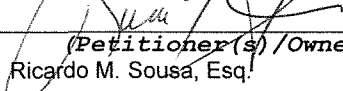
DESCRIPTION OF PETITIONER'S PROPOSAL:

The Applicant proposes to modify its existing Wireless Telecommunications Facility by collocating three (3) new L700 antennas on the existing building, together with supporting equipment. The Applicant is also proposing to relocate two (2) of the proposed antennas, one (1) of which will be replaced during this upgrade. The relocated antennas will be concealed behind a new fiberglass screen wall. The Applicants proposal complies with Section 6409 of the Spectrum Act as the collocation of antennas is not a substantial change to the existing base station. Moreover, the Applicants proposal complies with Section 4.32 and 10.4 of the Cambridge Zoning Code.

SECTIONS OF ZONING ORDINANCE CITED:

- Article 4.00 Section 4.32 (g)(1) Utilities - Telephone Exchange
- Article 10.00 Section 10.4 - Special Permit
- Article 6409 Section Middle Class Tax Relief 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): 
(Petitioner(s) / Owner)
Ricardo M. Sousa, Esq.

Address: One International Place, Suite 3700
 Boston, MA 02110

Tel. No.: 617-456-8123

E-Mail Address: rsousa@princelobel.com

Date: October 6, 2016

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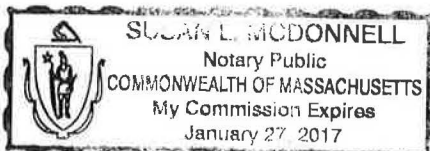
Commonwealth of Massachusetts, County of _____

The above-name _____ personally appeared before me,
this 26th of Sept, 20 16, and made oath that the above statement is true.

Susan McDonnell Notary

My commission expires January 27, 2017 (Notary Seal).

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



BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: T-Mobile Northeast **PRESENT USE/OCCUPANCY:** Wireless Telecommunications

LOCATION: 2500 Massachusetts Avenue **ZONE:** BA-2

PHONE: 617-456-8123 **REQUESTED USE/OCCUPANCY:** Wireless Telecommunications

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
TOTAL GROSS FLOOR AREA:	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (max.)
LOT AREA:	<u>N/A</u>		<u>N/A</u> (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
SIZE OF LOT:			
WIDTH	<u>N/A</u>		<u>N/A</u> (min.)
DEPTH			
Setbacks in Feet:			
FRONT	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
REAR	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
LEFT SIDE	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
RIGHT SIDE	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
SIZE OF BLDG.:			
HEIGHT	<u>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 a modification of an existing Wireless Telecommunications Facility,

more commonly referred to as a "collocation".

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

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:

- A)** A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

N/A

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

N/A

- C) *DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:***

- 1)** Substantial detriment to the public good for the following reasons:

N/A

- 2)** Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

N/A

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

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 2500 Massachusetts Avenue (*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:

Please see the attached supporting statement.

- 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:

Please see the attached supporting statement.

- 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:

Please see the attached supporting statement.

- 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:

Please see the attached supporting statement.

- 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:

2

October 6, 2016

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

Re: Eligible Facilities Request pursuant to Section 6409 of the Spectrum Act and an Application for Special Permit, in the alternative
Property Address: 2500 Massachusetts Avenue
Assessor's Map 189, Lot 93 (the "Property")
Applicant: T-Mobile Northeast LLC (the "Applicant")

Dear Honorable Members of the Board of Zoning Appeals:

This firm represents T-Mobile Northeast LLC ("T-Mobile") (hereinafter, the "Applicant") in connection with an application for a special permit from the City of Cambridge Board of Zoning Appeals (the "Board"), to modify an existing wireless communications facility on the Property. The Property is located in the Business A-2 (BA-2) zoning district. To the extent that the Board determines that the requirements of Article 4 Section 4.32G.1 of the City of Cambridge Zoning Ordinance (the "Ordinance") apply, the use of the Property for a wireless telecommunications facility is permitted by special permit from the Board¹. The Applicant's proposal satisfies the requirements for the grant of a special permit pursuant to Section 10-43 of the Ordinance.

The Applicant's Proposed Facility (as defined herein) is subject to Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012, more commonly known as the "Spectrum Act" (47 U.S.C. § 1455). As such, we respectfully submit that in the event that the Board determines that the application does not comply with the Spectrum Act, the Applicant hereby states that the special permit requirements set forth in the Ordinance are hereby met by the Applicant, and that relief must be granted to the Applicant. The compliance with the Spectrum Act is shown on the Eligible Facilities Request permit application form attached hereto and incorporated herein by reference (the "EFR").

¹ Pursuant to Section 6409(a) of the Spectrum Act, state and local governments "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." As such, the Applicant submits that they need not apply for a special permit from the board. To the extent that this Board determines that the Applicants' proposed wireless facility must comply with special permit requirements set forth in Section 10-43 of the Ordinance, the Applicants submit that they have complied with said requirements, without waiving the argument that such relief is not required.

Prince Lobel Tye LLP
One International Place
Suite 3700
Boston, MA 02110
TEL: 617 456 8000
FAX: 617 456 8100

The Applicant seeks to modify its existing wireless communications facility by replacing three (3) existing antennas with three (3) new L700 antennas three (3) Remote Radio Head Units (“RRH”) and supporting equipment (the “Proposed Facility”). In connection with this upgrade, the Applicant is seeking to relocate two (2) of the existing antennas, one of which will be replaced in this upgrade, to the south eastern edge of the roof, to be mounted on proposed stand-off mounts and completely concealed behind a new fiberglass screen wall. The Applicant is proposing to add a new 6’ 6” high fiberglass screen wall extension, to the existing screen wall, to conceal the antennas. All of the proposed antennas will be painted to match the façade of the penthouse. The proposed antennas will be installed on the roof of the existing building located at the Property (the “Building”). The Applicant’s facilities are shown on the Plans attached hereto and incorporated herein by reference (the “Plans”).

I. Background

The Applicant is licensed by the Federal Communications Commission (the “FCC”) to construct and operate a wireless telecommunications network in various markets throughout the country, including the Commonwealth of Massachusetts and in particular in the City of Cambridge. A copy of the Applicant’s FCC license is attached hereto. The Applicant is in the process of designing and constructing a telecommunications system to serve all of the Commonwealth of Massachusetts. One of the key design objectives of its systems is to provide seamless coverage. Such a system requires a grid of radio transmitting and receiving links located approximately .5 to 2 miles apart, depending on the location of existing and proposed installations in the surrounding area, the existing use of the network and the existing topography. The radio transmitting and receiving facilities operate on a line-of-sight basis, requiring a clear path from the facility to the user on the ground. This dynamic requires the antennas to be located in a location where the signal is not obstructed or degraded by other buildings or by topographical features such as hills.

II. Project Description

As noted above, the Applicant proposes to modify its existing wireless facility currently operating on the rooftop of the Building by replacing three (3) new T-Mobile L700 panel antennas, façade mounted to the penthouse on the roof of the existing building, adjacent to the existing antennas and painted to match the building, together with supporting equipment. All new antennas will be installed to be consistent with the previous decision of the Board for this facility, dated October 11, 2012 (Case No. 10334) (the “Decision”). Consequently, the visual change to the Applicant’s existing facility will be de minimus.

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

III. Legal Arguments

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

Pursuant to Section 4.32(g) of the Ordinance, the Applicant's proposed use for a wireless communications facility in the BA-2 zoning district is permitted by special permit. The Applicant's Proposed Facility further complies with the provisions set forth in Section 4.32(g), footnote 49 of the Ordinance:

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

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

The intent of the U.S. Congress, when it enacted the Telecommunications Act of 1996 ("TCA") was to institute a framework to promote competition and innovation within the telecommunications industry. Under its license from the FCC, T-Mobile is obligated to provide a reliable "product" (i.e. wireless communications service) to the population of the City of Cambridge. Likewise, consumer expectations for increasingly robust and reliable service requires competing service providers (including T-Mobile) to identify and remedy existing gaps in reliable network coverage, or gaps that result from increasing subscriber voice and data traffic beyond the limits of existing network infrastructure. A carrier's failure to remedy network gaps in a timely fashion can result in a significant loss of subscribers to competing telecommunications carriers. As demonstrated in the Affidavit of Radio Frequency Expert provided by the Applicant and attached hereto, the Proposed Facility and corresponding relief requested are necessary to remedy a gap in reliable service coverage within T-Mobile's existing network infrastructure.

T-Mobile investigated alternative sites in and around the defined geographic area within which its engineers determined that a facility must be located to fill the gap in service coverage and to function effectively within its network of existing and planned facilities. This is an existing location that is being upgraded with new technology to provide the necessary coverage to the subject area of the City of Cambridge. Therefore, the Proposed Facility in the BA-2 zoning district is necessary to close the coverage gap that is illustrated on the propagation maps submitted herewith. Consequently, T-Mobile is unable to close a gap in its wireless network without obtaining the requested relief under Section 6409 of the Spectrum act or a Special Permit to modify its existing wireless facility in the BA-2 zoning district.

Furthermore, Section 6409(a) of the Spectrum Act mandates that state and local governments "*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.*" Under Section 6409(a)(2)(A)-(C) an Eligible

Facilities Request is any request to modify a Tower or Base Station that involves “collocations of new Transmission Equipment,” “removal,” or “replacement” of Transmission Equipment.

Because federal law now preempts many of the permit application requirements that this jurisdiction would previously have required from an Applicant, we have provided, on the attached EFR, only the information that federal law allows this jurisdiction to consider when reviewing an EFR. As such, we submit that the Wireless Communications set forth in Section 4.32(g), footnote 49 of the Ordinance, provisions are not applicable to Proposed Facility and relief must be granted pursuant to Section 6409(a) of the Spectrum Act.

- 2. The Board of Zoning Appeal shall consider the extent to which the visual impact of the various elements of the proposed facility is minimized: (1) through the use of existing mechanical elements on the building’s roof or other features of the building as support and background, (2) through the use in materials that in texture and color blend with the materials to which the facilities are attached, or (3) other effective means to reduce the visual impact of the facility on the site.**

The Applicant’s Proposed Facility has no additional visual impact on the existing facility and Building. The Proposed Facility will be installed entirely within the existing faux chimney and as such will have no change on the existing visual conditions of the Building.

As stated above, federal law now preempts many of the permit applications requirements that the Ordinance sets forth. To the extent that this Board determines that the Applicants’ proposed wireless facility must comply with the Wireless Communications provisions set forth in Section 4.32(g), footnote 49 of the Ordinance, the Applicants submit that they have complied with said requirements, without waiving the argument that such relief is not required.

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

The Proposed Facility is located in the Business BA-2 zoning district. As such, this provision is not applicable.

B. The Applicant complies with the Special Permit Criteria set forth in Section 10-43 of the Ordinance²:

1. The requirements of the Ordinance can be met:

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

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

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

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

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

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

² Pursuant to Section 6409(a) of the Spectrum Act, state and local governments "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." As such, the Applicant submits that they need not apply for a special permit from the board. To the extent that this Board determines that the Applicants' proposed wireless facility must comply with special permit requirements set forth in Section 10-43 of the Ordinance, the Applicants submit that they have complied with said requirements, without waiving the argument that such relief is not required.

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

The operations of the proposed telecommunications facility will not adversely impact the health, safety, and the welfare of the residents of the City of Cambridge. On the contrary, the proposed use will benefit the City and promote the safety and welfare of its residents, businesses and drivers by providing reliable state-of-the-art digital wireless voice and data services. Further, the site will improve the reliability of emergency communications with the police and fire departments by eliminating dropped or blocked calls due to inadequate signal strength or insufficient network capacity to handle call volume, particularly important during emergency situations.

The Proposed Facility will comply with all federal, state and local safety requirements including the standards established by the FCC, Federal Aviation Administration (FAA), the American Standards Institute (ANSI), and the Massachusetts Department of Public Health (MDPH).

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

5. For other reasons, the proposed installation will not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The Proposed Facility is designed to blend with the existing characteristics of the Property, reducing any visual impacts to the surrounding area. Accordingly, the Proposed Facility's design results in a minimal impact on the underlying and adjacent zoning district and is consistent with the Ordinance's intention to allow for less intrusive wireless telecommunications facilities in all districts (other than Open Space), including the BA-2 zoning districts.

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

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

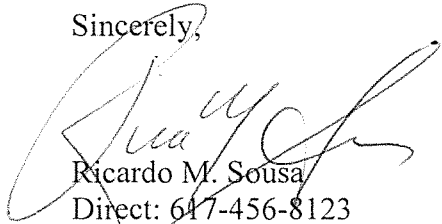
Not Applicable. The Applicant is not proposing to construct a new building or structure.

IV. Summary

The Applicant hereby requests that the Board determine that the City of Cambridge has the right to authorize the construction of the Proposed Facility through the issuance of a Building Permit, pursuant to Section 6409(a) of the Spectrum Act. Or, in the alternative, its proposed modifications to the existing telecommunications facility will not have any adverse effect on the neighborhood within which the Property is located in particular, and the City of Cambridge as a whole. The findings are made in view of the particular characteristics of the Property and of the Applicant's proposed siting and equipment, as detailed above. This Property is the most appropriate location for the installation and operation of the wireless communications facility.

For the foregoing reasons the Applicant respectfully requests that the Board grant the foregoing relief pursuant to Section 6409(a) of the Spectrum Act or, in the alternative, zoning relief in the form of a Special Permit and such other relief as the Board deems necessary to allow the installation and operation of the Applicant's Proposed Facility.

Sincerely,



Ricardo M. Sousa
Direct: 617-456-8123
Email: rsousa@princelobel.com

3

SITE NAME: BO312/2500 MASS. AVE

2500 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140
MIDDLESEX COUNTY

SITE NUMBER: 4DE7312A

T-MOBILE NORTHEAST LLC

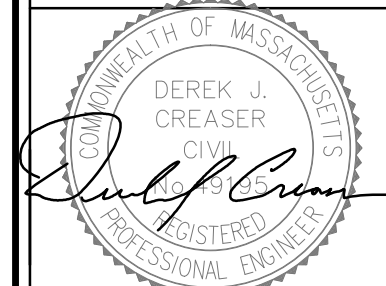
15 COMMERCE WAY, SUITE B
NORTON, MA 02766
OFFICE: (508) 286-2700
FAX: (508) 286-2893



95 RYAN DRIVE #1
RAYNHAM, MA 02767



1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090
N. ANDOVER, MA 01845
TEL: (978) 557-5553
FAX: (978) 336-5586



APPROVALS

CONSTRUCTION	DATE
RF ENGINEERING	DATE
ZONING/SITE ACQ.	DATE
OPERATIONS	DATE
TOWER OWNER	DATE

PROJECT NO: 4DE7312A

DRAWN BY: VP

CHECKED BY: RP

1	03/08/16	ISSUED FOR ZONING
0	03/01/16	ISSUED FOR REVIEW

SITE NUMBER: 4DE7312A

SITE NAME: BO312/2500 MASS. AVE
2500 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140
MIDDLESEX COUNTY

SHEET TITLE
TITLE SHEET
(L700)

SHEET NUMBER

T-1

GENERAL NOTES

1. THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF T-MOBILE. ANY DUPLICATION OR USE WITHOUT EXPRESS WRITTEN CONSENT IS STRICTLY PROHIBITED. DUPLICATION AND USE BY GOVERNMENT AGENCIES FOR THE PURPOSES OF CONDUCTING THEIR LAWFULLY AUTHORIZED REGULATORY AND ADMINISTRATIVE FUNCTIONS IS SPECIFICALLY ALLOWED.
2. THE FACILITY IS AN UNMANNED PRIVATE AND SECURED EQUIPMENT INSTALLATION. IT IS ONLY ACCESSED BY TRAINED TECHNICIANS FOR PERIODIC ROUTINE MAINTENANCE AND THEREFORE DOES NOT REQUIRE ANY WATER OR SANITARY SEWER SERVICE. THE FACILITY IS NOT GOVERNED BY REGULATIONS REQUIRING PUBLIC ACCESS PER ADA REQUIREMENTS.
3. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE T-MOBILE NORTHEAST, LLC REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

T-MOBILE TECHNICIAN SITE SAFETY NOTES

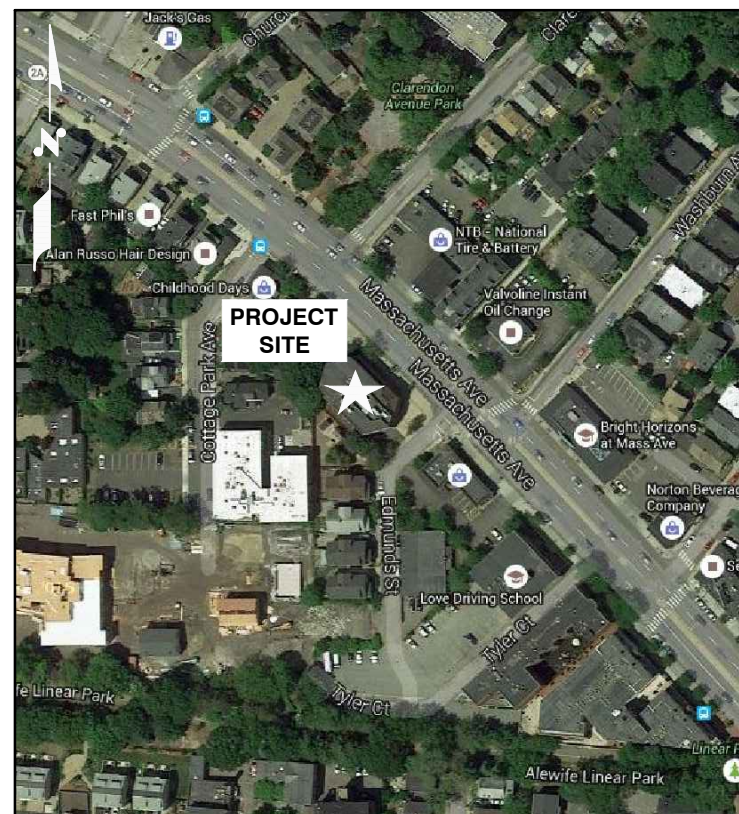
LOCATION	SPECIAL RESTRICTIONS
SECTOR A:	ACCESS PERMITTED; USE CAUTION
SECTOR B:	ACCESS PERMITTED; USE CAUTION
SECTOR C:	ACCESS PERMITTED; USE CAUTION
GPS/LMU:	ACCESS PERMITTED; USE CAUTION
RADIO CABINETS:	ACCESS PERMITTED; USE CAUTION
PPC DISCONNECT:	ACCESS PERMITTED; USE CAUTION
MAIN CIRCUIT D/C:	UNRESTRICTED
NIU/T DEMARC:	UNRESTRICTED
OTHER/SPECIAL:	NONE

CONFIGURATION

702Cc

AMERICAN TOWER SITE#: US-MA-6020
AMERICAN TOWER SITE NAME: MARINO FOUNDATION

ZONING DRAWINGS



PROJECT INFORMATION

SCOPE OF WORK: UNMANNED TELECOMMUNICATIONS FACILITY T-MOBILE EQUIPMENT MODERNIZATION

ZONING JURISDICTION: BASED ON INFORMATION PROVIDED BY T-MOBILE, THIS TELECOMMUNICATIONS EQUIPMENT DEPLOYMENT IS AN ELIGIBLE FACILITY UNDER THE TAX RELIEF ACT OF 2012, 47 USC 1455(A), AND IS SUBJECT TO AN EXPEDITED ELIGIBLE FACILITIES REQUEST/REVIEW AND ZONING PRE-EMPTION FOR LOCAL DISCRETIONARY PERMITS (VARIANCE, SPECIAL PERMIT, SITE PLAN REVIEW).

SITE ADDRESS: 2500 MASSACHUSETTS AVENUE CAMBRIDGE, MA 02140

LATITUDE: 42° 23' 56.328" N
LONGITUDE: -71° 07' 57.3234" W

JURISDICTION: NATIONAL, STATE & LOCAL CODES OR ORDINANCES

CURRENT USE: TELECOMMUNICATIONS FACILITY

PROPOSED USE: TELECOMMUNICATIONS FACILITY

DESIGN GUIDELINE: 702Cc

DRAWING INDEX

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GROUNDING NOTES

1. THE SUBCONTRACTOR SHALL REVIEW AND INSPECT THE EXISTING FACILITY GROUNDING SYSTEM AND LIGHTNING PROTECTION SYSTEM (AS DESIGNED AND INSTALLED) FOR STRICT COMPLIANCE WITH THE NEC (AS ADOPTED BY THE AHJ), THE SITE-SPECIFIC (UL, LPI, OR NFPA) LIGHTNING PROTECTION CODE, AND GENERAL COMPLIANCE WITH TELCORDIA AND TIA GROUNDING STANDARDS. THE SUBCONTRACTOR SHALL REPORT ANY VIOLATIONS OR ADVERSE FINDINGS TO THE CONTRACTOR FOR RESOLUTION.
2. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GES'S) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
3. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR NEW GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
4. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
5. EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, 6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS 2 AWG STRANDED COPPER FOR OUTDOOR BTS.
6. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
7. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
8. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
11. METAL CONDUIT SHALL BE MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH 6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
12. ALL NEW STRUCTURES WITH A FOUNDATION AND/OR FOOTING HAVING 20 FT. OR MORE OF 1/2 IN. OR GREATER ELECTRICALLY CONDUCTIVE REINFORCING STEEL MUST HAVE IT BONDED TO THE GROUND RING USING AN EXOTHERMIC WELD CONNECTION USING #2 AWG SOLID BARE TINNED COPPER GROUND WIRE, PER NEC 250.50

GENERAL NOTES

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
 CONTRACTOR – CENTERLINE COMMUNICATIONS
 SUBCONTRACTOR – GENERAL CONTRACTOR (CONSTRUCTION)
 OWNER – T-MOBILE
 2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
 3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
 4. DRAWINGS PROVIDED HERE ARE NOT TO BE SCALED AND ARE INTENDED TO SHOW OUTLINE ONLY.
 5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
 6. "KITTING LIST" SUPPLIED WITH THE BID PACKAGE IDENTIFIES ITEMS THAT WILL BE SUPPLIED BY CONTRACTOR. ITEMS NOT INCLUDED IN THE BILL OF MATERIALS AND KITTING LIST SHALL BE SUPPLIED BY THE SUBCONTRACTOR.
 7. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
 8. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE CONTRACTOR.
 9. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS NECESSARY. SUBCONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR.
 10. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
 11. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
 12. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
 13. ALL CONCRETE REPAIR WORK SHALL BE DONE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 301.
 14. ANY NEW CONCRETE NEEDED FOR THE CONSTRUCTION SHALL BE AIR-ENTRAINED AND SHALL HAVE 4000 PSI STRENGTH AT 28 DAYS. ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH ACI 318 CODE REQUIREMENTS.
 15. ALL STRUCTURAL STEEL WORK SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS. ALL STRUCTURAL STEEL SHALL BE ASTM A36 (Fy = 36 ksi) UNLESS OTHERWISE NOTED. PIPES SHALL BE ASTM A53 TYPE E (Fy = 36 ksi). ALL STEEL EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED. TOUCHUP ALL SCRATCHES AND OTHER MARKS IN THE FIELD AFTER STEEL IS ERECTED USING A COMPATIBLE ZINC RICH PAINT.
 16. CONSTRUCTION SHALL COMPLY WITH UMS SPECIFICATIONS AND "GENERAL CONSTRUCTION SERVICES FOR CONSTRUCTION OF T-MOBILE SITES."
 17. SUBCONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
 18. THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY SUBCONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK SHOULD BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.
 19. SINCE THE CELL SITE IS ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE ADVISED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.
 20. APPLICABLE BUILDING CODES:
 SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
 BUILDING CODE: MA STATE BUILDING CODE 780 CMR 8TH EDITION
 ELECTRICAL CODE: REFER TO ELECTRICAL DRAWINGS
 LIGHTNING CODE: REFER TO ELECTRICAL DRAWINGS
- SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
- AMERICAN CONCRETE INSTITUTE (ACI) 318; BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE;
 - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION;
 - TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARDS FOR STEEL
 - ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES; REFER TO ELECTRICAL DRAWINGS FOR SPECIFIC ELECTRICAL STANDARDS.
- FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

ABBREVIATIONS

AGL	ABOVE GRADE LEVEL	G.C.	GENERAL CONTRACTOR	RF	RADIO FREQUENCY
AWG	AMERICAN WIRE GAUGE	MGB	MASTER GROUND BUS		
BCW	BARE COPPER WIRE	MIN	MINIMUM	TBD	TO BE DETERMINED
BTS	BASE TRANSCIEVER STATION	PROPOSED	NEW	TBR	TO BE REMOVED
EXISTING	EXISTING	N.T.S.	NOT TO SCALE	TBRR	TO BE REMOVED AND REPLACED
EG	EQUIPMENT GROUND	REF	REFERENCE	TYP	TYPICAL
EGR	EQUIPMENT GROUND RING	REQ	REQUIRED		

T-MOBILE NORTHEAST LLC

15 COMMERCE WAY, SUITE B
 NORTON, MA 02766
 OFFICE: (508) 286-2700
 FAX: (508) 286-2893



95 RYAN DRIVE #1
 RAYNHAM, MA 02767



1400 OSBORN STREET
 BUILDING 20 NORTH SUITE 3000
 N. ANDOVER, MA 01845
 TEL: (978) 557-6563
 FAX: (978) 536-5586



APPROVALS

CONSTRUCTION	DATE
RF ENGINEERING	DATE
ZONING/SITE ACQ.	DATE
OPERATIONS	DATE
TOWER OWNER	DATE
PROJECT NO:	4DE7312A
DRAWN BY:	VP
CHECKED BY:	RP

1 03/08/18 ISSUED FOR ZONING
 D 03/01/18 ISSUED FOR REVIEW

SITE NUMBER: 4DE7312A

SITE NAME: BO312/2500 MASS. AVE

2500 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02140
 MIDDLESEX COUNTY

SHEET TITLE
 GENERAL NOTES
 (L700)

SHEET NUMBER

GN-1

- NOTES:**
- PROPERTY LINE INFORMATION WAS PREPARED USING PLAN BASED ON CITY OF CAMBRIDGE ASSESSING DEPARTMENT PARCEL BLOCK MAP #189 DATE ACCESSED: 02/01/2016.
 - A BOUNDARY SURVEY WAS NOT PERFORMED BY HUDSON DESIGN GROUP, LLC.
 - A SUBSURFACE INVESTIGATION WAS NOT COMPLETED BY HUDSON DESIGN GROUP, LLC.

SOURCE

- CITY OF CAMBRIDGE ASSESSING DEPARTMENT PARCEL BLOCK #189 MAP. DATED ACCESSED: 02/01/2016

LEGEND

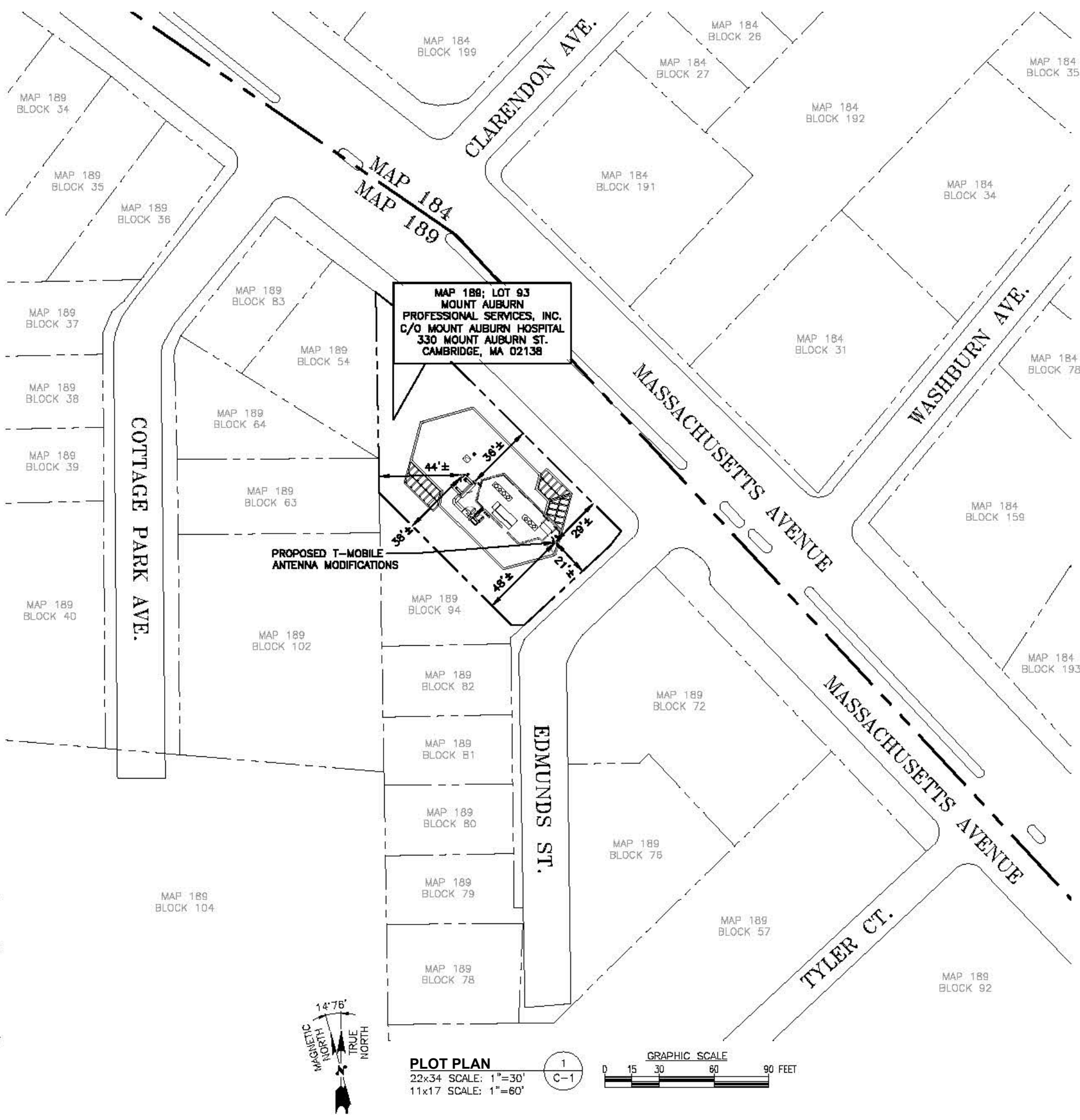
	PROPERTY LINE - SUBJECT PARCEL
	ADJACENT PROPERTY LINE

ZONING INFORMATION

ZONING DISTRICT:	BA-2 (BUSINESS A-2)	
DIMENSIONS REQUIREMENTS:	EXISTING	PROPOSED
FRONT YARD SETBACK:	5 FT.	29 & 36 FT.
SIDE YARD SETBACK:	10 FT.	21 & 44 FT.
REAR YARD SETBACK:	20 FT.	38 & 48 FT.

(ALL MEASUREMENTS ARE IN FEET ± UNLESS OTHERWISE NOTED)
(SETBACK TO EXISTING EQUIPMENT SHELTER UNLESS OTHERWISE NOTED)

- PROPERTY OWNER: MOUNT AUBURN PROFESSIONAL SERVICES, INC.
C/O MOUNT AUBURN HOSPITAL
330 MOUNT AUBURN ST.
CAMBRIDGE, MA 02138
- SITE NAME: B0312/2500 MASS. AVE.
- SITE ADDRESS: 2500 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140
- APPLICANT: T-MOBILE NORTHEAST LLC.
15 COMMERCE WAY, SUITE B
NORTON, MA 02766
- JURISDICTION: CITY OF CAMBRIDGE
- TAX ID PARCEL NUMBER: MAP: 189 LOT: 93
- FEMA FLOOD HAZARD DESIGNATION: ZONE X
- PROPERTY LINE INFORMATION WAS PREPARED USING PLAN BASED ON CITY OF CAMBRIDGE ASSESSING DEPARTMENT PARCEL BLOCK MAP #189 DATE ACCESSED: 02/01/2016.
- ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL CALL THE FOLLOWING FOR ALL PRE-CONSTRUCTION NOTIFICATION 72-HOURS PRIOR TO ANY EXCAVATION ACTIVITY:
DIG SAFE SYSTEM (MA, ME, NH, RI, VT): GENERAL RESIDENTIAL, AGRICULTURAL, RURAL 1-888-344-7233
CALL BEFORE YOU DIG (CT): 1-800-922-4455
- THE WIRELESS TELECOMMUNICATION FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
- THE WIRELESS TELECOMMUNICATION FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. (THERE IS NO HANDICAP ACCESS REQUIRED).



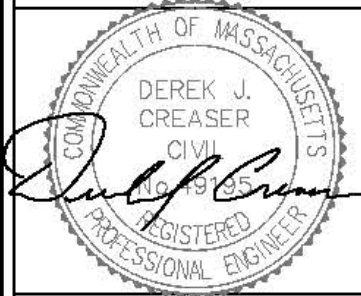
PLOT PLAN
22x34 SCALE: 1"=30'
11x17 SCALE: 1"=60'

GRAPHIC SCALE
0 15 30 60 90 FEET

T-MOBILE NORTHEAST LLC
15 COMMERCE WAY, SUITE B
NORTON, MA 02766
OFFICE: (508) 286-2700
FAX: (508) 286-2893

CENTERLINE
95 RYAN DRIVE #1
RAYNHAM, MA 02767

Hudson Design Group, LLC
1600 OSBORN STREET
BUILDING 20 NORTH SUITE 3000
N. ANDOVER, MA 01845
TEL: (978) 557-6563
FAX: (978) 536-5586



APPROVALS

CONSTRUCTION	DATE
RF ENGINEERING	DATE
ZONING/SITE ACQ.	DATE
OPERATIONS	DATE
TOWER OWNER	DATE
PROJECT NO:	4DE7312A
DRAWN BY:	VP
CHECKED BY:	RP

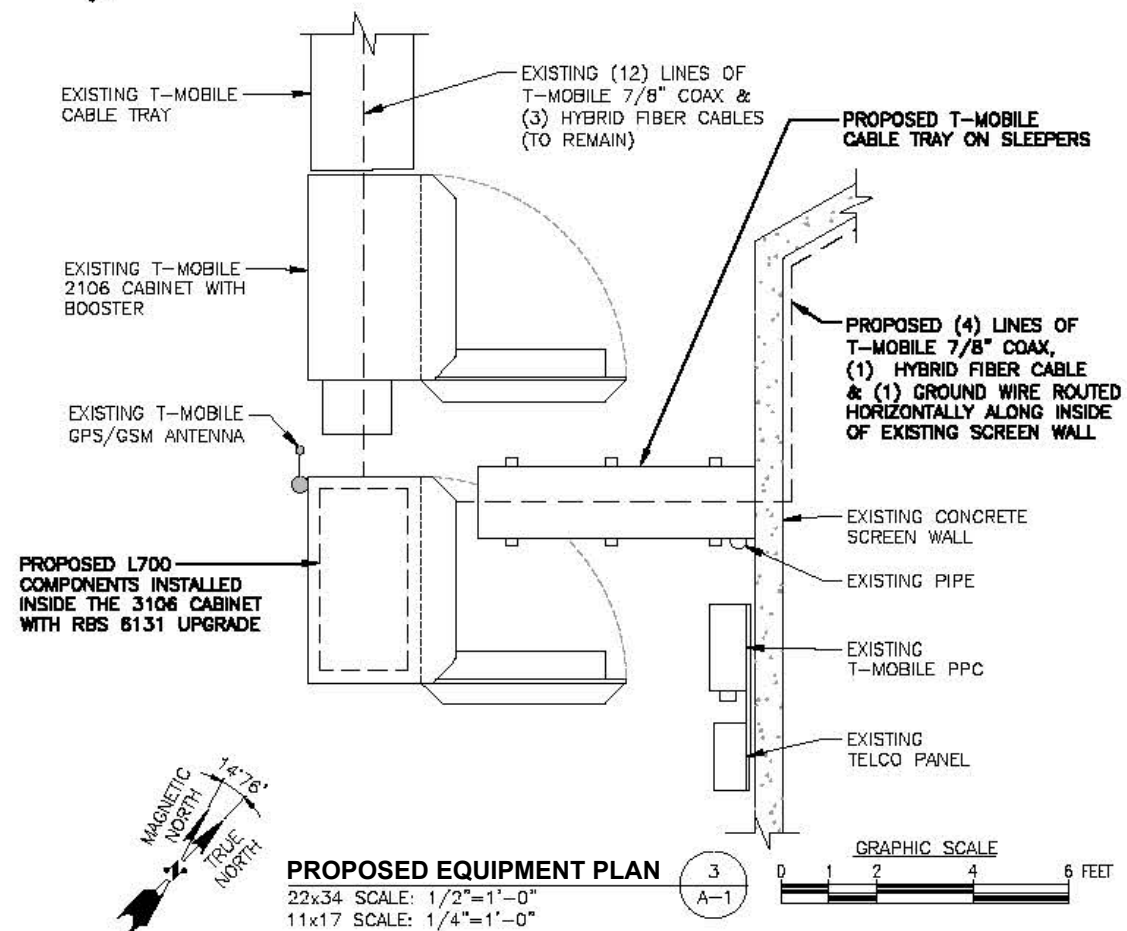
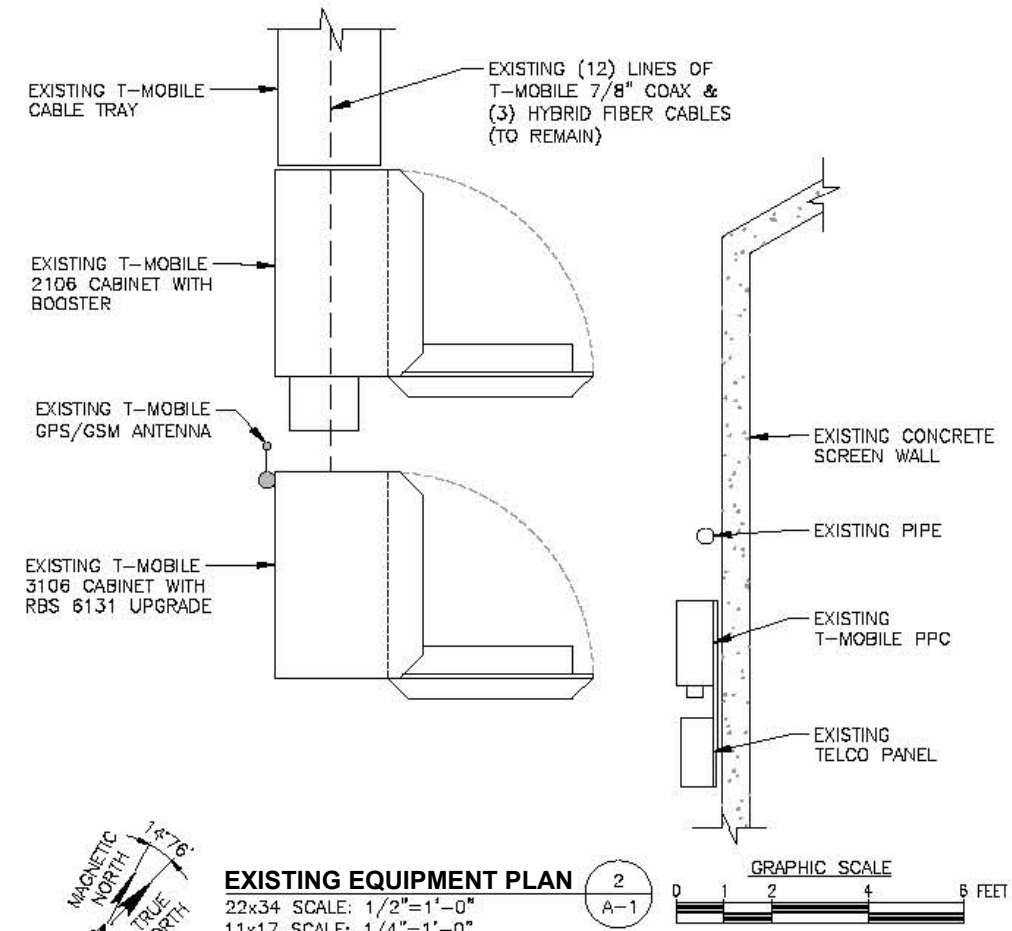
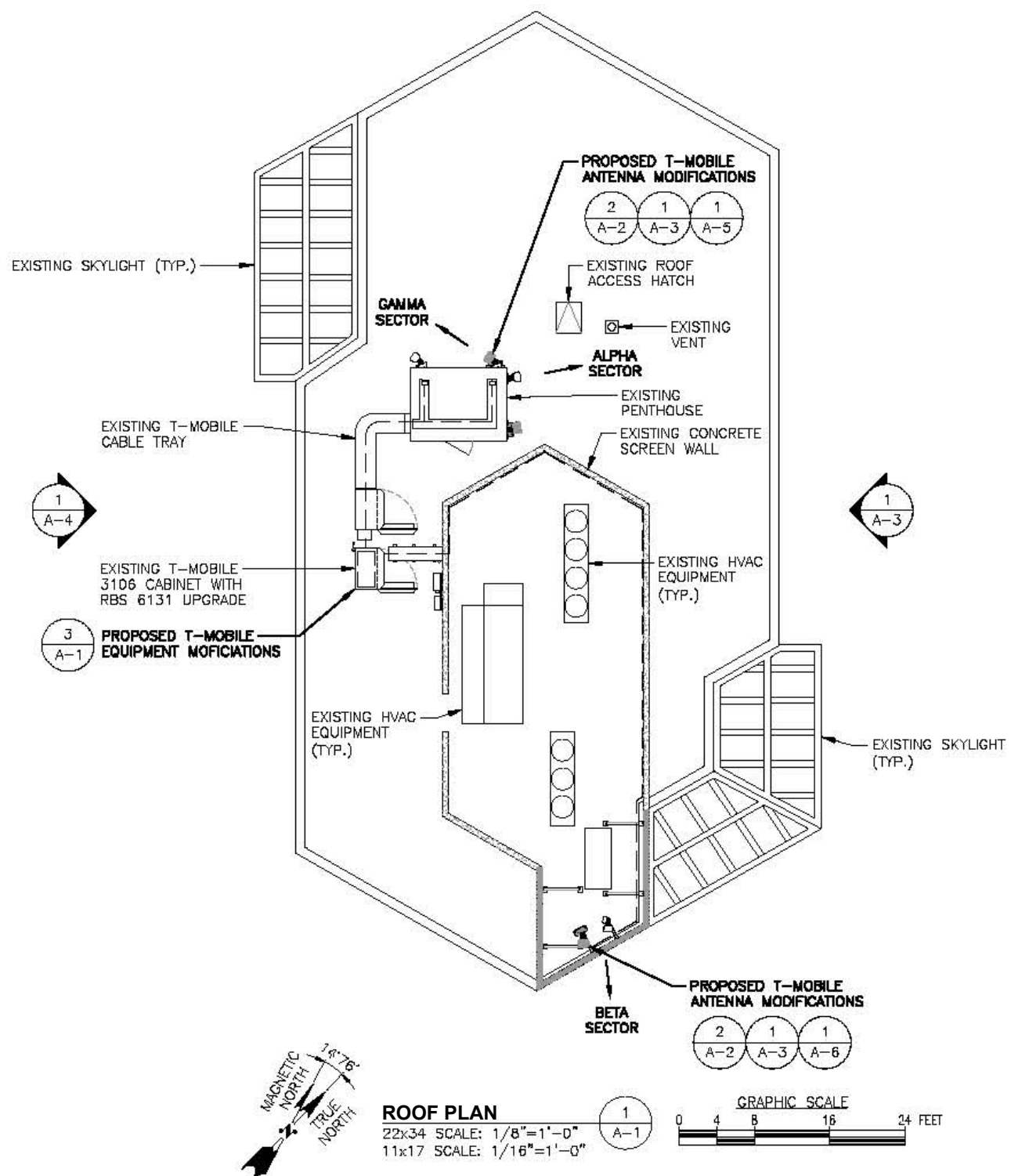
1	03/08/18	ISSUED FOR ZONING
D	03/01/18	ISSUED FOR REVIEW

SITE NUMBER: 4DE7312A
SITE NAME: B0312/2500 MASS. AVE
2500 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140
MIDDLESEX COUNTY

SHEET TITLE
PLOT PLAN
(L700)

SHEET NUMBER
C-1

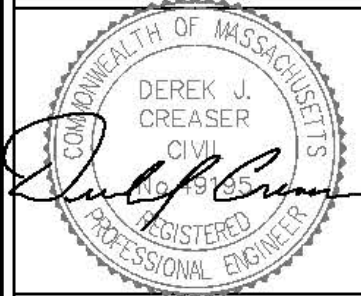
NOTE:
AN ANALYSIS FOR THE CAPACITY OF THE EXISTING STRUCTURES TO SUPPORT THE PROPOSED EQUIPMENT SHALL BE DETERMINED PRIOR TO CONSTRUCTION.



T-MOBILE NORTHEAST LLC
 15 COMMERCE WAY, SUITE B
 NORTON, MA 02766
 OFFICE: (508) 286-2700
 FAX: (508) 286-2893

CENTERLINE
 95 RYAN DRIVE #1
 RAYNHAM, MA 02767

Hudson Design Group, Inc.
 1400 OSBORN STREET
 BUILDING 20 NORTH SUITE 3000
 N. ANDOVER, MA 01845
 TEL: (978) 657-6563
 FAX: (978) 336-5586



APPROVALS

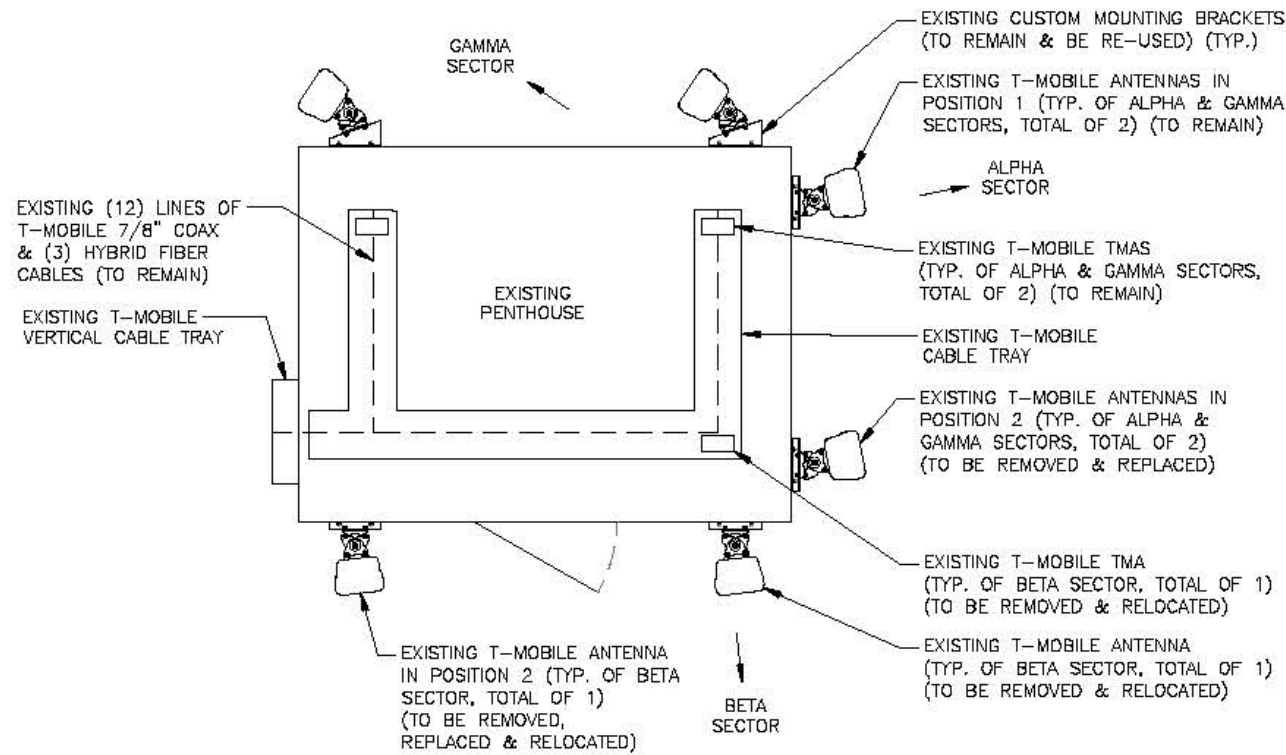
CONSTRUCTION	DATE
RF ENGINEERING	DATE
ZONING/SITE ACQ.	DATE
OPERATIONS	DATE
TOWER OWNER	DATE
PROJECT NO:	4DE7312A
DRAWN BY:	VP
CHECKED BY:	RP
1	03/08/18 ISSUED FOR ZONING
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SITE NUMBER: 4DE7312A
 SITE NAME: BO312/2500 MASS. AVE
 2500 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02140
 MIDDLESEX COUNTY

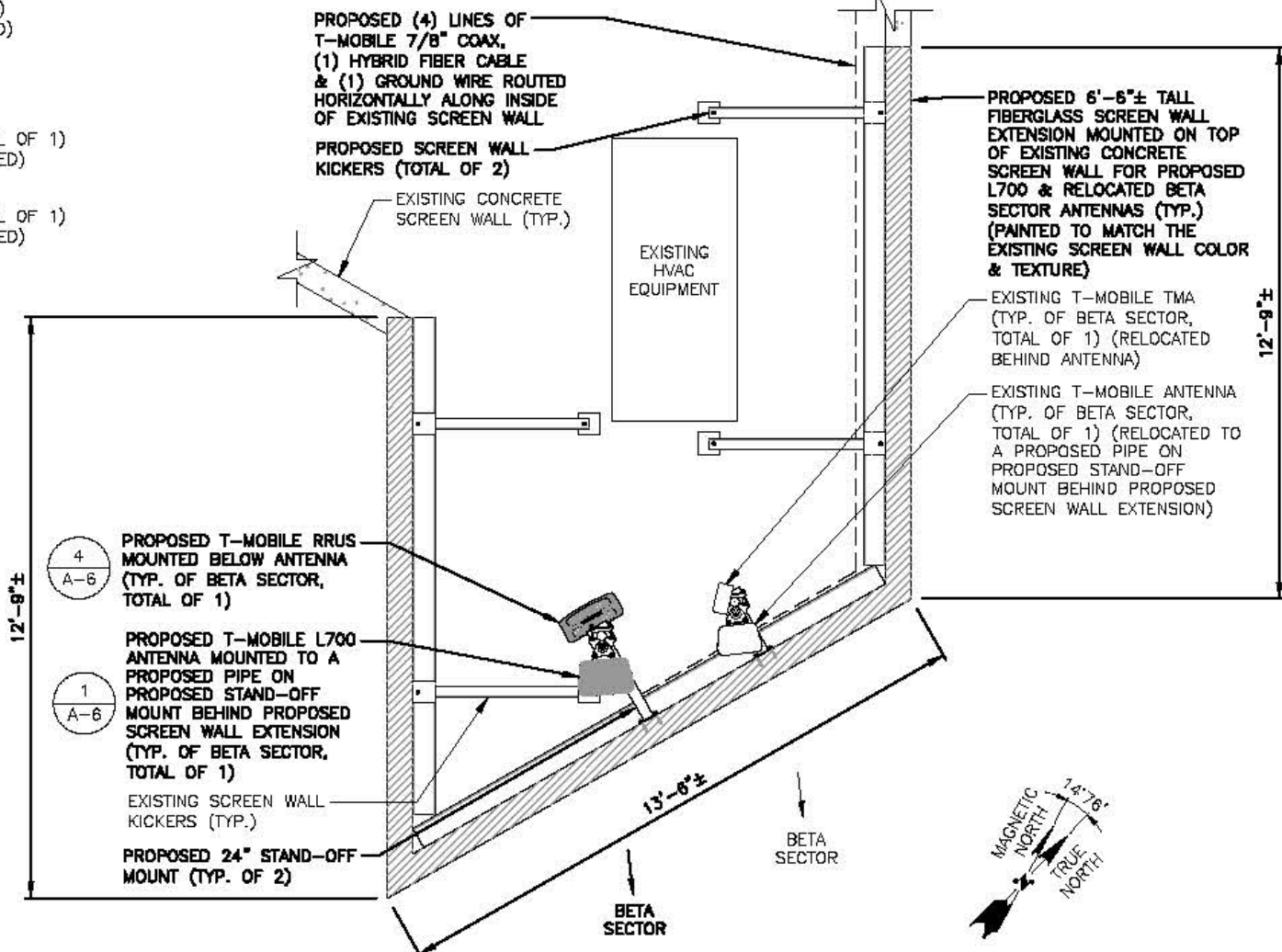
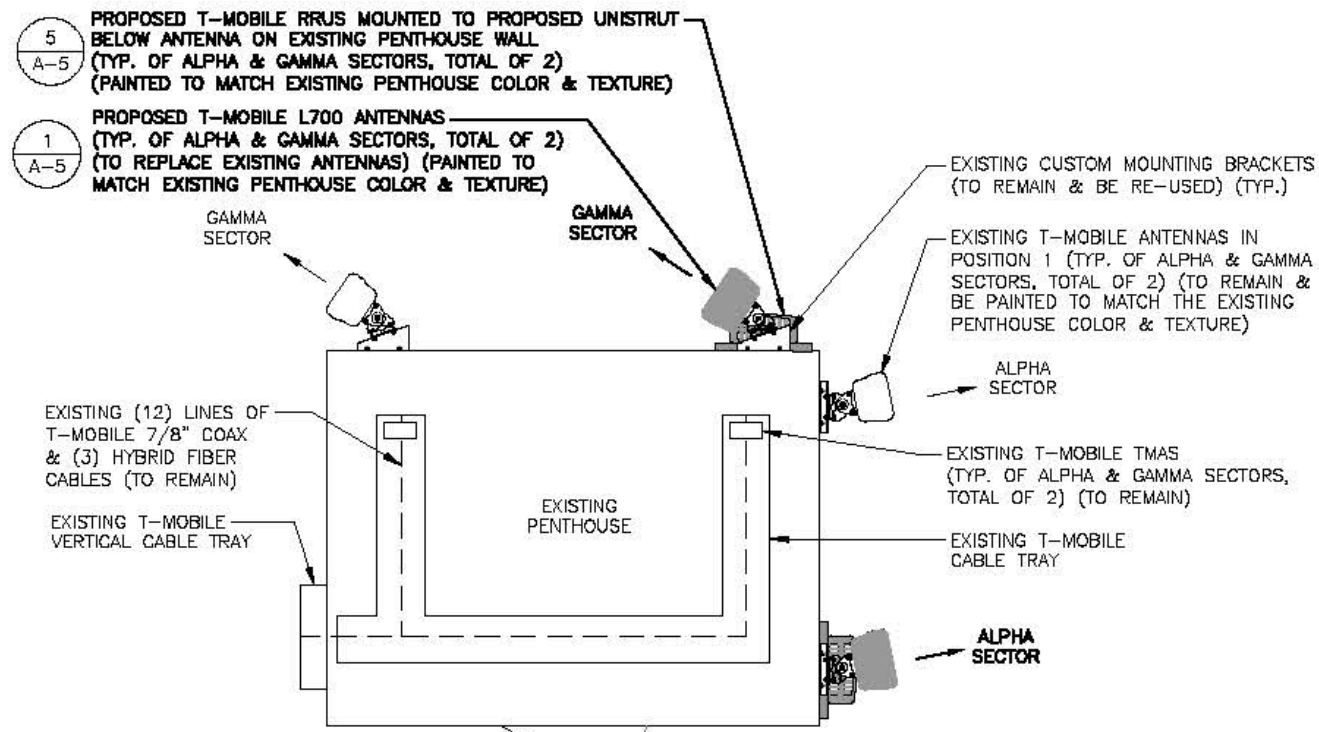
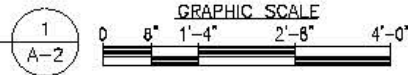
SHEET TITLE
 ROOF & EQUIPMENT PLAN
 (L700)

SHEET NUMBER
 A-1

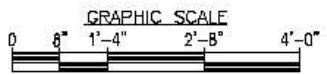
NOTE:
AN ANALYSIS FOR THE CAPACITY OF THE EXISTING STRUCTURES TO SUPPORT THE PROPOSED EQUIPMENT SHALL BE DETERMINED PRIOR TO CONSTRUCTION.



EXISTING ANTENNA PLAN
22x34 SCALE: 3/4"=1'-0"
11x17 SCALE: 3/8"=1'-0"



PROPOSED ANTENNA PLAN
22x34 SCALE: 3/4"=1'-0"
11x17 SCALE: 3/8"=1'-0"



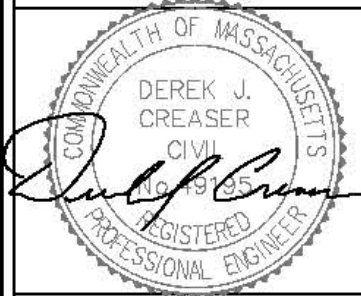
T-MOBILE NORTHEAST LLC
15 COMMERCE WAY, SUITE B
NORTON, MA 02766
OFFICE: (508) 286-2700
FAX: (508) 286-2893



95 RYAN DRIVE #1
RAYNHAM, MA 02767



1600 OSBORN STREET
BUILDING 20 NORTH SUITE 3000
N. ANDOVER, MA 01845
TEL: (978) 657-6563
FAX: (978) 336-5586



APPROVALS

CONSTRUCTION	DATE
RF ENGINEERING	DATE
ZONING/SITE ACQ.	DATE
OPERATIONS	DATE
TOWER OWNER	DATE
PROJECT NO:	4DE7312A
DRAWN BY:	VP
CHECKED BY:	RP

1 03/08/18 ISSUED FOR ZONING
D 03/01/18 ISSUED FOR REVIEW

SITE NUMBER: 4DE7312A
SITE NAME: BO312/2500 MASS. AVE
2500 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140
MIDDLESEX COUNTY

SHEET TITLE
ANTENNA LAYOUT
(L700)

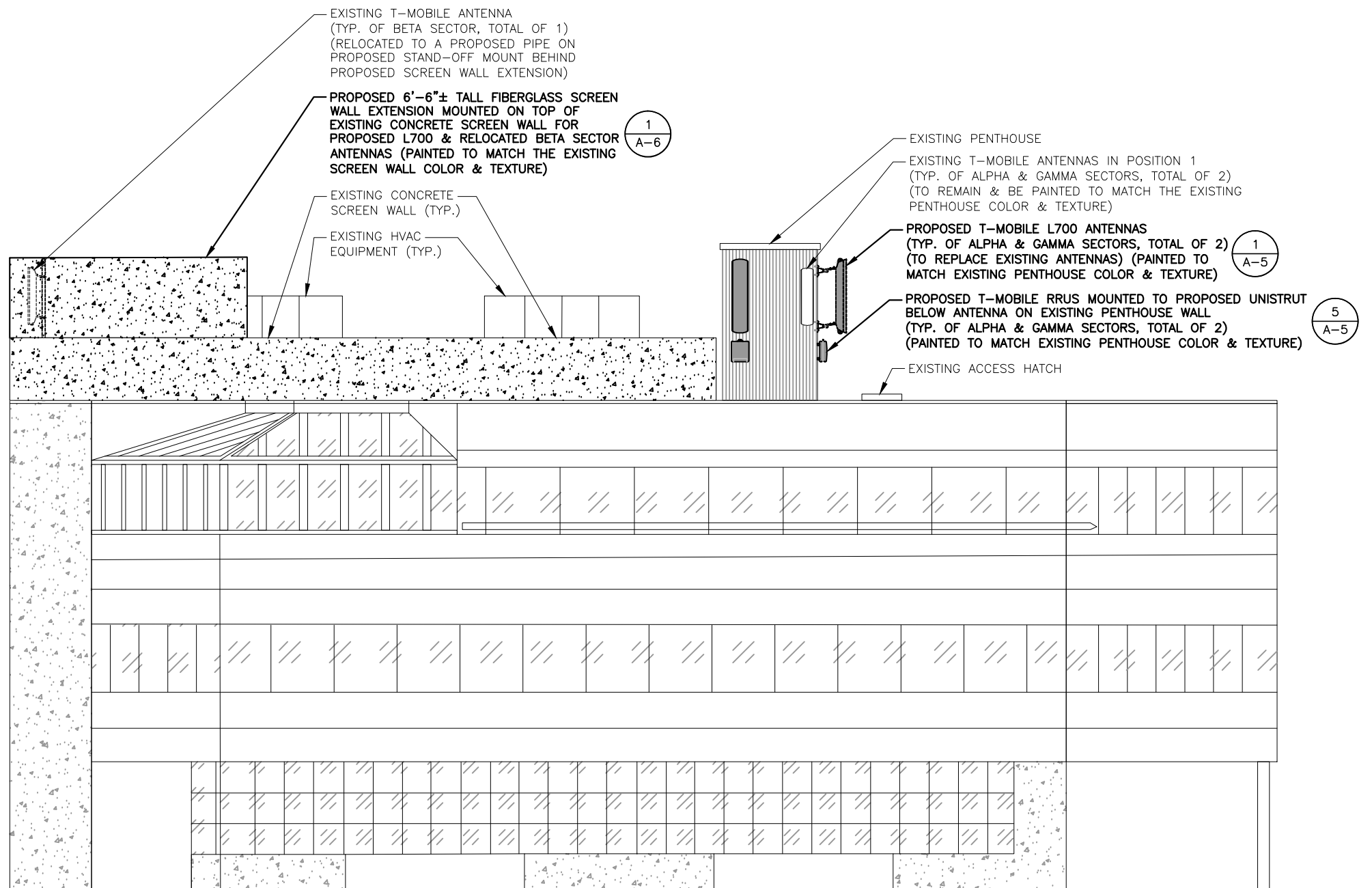
SHEET NUMBER
A-2

NOTE:
AN ANALYSIS FOR THE CAPACITY OF THE EXISTING STRUCTURES TO SUPPORT THE PROPOSED EQUIPMENT SHALL BE DETERMINED PRIOR TO CONSTRUCTION.

TOP OF PROPOSED FIBERGLASS SCREEN WALL
ELEV. = 52'-0"± A.G.L.

CL OF EXISTING & PROPOSED T-MOBILE ANTENNAS
ELEV. = 49'-0"± A.G.L.

TOP OF EXISTING ROOF
ELEV. = 40'-0"± A.G.L.



GROUND LEVEL
ELEV. = 0'-0"± A.G.L.

EAST ELEVATION

22x34 SCALE: 3/16"=1'-0"
11x17 SCALE: 3/32"=1'-0"

GRAPHIC SCALE
0 2'-8" 5'-4" 10'-8" 16'-0"

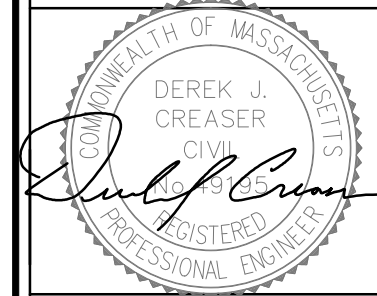
T-MOBILE NORTHEAST LLC
15 COMMERCE WAY, SUITE B
NORTON, MA 02766
OFFICE: (508) 286-2700
FAX: (508) 286-2893



95 RYAN DRIVE #1
RAYNHAM, MA 02767



1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090
N. ANDOVER, MA 01845
TEL: (978) 557-5553
FAX: (978) 336-5586



APPROVALS

CONSTRUCTION	DATE
RF ENGINEERING	DATE
ZONING/SITE ACQ.	DATE
OPERATIONS	DATE
TOWER OWNER	DATE
PROJECT NO:	4DE7312A
DRAWN BY:	VP
CHECKED BY:	RP

1	03/08/16	ISSUED FOR ZONING
0	03/01/16	ISSUED FOR REVIEW

SITE NUMBER: 4DE7312A
SITE NAME: BO312/2500 MASS. AVE
2500 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140
MIDDLESEX COUNTY

SHEET TITLE
ELEVATION
(L700)

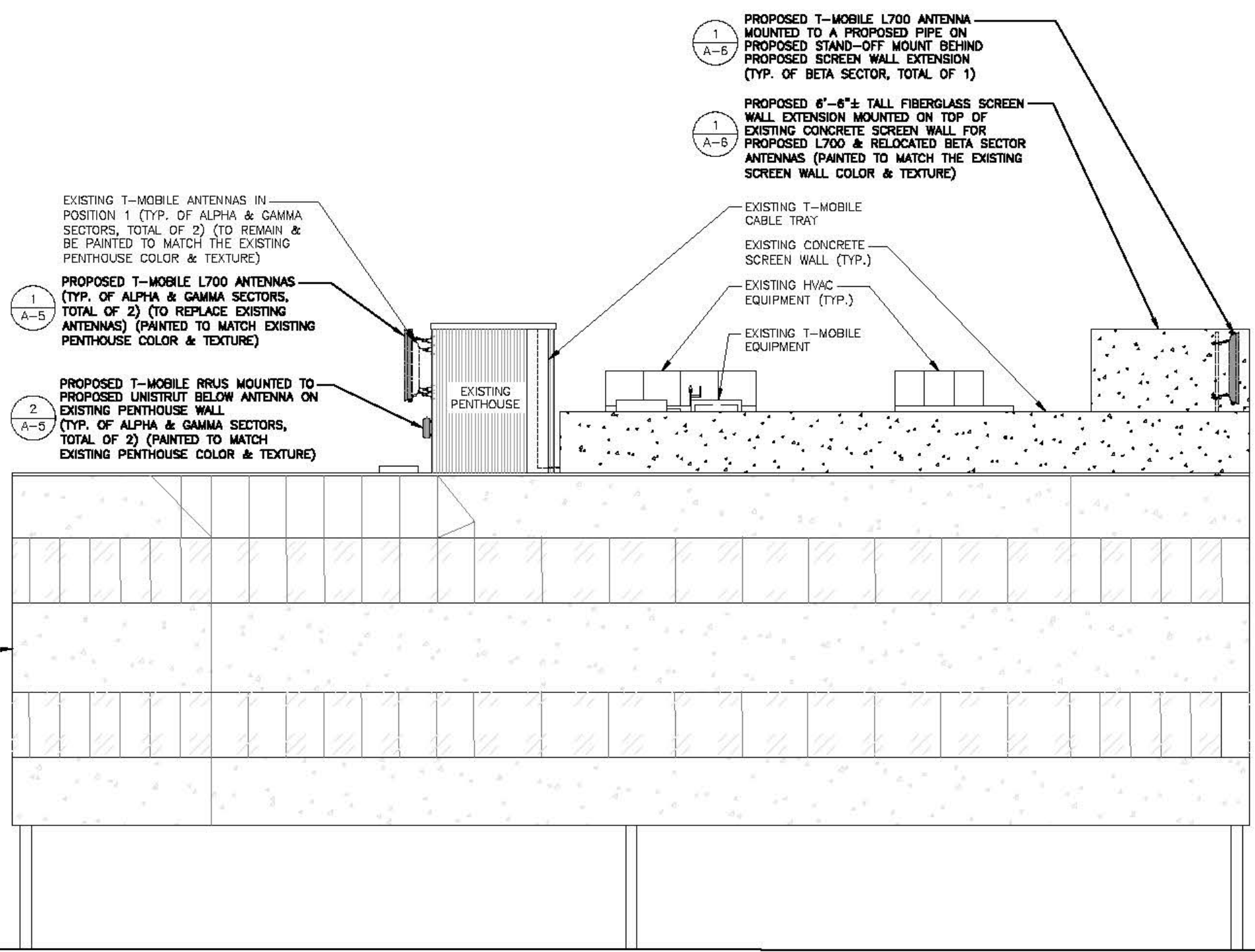
SHEET NUMBER
A-3

NOTE:
AN ANALYSIS FOR THE CAPACITY OF THE EXISTING STRUCTURES TO SUPPORT THE PROPOSED EQUIPMENT SHALL BE DETERMINED PRIOR TO CONSTRUCTION.

☉ OF EXISTING & PROPOSED T-MOBILE ANTENNAS
ELEV. = 49'-0"± A.G.L.

☉ TOP OF EXISTING ROOF
ELEV. = 40'-0"± A.G.L.

☉ GROUND LEVEL
ELEV. = 0'-0"± A.G.L.



1
A-6

PROPOSED T-MOBILE L700 ANTENNA MOUNTED TO A PROPOSED PIPE ON PROPOSED STAND-OFF MOUNT BEHIND PROPOSED SCREEN WALL EXTENSION (TYP. OF BETA SECTOR, TOTAL OF 1)

1
A-6

PROPOSED 6'-6"± TALL FIBERGLASS SCREEN WALL EXTENSION MOUNTED ON TOP OF EXISTING CONCRETE SCREEN WALL FOR PROPOSED L700 & RELOCATED BETA SECTOR ANTENNAS (PAINTED TO MATCH THE EXISTING SCREEN WALL COLOR & TEXTURE)

1
A-5

PROPOSED T-MOBILE L700 ANTENNAS (TYP. OF ALPHA & GAMMA SECTORS, TOTAL OF 2) (TO REPLACE EXISTING ANTENNAS) (PAINTED TO MATCH EXISTING PENTHOUSE COLOR & TEXTURE)

2
A-5

PROPOSED T-MOBILE RRUS MOUNTED TO PROPOSED UNISTRUT BELOW ANTENNA ON EXISTING PENTHOUSE WALL (TYP. OF ALPHA & GAMMA SECTORS, TOTAL OF 2) (PAINTED TO MATCH EXISTING PENTHOUSE COLOR & TEXTURE)

EXISTING T-MOBILE CABLE TRAY

EXISTING CONCRETE SCREEN WALL (TYP.)

EXISTING HVAC EQUIPMENT (TYP.)

EXISTING T-MOBILE EQUIPMENT

EXISTING PENTHOUSE

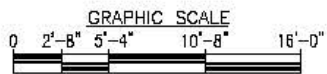
☉ TOP OF PROPOSED FIBERGLASS SCREEN WALL
ELEV. = 52'-0"± A.G.L.

EXISTING BUILDING

WEST ELEVATION

22x34 SCALE: 3/16"=1'-0"
11x17 SCALE: 3/32"=1'-0"

1
A-4



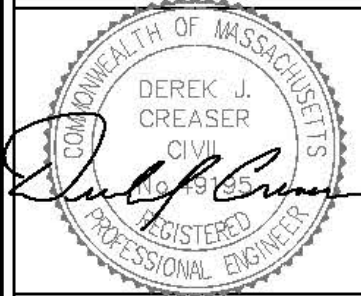
T-MOBILE NORTHEAST LLC
15 COMMERCE WAY, SUITE B
NORTON, MA 02766
OFFICE: (508) 286-2700
FAX: (508) 286-2893



95 RYAN DRIVE #1
RAYNHAM, MA 02767



1400 CROCODOCK STREET
BUILDING 20 NORTH SUITE 3000
N. ANDOVER, MA 01845
TEL: (978) 687-6553
FAX: (978) 336-3366



APPROVALS

CONSTRUCTION	DATE
RF ENGINEERING	DATE
ZONING/SITE ACQ.	DATE
OPERATIONS	DATE
TOWER OWNER	DATE

PROJECT NO: 4DE7312A

DRAWN BY: VP

CHECKED BY: RP

1	03/08/16	ISSUED FOR ZONING
0	03/01/18	ISSUED FOR REVIEW

SITE NUMBER: 4DE7312A

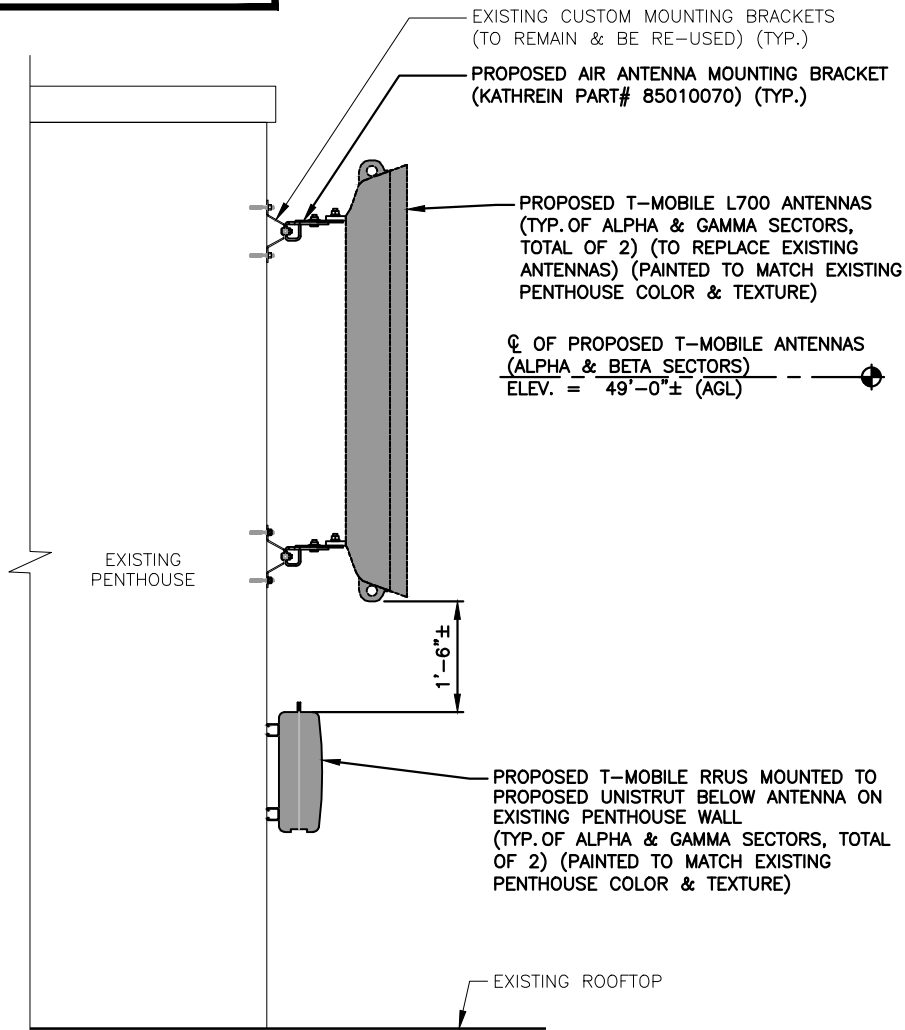
SITE NAME: BO312/2500 MASS. AVE

2500 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140
MIDDLESEX COUNTY

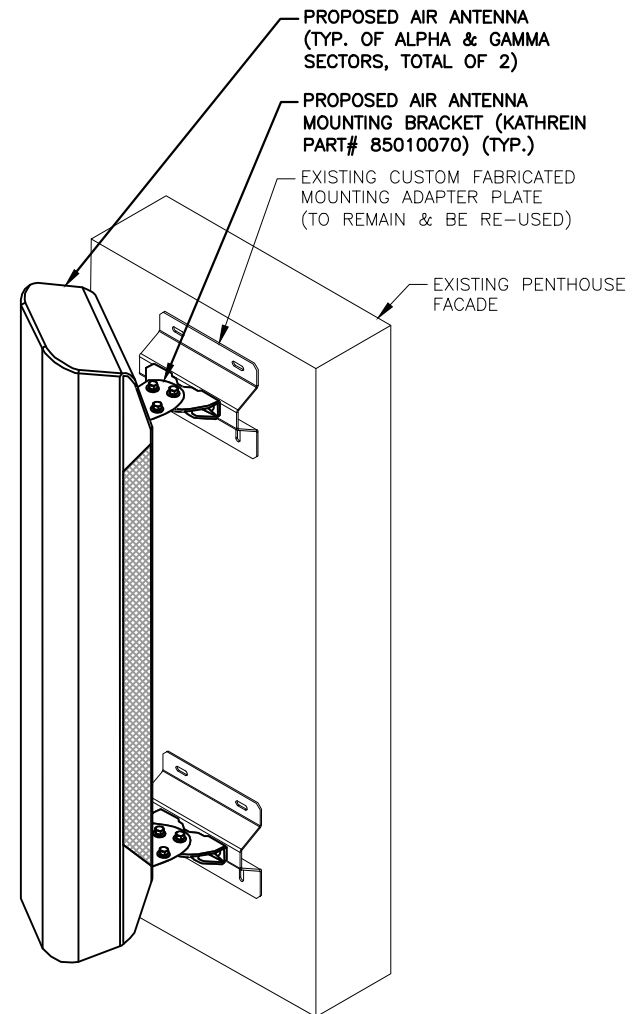
SHEET TITLE
ELEVATION
(L700)

SHEET NUMBER
A-4

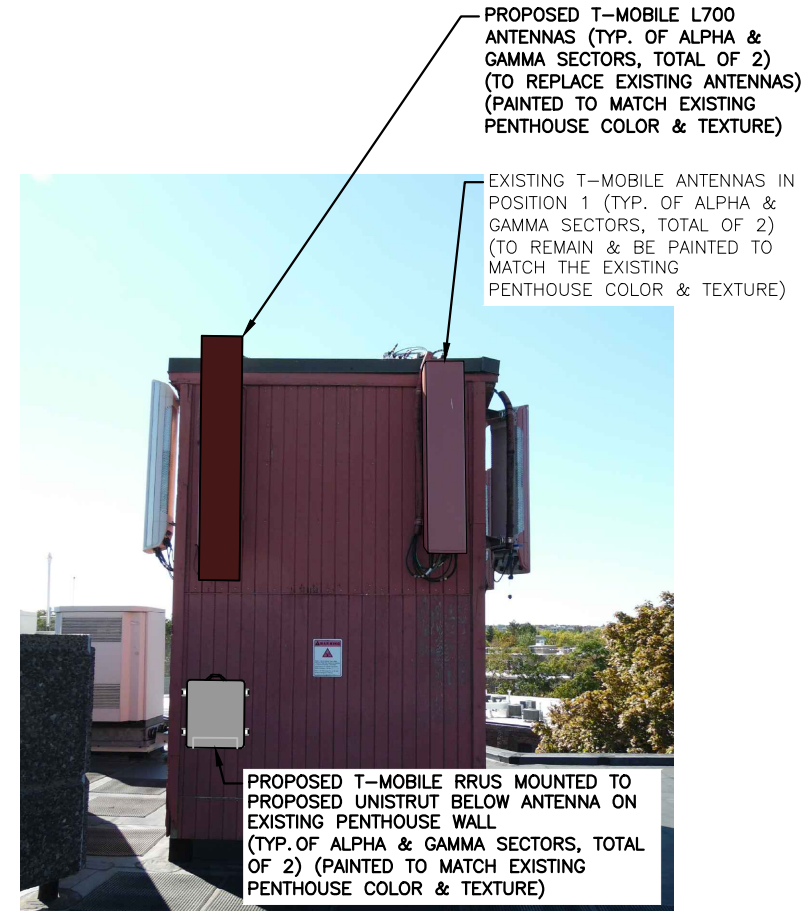
NOTE:
AN ANALYSIS FOR THE CAPACITY OF THE EXISTING STRUCTURES TO SUPPORT THE PROPOSED EQUIPMENT SHALL BE DETERMINED PRIOR TO CONSTRUCTION.



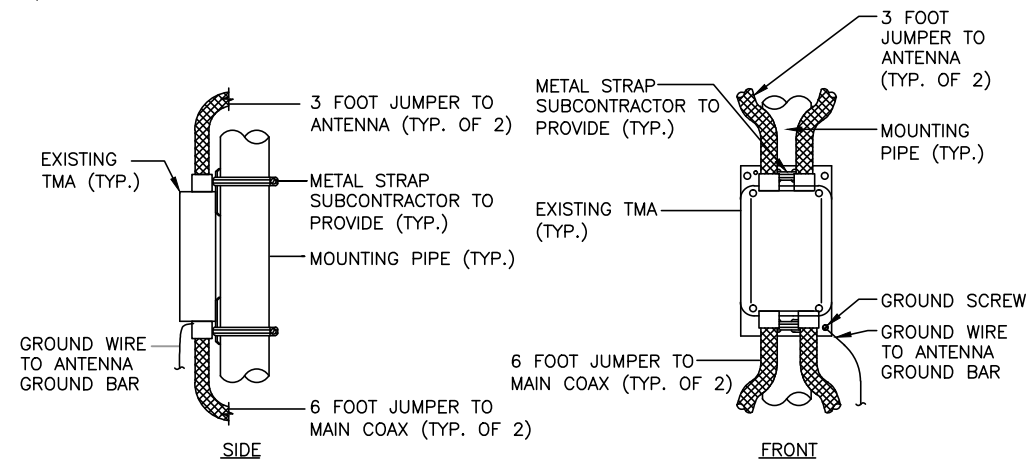
PROPOSED L700 ANTENNA MOUNT (ALPHA & GAMMA SECTORS) 1
22x34 SCALE: 3/4"=1'-0"
11x17 SCALE: 3/8"=1'-0" A-5



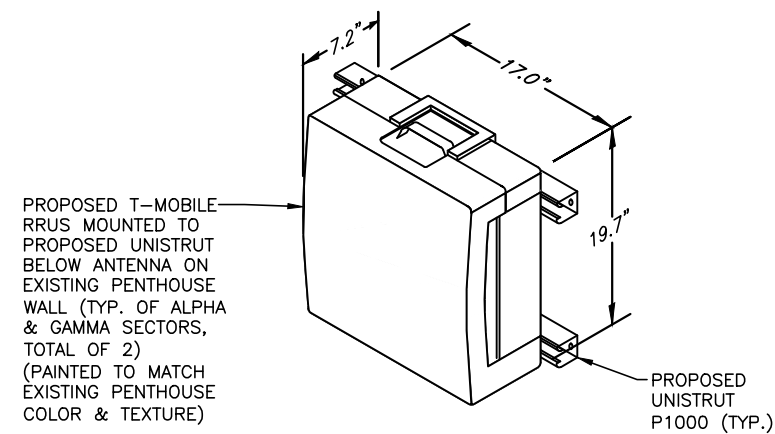
PROPOSED AIR ANTENNA MOUNT (ISOMETRIC) 2
22x34 SCALE: 1"=1'-0"
11x17 SCALE: 1/2"=1'-0" A-5



T-MOBILE ELEVATION PHOTO DETAIL 3
SCALE: N.T.S. A-5



TMA MOUNTING DETAIL 4
SCALE: N.T.S. A-5



NOTE:
MOUNT PER MANUFACTURER'S SPECIFICATIONS.

RRUS-11 B12 DETAIL 5
SCALE: N.T.S. A-5

T-MOBILE NORTHEAST LLC

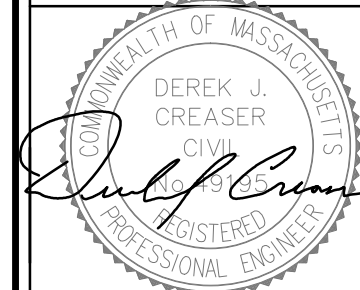
15 COMMERCE WAY, SUITE B
NORTON, MA 02766
OFFICE: (508) 286-2700
FAX: (508) 286-2893



95 RYAN DRIVE #1
RAYNHAM, MA 02767



1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090
N. ANDOVER, MA 01845
TEL: (978) 557-5553
FAX: (978) 336-5586



APPROVALS

CONSTRUCTION	DATE
RF ENGINEERING	DATE
ZONING/SITE ACQ.	DATE
OPERATIONS	DATE
TOWER OWNER	DATE

PROJECT NO: 4DE7312A

DRAWN BY: VP

CHECKED BY: RP

1	03/08/16	ISSUED FOR ZONING
0	03/01/16	ISSUED FOR REVIEW

SITE NUMBER: 4DE7312A

SITE NAME: BO312/2500 MASS. AVE

2500 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140
MIDDLESEX COUNTY

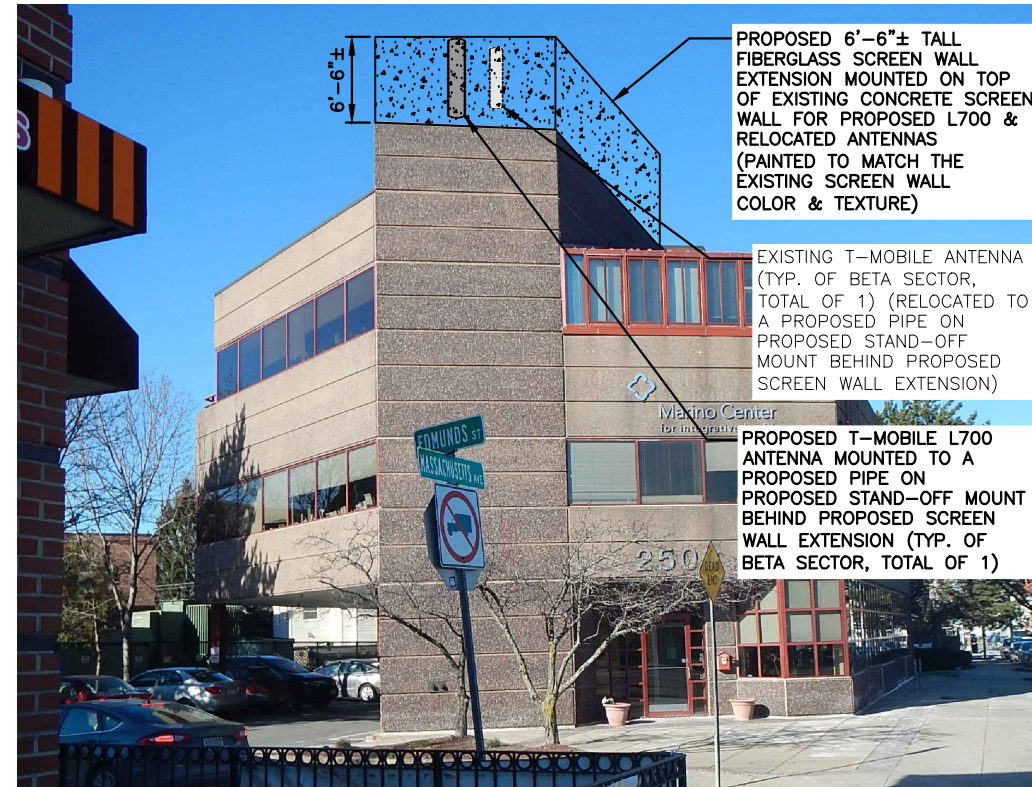
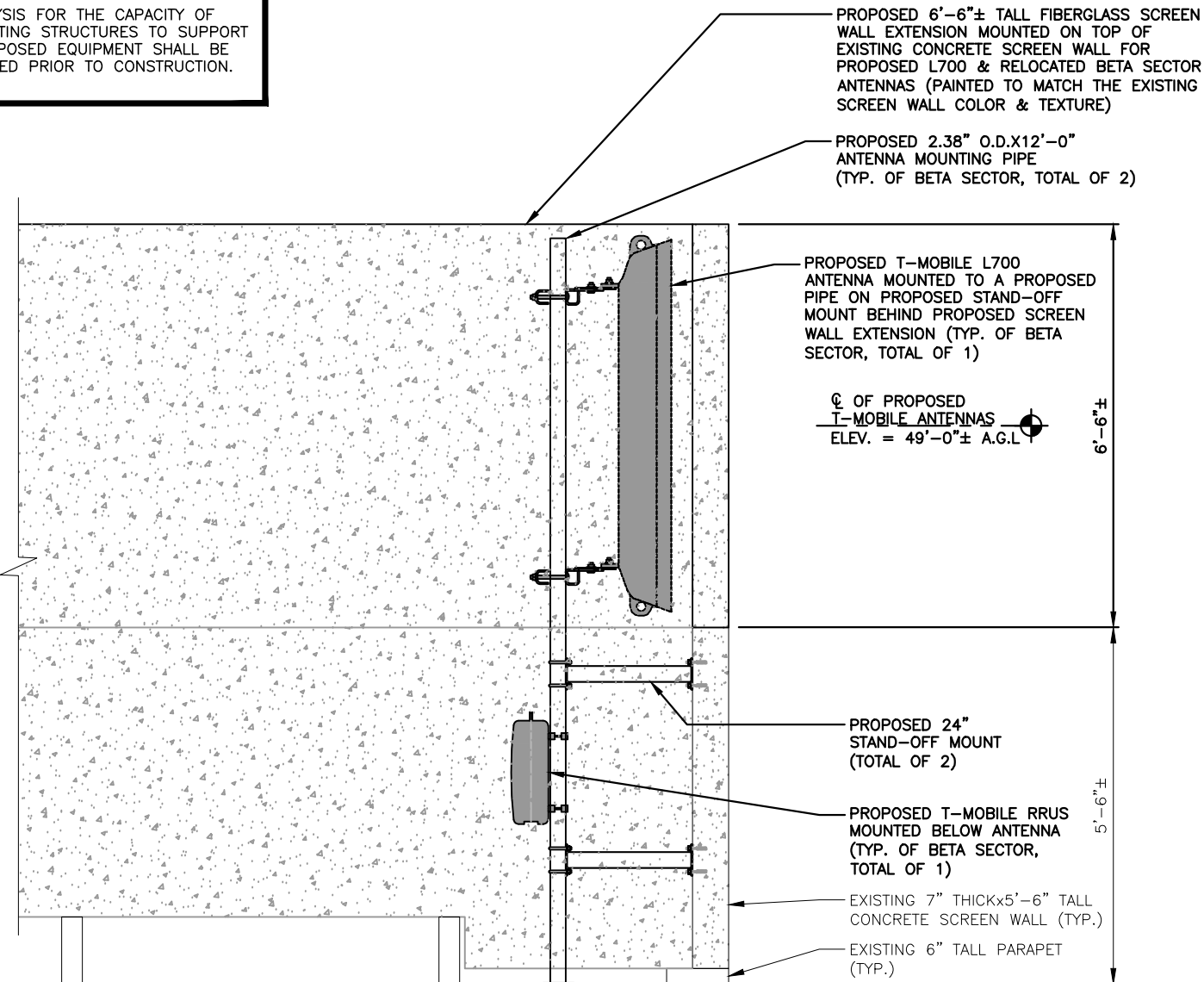
SHEET TITLE

ALPHA & GAMMA SECTORS (L700)

SHEET NUMBER

A-5

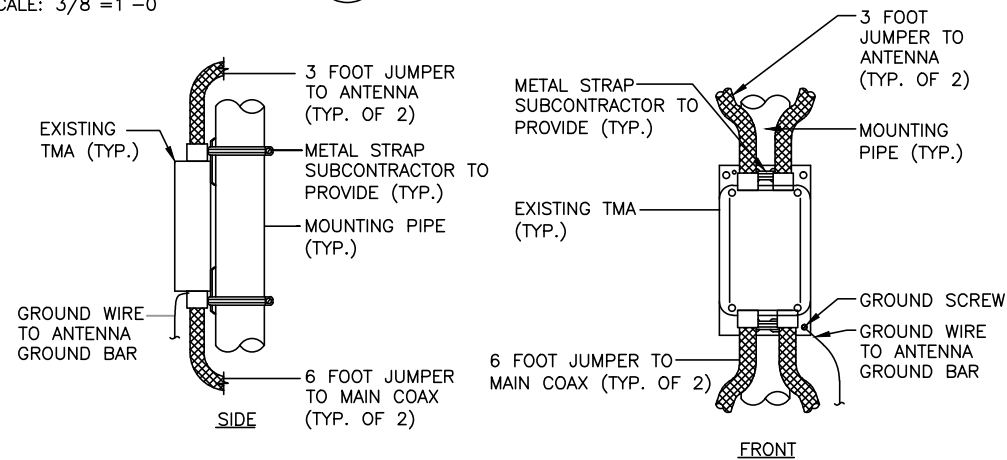
NOTE:
AN ANALYSIS FOR THE CAPACITY OF THE EXISTING STRUCTURES TO SUPPORT THE PROPOSED EQUIPMENT SHALL BE DETERMINED PRIOR TO CONSTRUCTION.



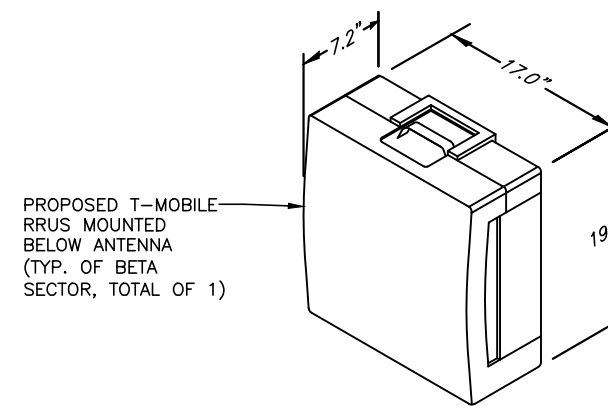
T-MOBILE ELEVATION PHOTO DETAIL 2
SCALE: N.T.S. A-6

PROPOSED L700 ANTENNA MOUNT (BETA SECTOR)

22x34 SCALE: 3/4"=1'-0"
11x17 SCALE: 3/8"=1'-0"



TMA MOUNTING DETAIL 3
SCALE: N.T.S. A-6



NOTE: MOUNT PER MANUFACTURER'S SPECIFICATIONS.

RRUS-11 B12 DETAIL 4
SCALE: N.T.S. A-6

T-MOBILE NORTHEAST LLC

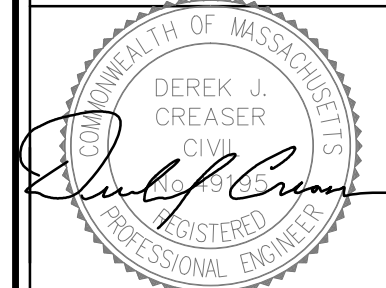
15 COMMERCE WAY, SUITE B
NORTON, MA 02766
OFFICE: (508) 286-2700
FAX: (508) 286-2893



95 RYAN DRIVE #1
RAYNHAM, MA 02767



1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090
N. ANDOVER, MA 01845
TEL: (978) 557-5553
FAX: (978) 336-5586



APPROVALS

CONSTRUCTION	DATE
RF ENGINEERING	DATE
ZONING/SITE ACQ.	DATE
OPERATIONS	DATE
TOWER OWNER	DATE

PROJECT NO: 4DE7312A

DRAWN BY: VP

CHECKED BY: RP

1	03/08/16	ISSUED FOR ZONING
0	03/01/16	ISSUED FOR REVIEW

SITE NUMBER: 4DE7312A

SITE NAME: BO312/2500 MASS. AVE

2500 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140
MIDDLESEX COUNTY

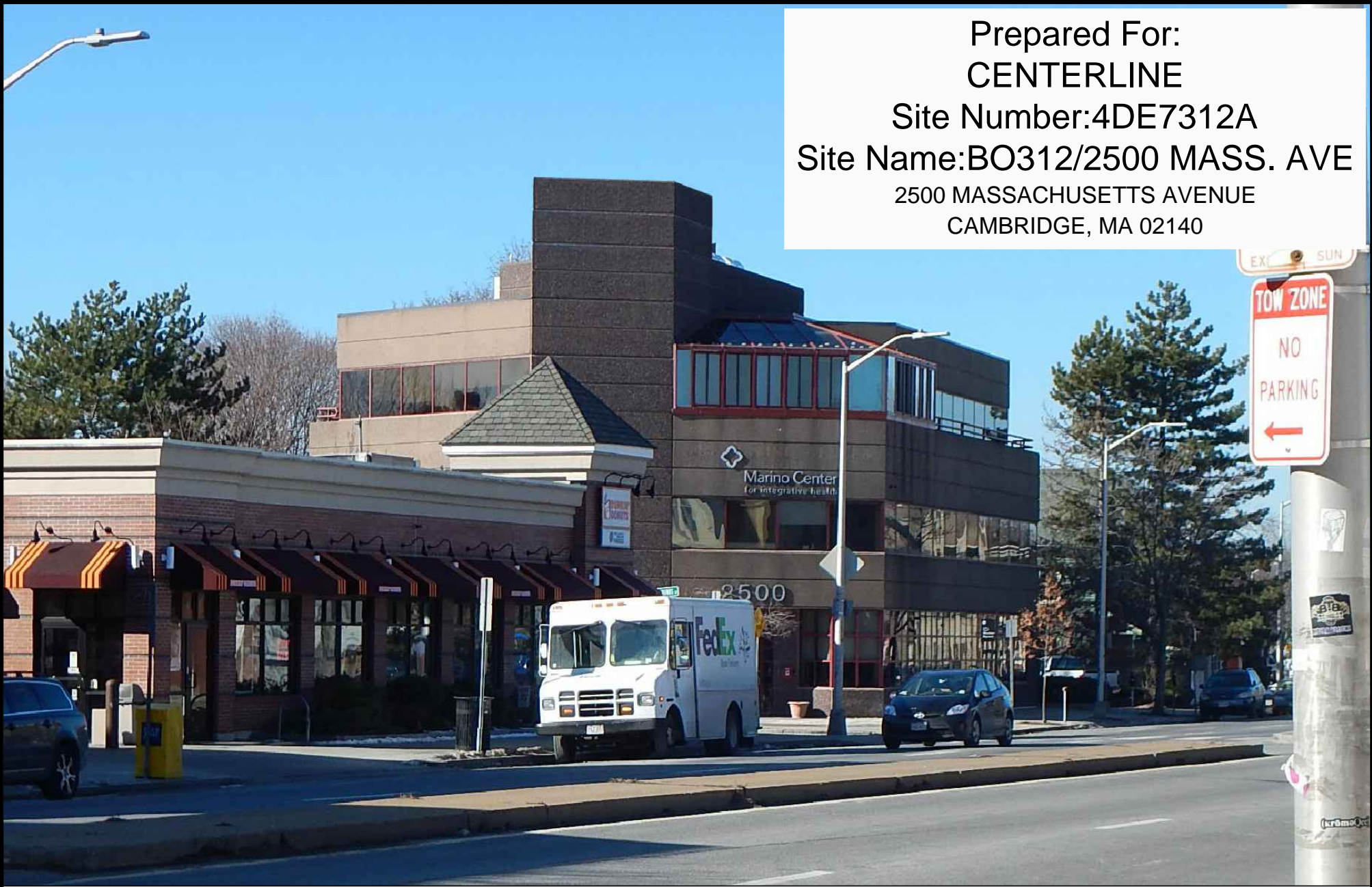
SHEET TITLE
BETA SECTOR

(L700)

SHEET NUMBER

A-6

4



Prepared For:
CENTERLINE
 Site Number: 4DE7312A
 Site Name: BO312/2500 MASS. AVE
 2500 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02140

SITE NO: 4DE7312A
SITE NAME: BO312/2500 MASS. AVE
ADDRESS: 2500 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02140

T-MOBILE NORTHEAST LLC
 15 COMMERCE WAY, SUITE B
 NORTON, MA 02766
 OFFICE: (508) 286-2700
 FAX: (508) 286-2893

PREPARED FOR:

CENTERLINE
 95 RYAN DRIVE #1
 RAYNHAM, MA 02767


Hudson Design Group
 75 SUMMIT STREET
 PHILMONT, NY 12565
 1600 OSGOOD STREET
 BUILDING 20 NORTH SUITE 3090
 N. ANDOVER, MA 01845
 TEL: (978) 557-5553
 FAX: (978) 336-5586

SITE TYPE: ROOFTOP
DATE: 03/14/2016 **REV:** 0
DRAWN BY: KMS
SCALE: N.T.S.

THIS STUDY DOES NOT CLAIM IN ANY WAY TO SHOW THE ONLY AREAS OF VISIBILITY. IT IS MEANT TO SHOW A BROAD REPRESENTATION OF AREAS WHERE THE PROPOSED INSTALLATION MAY BE VISIBLE BASED UPON THE BEST INFORMATION FOR TOPOGRAPHY AND VEGETATION LOCATIONS AVAILABLE TO DATE.

PAGE 1 OF 12

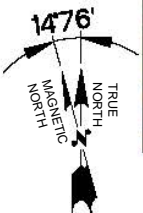


PHOTO LOCATION

SITE NO: 4DE7312A
SITE NAME: B0312/2500 MASS. AVE
ADDRESS: 2500 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02140

T-MOBILE NORTHEAST LLC
 15 COMMERCE WAY, SUITE B
 NORTON, MA 02766
 OFFICE: (508) 286-2700
 FAX: (508) 286-2893

PREPARED FOR:

 95 RYAN DRIVE #1
 RAYNHAM, MA 02767

Hudson Design Group Inc.
 76 ELIMAHAT STREET
 PHILMONT, NY 12565
 1400 CASSIODO STREET
 BUILDING 20 NORTH, SUITE 5090
 N. ANDOVER, MA 01845
 TEL: (978) 557-5553
 FAX: (978) 336-5556

SITE TYPE: ROOFTOP
DATE: 03/14/2016 **REV:** 0
DRAWN BY: KMS
SCALE: N.T.S.

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EXISTING T-MOBILE ANTENNA IN POSITION 2 (TYP. OF BETA SECTOR, TOTAL OF 1) (TO BE REMOVED & REPLACED)



DETAIL OF EQUIPMENT

EXISTING T-MOBILE ANTENNA (TYP. OF BETA SECTOR, TOTAL OF 1) (TO BE REMOVED & REPLACED) (BEYOND)

VIEW NORTHWEST FROM PARKING LOT OF 2480 MASSACHUSETTS AVE

SITE NO: 4DE7312A
SITE NAME: B0312/2500 MASS. AVE
ADDRESS: 2500 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140

T-MOBILE NORTHEAST LLC
15 COMMERCE WAY, SUITE B
NORTON, MA 02766
OFFICE: (508) 286-2700
FAX: (508) 286-2893

PREPARED FOR:


CENTERLINE
95 RYAN DRIVE #1
RAYNHAM, MA 02767


Hudson Design Group LLC
75 SUMMIT STREET
PHILMONT, NY 12565
1400 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090
N. ANDOVER, MA 01845
TEL: (978) 557-5553
FAX: (978) 336-5586

SITE TYPE: ROOFTOP
DATE: 03/14/2016 **REV:** 0
DRAWN BY: KMS
SCALE: N.T.S.

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DETAIL OF EQUIPMENT

**VIEW NORTHWEST FROM PARKING LOT OF
2480 MASSACHUSETTS AVE**

SITE NO: 4DE7312A
SITE NAME: B0312/2500 MASS. AVE
ADDRESS: 2500 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02140

T-MOBILE NORTHEAST LLC
 15 COMMERCE WAY, SUITE B
 NORTON, MA 02766
 OFFICE: (508) 286-2700
 FAX: (508) 286-2893

PREPARED FOR:

 95 RYAN DRIVE #1
 RAYNHAM, MA 02767

Hudson Design Group LLC

 75 SUMMIT STREET
 PHILMONT, NY 12565
 1600 OSGOOD STREET
 BUILDING 20 NORTH, SUITE 3090
 N. ANDOVER, MA 01845
 TEL: (978) 557-5553
 FAX: (978) 336-5586

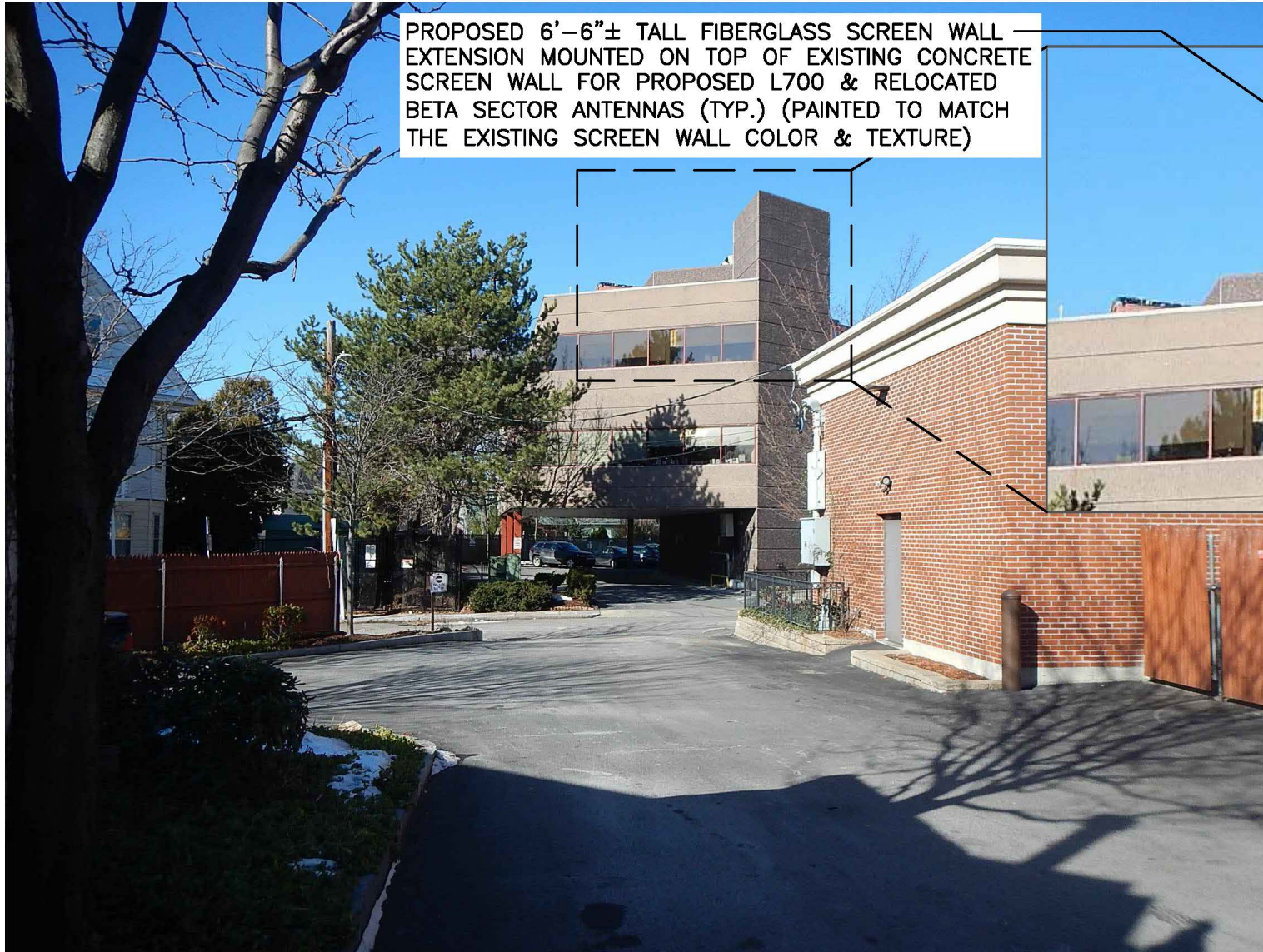
SITE TYPE: ROOFTOP
DATE: 03/14/2016 **REV:** 0
DRAWN BY: KMS
SCALE: N.T.S.

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PROPOSED CONDITIONS

LOCATION # 1

DATE OF PHOTO: 01/28/2016



PROPOSED 6'-6"± TALL FIBERGLASS SCREEN WALL EXTENSION MOUNTED ON TOP OF EXISTING CONCRETE SCREEN WALL FOR PROPOSED L700 & RELOCATED BETA SECTOR ANTENNAS (TYP.) (PAINTED TO MATCH THE EXISTING SCREEN WALL COLOR & TEXTURE)



DETAIL OF EQUIPMENT

**VIEW NORTHWEST FROM PARKING LOT OF
2480 MASSACHUSETTS AVE**

SITE NO: 4DE7312A
SITE NAME: B0312/2500 MASS. AVE
ADDRESS: 2500 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02140

T-MOBILE NORTHEAST LLC
 15 COMMERCE WAY, SUITE B
 NORTON, MA 02766
 OFFICE: (508) 286-2700
 FAX: (508) 286-2893

PREPARED FOR:

 95 RYAN DRIVE #1
 RAYNHAM, MA 02767

Hudson Design Group LLC

 75 SUMMIT STREET
 PHILMONT, NY 12565
 1400 OSGOOD STREET
 BUILDING 20 NORTH, SUITE 3090
 N. ANDOVER, MA 01845
 TEL: (978) 557-5563
 FAX: (978) 336-6586

SITE TYPE: ROOFTOP
DATE: 03/14/2016 **REV:** 0
DRAWN BY: KMS
SCALE: N.T.S.

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DETAIL OF EQUIPMENT

**VIEW NORTHWEST FROM MASSACHUSETTS AVENUE
(EQUIPMENT PARTIALLY VISIBLE)**

SITE NO: 4DE7312A
SITE NAME: B0312/2500 MASS. AVE
ADDRESS: 2500 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02140

T-MOBILE NORTHEAST LLC
 15 COMMERCE WAY, SUITE B
 NORTON, MA 02766
 OFFICE: (508) 286-2700
 FAX: (508) 286-2893

PREPARED FOR:

 95 RYAN DRIVE #1
 RAYNHAM, MA 02767

Hudson Design Group LLC

 75 SUMMIT STREET
 PHILMONT, NY 12565
 1400 OSGOOD STREET
 BUILDING 20 NORTH, SUITE 3090
 N. ANDOVER, MA 01845
 TEL: (978) 557-5553
 FAX: (978) 336-5586

SITE TYPE: ROOFTOP
DATE: 03/14/2016 **REV:** 0
DRAWN BY: KMS
SCALE: N.T.S.

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DETAIL OF EQUIPMENT

**VIEW NORTHWEST FROM MASSACHUSETTS AVENUE
(EQUIPMENT PARTIALLY VISIBLE)**

SITE NO: 4DE7312A
SITE NAME: B0312/2500 MASS. AVE
ADDRESS: 2500 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02140

T-MOBILE NORTHEAST LLC
 15 COMMERCE WAY, SUITE B
 NORTON, MA 02766
 OFFICE: (508) 286-2700
 FAX: (508) 286-2893

PREPARED FOR:

 95 RYAN DRIVE #1
 RAYNHAM, MA 02767

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 PHILMONT, NY 12565
 1400 OSGOOD STREET
 BUILDING 20 NORTH, SUITE 3090
 N. ANDOVER, MA 01845
 TEL: (978) 557-5553
 FAX: (978) 336-5586

SITE TYPE: ROOFTOP
DATE: 03/14/2016 **REV:** 0
DRAWN BY: KMS
SCALE: N.T.S.

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DETAIL OF EQUIPMENT

PROPOSED 6'-6"± TALL FIBERGLASS SCREEN WALL EXTENSION MOUNTED ON TOP OF EXISTING CONCRETE SCREEN WALL FOR PROPOSED L700 & RELOCATED BETA SECTOR ANTENNAS (TYP.) (PAINTED TO MATCH THE EXISTING SCREEN WALL COLOR & TEXTURE)

**VIEW NORTHWEST FROM MASSACHUSETTS AVENUE
(EQUIPMENT PARTIALLY VISIBLE)**

SITE NO: 4DE7312A
SITE NAME: B0312/2500 MASS. AVE
ADDRESS: 2500 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140

T-MOBILE NORTHEAST LLC
15 COMMERCE WAY, SUITE B
NORTON, MA 02766
OFFICE: (508) 286-2700
FAX: (508) 286-2893

PREPARED FOR:

95 RYAN DRIVE #1
RAYNHAM, MA 02767


Hudson Design Group LLC
75 SUMMIT STREET
PHILMONT, NY 12565
1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090
N. ANDOVER, MA 01845
TEL: (978) 557-5533
FAX: (978) 336-5386

SITE TYPE: ROOFTOP
DATE: 03/14/2016 **REV:** 0
DRAWN BY: KMS
SCALE: N.T.S.

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EXISTING CONDITIONS

LOCATION # 3

DATE OF PHOTO: 01/28/2016

EXISTING T-MOBILE ANTENNA IN POSITION 1
(TYP. OF ALPHA & GAMMA SECTORS, TOTAL OF 2)
(TO REMAIN & BE PAINTED TO MATCH THE
EXISTING PENTHOUSE COLOR & TEXTURE)

EXISTING T-MOBILE ANTENNA IN POSITION 2
(TYP. OF ALPHA & GAMMA SECTORS, TOTAL
OF 2) (TO BE REMOVED & REPLACED)



**DETAIL OF
EQUIPMENT**



**DETAIL OF
EQUIPMENT**

VIEW SOUTH FROM MASSACHUSETTS AVENUE

SITE NO: 4DE7312A
SITE NAME: B0312/2500 MASS. AVE
ADDRESS: 2500 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140

T-MOBILE NORTHEAST LLC
15 COMMERCE WAY, SUITE B
NORTON, MA 02766
OFFICE: (508) 286-2700
FAX: (508) 286-2893

PREPARED FOR:

CENTERLINE
95 RYAN DRIVE #1
RAYNHAM, MA 02767

Hudson Design Group LLC
75 SUMMIT STREET
PHILMONT, NY 12565
1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090
N. ANDOVER, MA 01845
TEL: (978) 557-5553
FAX: (978) 336-5586

SITE TYPE: ROOFTOP
DATE: 03/14/2016 **REV:** 0
DRAWN BY: KMS
SCALE: N.T.S.

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DETAIL OF EQUIPMENT



DETAIL OF EQUIPMENT

VIEW SOUTH FROM MASSACHUSETTS AVENUE

SITE NO: 4DE7312A

SITE NAME: B0312/2500 MASS. AVE

ADDRESS: 2500 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140

T-MOBILE NORTHEAST LLC

15 COMMERCE WAY, SUITE B
NORTON, MA 02766
OFFICE: (508) 286-2700
FAX: (508) 286-2893

PREPARED FOR:



95 RYAN DRIVE #1
RAYNHAM, MA 02767

Hudson
Design Group LLC

75 SUMMIT STREET
PHILMONT, NY 12565

1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090
N. ANDOVER, MA 01845



TEL: (978) 557-5553
FAX: (978) 336-5586

SITE TYPE: ROOFTOP

DATE: 03/14/2016 **REV:** 0

DRAWN BY: KMS

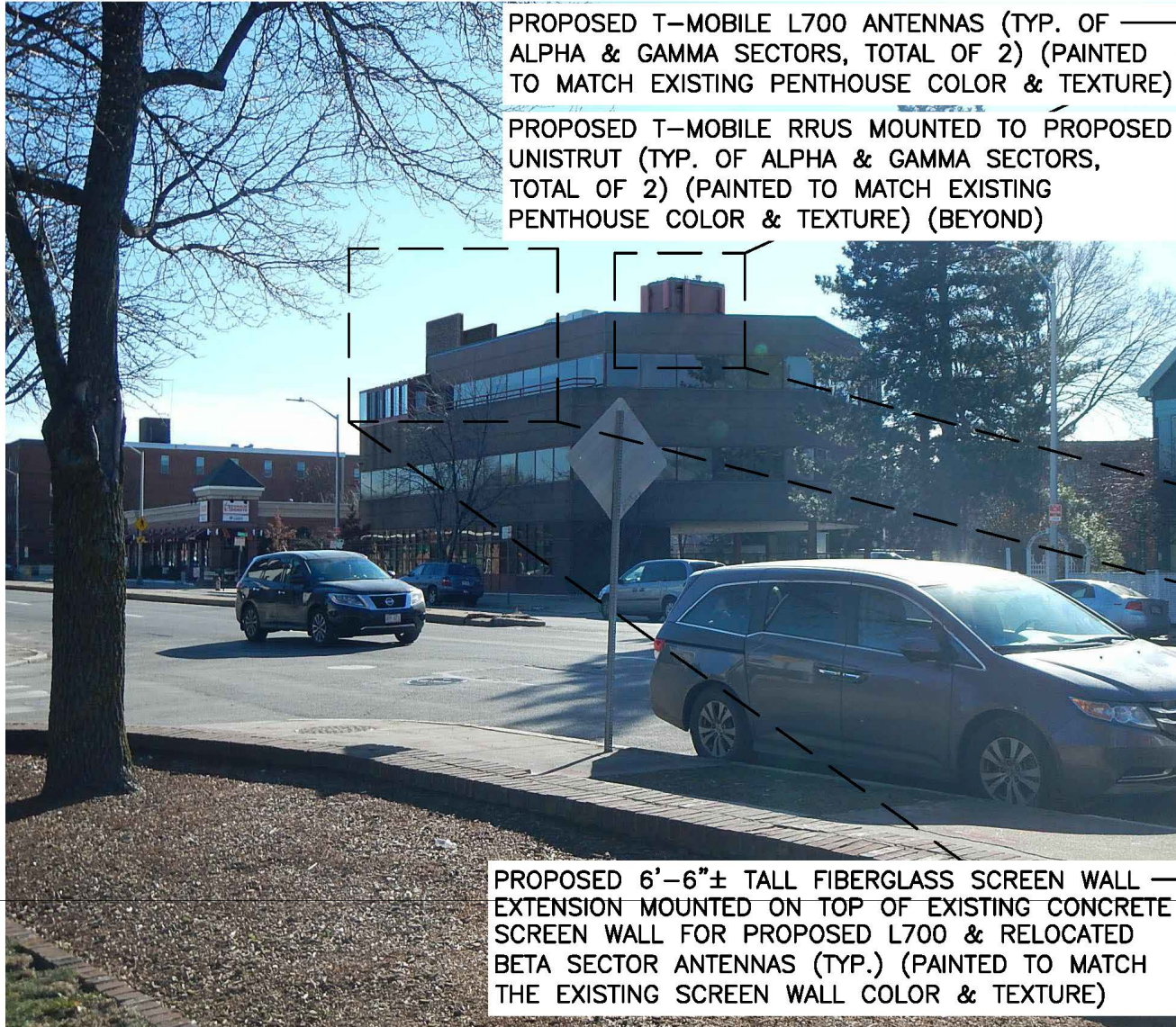
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PROPOSED CONDITIONS

LOCATION # 3

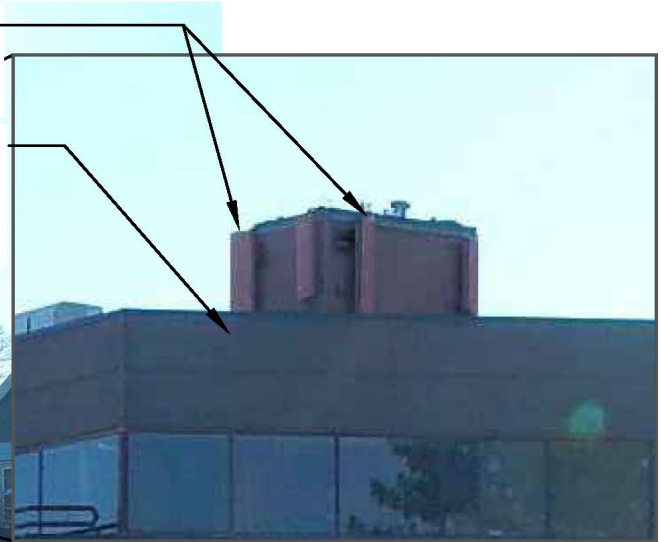
DATE OF PHOTO: 01/28/2016



PROPOSED T-MOBILE L700 ANTENNAS (TYP. OF ALPHA & GAMMA SECTORS, TOTAL OF 2) (PAINTED TO MATCH EXISTING PENTHOUSE COLOR & TEXTURE)

PROPOSED T-MOBILE RRUS MOUNTED TO PROPOSED UNISTRUT (TYP. OF ALPHA & GAMMA SECTORS, TOTAL OF 2) (PAINTED TO MATCH EXISTING PENTHOUSE COLOR & TEXTURE) (BEYOND)

PROPOSED 6'-6"± TALL FIBERGLASS SCREEN WALL EXTENSION MOUNTED ON TOP OF EXISTING CONCRETE SCREEN WALL FOR PROPOSED L700 & RELOCATED BETA SECTOR ANTENNAS (TYP.) (PAINTED TO MATCH THE EXISTING SCREEN WALL COLOR & TEXTURE)



DETAIL OF EQUIPMENT



DETAIL OF EQUIPMENT

VIEW SOUTH FROM MASSACHUSETTS AVENUE

SITE NO: 4DE7312A
SITE NAME: B0312/2500 MASS. AVE
ADDRESS: 2500 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02140

T-MOBILE NORTHEAST LLC
 15 COMMERCE WAY, SUITE B
 NORTON, MA 02766
 OFFICE: (508) 286-2700
 FAX: (508) 286-2893

PREPARED FOR:

 95 RYAN DRIVE #1
 RAYNHAM, MA 02767

Hudson Design Group LLC

 75 SUMMIT STREET
 PHILMONT, NY 12565
 1600 OSGOOD STREET
 BUILDING 20 NORTH, SUITE 3090
 N. ANDOVER, MA 01845
 TEL: (978) 557-5563
 FAX: (978) 536-5586

SITE TYPE: ROOFTOP
DATE: 03/14/2016 **REV:** 0
DRAWN BY: KMS
SCALE: N.T.S.


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VIEW SOUTHEAST FROM COTTAGE PARK AVENUE
(EQUIPMENT NOT VISIBLE)

SITE NO: 4DE7312A
SITE NAME: B0312/2500 MASS. AVE
ADDRESS: 2500 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02140

T-MOBILE NORTHEAST LLC
 15 COMMERCE WAY, SUITE B
 NORTON, MA 02766
 OFFICE: (508) 286-2700
 FAX: (508) 286-2893

PREPARED FOR:

 95 RYAN DRIVE #1
 RAYNHAM, MA 02767

Hudson Design Group LLC

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 PHILMONT, NY 12565
 1600 OSGOOD STREET
 BUILDING 20 NORTH, SUITE 3090
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SITE TYPE: ROOFTOP
DATE: 03/14/2016 **REV:** 0
DRAWN BY: KMS
SCALE: N.T.S.

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5

Federal Communications Commission
Wireless Telecommunications Bureau

Radio Station Authorization (Reference Copy Only)

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.

Licensee: T-Mobile License LLC

ATTN Dan Menser
T-Mobile License LLC
12920 SE 38th St.
Bellevue, WA 98006

FCC Registration Number (FRN): 0001565449	
Call Sign: KNLF954	File Number: 0002991471
Radio Service: CW - PCS Broadband	

Grant Date 06/05/2007	Effective Date 06/05/2007	Expiration Date 06/27/2017	Print Date 09/06/2007
--------------------------	------------------------------	-------------------------------	--------------------------

Market Number: BTA051	Channel Block: D	Sub-Market Designator: 0
Market Name: Boston, MA		

1st Build-out Date 06/27/2002	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
----------------------------------	--------------------	--------------------	--------------------

Special Conditions or Waivers/Conditions This authorization is subject to the condition that the remaining balance of the winning bid amount will be paid in accordance with Part 1 of the Commission's rules, 47 C.F.R. Part 1.

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

Conditions
Pursuant to Section 309(h) of the Communications Act of 1934, as amended, 47 U.S.C. Section 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. Section 310(d). This license is subject in terms to the right of use or control conferred by Section 706 of the Communications Act of 1934, as amended. See 47 U.S.C. Section 606.

To view the geographic areas associated with the license, go to the Universal Licensing System (ULS) homepage at <http://wireless.fcc.gov/uls/> and select "License Search". Follow the instruction on how to search for license information

FCC 601 - MB

6

Doc 01625579

1

Southern Middlesex Land Court
Registry District

RECEIVED FOR REGISTRATION

DN: Dec 19, 2012 at 03:29P

Document Fee 75.00

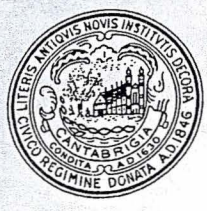
Receipt Total: \$75.00

NOTED DN: CERT 215620 BK 01207 PG 70

ALSO NOTED DN:

Jackie Slaga 401-855-0824
 NAME TEL
 STREET ADDRESS
 CITY OR TOWN ZIP

6



2012 01625579

Bk: 01207 Pg: 70 Cert#: 215420
Doc: DECIS 12/19/2012 03:29 PM

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2012 NOV 16 AM 10 27

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

CASE NO: 10334

LOCATION: 2500 Mass Avenue Business A-2 Zone
Cambridge, MA

lot 100 A

PETITIONER: T-Mobile Northeast, LLC
C/o Jackie Slaga, Agent

RECOMMEND

*MARINO CENTER FOR Integrative Health INC
CP 215420 OR 1007-70*

PETITION: Special Permit: In-kind replacement of existing 6 antennas with new antennas; replacement of 1 existing cabinet with smaller cabinet in same equipment area on roof. All antennas will be mounted in the same location and painted to match façade of building.

VIOLATION: Art. 4.000, Sec. 4.32.G.1 & 4.10 (Footnote 49) (Telecommunication Facility). Art. 10.000, Sec. 10.40 (Special Permit).

DATE OF PUBLIC NOTICE: September 27, 2012 & October 4, 2012

DATE OF PUBLIC HEARING: October 11, 2012

MEMBERS OF THE BOARD:

- BRENDAN SULLIVAN - CHAIR
- CONSTANTINE ALEXANDER - VICE-CHAIR
- TIMOTHY HUGHES
- THOMAS SCOTT
- JANET GREEN

ASSOCIATE MEMBERS:

- MAHMOOD R. FIROUZBAKHT
- DOUGLAS MYERS
- SLATER W. ANDERSON
- TAD HEUER
- ANDREA A. HICKEY
- KEVIN C. McAVEY

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.

215420

1207-70

RECOMMEND

Marino Center for Integrative Health Inc

2012

Case No. 10334
Location: 2500 Massachusetts Avenue
Petitioner: T-Mobile Northeast, LLC c/o Jackie Slaga, Agent

On October 11, 2012, Petitioner's attorney Ricardo Sousa appeared before the Board of Zoning Appeal requesting a special permit in order to permit the in-kind replacement of six existing antennas with new antennas mounted in the same location and painted to match the building's façade and the replacement of one existing cabinet with a smaller cabinet in the same equipment area on roof. The Petitioner requested relief from Article 4, Sec. 4.32.G.1 of the Cambridge Zoning Ordinance ("Ordinance"). The Petitioner submitted application materials including information about the project, plans, and photographs.

Mr. Sousa stated that the Petitioner wished to upgrade its existing specially permitted wireless facility as part of a system wide upgrade. He stated that new antennas would simply replace existing ones and that everything would be painted and placed so as to reduce visual impacts. He also agreed to replace the proposed pole mounts with low profile mounts. He stated that there was an increasing need for more coverage. He stated that the Petitioner was FCC licensed.

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 permit the in-kind replacement of six existing antennas with new antennas mounted in the same location and painted to match the building's façade and the replacement of one existing cabinet with a smaller cabinet in the same equipment area on roof. The Chair moved that the Board find that the Petitioner was FCC licensed. The Chair moved that the Board find that the visual impact of the various elements of the proposed facility were minimized by the use of low profile antenna mounting brackets and painting of the antennas in order to match the facade of the building. The Chair moved that the Board find that the proposed site was not in a residential zone. The Chair moved that the Board find that the requirements of the Ordinance had been met. The Chair moved that the Board find that traffic generated or patterns of access or egress would not cause congestion, hazard, or substantial change in the established neighborhood character. The Chair moved that the Board find that the continued operation of or development of adjacent uses as permitted in the Ordinance would not be adversely affected by the nature of the proposed use, but rather would enhance adjacent uses with better cell service. The Chair moved that the Board find that there would not be any nuisance or hazard created to the detriment of the health, safety, or welfare of the occupants of the proposed use or to the citizens of the city and that the proposed use would not otherwise derogate from the intent and purpose of the Ordinance. The Chair moved that the Board grant the special permit on the following conditions:

1. that the facility be removed when it is no longer in use for a period of six months or more,
2. that the facility be maintained so as to keep the array visually camouflaged, and
3. that any replacement or upgrade of the equipment would require a new special permit.

The five member Board voted unanimously in favor of granting the special permit (Sullivan, Alexander, Hughes, Green, and Myers) with the above condition. 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, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 11-16-12 by Maria Spicchio, 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: December 19, 2012 Donna P. Lopez City Clerk.

7

October 6, 2016

VIA HAND DELIVERY

Ranjit Singanayagam
Commissioner of Inspectional Services/Building Commissioner
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Re: Eligible Facilities Request to Modify Transmission Equipment at an Existing Base Station located at **2500 Massachusetts Avenue, Cambridge, MA 02140.**

Dear Mr. Singanayagam:

A. T-Mobile is Filing an Eligible Facilities Request

Prince Lobel Tye LLP, on behalf of T-Mobile Northeast LLC is submitting the attached Eligible Facilities Request application to add, remove, modify, or replace Transmission Equipment at an Existing Base Station located at 2500 Massachusetts Avenue, Cambridge, MA 02140.

Because this jurisdiction has not yet developed an Eligible Facilities Request permit application form that complies with Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012, commonly known as the “Spectrum Act” (Pub. Law No. 112-96, 126 Stat 156) (codified at 47 U.S.C. § 1455), this Eligible Facilities Request is attached to the Building Permit Application form which was customarily used by this jurisdiction when reviewing requests to collocate or modify wireless telecommunications facilities. Because federal law now preempts many of the permit application requirements that this jurisdiction would previously have required from an applicant, this Eligible Facilities Request application provides only the information that federal law allows this jurisdiction to consider when reviewing an Eligible Facilities Request.

Section 6409(a) of the Spectrum Act mandates that state and local governments “*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.*” Under Section 6409(a)(2)(A)-(C) an Eligible Facilities Request is any request to modify a Tower or Base Station that involves “collocations of new Transmission Equipment,” “removal,” or “replacement” of Transmission Equipment.

Prince Lobel Tye LLP
One International Place
Suite 3700
Boston, MA 02110
TEL: 617 456 8000
FAX: 617 456 8100

B. Why this Eligible Facilities Request Must Be Granted

This Eligible Facilities Request involves an effort to collocate, remove, modify, or replace Transmission Equipment at an existing Base Station operated by an FCC licensed wireless carrier. The FCC has defined Base Station as “the equipment and non-tower supporting structure at a fixed location that enable Commission-licensed or authorized wireless communications between user equipment and a communications network . . . the term includes equipment associated with wireless communications service including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supply, and comparable equipment.” The term existing base station also includes a structure that currently houses or supports an antenna, transceiver or other associated equipment that constitutes part of a Base Station at the time the application is filed even if the structure was not built solely or primarily to provide such support. The existing Base Station in this application is approximately fifty-two feet (52’) high and presently contains wireless facilities. The existing Base Station meets the Federal Communications Commission (“FCC”) definition of a Base Station.

The list of equipment identified in the Eligible Facilities Request application that will be collocated, removed, or replaced at the Base Station also is Transmission Equipment as determined by the FCC. The FCC has defined Transmission Equipment as “any equipment that facilitates transmission for any Commission-licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas and other relevant equipment associated with and necessary to their operation, including coaxial or fiber-optic cable, and regular and back-up power supply. This definition includes equipment used in any technological configuration associated with any Commission-authorized wireless transmission, licensed or unlicensed, terrestrial or satellite, including commercial mobile, private mobile, broadcast and public safety services, as well as fixed wireless services such as microwave backhaul or fixed broadband.”

The FCC, in a Report and Order adopted on October 17, 2014, determined that any modification to an existing telecommunications Base Station that meets the following six criteria does not substantially change the physical dimensions of the existing Base Station and therefore is an Eligible Facilities Request which must be granted:

1. *The modifications to the Transmission Equipment do not increase the height of the Base Station by more than 10 percent (10%) or ten (10) feet, whichever is greater.*
 - a. The height of the Base Station is approximately fifty-two feet (52’) high. The proposed addition of three (3) new panel antennas will not affect the height of the Base Station.
2. *The modifications to the Transmission Equipment do not protrude from the edge of the support structure by more than six (6) feet.*
 - a. The three (3) proposed antennas will not protrude from the edge of the building and therefore will not exceed the six (6) foot limitation. All of the proposed antennas will be installed within the existing roof line. As such, the

proposed modification will not protrude from the edge of the building by more than six (6) feet.

3. *The modifications to the Transmission Equipment do not involve the installation of more than the standard number of equipment cabinets for the technology involved, not to exceed four.*
 - a. There are currently two (2) equipment cabinets existing at the Base Station. The Applicant does not propose to install any additional equipment cabinets.
4. *The modifications to the Transmission Equipment do not entail any excavation or deployment outside of the Base Station site.*
 - a. The Applicant is proposing to install three (3) new antennas consistent with its existing antennas. There will be no excavation or deployment outside of the Base Station site.
5. *The modifications to the Transmission Equipment do not defeat any existing concealed or stealth-design.*
 - a. Pursuant to the previous decisions by the Board of Zoning Appeal for the City of Cambridge (the “Board”) for this site, dated October 11, 2012 (Case No. 10334) (the “Decision”), the existing panel antennas are located in the preferred location on the building. The replacement of three (3) new antennas and the relocation of two (2) antennas to the south eastern edge of the roof concealed behind a new 6’ 6” tall fiberglass screen wall extension, mounted on the top of the existing concrete screen wall and painted to match, will not defeat the existing stealth design as the screen wall will conceal the relocated antennas and all other antennas will be painted to match the existing building and mounted on low-profile mounts. Furthermore, all proposed antennas will be integrated into the building to the extent possible. As such, the three (3) new antennas will be in conformity with the Decision and do not defeat the existing stealth design. The proposed installations will not substantially increase the facility and as such the proposed visual impact will be de minimus for many of the same reasons stated in the Decision attached hereto.
6. *The modifications to the Transmission Equipment comply with prior conditions of approval of the Base Station, unless the non-compliance is due to an increase in height, increase in width, addition of equipment cabinets, or new excavation that does not exceed the corresponding “substantial change” thresholds in numbers 1-4.*
 - a. Based on the foregoing, the proposed modifications to the Base Station fully conform to Section 6409(a) of the Spectrum Act and comply with the prior conditions of approval of the Base Station.

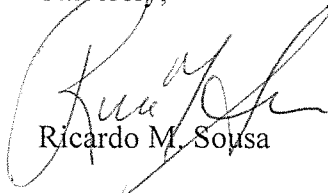
There is a certification attached to the accompanying Eligible Facilities Request that identifies how each of the six review criteria identified by the FCC is met. The modifications to the Transmission Equipment at the Base Station located at 2500 Massachusetts Avenue, Cambridge, MA 02140 contained in this Eligible Facilities Request fully conform to Section 6409(a) as enacted by Congress and as interpreted by the FCC. Accordingly, this Eligible Facilities Request must be approved within 60 days, as required by federal law and FCC implementing regulations.

C. Notice of Federal Law Expedited Permit Processing and Deemed Granted

Under federal law, an Eligible Facilities Request is deemed granted sixty (60) days after a complete application is filed with a local jurisdiction. If sixty days pass after the submission of T-Mobile's accompanying Eligible Facilities Request and the City of Cambridge has not acted to grant or deny the request, it will be deemed granted. At that time, the applicant may advise the City of Cambridge that the application has been deemed granted. If the City of Cambridge wishes to contest whether the Eligible Facilities Request has been deemed granted, the burden is on the City of Cambridge to file a lawsuit in a court of competent jurisdiction within 30 days after receipt of a written communication notifying it that the Eligible Facilities Request has been deemed granted. Failure to file a lawsuit in a timely manner may forever bar this jurisdiction from contesting that this Eligible Facilities Request has been deemed granted.

T-Mobile is committed to working cooperatively with you, and all jurisdictions around the country, to secure expeditious approval of requests to modify existing personal wireless service facilities. Please do not hesitate to contact me if you have questions.

Sincerely,



Ricardo M. Sousa

Direct: 617-456-8123

Email: rsousa@princelobel.com

**ELIGIBLE FACILITIES REQUEST CERTIFICATION FOR NON-SUBSTANTIAL
CHANGES
TO AN EXISTING BASE STATION**

“Base Station” means the equipment and non-tower supporting structure at a fixed location that allow Commission-licensed or authorized wireless communications between user equipment and a communications network. The term base station includes any equipment associated with wireless communications services including but not limited to radio transceivers, antennas, coaxial or fiber-optic cables, regular or back up power supply, and comparable equipment. The term existing base station also includes a structure that currently houses or supports an antenna, transceiver or other associated equipment that constitutes part of a base station at the time the application is filed even if the structure was not built solely or primarily to provide such support. “Base Station” includes the relevant equipment in any technological configuration, including small cells and DAS. Remember “Base Station” has two separate meanings: (1) the supporting structure that houses FCC licensed or authorized wireless equipment and (2) the wireless equipment itself. Keep this distinction in mind when calculating a substantial change in physical dimensions.

“Transmission Equipment” means any equipment that facilitates transmission for any FCC licensed or authorized wireless communication service, including but not limited to, radio transceivers, antennas and other relevant equipment associated with and necessary to their operation, including coaxial or fiber-optic cable, and regular and back-up power supply. This definition includes equipment used in any technological configuration associated with any Commission-authorized wireless transmission, licensed or unlicensed, terrestrial or satellite, including commercial mobile, private mobile, broadcast and public safety services, as well as fixed wireless services such as microwave backhaul or fixed broadband.

“Collocation” means the addition, removal or replacement of Transmission Equipment to an existing tower or a base station. This means that the existing support structure, be it a tower or a building or some other structure, must presently support FCC licensed or authorized wireless facilities. The FCC further requires that the site (tower, building, or other structure) was previously approved by the appropriate agency of government to house wireless facilities. Illegal wireless installations cannot be the basis for an eligible facilities request. However, if a communications Tower was erected at a time when it was exempt from zoning, the Tower can be modified through the Eligible Facilities Request process even if the Tower is no longer exempt from zoning.

Site Address: 2500 Massachusetts Avenue

Existing Facilities

The Existing Facility is comprised of six (6) panel antennas all mounted to the façade of the existing penthouse on the roof of the building, together with supporting equipment.

Height of Base Station

Height above ground level of the tallest point on the existing base station: 52' (feet)

Height above ground level of the tallest point of the existing base station after the installation of the *proposed* equipment: 52'(feet)

- 1) Does the height above ground level of the proposed equipment exceed the height of the tallest point on the existing base station by more than 10 percent (10%) or ten (10) feet, whichever is greater?

Yes No

Width of Base Station

- 2) Will any of the proposed equipment protrude from the edge of the support structure by more than six (6) feet?

Yes No

Excavation or Equipment Placement

- 3) Will the proposed changes in Transmission Equipment involve excavation or placement of new equipment outside the existing Base Station site or outside any access or utility easements currently related to the site?

Yes No

Equipment Cabinets

- 4) Will the proposed modification in Transmission Equipment involve installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four?

Yes No

Concealed or Stealth-Designed Wireless Facilities

5)

- a) Is the existing wireless facility concealed or stealth- designed?

Yes No

- b) If the answer to 5a) is "Yes," will the proposed modification in Transmission Equipment defeat the existing concealed or stealth-design?

Yes No

Compliance with Preexisting Conditions of Approval for the Base Station

6)

- a) Were there any conditions of approval stated in the original government approval of the Base Station?

Yes No

- b) Will the proposed modification in Transmission Equipment comply with conditions of approval imposed on the Base Station prior to February 22, 2012?

Yes No

- c) If the answer to 6b) is "No," is the non-compliance due solely to any of the conditions addressed in Questions 1-5 above?

Yes No

If the answers to questions 1-4 are "No," the answer to either 5a) or b) is "No," and the answers to 6a) is "No" or the answers to either 6b) or 6c) are "Yes," then the proposed modifications do not substantially change the physical dimensions of the existing Base Station.

Explanatory Comments:

Question No.5 (b)

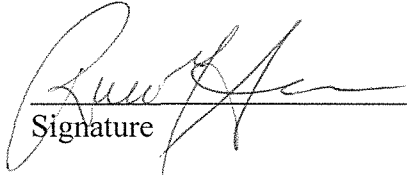
Comment: Pursuant to the previous decisions by the Board of Zoning Appeal for the City of Cambridge (the "Board") for this site, dated October 11, 2012 (Case No. 10334) (the "Decision"), the existing panel antennas are located in the preferred location on the building. The replacement of three (3) new antennas and the relocation of two (2) antennas to the south eastern edge of the roof concealed behind a new 6' 6" tall fiberglass screen wall extension, mounted on the top of the existing concrete screen wall and painted to match, will not defeat the existing stealth design as the screen wall will conceal the relocated antennas and all other antennas will be painted to match the existing building and mounted on low-profile mounts. Furthermore, all proposed antennas will be integrated into the building to the extent possible. As such, the three (3) new antennas will be in conformity with the Decision and do not defeat the existing stealth design. The proposed installations will not substantially increase the facility and as such the proposed visual impact will be de minimus for many of the same reasons stated in the Decision attached hereto.

Question No.6 (c)

Comment: Notwithstanding the aforementioned showing that the proposed modification to this site does not substantially change the physical dimensions of the existing Base Station and is subject to the Spectrum Act, this site is the proper location for a wireless installation pursuant to

the Decision. Furthermore, in the Decision the Board stated that continued operation of adjacent uses would not be adversely affected by the previously proposed equipment addition, and no nuisance or hazard would be created to the detriment of the health, safety or welfare of the occupant or the citizens of the City of Cambridge. Moreover, the proposed installation is necessary to accommodate the existing and future customer base as demand for data and cell service has steadily increased and continues to do so.

This certification is dated this 6th day of October, 2016.



Signature

Ricardo M. Sousa, Esq., Attorney for Applicant
Name & Title

Eligible Facilities Request (EFR) Application Form

[Attach this EFR form to the local jurisdiction form used to process cell site modifications.]

Date of Submittal: _____

Submitted by:

Name: _____

Title: _____

Contact information: _____

Name of Jurisdiction: _____

Address of Jurisdiction: _____

Contact Name for Jurisdiction: _____

Name of Local Government Permit Application: _____

Local Government File #: _____

Street Address of Site: _____

Tax Parcel # of Site: _____

Latitude/Longitude of Site: _____

List Each Piece of Transmission Equipment that will be Collocated or Added:

List Each Piece of Transmission Equipment that will be Removed:

List Cabinets that will be Collocated or Added at the Site:

List Cabinets that will be Removed at the Site:

Permit Application Deposit Amount: _____

Municipal Consultant Review Fee Deposit (if applicable): _____



INSPECTIONAL SERVICES DEPARTMENT

City of Cambridge • 831 Massachusetts Avenue • Cambridge, Massachusetts 02139

617-349-6100 • TTY 617-349-6112 • Fax 617-349-6132

Ranjit Singanayagam - Commissioner

Application for a PERMIT to Build, Alter, or Repair ANY BUILDING
(other than a 1 or 2 family Dwelling) in accordance with Massachusetts State Building Code 780 CMR (MSBC).
Application must be filled out COMPLETELY in ink.

Building Address	2500 Massachusetts Avenue	
Building Owner	Mount Auburn Professional Services, Inc.	Phone # _____
Owner Address	330 Mount Auburn Street, Cambridge, MA	
Contractor	Peter R. Moro	Phone # _____
Contractor Address	49 5th Avenue, Bellingham, MA 02019	
Architect/Engineer	Hudson Design Group	Phone # 978-557-5553
Address	16 Osgood Street, Building 20 North, Suite 3090, N. Andover, MA 01845	

TYPE OF WORK:	New Construction _____	Addition _____	Change of Occupancy _____
Repair _____	Alteration Level 1 <input checked="" type="checkbox"/>	Alter Level 2 _____	Alter Level 3 _____
			Roof _____

EXISTING BUILDING INFORMATION (Required – MSBC Ch. 34 Sec 101.5.4.0 Amended)

Current Use	Wireless Telecommunications	Proposed Use	Wireless Telecommunications
For Residential Use: Current number of dwelling units	N/A	Proposed number of dwelling units	N/A
Building Construction type:			
Non-Combustible (Type I/II)	<input checked="" type="checkbox"/>	Masonry/Wood (III)	Wood (IV,V) _____
Building Equipped with : Sprinkler System: Yes / No Fire Alarm: Yes / No Smoke Detection: Yes / No			
Provide a description of the building: _____			

Description of Proposed Work: Include effects of the proposed work on the structural, egress, fire protection, energy conservation, light, and ventilation systems of the space or building. Include any changes as listed in Zoning Information (pg 2).

The Applicant proposes to modify its existing wireless telecommunications facility by replacing three (3) existing antennas with three (3) new panel antennas. The Applicant will also be relocating two of the existing antennas and concealing them behind a new fiberglass screen wall. All work will be done pursuant to the plans provided herein.

Note: 2 sets of construction documents, plus 1 set in digital format, required to be submitted for review.

ESTIMATED COST OF CONSTRUCTION:

Building _____	HVAC _____
Electric _____	Sprinklers _____
Plumbing/Gas _____	Fire Detection _____
Gas Fitting _____	Fire Suppression _____

Total Estimated Cost of Construction _____

Total Construction costs include all work done concurrently with the work contemplated by the Building Permit including demolition, plumbing, heating, electrical, air conditioning, painting, wall to wall carpeting, landscaping, site improvements, etc. Furnishings and portable equipment are not part of the total construction cost. A signed copy of contractor/client contract must be included with Application. A final cost affidavit completed by the owner will be required at construction completion for all projects (affidavit required for final sign-off).

ZONING INFORMATION (REQUIRED) The Applicant is responsible for proving Zoning compliance.

Current Use Wireless Proposed Use Wireless Zone BA-2 BZA/PB Case # _____

For residential: Current number of dwelling units N/A Proposed number of dwelling units N/A

Proposed work includes – reconstruction of an existing exterior building element (porch, deck, etc.). **Provide recent photos of existing conditions, and fully dimensioned plans and elevations.**

Proposed work includes - enclose a covered porch, build uncovered exterior stairs, build decks at the 1st floor level, build roof decks over existing 1st or 2nd floors, create new windows (including moving existing windows), doors, or skylights. **Provide a stamped and scalable surveyor’s plot plan, the height of the highest point of the roof, recent photos of existing conditions, and fully dimensioned plans and elevations. If Zoning Appeal case, include copy of registered decision.**

Proposed work includes – new construction, additions, dormers, bays, balconies, covered stairs/landings and/or porches, decks at the 2nd floor level or higher, roof decks over the 3rd floor or higher, or to excavate a basement, change any floor or ceiling height, change the use or increase the number of dwelling units of a building, erect an outbuilding, or to do any similar work. **Provide all previously listed documents, plus a comprehensive Zoning Analysis showing compliance with all aspects of the Cambridge Zoning Ordinances. If BZA or Planning Board case, include copy of registered decision.**

None of the above. The proposed work is not of the types listed above and is not regulated by the Zoning Ordinance.

Certified Plot Plan: For new structures and additions, a certified plot plan shall be submitted after the foundation is poured and before further work commences.

Energy Conservation: Effective July 1, 2010, the City of Cambridge has adopted the Stretch Energy Code, 780 CMR115AA. The Stretch Code requirements are in addition to the requirements of the most recently published version of the ICC International Energy Conservation Code (IECC). Check all applicable:

- The proposed project is subject to Stretch Code and/or IECC provisions and documentation indicating compliance has been included with this application.**
- The proposed work involves changes to the building lighting system and a Lighting Power Density Report has been included with this application.**
- The proposed work does not access or affect the building energy envelop.**

All Residential work requires a completed Energy Star Qualified Homes Thermal Bypass Inspection Checklist at final inspection. This form is available at www.energystar.gov or from the Building Official.

Fire Protection:

For proposed work that may include any fire protection work as regulated by MSBC Ch. 9 Fire Protection Systems, review and approval of the construction documents by the Cambridge Fire Department is required before submittal.

Camb. Fire Dept. has reviewed this application Yes / No

A Narrative Report describing all fire protection systems and their operation is required to be submitted with this application (Sec 902.1 #1a, MSBC Amended). **This report has been submitted Yes / No**

All Fire Protection design documents and calculations are required to be submitted as part of the Building Permit Application.

Noise Ordinance Affidavit

The undersigned as the Architect/Construction Supervisor for this proposed construction, do hereby certify knowledge of Chap 8.16 of the Cambridge Municipal Code concerning noise-control.

I certify that necessary actions will be taken concerning the design, specification of, and location of noise producing equipment: e.g., transformers, air handling units, etc., to insure that this project will not result in noise levels that exceed that allowed by the Municipal Code.

Name _____ Title _____

Signature _____ Registration/License # _____

Please note that additional Mechanical Permits and Sheet Metal permits may be required for installation of any mechanical system. New rooftop units (including solar panels) require an existing building analysis by a Registered Structural Engineer for suitability of the installation.

CONSTRUCTION SERVICES (REQUIRED)

Any project proposed for any building over 35000 ft³ must meet the requirements of Sec.107.6 & Chapter 17, MSBC.

Architect / Registered Design Professional (Construction Control Sec 107, MSBC Amended)

Name Derek J. Creaser Phone # _____
Firm Hudson Design Group Cell Phone# _____
Address 1600 Osgood Street, Building 20 North, Suite 3090, North Andover, MA
MA Registration Number 49195 Email Address: _____

Application shall include signed and stamped letter from Registered Design Professional attesting to duties and obligations required by Sections 107.6 (Construction Control) and Chapter 17 (Structural Tests and Special Inspections) MSBC Amended. Application shall also include schedule of tests, inspections and observations as required by Section 1701.1.1 MSBC Amended.

Structural Peer Review (MSBC 780 CMR 105.9 Amended):

Is Independent Structural Engineering Peer Review required Yes _____ No X

If Yes, review must be submitted with application. Peer Review is required for high rise construction or buildings of unusual complexity as determined by the BBRS.

Read Before Signing: The undersigned hereby certifies that he/she has read and examined this application and that the proposed work subject to the provisions of the Massachusetts State Building Code and other applicable laws and ordinances is accurately represented in the statements made in this application and that the work shall be carried out in accordance with the foregoing statements and in compliance with the provisions of law and ordinance in force on the date of this application to the best of his/her ability.

Licensed Construction Supervisor

Name Peter R. Moro Phone # _____
Address 49 5th Ave Ext., Bellingham, MA Cell Phone # _____
License Number CS-081072 Expiration Date _____ Class _____
Signature _____ Date _____
Email Address _____

Registered Home Improvement Contractor (required only for 3 or 4 family owner-occupied dwellings)

Name _____ Phone # _____
Address _____ Cell Phone # _____
Registration Number _____ Expiration Date _____
Signature _____ Date _____

Building Owner of Record (application must be signed by OWNER of Building)

Name Mount Auburn Professional Services, Inc. Phone # _____
Address 330 Mount Auburn Street, Cambridge, MA
Signature _____ Date _____
Email Address _____

Hold Harmless Clause: The Permittee(s) by acceptance of this permit agree(s) to indemnify and hold harmless the City of Cambridge, and its employees, from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City of Cambridge, and its employees, are to assume the defense of the City of Cambridge, and its employees, against all claims, demands and actions.

PERMIT NO.

FEE

MASSACHUSETTS GENERAL LAW REQUIREMENTS

Workers Compensation Insurance Affidavit (MGL c. 152 §25C96)

A Certificate of Insurance indicating Worker's Compensation coverage or a completed Workers Compensation Insurance Affidavit must be submitted with this application. Failure to provide this affidavit will result in the denial of the issuance of the Building Permit. Failure to secure coverage as required under Section 25A of MGL c.152 can lead to imposition of a fine of up to \$1500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator.

Signed Affidavit Attached Yes No

Construction Debris Affidavit (MGL c 40 §54)

As result of the provisions of MGL c 40 §54, I acknowledge that as a condition of the Building Permit, all debris resulting from the construction activity governed by this Building Permit shall be disposed of in a properly licensed waste disposal facility, as defined by MGL c 111 §150A.

The debris will be disposed at/by _____

Roll-Off Dumpster or Container? Yes / No / Specify _____ Dumpster Permit # _____

Signature _____ Date _____

I certify that I will notify the Building Official by _____ (two months maximum) of the location of the solid waste disposal facility where the debris resulting from said construction activity shall be disposed of, and I shall submit he appropriate form for attachment to the Building Permit

Signature _____ Date _____

OFFICIAL USE ONLY

Department Approvals

BZA _____	Date _____	Electrical _____	Date _____
Planning Board _____	Date _____	Plumbing _____	Date _____
Historic _____	Date _____	D.P.W. _____	Date _____
Fire Dept. _____	Date _____	Parking _____	Date _____

Application Approval(Subject to the provisions of the Massachusetts State Building Code 780 CMR and the Zoning Laws of the City of Cambridge.)

Application and Plans Accepted By: _____ Bin _____ Date _____

Zoning Approved By: _____ Date _____

Plan Review Approved By: _____ Date _____ AAB Review by: _____ Date _____

Permit Approved/Granted By: _____ Date _____

Inspection Record

Final Inspection Made

Date _____ By: _____

Certified Foundation Plan submitted: Yes No Certificate of Occupancy issued: Yes No

Final Cost Affidavit: Yes No General Contractor Final Affidavit: Yes No

Architect Final Affidavit: Yes No Structural Engineer Final Affidavit: Yes No

Final as-built drawings submitted in digital format? Yes No

ive Raynham Ma. 02767 PH# 781-713-4725

Centerline Communications L.L.C



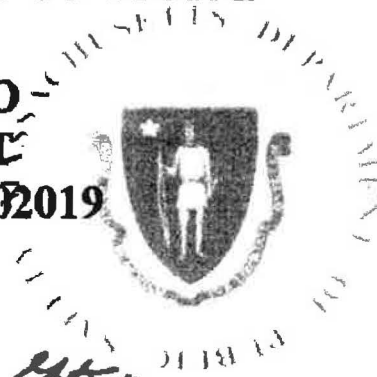
Massachusetts - Department of Public Safety
Board of Building Regulations and Standards

Construction Supervisor

License: **CS-081072**



PETER R. MORO
49 5TH AVE EXT
Bellingham MA 02019



Thomas D. Atty
Commissioner

Expiration
03/16/2016





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
6/14/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Driscoll Agency 93 Longwater Circle Norwell MA 02061	CONTACT NAME: Peggi Buckler PHONE (A/C, No, Ext): 781-681-6656 E-MAIL ADDRESS: pbuckler@driscollagency.com	FAX (A/C, No): 781-681-6686
	INSURER(S) AFFORDING COVERAGE	
INSURED 8563 Centerline Communications, LLC 95 Ryan Drive, Suite 1 Raynham MA 02767	INSURER A: Admiral Insurance Co INSURER B: First Liberty Ins Corp INSURER C: Endurance American Ins Co INSURER D: INSURER E: INSURER F:	10641

COVERAGES

CERTIFICATE NUMBER: 1757733375

REVISION NUMBER:


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			CA00002316401	1/1/2016	1/1/2017	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			AS6Z11261492016	1/1/2016	1/1/2017	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			ELD10004485802	1/1/2016	1/1/2017	EACH OCCURRENCE \$10,000,000 AGGREGATE \$10,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION 30 Days, except 10 for non-payment

For Informational Purpose 95 Ryan Drive Suite 1 Raynham MA 02767	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
Blanket Where Required By Written Contract	

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II - Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf; in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to Section III - Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations; whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
Blanket Where Required By Written Contract	
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II - Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

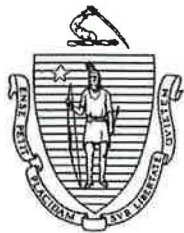
1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to Section III - Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
 2. Available under the applicable Limits of Insurance shown in the Declarations;
- whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.



The Commonwealth of Massachusetts
 Department of Industrial Accidents
 1 Congress Street, Suite 100
 Boston, MA 02114-2017
 www.mass.gov/dia

Workers' Compensation Insurance Affidavit: General Businesses.
 TO BE FILED WITH THE PERMITTING AUTHORITY.

Applicant Information

Please Print Legibly

Business/Organization Name: Centerline Communications LLC

Address: 95 Ryan Drive Ste 1

City/State/Zip: Raynham, MA 02767 Phone #: 781-713-4725

Are you an employer? Check the appropriate box:

- 1. I am a employer with 152 employees (full and/ or part-time).*
- 2. I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required]
- 3. We are a corporation and its officers have exercised their right of exemption per c. 152, §1(4), and we have no employees. [No workers' comp. insurance required]**
- 4. We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.]

Business Type (required):

- 5. Retail
- 6. Restaurant/Bar/Eating Establishment
- 7. Office and/or Sales (incl. real estate, auto, etc.)
- 8. Non-profit
- 9. Entertainment
- 10. Manufacturing
- 11. Health Care
- 12. Other _____

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

**If the corporate officers have exempted themselves, but the corporation has other employees, a workers' compensation policy is required and such an organization should check box #1.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy information.

Insurance Company Name: Travelers Indemnity Co of America

Insurer's Address: _____

City/State/Zip: _____

Policy # or Self-ins. Lic. # 6HUB9F69316416 Expiration Date: 01/01/2017

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under Section 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify, under the pains and penalties of perjury that the information provided above is true and correct.

Signature: Chancee Gagnier Date: 6/15/16

Phone #: 781-713-4725 x 211

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: _____ Permit/License # _____

Issuing Authority (circle one):

- 1. Board of Health 2. Building Department 3. City/Town Clerk 4. Licensing Board 5. Selectmen's Office
- 6. Other _____

Contact Person: _____ Phone #: _____

Information and Instructions

Massachusetts General Laws chapter 152 requires all employers to provide workers' compensation for their employees. Pursuant to this statute, an *employee* is defined as "...every person in the service of another under any contract of hire, express or implied, oral or written."

An *employer* is defined as "an individual, partnership, association, corporation or other legal entity, or any two or more of the foregoing engaged in a joint enterprise, and including the legal representatives of a deceased employer, or the receiver or trustee of an individual, partnership, association or other legal entity, employing employees. However, the owner of a dwelling house having not more than three apartments and who resides therein, or the occupant of the dwelling house of another who employs persons to do maintenance, construction or repair work on such dwelling house or on the grounds or building appurtenant thereto shall not because of such employment be deemed to be an employer."

MGL chapter 152, §25C(6) also states that "every state or local licensing agency shall withhold the issuance or renewal of a license or permit to operate a business or to construct buildings in the commonwealth for any applicant who has not produced acceptable evidence of compliance with the insurance coverage required." Additionally, MGL chapter 152, §25C(7) states "Neither the commonwealth nor any of its political subdivisions shall enter into any contract for the performance of public work until acceptable evidence of compliance with the insurance requirements of this chapter have been presented to the contracting authority."

Applicants

Please fill out the workers' compensation affidavit completely, by checking the boxes that apply to your situation and, if necessary, supply your insurance company's name, address and phone number along with a certificate of insurance. Limited Liability Companies (LLC) or Limited Liability Partnerships (LLP) with no employees other than the members or partners, are not required to carry workers' compensation insurance. If an LLC or LLP does have employees, a policy is required. Be advised that this affidavit may be submitted to the Department of Industrial Accidents for confirmation of insurance coverage. **Also be sure to sign and date the affidavit.** The affidavit should be returned to the city or town that the application for the permit or license is being requested, **not** the Department of Industrial Accidents. Should you have any questions regarding the law or if you are required to obtain a workers' compensation policy, please call the Department at the number listed below. Self-insured companies should enter their self-insurance license number on the appropriate line.

City or Town Officials

Please be sure that the affidavit is complete and printed legibly. The Department has provided a space at the bottom of the affidavit for you to fill out in the event the Office of Investigations has to contact you regarding the applicant. Please be sure to fill in the permit/license number which will be used as a reference number. In addition, an applicant that must submit multiple permit/license applications in any given year, need only submit one affidavit indicating current policy information (if necessary). A copy of the affidavit that has been officially stamped or marked by the city or town may be provided to the applicant as proof that a valid affidavit is on file for future permits or licenses. A new affidavit must be filled out each year. Where a home owner or citizen is obtaining a license or permit not related to any business or commercial venture (i.e. a dog license or permit to burn leaves etc.) said person is NOT required to complete this affidavit.

The Department's address, telephone and fax number:

The Commonwealth of Massachusetts
Department of Industrial Accidents
1 Congress Street
Boston, MA 02114-2017
Tel. # 617-727-4900 ext. 7406 or 1-877-MASSAFE
Fax # 617-727-7749
www.mass.gov/dia



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*

William G. Barry, Jr., Shary Page Berg, Robert G. Crocker, Chandra Harrington,

Jo M. Solet, *Members*; Joseph V. Ferrara, Kyle Sheffield, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 2500 Massachusetts Avenue

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). **See the back of this page for definition of demolition.**
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date October 13, 2016

Received by Uploaded to Energov

Date October 13, 2016

Relationship to project BZA 11658-2016

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>