

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: 955 Massachusetts Avenue

TYPE OF OCCUPANCY: Telecommunications ZONING DISTRICT: C2-B

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. All three (3) proposed antennas will be facade mounted to the existing penthouse on the roof of the building, adjacent to the existing antennas and painted to match the existing building. 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):

 Ricardo M. Sousa
(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: September 22, 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 Brickman 955 Massachusetts LLC (OWNER)

Address: 712 Fifth Avenue, New York, NY 10019

State that I/We own the property located at 955 Massachusetts Avenue, Cambridge, MA which is the subject of this zoning application.

The record title of this property is in the name of Brickman 955 Massachusetts LLC, a Delaware limited liability company, d/b/a Brickman 955 Massachusetts Avenue

*Pursuant to a deed of duly recorded in the date 9/10/2007, Middlesex South County Registry of Deeds at Book 50077, Page 569; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Bruce Gorham
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 Suffolk

The above-name Bruce Gorham personally appeared before me, this 25th of August, 2016, and made oath that the above statement is true.

Sonia J. Korotish Notary



My commission expires July 21, 2017 (Notary Seal).

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: 955 Massachusetts Avenue ZONE: C-2B

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

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

September 22, 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: 955 Massachusetts Avenue
Assessor's Map 116, Lot 117 (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 Residence C-2B District (C-2B) 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 collocating three (3) new L700 antennas mounted to the façade of the penthouse on the roof of the existing building, three (3) Remote Radio Head Units (“RRH”) and supporting equipment (the “Proposed Facility”). All of the proposed antennas will be installed adjacent to the existing antennas and painted to match the façade of the penthouse. The proposed antennas and RRH units will be installed on the façade 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 adding 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 decisions of the Board for this facility, the first of which is dated October 24, 2002 (Case No. 8593) (the “Original Decision”) and second dated October 11, 2012 (Case No. 10335) (the “Previous Decision”) (together, the Original Decision and the Previous Decision shall hereafter be referred to as the “Decisions”). 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 C-2B 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 C-2B 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 C-2B 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 Residential C-2B Zoning District but nonresidential uses predominate in the area. For example, the UPS Store, Allston Insurance, Dado Tea, Workers Compensation Research Institute, Keller Williams Realty, all located within the building at 955 Massachusetts Avenue, the Dumpling House across the street and John and Nicks auto service as an abutter. Furthermore, the Board, in the Decisions has previously found that nonresidential uses predominate in the area.

As such, the Applicant submits that nonresidential uses predominate in the area, and in keeping with the Decisions, respectfully requests that the Board find the same.

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

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.

waterways or groundwater. Conversely, the surrounding properties and general public will benefit from the potential to enjoy improved wireless communication.

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 C-2B 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

GENERAL INFORMATION

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

Special Permit: Variance: _____ Appeal: _____
and relief pursuant to Section 6409 of the Middle Class Tax Relief Act
PETITIONER: T-Mobile Northeast LLC

2016 OCT 12 PM 3:25
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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

LOCATION OF PROPERTY: 955 Massachusetts Avenue

TYPE OF OCCUPANCY: Telecommunications ZONING DISTRICT: C2-B

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:

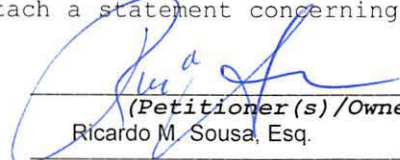
The Applicant proposes to modify its existing Wireless Telecommunications Facility by collocating three (3) new L700 antennas on the existing building, together with supporting equipment. All three (3) proposed antennas will be facade mounted to the existing penthouse on the roof of the building, adjacent to the existing antennas and painted to match the existing building. 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: September 22, 2016

**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:
955 Massachusetts Avenue
Cambridge, MA 02139
Map 116, Lot 117**

**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**

September 22, 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:

**955 Massachusetts Avenue
Cambridge, MA 02139**

Map 116, Lot 117

Board of Zoning Appeals Special Permit Application	Tab 1
Zoning Supporting Statement	Tab 2
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: 955 Massachusetts Avenue DATE: 9/22/2016

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

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

BLOCK: 116 LOT: 117

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

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

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

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

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

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: 955 Massachusetts Avenue

TYPE OF OCCUPANCY: Telecommunications ZONING DISTRICT: C2-B

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:

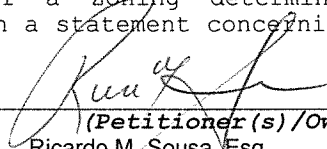
The Applicant proposes to modify its existing Wireless Telecommunications Facility by collocating three (3) new L700 antennas on the existing building, together with supporting equipment. All three (3) proposed antennas will be facade mounted to the existing penthouse on the roof of the building, adjacent to the existing antennas and painted to match the existing building. 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: September 22, 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 Brickman 955 Massachusetts LLC (OWNER)

Address: 712 Fifth Avenue, New York, NY 10019

State that I/We own the property located at 955 Massachusetts Avenue, Cambridge, MA which is the subject of this zoning application.

The record title of this property is in the name of Brickman 955 Massachusetts LLC, a Delaware limited liability company, d/b/a Brickman 955 Massachusetts Avenue

*Pursuant to a deed of duly recorded in the date 9/10/2007, Middlesex South County Registry of Deeds at Book 50077, Page 569; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Bruce Gorham
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 Suffolk

The above-name Bruce Gorham personally appeared before me, this 25th of August, 2016, and made oath that the above statement is true.

Sonia J. Korotish Notary



My Commission expires July 21, 2017 (Notary Seal).

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: 955 Massachusetts Avenue ZONE: C-2B

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.)
	RIGHT SIDE	<u>N/A</u>	<u>No Change</u> (min.)
SIZE OF BLDG.:	HEIGHT	<u>N/A</u>	<u>No Change</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 955 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:

BZA APPLICATION FORM

CHECK LIST

PROPERTY LOCATION: 955 Massachusetts Avenue DATE: 9/22/2016

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

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

BLOCK: 116 LOT: 117

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

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

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

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

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

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: 955 Massachusetts Avenue

TYPE OF OCCUPANCY: Telecommunications ZONING DISTRICT: C2-B

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:

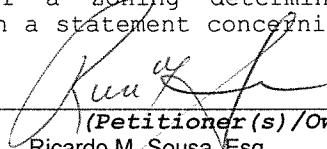
The Applicant proposes to modify its existing Wireless Telecommunications Facility by collocating three (3) new L700 antennas on the existing building, together with supporting equipment. All three (3) proposed antennas will be facade mounted to the existing penthouse on the roof of the building, adjacent to the existing antennas and painted to match the existing building. 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: September 22, 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 Brickman 955 Massachusetts LLC (OWNER)

Address: 712 Fifth Avenue, New York, NY 10019

State that I/We own the property located at 955 Massachusetts Avenue, Cambridge, MA which is the subject of this zoning application.

The record title of this property is in the name of Brickman 955 Massachusetts LLC, a Delaware limited liability company, d/b/a Brickman 955 Massachusetts Avenue

*Pursuant to a deed of duly recorded in the date 9/10/2007, Middlesex South County Registry of Deeds at Book 50077, Page 569; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Bruce Gorham
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 Suffolk

The above name Bruce Gorham personally appeared before me, this 25th of August, 2016, and made oath that the above statement is true.

Sonia J. Korotish Notary



My Commission expires July 21, 2017 (Notary Seal).

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: 955 Massachusetts Avenue **ZONE:** C-2B

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 955 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:

BZA APPLICATION FORM

CHECK LIST

PROPERTY LOCATION: 955 Massachusetts Avenue DATE: 9/22/2016

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

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

BLOCK: 116 LOT: 117

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

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

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

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

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

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: 955 Massachusetts Avenue

TYPE OF OCCUPANCY: Telecommunications ZONING DISTRICT: C2-B

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:

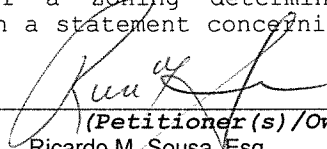
The Applicant proposes to modify its existing Wireless Telecommunications Facility by collocating three (3) new L700 antennas on the existing building, together with supporting equipment. All three (3) proposed antennas will be facade mounted to the existing penthouse on the roof of the building, adjacent to the existing antennas and painted to match the existing building. 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: September 22, 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 Brickman 955 Massachusetts LLC (OWNER)

Address: 712 Fifth Avenue, New York, NY 10019

State that I/We own the property located at 955 Massachusetts Avenue, Cambridge, MA which is the subject of this zoning application.

The record title of this property is in the name of Brickman 955 Massachusetts LLC, a Delaware limited liability company, d/b/a Brickman 955 Massachusetts Avenue

*Pursuant to a deed of duly recorded in the date 9/10/2007, Middlesex South County Registry of Deeds at Book 50077, Page 569; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Bruce Gorham
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 Suffolk

The above name Bruce Gorham personally appeared before me, this 25th of August, 2016, and made oath that the above statement is true.

Sonia J. Korotish Notary



My Commission expires July 21, 2017 (Notary Seal).

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: 955 Massachusetts Avenue **ZONE:** C-2B

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 955 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

September 22, 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: 955 Massachusetts Avenue
Assessor's Map 116, Lot 117 (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 Residence C-2B District (C-2B) 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 collocating three (3) new L700 antennas mounted to the façade of the penthouse on the roof of the existing building, three (3) Remote Radio Head Units (“RRH”) and supporting equipment (the “Proposed Facility”). All of the proposed antennas will be installed adjacent to the existing antennas and painted to match the façade of the penthouse. The proposed antennas and RRH units will be installed on the façade 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 adding 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 decisions of the Board for this facility, the first of which is dated October 24, 2002 (Case No. 8593) (the “Original Decision”) and second dated October 11, 2012 (Case No. 10335) (the “Previous Decision”) (together, the Original Decision and the Previous Decision shall hereafter be referred to as the “Decisions”). 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 C-2B 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 C-2B 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 C-2B 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 Residential C-2B Zoning District but nonresidential uses predominate in the area. For example, the UPS Store, Allston Insurance, Dado Tea, Workers Compensation Research Institute, Keller Williams Realty, all located within the building at 955 Massachusetts Avenue, the Dumpling House across the street and John and Nicks auto service as an abutter. Furthermore, the Board, in the Decisions has previously found that nonresidential uses predominate in the area.

As such, the Applicant submits that nonresidential uses predominate in the area, and in keeping with the Decisions, respectfully requests that the Board find the same.

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

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.

waterways or groundwater. Conversely, the surrounding properties and general public will benefit from the potential to enjoy improved wireless communication.

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 C-2B 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 in Section 19.30 of the Ordinance:

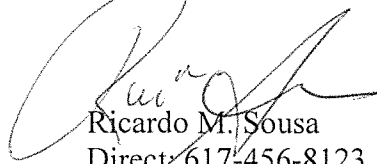
Not Applicable. The Applicant is not proposing to construct a new building or structure.

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

955 MASSACHUSETTS AVE

955 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139

SITE NO.: 4BN0029B

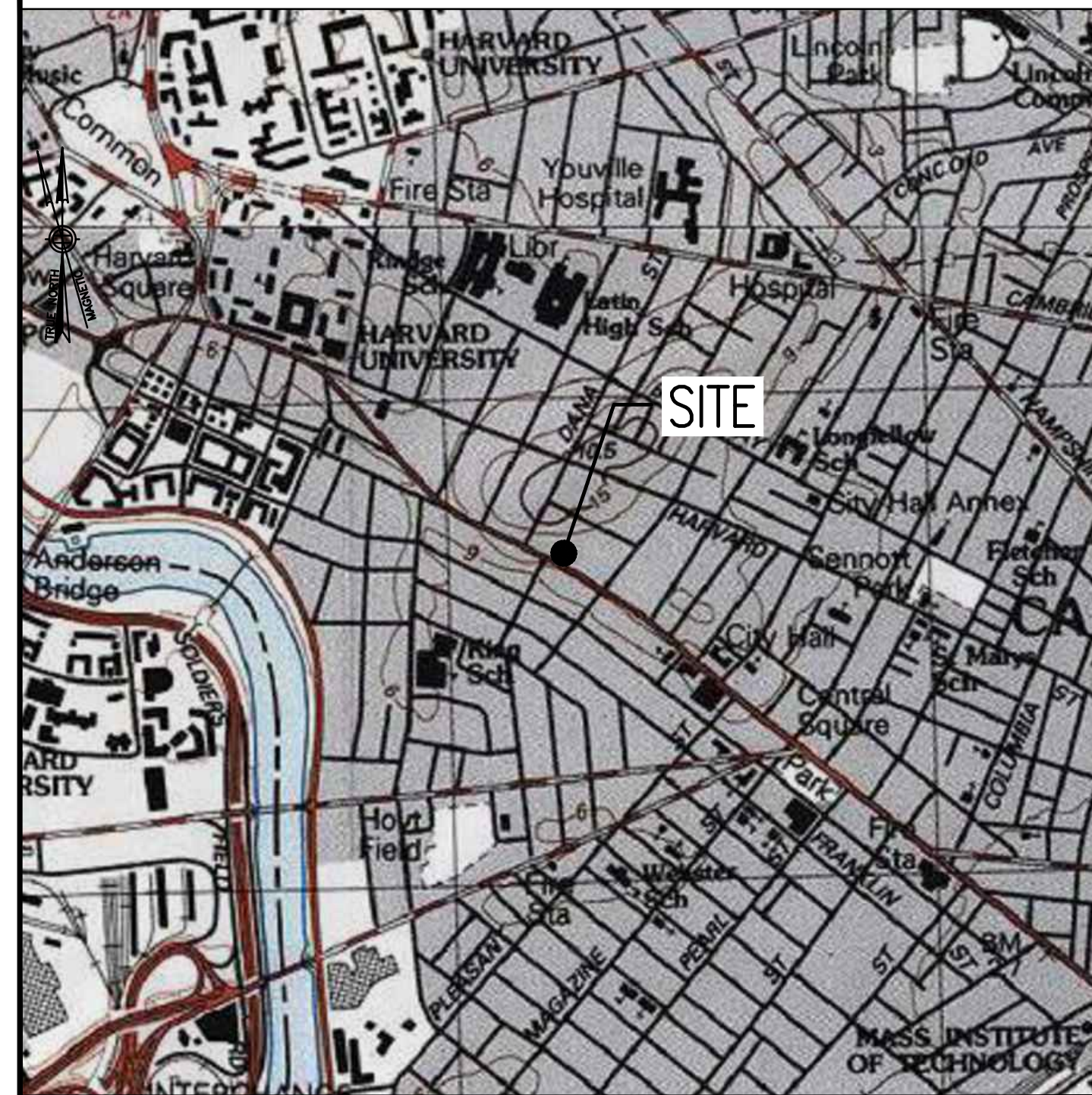
SITE TYPE: MODERNIZATION UPGRADE 700MHz – 702Cu
ATC# US-MA-6019

GENERAL NOTES

- THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.
- THE ARCHITECT/ENGINEER HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
- THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE PROJECT OWNER'S REPRESENTATIVE OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.
- THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
- THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS / CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S / VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
- THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY CONSTRUCTION CONTROL SURVEYS, ESTABLISHING AND MAINTAINING ALL LINES AND GRADES REQUIRED TO CONSTRUCT ALL IMPROVEMENTS AS SHOWN HEREIN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
- THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
- THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
- THE CONTRACTOR SHALL NOTIFY THE PROJECT OWNER'S REPRESENTATIVE WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL CONFLICT IS RESOLVED BY THE PROJECT OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE JOB.
- ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL THE FOLLOWING FOR ALL PRE-CONSTRUCTION NOTIFICATION 72-HOURS PRIOR TO ANY EXCAVATION ACTIVITY:
DIG SAFE SYSTEM (MA, ME, NH, RI, VT): 1-888-344-7233
CALL BEFORE YOU DIG (CT): 1-800-922-4455

VICINITY MAP:

1"=1000'



DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE PROJECT OWNER'S REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

SHEET INDEX

SHT. NO.	DESCRIPTION	VER.
T-1	TITLE SHEET	3
GN-1	GENERAL NOTES	3
C-1	PROPERTY PLAN	3
A-1	ROOF PLAN	3
A-2	ELEVATIONS	3
A-3	SITE DETAILS	3
S-1	STRUCTURAL DETAILS – ALPHA & BETA SECTORS	3
S-2	STRUCTURAL DETAILS – GAMMA SECTOR	3
E-1	ELECTRIC & GROUNDING DETAILS	3

PROJECT SUMMARY

SITE NUMBER: 4BN0029B
 SITE NAME: 955 MASSACHUSETTS AVE
 SITE ADDRESS: 955 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
 ASSESSOR'S PARCEL NO.: 116-117
 ZONING DISTRICT: C-2B (RESIDENCE C-2B)
 CONSTRUCTION TYPE: MODERNIZATION UPGRADE 700MHz
 LAND OWNER: BRICKMAN 955 MASSACHUSETTS LLC
712 FIFTH AVENUE
NEW YORK, NY 10019
 APPLICANT: T-MOBILE NORTHEAST LLC
15 COMMERCE WAY, SUITE B
NORTON, MA 02766
 ARCHITECT: CHAPPELL ENGINEERING ASSOCIATES, LLC
201 BOSTON POST ROAD WEST, SUITE 101
MARLBOROUGH, MA 01752
 STRUCTURAL ENGINEER: CHAPPELL ENGINEERING ASSOCIATES, LLC
201 BOSTON POST ROAD WEST, SUITE 101
MARLBOROUGH, MA 01752

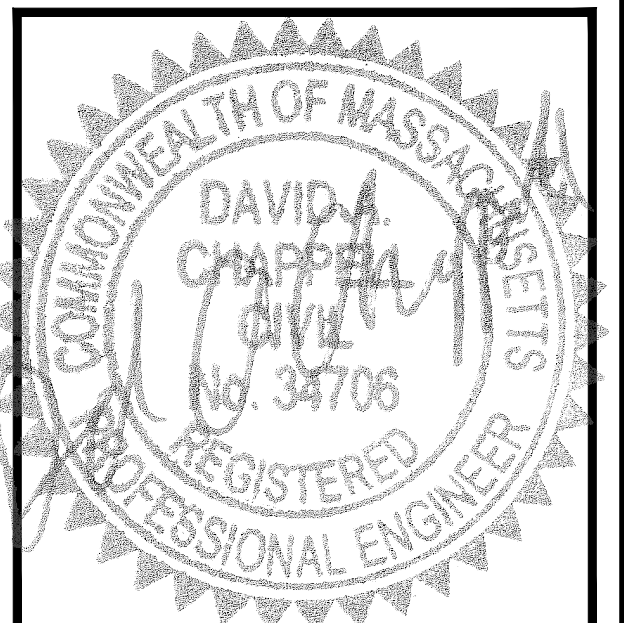
Mobile

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

CHAPPELL
ENGINEERING
ASSOCIATES, LLC

Civil - Structural - Land Surveying

R.K. EXECUTIVE CENTRE
201 BOSTON POST ROAD WEST
SUITE 101
MARLBOROUGH, MA 01752
(508)481-7400
www.chappellengineering.com



APPROVALS

STRUCTURE OWNER _____
 LEASING _____
 R.F. _____
 ZONING _____
 CONSTRUCTION _____
 A/E _____

PROJECT NO: 4BN0029B

DRAWN BY: CMC

CHECKED BY: JMT

VERSION

NO.	DATE	DESCRIPTION
3	08/29/16	CONSTRUCTION REVISED
2	04/27/16	CONSTRUCTION REVISED
1	02/09/16	CONSTRUCTION FINAL
0	10/29/15	CONSTRUCTION REVIEW

THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF T-MOBILE NORTHEAST LLC. 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.

955
MASSACHUSETTS
AVE

955 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

GENERAL NOTES:

- FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:
CONTRACTOR – T–MOBILE
SUBCONTRACTOR – GENERAL CONTRACTOR (CONSTRUCTION)
OWNER – T–MOBILE
OEM – ORIGINAL EQUIPMENT MANUFACTURER
- 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.
- 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, STATE AND FEDERAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- DRAWINGS PROVIDED HERE ARE NOT TO BE SCALED AND ARE INTENDED TO SHOW OUTLINE ONLY.
- UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR.
- SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER, T1 CABLES AND 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 AND/OR LANDLORD PRIOR TO CONSTRUCTION.
- 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 THE OWNER.
- SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY.
- SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION AND RETURN DISTURBED AREAS TO ORIGINAL CONDITIONS.
- THE SUBCONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE SUBCONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- SUBCONTRACTOR SHALL NOTIFY CHAPPELL ENGINEERING ASSOCIATES, LLC 48 HOURS IN ADVANCE OF POURING CONCRETE OR BACKFILLING TRENCHES, SEALING ROOF AND WALL PENETRATIONS AND POST DOWNS, FINISHING NEW WALLS OR FINAL ELECTRICAL CONNECTIONS FOR ENGINEERING REVIEW.
- CONSTRUCTION SHALL COMPLY WITH ALL T–MOBILE STANDARDS AND SPECIFICATIONS.
- 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.
- THE EXISTING CELL SITES ARE 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.
- IF THE EXISTING 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 TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.

SITE WORK GENERAL NOTES:

- THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
- ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING AND EXCAVATION.
- ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
- IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
- THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
- NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
- THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
- ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF ENGINEERING, OWNER AND/OR LOCAL UTILITIES.
- THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE AND STABILIZED TO PREVENT EROSION AS SPECIFIED IN THE PROJECT SPECIFICATIONS.
- SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
- THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE T–MOBILE SPECIFICATION FOR SITE SIGNAGE.

CONCRETE AND REINFORCING STEEL NOTES:

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. A HIGHER STRENGTH (400PSI) MAY BE USED. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 381 CODE REQUIREMENTS
- REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, UNO.
- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
CONCRETE CAST AGAINST EARTH.....3 IN.
CONCRETE EXPOSED TO EARTH OR WEATHER:
#6 AND LARGER2 IN.
#5 AND SMALLER & WWF1½ IN.
CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:
SLAB AND WALL¾ IN.
BEAMS AND COLUMNS1½ IN.
- A CHAMFER ¾" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNO, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
- INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHORS SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO THE MANUFACTURERS RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS. ALL EXPANSION/WEDGE ANCHORS SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED. EXPANSION BOLTS SHALL BE PROVIDED BY SIMPSON OR APPROVED EQUAL.
- CONCRETE CYLINDER TIES ARE NOT REQUIRED FOR SLAB ON GRADE WHEN CONCRETE IS LESS THAN 50 CUBIC YARDS (IBC1905.6.2.3) IN THAT EVENT THE FOLLOWING RECORDS SHALL BE PROVIDED BY THE CONCRETE SUPPLIER:
(A) RESULTS OF CONCRETE CYLINDER TEST PERFORMED AT THE SUPPLIERS PLANT.
(B) CERTIFICATION OF MINIMUM COMPRESSIVE STRENGTH FOR THE CONCRETE GRADE SUPPLIED.
FOR GREATER THAN 50 CUBIC YARDS THE GC SHALL PERFORM THE CONCRETE CYLINDER TEST.
- AS AN ALTERNATIVE TO ITEM 7. TEST CYLINDERS SHALL BE TAKEN INITIALLY AND THEREAFTER FOR EVERY 50 YARDS OF CONCRETE FROM EACH DIFFERENT BATCH PLANT.
- EQUIPMENT SHALL NOT BE PLACED ON NEW PADS FOR SEVEN DAYS AFTER PAD IS POURED, UNLESS IT IS VERIFIED BY CYLINDER TESTS THAT COMPRESSIVE STRENGTH HAS BEEN ATTAINED.

STRUCTURAL STEEL NOTES:

- ALL STEEL WORK SHALL BE PAINTED OR GALVANIZED IN ACCORDANCE WITH THE DRAWINGS AND T–MOBILE SPECIFICATIONS UNLESS OTHERWISE NOTED. STRUCTURAL STEEL SHALL BE ASTM–A–36 UNLESS OTHERWISE NOTED ON THE SITE SPECIFIC DRAWINGS. STEEL DESIGN, INSTALLATION AND BOLTING SHALL BE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "MANUAL OF STEEL CONSTRUCTION".
- ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC AND AWS D1.1. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION", 9TH EDITION. PAINTED SURFACES SHALL BE TOUCHED UP.
- BOLTED CONNECTIONS SHALL USE BEARING TYPE ASTM A325 BOLTS (¾") AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE. ALL BOLTS SHALL BE GALVANIZED OR STAINLESS STEEL.
- NON–STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE ¾" DIA. ASTM A 307 BOLTS (GALV) UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ENGINEER REVIEW & APPROVAL ON PROJECTS REQUIRING STRUCTURAL STEEL.
- ALL STRUCTURAL STEEL WORK SHALL BE DONE IN ACCORDANCE WITH AISC SPECIFICATIONS.

SOIL COMPACTION NOTES FOR SLAB ON GRADE:

- EXCAVATE AS REQUIRED TO REMOVE VEGETATION AND TOPSOIL TO EXPOSE NATURAL SUBGRADE AND PLACE CRUSHED STONE AS REQUIRED.
- COMPACTION CERTIFICATION: AN INSPECTION AND WRITTEN CERTIFICATION BY A QUALIFIED GEOTECHNICAL TECHNICIAN OR ENGINEER IS ACCEPTABLE.
- AS AN ALTERNATE TO INSPECTION AND WRITTEN CERTIFICATION, THE "UNDISTURBED SOIL" BASE SHALL BE COMPACTED WITH "COMPACTION EQUIPMENT", LISTED BELOW, TO AT LEAST 90% MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM D 1557 METHOD C.
- COMPACTED SUBBASE SHALL BE UNIFORM AND LEVELED. PROVIDE 6" MINIMUM CRUSHED STONE OR GRAVEL COMPACTED IN 3" LIFTS ABOVE COMPACTED SOIL. GRAVEL SHALL BE NATURAL OR CRUSHED WITH 100% PASSING #1 SIEVE.
- AS AN ALTERNATE TO ITEMS 2 AND 3, THE SUBGRADE SOILS WITH 5 PASSES OR A MEDIUM SIZED VIBRATORY PLATE COMPACTOR (SUCH AS BOMAG BPR 30/38) OR HAND–OPERATED SINGLE DRUM VIBRATORY ROLLER (SUCH AS BOMAG BW 55E). AND SOFT AREAS THAT ARE ENCOUNTERED SHOULD BE REMOVED AND REPLACED WITH A WELL–GRADED GRANULAR FILL AND COMPACTED AS STATED ABOVE.

COMPACTION EQUIPMENT:

- HAND OPERATED DOUBLE DRUM, VIBRATORY ROLLER, VIBRATORY PLATE COMPACTOR OR JUMPING JACK COMPACTOR.

CONSTRUCTION NOTES:

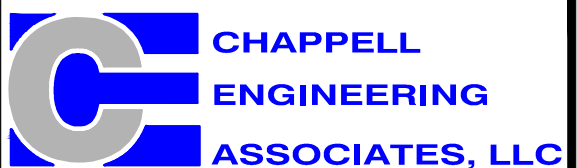
- FIELD VERIFICATION:
SUBCONTRACTOR SHALL FIELD VERIFY SCOPE OF WORK, T–MOBILE ANTENNA PLATFORM LOCATION AND UTILITY TRENCHWORK.
- COORDINATION OF WORK:
SUBCONTRACTOR SHALL COORDINATE RF WORK AND PROCEDURES WITH CONTRACTOR.
- CABLE LADDER RACK:
SUBCONTRACTOR SHALL FURNISH AND INSTALL CABLE LADDER RACK, CABLE TRAY AND/OR ICE BRIDGE, AND CONDUIT AS REQUIRED TO SUPPORT CABLES TO THE NEW BTS LOCATION.

ELECTRICAL INSTALLATION NOTES:

- WIRING, RACEWAY, AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC AND TELCORDIA.
- SUBCONTRACTOR SHALL MODIFY OR INSTALL CABLE TRAY SYSTEM AS REQUIRED TO SUPPORT RF AND TRANSPORT CABLEING TO THE NEW BTS EQUIPMENT. SUBCONTRACTOR SHALL SUBMIT MODIFICATIONS TO CONTRACTOR FOR APPROVAL.
- ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC AND TELCORDIA.
- CABLES SHALL NOT BE ROUTED THROUGH LADDER–STYLE CABLE TRAY RUNGS.
- EACH END OF EVERY POWER, GROUNDING, AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR–CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA, AND MATCH INSTALLATION REQUIREMENTS.
- POWER PHASE CONDUCTORS (I.E., HOTS) SHALL BE LABELED WITH COLOR–CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, ½ INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). PHASE CONDUCTOR COLOR CODES SHALL CONFORM WITH THE NEC AND OSHA.
- ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S).
- PANELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS.
- ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
- POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#34 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN–2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
- SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN–2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
- SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED OUTDOORS, OR BELOW GRADE, SHALL BE SINGLE CONDUCTOR #2 AWG SOLID TINNED COPPER CABLE, UNLESS OTHERWISE SPECIFIED.
- POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI–CONDUCTOR, TYPE TC CABLE (#34 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN–2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR THE LOCATION USE, UNLESS OTHERWISE SPECIFIED.
- ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP–STYLE, COMPRESSION WIRE LUGS AND WIRENUTS BY HARGER (OR EQUAL). LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE).
- RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
- NEW RACEWAY OR CABLE TRAY WILL MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.
- ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
- ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
- GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
- RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
- LIQUID–TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID–TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
- CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION–TYPE AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE.
- CABINETS, BOXES AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
- CABINETS, BOXES AND WIREWAYS TO MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.
- WIREWAYS SHALL BE EPOXY–COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PAINDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
- EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY–COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
- METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY–COATED, OR NON–CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
- NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
- THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
- THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.
- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES.
- CONDUIT ROUTINGS ARE SCHEMATIC. SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.

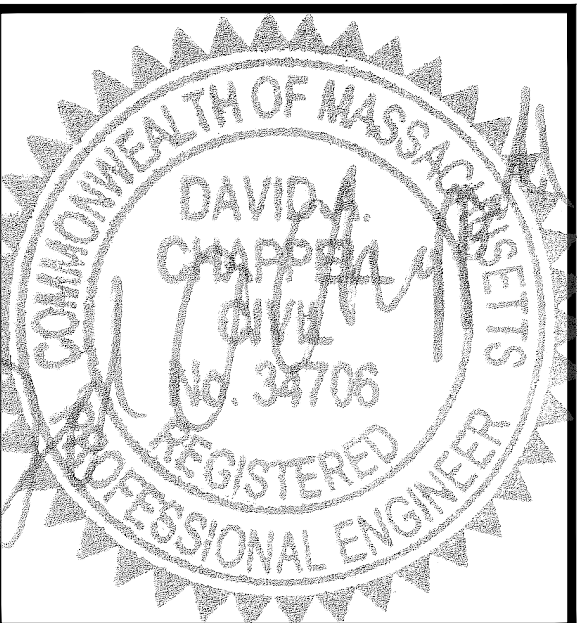


T–MOBILE NORTHEAST LLC
15 COMMERCE WAY, SUITE B
NORTON, MA 02766
OFFICE: (508) 286–2700



Civil · Structural · Land Surveying

R.K. EXECUTIVE CENTRE
201 BOSTON POST ROAD WEST
SUITE 101
MARLBOROUGH, MA 01752
(508)481–7400
www.chappellengineering.com



APPROVALS

STRUCTURE OWNER _____

LEASING _____

R.F. _____

ZONING _____

CONSTRUCTION _____

A/E _____

PROJECT NO: 4BN0029B

DRAWN BY: CMC

CHECKED BY: JMT

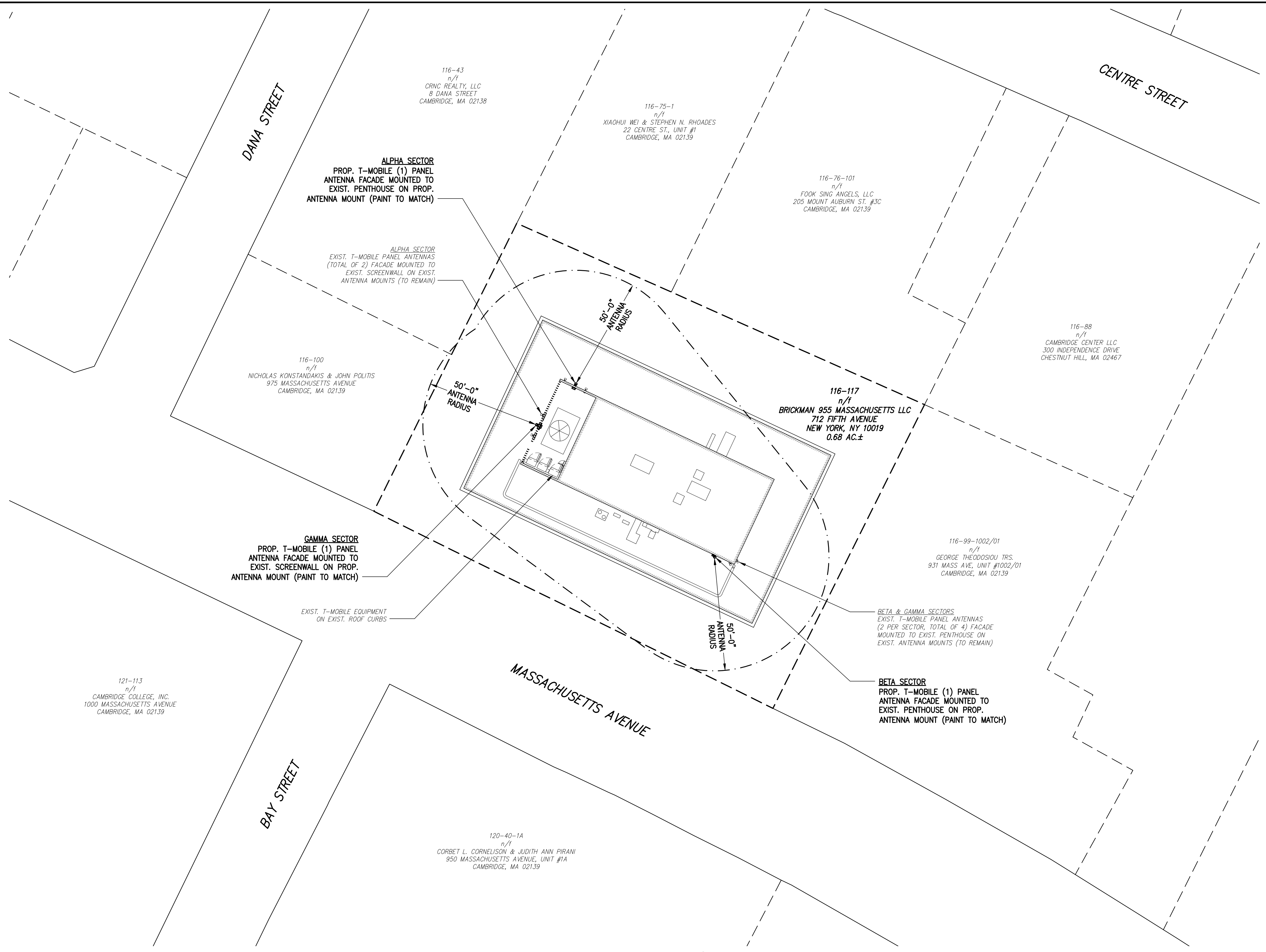
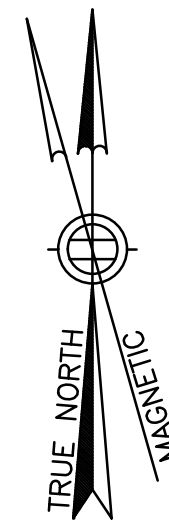
VERSION		
NO.	DATE	DESCRIPTION
3	08/29/16	CONSTRUCTION REVISED
2	04/27/16	CONSTRUCTION REVISED
1	02/09/16	CONSTRUCTION FINAL
0	10/29/15	CONSTRUCTION REVIEW

THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF T–MOBILE NORTHEAST LLC. 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.

955
MASSACHUSETTS
AVE
955 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN–1



DANA STREET

CENTRE STREET

MASSACHUSETTS AVENUE

BAY STREET

ALPHA SECTOR
PROP. T-MOBILE (1) PANEL
ANTENNA FACADE MOUNTED TO
EXIST. PENTHOUSE ON PROP.
ANTENNA MOUNT (PAINT TO MATCH)

ALPHA SECTOR
EXIST. T-MOBILE PANEL ANTENNAS
(TOTAL OF 2) FACADE MOUNTED TO
EXIST. SCREENWALL ON EXIST.
ANTENNA MOUNTS (TO REMAIN)

GAMMA SECTOR
PROP. T-MOBILE (1) PANEL
ANTENNA FACADE MOUNTED TO
EXIST. SCREENWALL ON PROP.
ANTENNA MOUNT (PAINT TO MATCH)

EXIST. T-MOBILE EQUIPMENT
ON EXIST. ROOF CURBS

BETA & GAMMA SECTORS
EXIST. T-MOBILE PANEL ANTENNAS
(2 PER SECTOR, TOTAL OF 4) FACADE
MOUNTED TO EXIST. PENTHOUSE ON
EXIST. ANTENNA MOUNTS (TO REMAIN)

BETA SECTOR
PROP. T-MOBILE (1) PANEL
ANTENNA FACADE MOUNTED TO
EXIST. PENTHOUSE ON PROP.
ANTENNA MOUNT (PAINT TO MATCH)

116-43
n/f
CRNC REALTY, LLC
8 DANA STREET
CAMBRIDGE, MA 02138

116-75-1
n/f
XIAOHUI WEI & STEPHEN N. RHOADES
22 CENTRE ST., UNIT #1
CAMBRIDGE, MA 02139

116-76-101
n/f
FOOK SING ANGELS, LLC
205 MOUNT AUBURN ST. #3C
CAMBRIDGE, MA 02139

116-88
n/f
CAMBRIDGE CENTER LLC
300 INDEPENDENCE DRIVE
CHESTNUT HILL, MA 02467

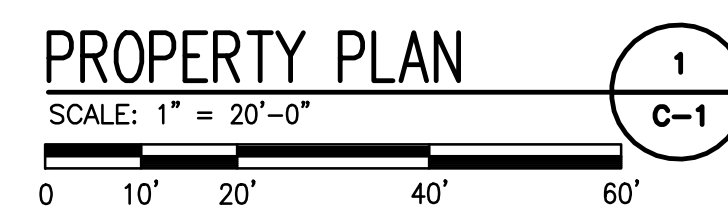
116-100
n/f
NICHOLAS KONSTANDAKIS & JOHN POLITIS
975 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139

116-117
n/f
BRICKMAN 955 MASSACHUSETTS LLC
712 FIFTH AVENUE
NEW YORK, NY 10019
0.68 AC.±

116-99-1002/01
n/f
GEORGE THEODOSIOU TRS.
931 MASS AVE., UNIT #1002/01
CAMBRIDGE, MA 02139

121-113
n/f
CAMBRIDGE COLLEGE, INC.
1000 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139

120-40-1A
n/f
CORBET L. CORNELISON & JUDITH ANN PIRANI
950 MASSACHUSETTS AVENUE, UNIT #1A
CAMBRIDGE, MA 02139



PROPERTY PLAN

SCALE: 1" = 20'-0"

1
C-1

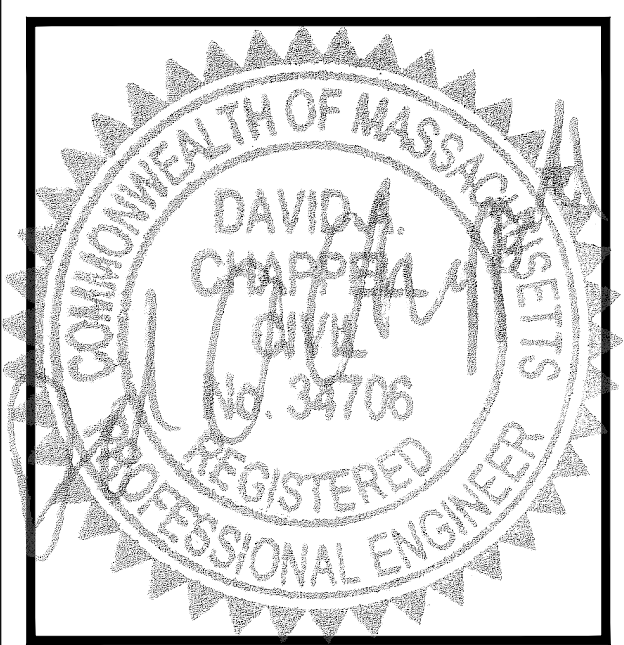
T-Mobile

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

CHAPPELL ENGINEERING ASSOCIATES, LLC

Civil · Structural · Land Surveying

R.K. EXECUTIVE CENTRE
201 BOSTON POST ROAD WEST
SUITE 101
MARLBOROUGH, MA 01752
(508)481-7400
www.chappellengineering.com



APPROVALS

STRUCTURE OWNER _____

LEASING _____

R.F. _____

ZONING _____

CONSTRUCTION _____

A/E _____

PROJECT NO: 4BN0029B

DRAWN BY: CMC

CHECKED BY: JMT

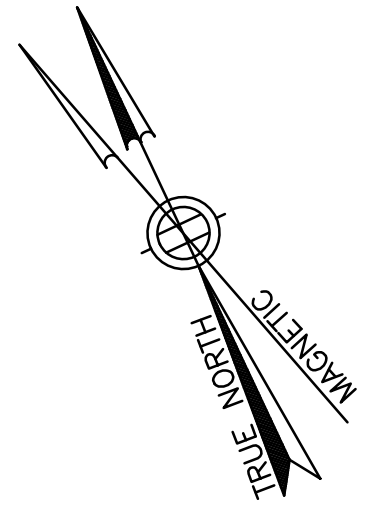
VERSION		
NO.	DATE	DESCRIPTION
3	08/29/16	CONSTRUCTION REVISED
2	04/27/16	CONSTRUCTION REVISED
1	02/09/16	CONSTRUCTION FINAL
0	10/29/15	CONSTRUCTION REVIEW

THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF T-MOBILE NORTHEAST LLC. 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.

955 MASSACHUSETTS AVE
955 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139

SHEET TITLE
PROPERTY PLAN

SHEET NUMBER
C-1



COAX CHART			
	EXISTING	REMOVED	PROPOSED
ALPHA	(6) 7/8" COAX CABLES (1) DC/FIBER CABLE	(3) 7/8" COAX CABLES	(3) 7/8" COAX CABLES ((1) CAPPED) (1) DC/FIBER CABLE (1) 3x6 HCS CABLE
BETA	(4) 1 1/8" COAX CABLES (1) DC/FIBER CABLE	(1) 1 1/8" COAX CABLE	(3) 1 1/8" COAX CABLES ((1) CAPPED) (1) DC/FIBER CABLE (1) 3x6 HCS CABLE
GAMMA	(6) 7/8" COAX CABLES (1) DC/FIBER CABLE	(3) 7/8" COAX CABLES	(3) 7/8" COAX CABLES ((1) CAPPED) (1) DC/FIBER CABLE (1) 3x6 HCS CABLE
TOTAL	19	7	15

EQUIPMENT SCHEDULE

CURRENT EQUIPMENT

- SIX (6) ERICSSON AIR ANTENNAS
- THREE (3) UMTS TMA'S
- TWELVE (12) 7/8" COAX CABLES
- FOUR (4) 1 1/8" COAX CABLES
- THREE (3) DC/FIBER CABLES
- ONE (1) GPS ANTENNA AND ASSOCIATED 1/2" COAX CABLE
- TWO (2) ERICSSON RBS 2106 EQUIPMENT CABINETS
- ONE (1) ERICSSON RBS 3106 EQUIPMENT CABINET WITH 6131 UPGRADE
- TWO (2) CCI 85 WATT BOOSTERS
- ONE (1) PPC CABINET

EQUIPMENT TO BE REMOVED

- SIX (6) 7/8" COAX CABLES
- ONE (1) 1 1/8" COAX CABLE

EQUIPMENT TO BE ADDED

- THREE (3) COMMSCOPE LNX-6514DS-A1M 6' PANEL ANTENNAS
- THREE (3) RRUS11 B12
- THREE (3) 3x6 HCS CABLES

FINAL EQUIPMENT CONFIGURATION

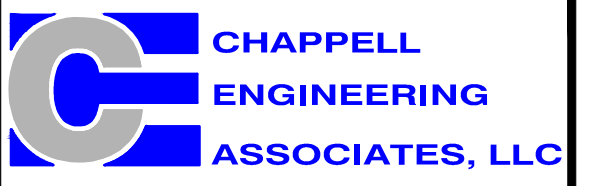
- SIX (6) ERICSSON AIR ANTENNAS
- THREE (3) COMMSCOPE LNX-6514DS-A1M 6' PANEL ANTENNAS
- THREE (3) UMTS TMA'S
- THREE (3) RRUS11 B12
- SIX (6) 7/8" COAX CABLES ((4) CAPPED)
- THREE (3) 1 1/8" COAX CABLES
- THREE (3) DC/FIBER CABLES
- THREE (3) 3x6 HCS CABLES
- ONE (1) GPS ANTENNA AND ASSOCIATED 1/2" COAX CABLE
- TWO (2) ERICSSON RBS 2106 EQUIPMENT CABINETS
- ONE (1) ERICSSON RBS 3106 EQUIPMENT CABINET WITH 6131 UPGRADE
- TWO (2) CCI 85 WATT BOOSTERS
- ONE (1) PPC CABINET

EXISTING EQUIPMENT SPACE REQUIREMENTS WILL NOT CHANGE

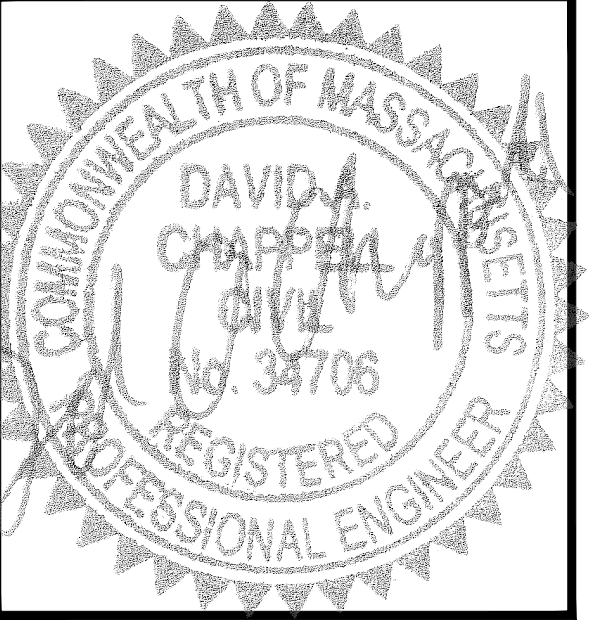
RF CONFIGURATION
702Cu



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



R.K. EXECUTIVE CENTRE
201 BOSTON POST ROAD WEST
SUITE 101
MARLBOROUGH, MA 01752
(508)481-7400
www.chappellengineering.com



APPROVALS

STRUCTURE OWNER _____
LEASING _____
R.F. _____
ZONING _____
CONSTRUCTION _____
A/E _____

PROJECT NO: 4BN0029B

DRAWN BY: CMC

CHECKED BY: JMT

VERSION

NO.	DATE	DESCRIPTION
3	08/29/16	CONSTRUCTION REVISED
2	04/27/16	CONSTRUCTION REVISED
1	02/09/16	CONSTRUCTION FINAL
0	10/29/15	CONSTRUCTION REVIEW

THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF T-MOBILE NORTHEAST LLC. 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.

955 MASSACHUSETTS AVE
955 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139

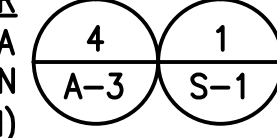
SHEET TITLE

ROOF PLAN

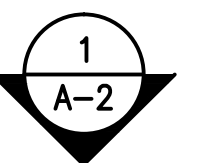
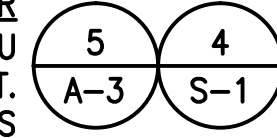
SHEET NUMBER

A-1

ALPHA SECTOR
PROP. T-MOBILE (1) PANEL ANTENNA
FACADE MOUNTED TO EXIST. PENTHOUSE ON
PROP. ANTENNA MOUNT (PAINT TO MATCH)

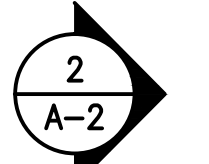


ALPHA SECTOR
PROP. T-MOBILE (1) RRU
FACADE MOUNTED TO EXIST.
PENTHOUSE ON PROP. UNISTRUTS

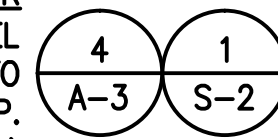


ALPHA, BETA & GAMMA SECTORS
EXIST. T-MOBILE AIR ANTENNAS
(2 PER SECTOR, TOTAL OF 6) FACADE MOUNTED
TO EXIST. PENTHOUSE/SCREENWALL (TO REMAIN)

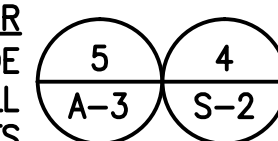
ALPHA & GAMMA SECTORS
EXIST. T-MOBILE TMA'S
(1 PER SECTOR, TOTAL OF 2)
FACADE MOUNTED TO EXIST.
PENTHOUSE/SCREENWALL (TO REMAIN)



GAMMA SECTOR
PROP. T-MOBILE (1) PANEL
ANTENNA FACADE MOUNTED TO
EXIST. SCREENWALL ON PROP.
ANTENNA MOUNT (PAINT TO MATCH)



GAMMA SECTOR
PROP. T-MOBILE (1) RRU FACADE
MOUNTED TO EXIST. SCREENWALL
ON PROP. UNISTRUTS



EXIST. T-MOBILE GPS ANTENNA
MOUNTED TO EXIST. SCREENWALL

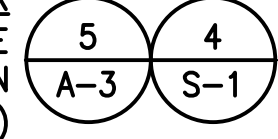
EXIST. T-MOBILE EQUIPMENT
ON EXIST. ROOF CURBS

EXIST. T-MOBILE (6) 7/8" COAX CABLES,
(3) 1 1/8" COAX CABLES & (3) DC/FIBER
CABLES ROUTED ALONG EXIST. SCREENWALL
& WITHIN EXIST. CABLE TRAY (TO REMAIN)
(CAP (1) COAX CABLE PER SECTOR)

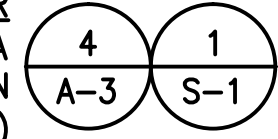
EXIST. T-MOBILE (6) 7/8" COAX CABLES &
(1) 1 1/8" COAX CABLE TO BE REMOVED

PROP. T-MOBILE (3) 3x6 HCS CABLES
ROUTED ALONG EXIST. SCREENWALL &
WITHIN EXIST. CABLE TRAYS

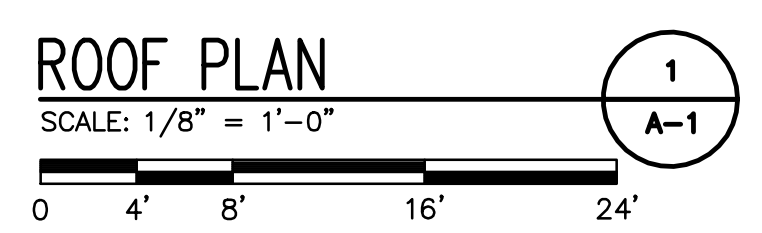
BETA SECTOR
PROP. T-MOBILE (1) RRU FACADE
MOUNTED TO EXIST. PENTHOUSE ON
PROP. UNISTRUTS (PAINT TO MATCH)



BETA SECTOR
PROP. T-MOBILE (1) PANEL ANTENNA
FACADE MOUNTED TO EXIST. PENTHOUSE ON
PROP. ANTENNA MOUNT (PAINT TO MATCH)

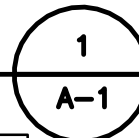


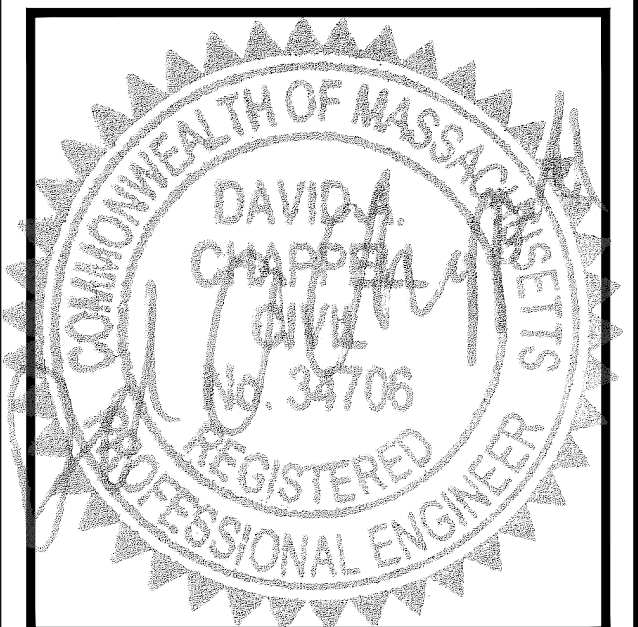
BETA SECTOR
EXIST. T-MOBILE (1) TMA MOUNTED
WITHIN EXIST. CABLE TRAY (TO REMAIN)



ROOF PLAN

SCALE: 1/8" = 1'-0"





APPROVALS

STRUCTURE OWNER _____

LEASING _____

R.F. _____

ZONING _____

CONSTRUCTION _____

A/E _____

PROJECT NO: 4BN0029B

DRAWN BY: CMC

CHECKED BY: JMT

VERSION

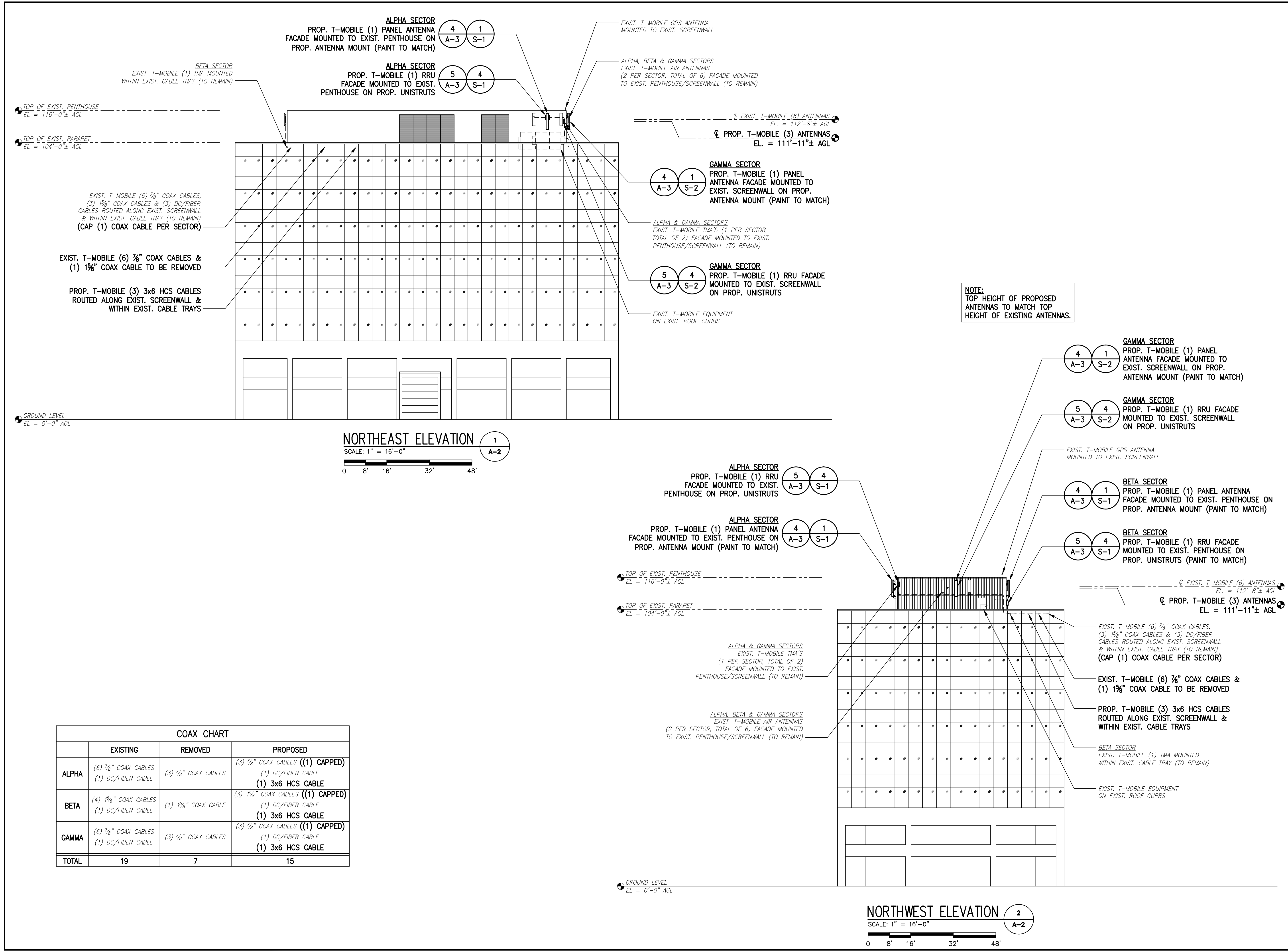
3	08/29/16	CONSTRUCTION REVISED
2	04/27/16	CONSTRUCTION REVISED
1	02/09/16	CONSTRUCTION FINAL
0	10/29/15	CONSTRUCTION REVIEW

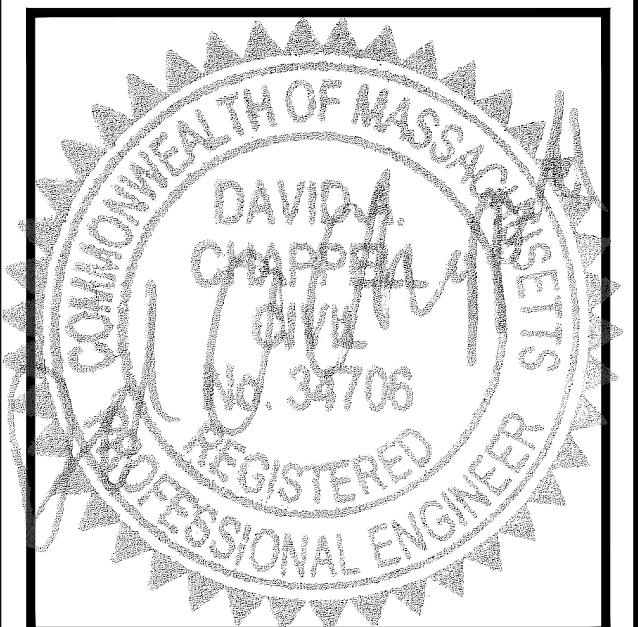
THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF T-MOBILE NORTHEAST LLC. ANY DUPLICATION OR USE WITHOUT EXPRESS WRITTEN CONSENT IS STRICTLY PROHIBITED. DUPLICATION AND USE BY GOVERNMENT AGENCIES FOR THE PURPOSES OF CONDUCTING THEIR LAWFULLY AUTHORIZED REGULATORY AND ADMINISTRATIVE FUNCTIONS IS SPECIFICALLY ALLOWED.

955 MASSACHUSETTS AVE
955 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-2





APPROVALS

STRUCTURE OWNER _____

LEASING _____

R.F. _____

ZONING _____

CONSTRUCTION _____

A/E _____

PROJECT NO: 4BN0029B

DRAWN BY: CMC

CHECKED BY: JMT

VERSION		
3	08/29/16	CONSTRUCTION REVISED
2	04/27/16	CONSTRUCTION REVISED
1	02/09/16	CONSTRUCTION FINAL
0	10/29/15	CONSTRUCTION REVIEW

THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF T-MOBILE NORTHEAST LLC. 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.

955 MASSACHUSETTS AVE
955 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139

SHEET TITLE
SITE DETAILS

SHEET NUMBER
A-3

ALPHA, BETA & GAMMA SECTORS
EXIST. T-MOBILE AIR ANTENNAS
(2 PER SECTOR, TOTAL OF 6) FACADE MOUNTED
TO EXIST. PENTHOUSE/SCREENWALL (TO REMAIN)

ALPHA & GAMMA SECTORS
EXIST. T-MOBILE TMA'S
(1 PER SECTOR, TOTAL OF 2)
FACADE MOUNTED TO EXIST.
PENTHOUSE/SCREENWALL (TO REMAIN)

ALPHA, BETA & GAMMA SECTORS
EXIST. T-MOBILE AIR ANTENNAS
(2 PER SECTOR, TOTAL OF 6) FACADE MOUNTED
TO EXIST. PENTHOUSE/SCREENWALL (TO REMAIN)

ALPHA & GAMMA SECTORS
EXIST. T-MOBILE TMA'S
(1 PER SECTOR, TOTAL OF 2)
FACADE MOUNTED TO EXIST.
PENTHOUSE/SCREENWALL (TO REMAIN)

BETA SECTOR
EXIST. T-MOBILE (1) TMA MOUNTED
WITHIN EXIST. CABLE TRAY (TO REMAIN)

ALPHA SECTOR
PROP. T-MOBILE (1) PANEL ANTENNA
FACADE MOUNTED TO EXIST. PENTHOUSE ON
PROP. ANTENNA MOUNT (PAINT TO MATCH)

ALPHA SECTOR
PROP. T-MOBILE (1) RRU
FACADE MOUNTED TO EXIST.
PENTHOUSE ON PROP. UNISTRUTS

GAMMA SECTOR
PROP. T-MOBILE (1) RRU FACADE
MOUNTED TO EXIST. SCREENWALL
ON PROP. UNISTRUTS

GAMMA SECTOR
PROP. T-MOBILE (1) PANEL ANTENNA
FACADE MOUNTED TO EXIST. SCREENWALL ON
PROP. ANTENNA MOUNT (PAINT TO MATCH)

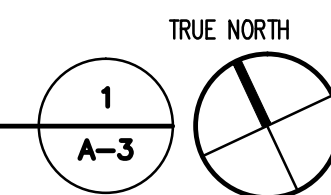
BETA SECTOR
PROP. T-MOBILE (1) RRU FACADE
MOUNTED TO EXIST. PENTHOUSE ON
PROP. UNISTRUTS (PAINT TO MATCH)

BETA SECTOR
PROP. T-MOBILE (1) PANEL ANTENNA
FACADE MOUNTED TO EXIST. PENTHOUSE ON
PROP. ANTENNA MOUNT (PAINT TO MATCH)

COAX CHART			
	EXISTING	REMOVED	PROPOSED
ALPHA	(6) 7/8" COAX CABLES (1) DC/FIBER CABLE	(3) 7/8" COAX CABLES	(3) 7/8" COAX CABLES ((1) CAPPED) (1) DC/FIBER CABLE (1) 3x6 HCS CABLE
BETA	(4) 19/32" COAX CABLES (1) DC/FIBER CABLE	(1) 19/32" COAX CABLE	(3) 19/32" COAX CABLES ((1) CAPPED) (1) DC/FIBER CABLE (1) 3x6 HCS CABLE
GAMMA	(6) 7/8" COAX CABLES (1) DC/FIBER CABLE	(3) 7/8" COAX CABLES	(3) 7/8" COAX CABLES ((1) CAPPED) (1) DC/FIBER CABLE (1) 3x6 HCS CABLE
TOTAL	19	7	15

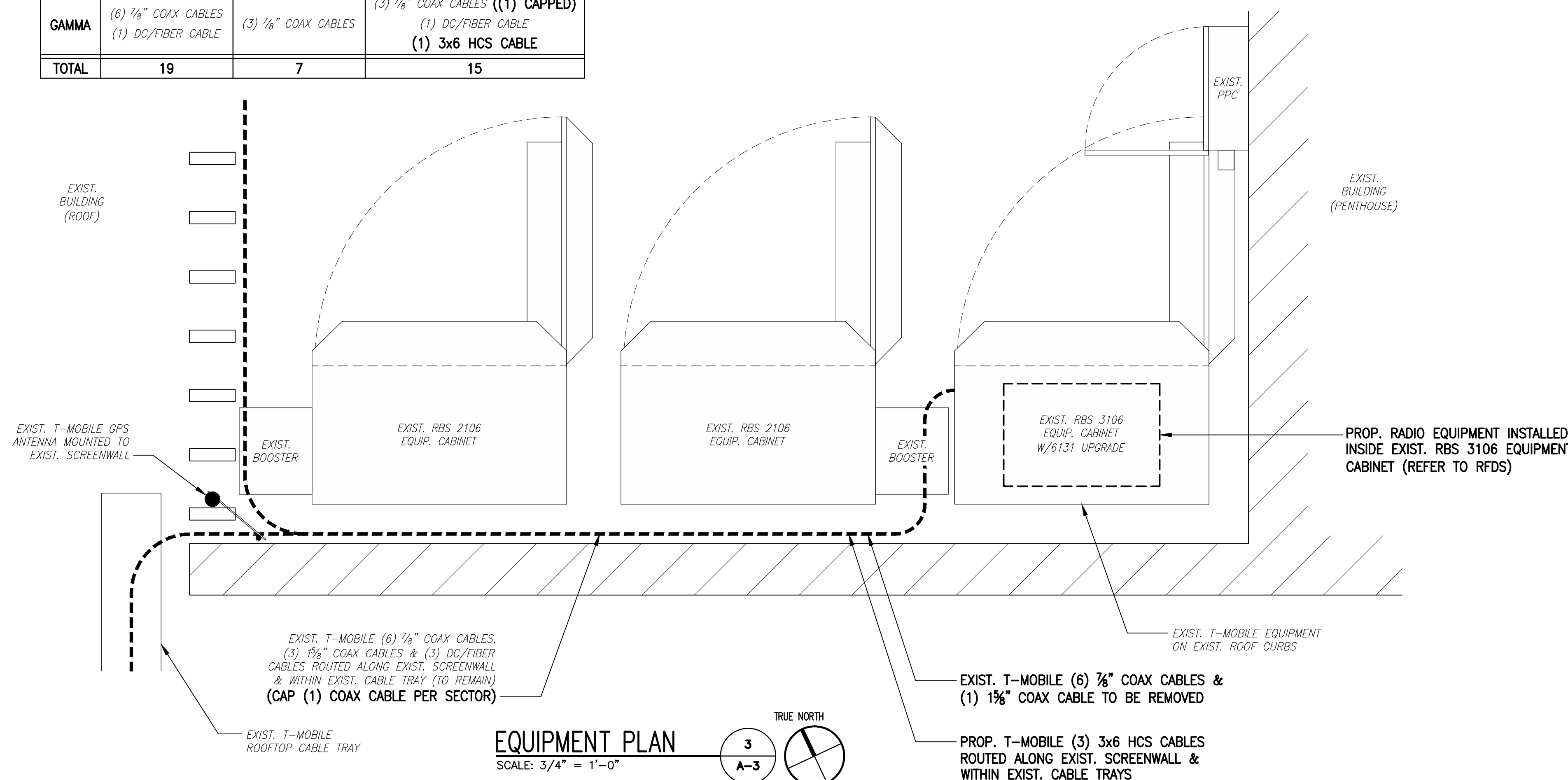
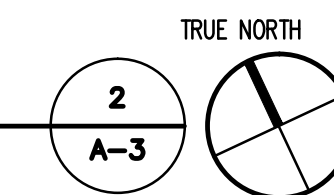
EXIST. ANTENNA PLAN

SCALE: 3/8" = 1'-0"



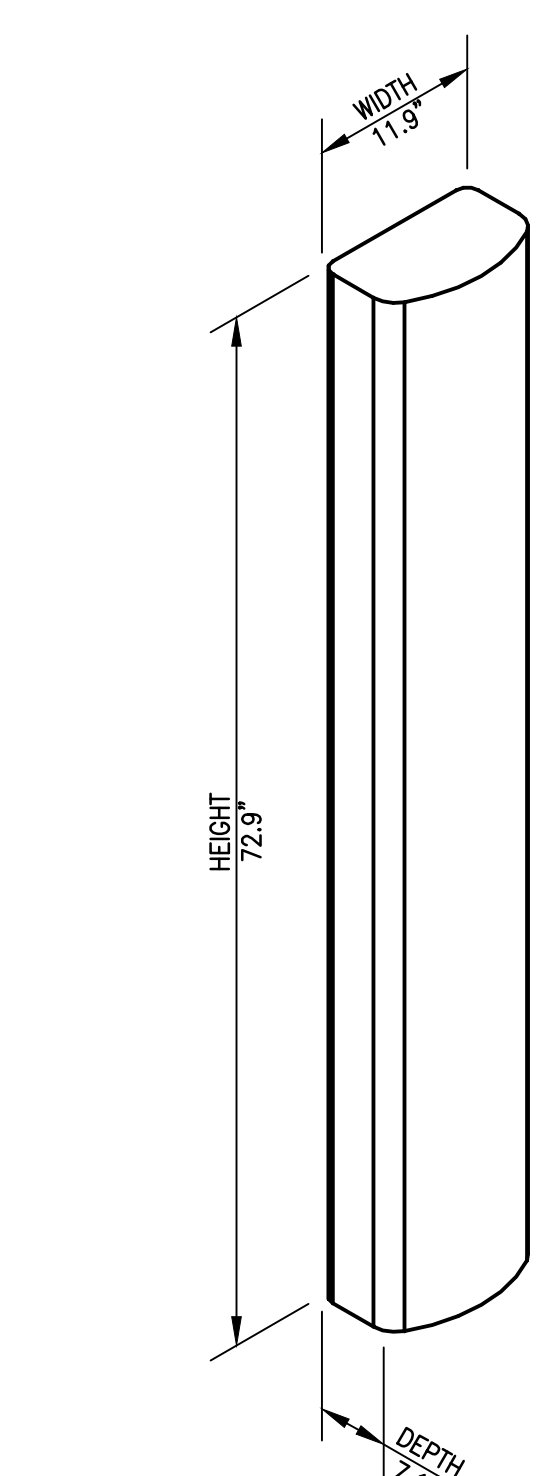
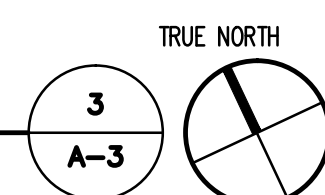
PROP. ANTENNA PLAN

SCALE: 3/8" = 1'-0"



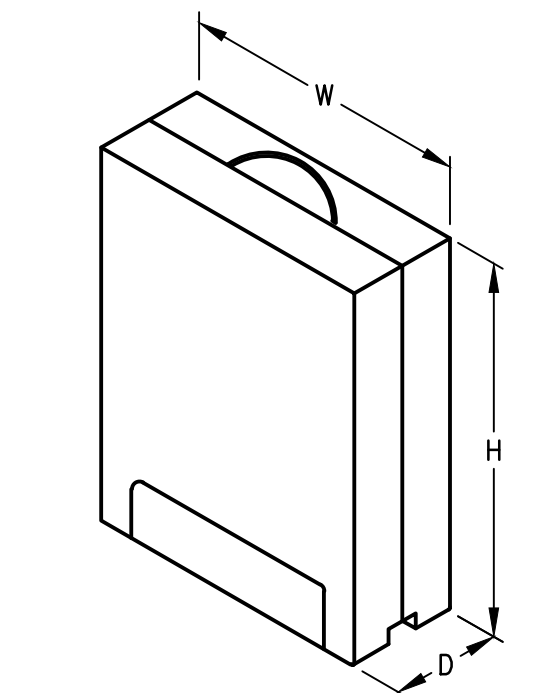
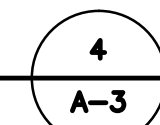
EQUIPMENT PLAN

SCALE: 3/4" = 1'-0"



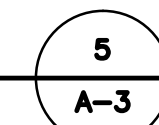
ANTENNA ISOMETRIC

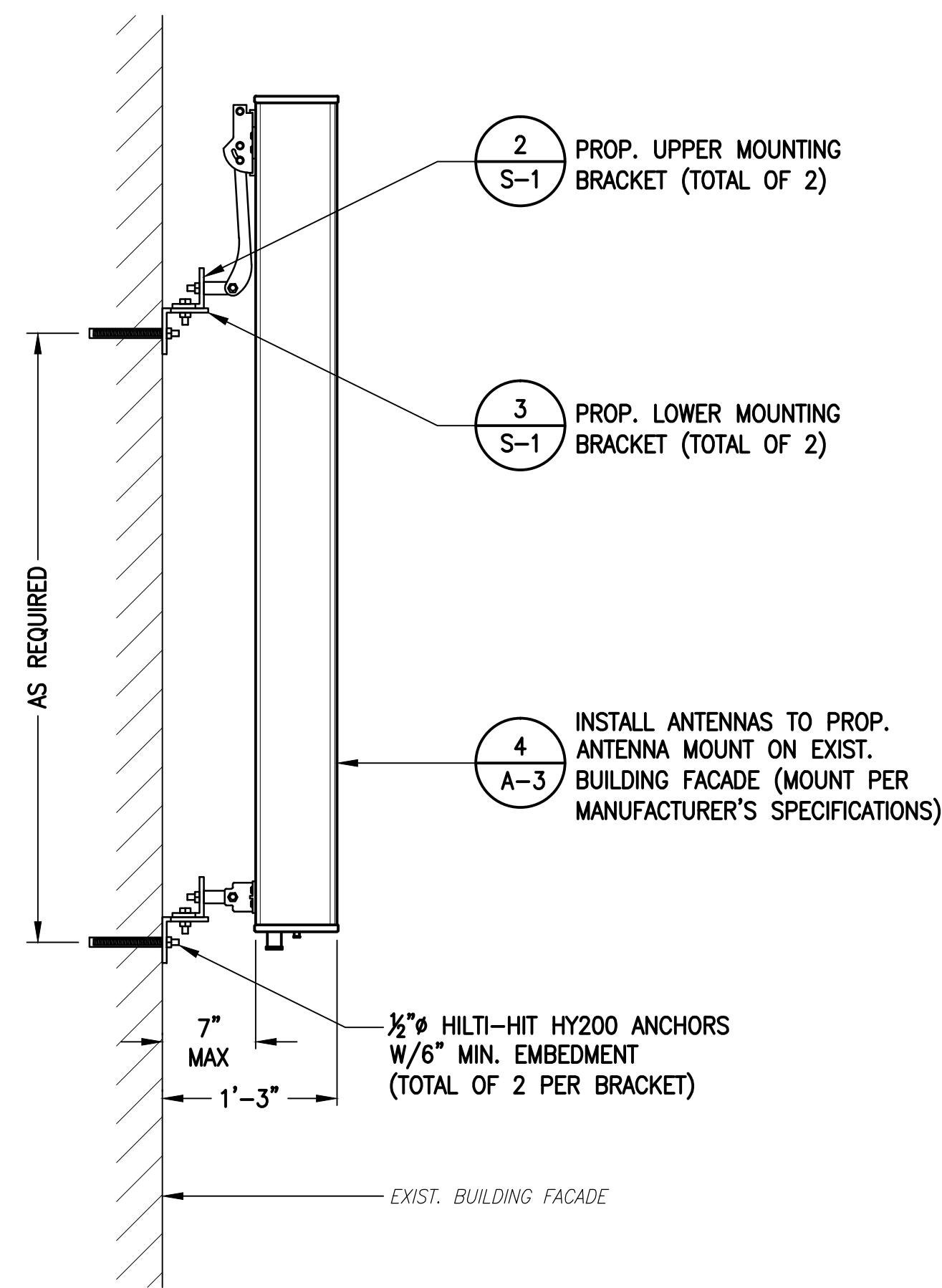
SCALE: N.T.S.



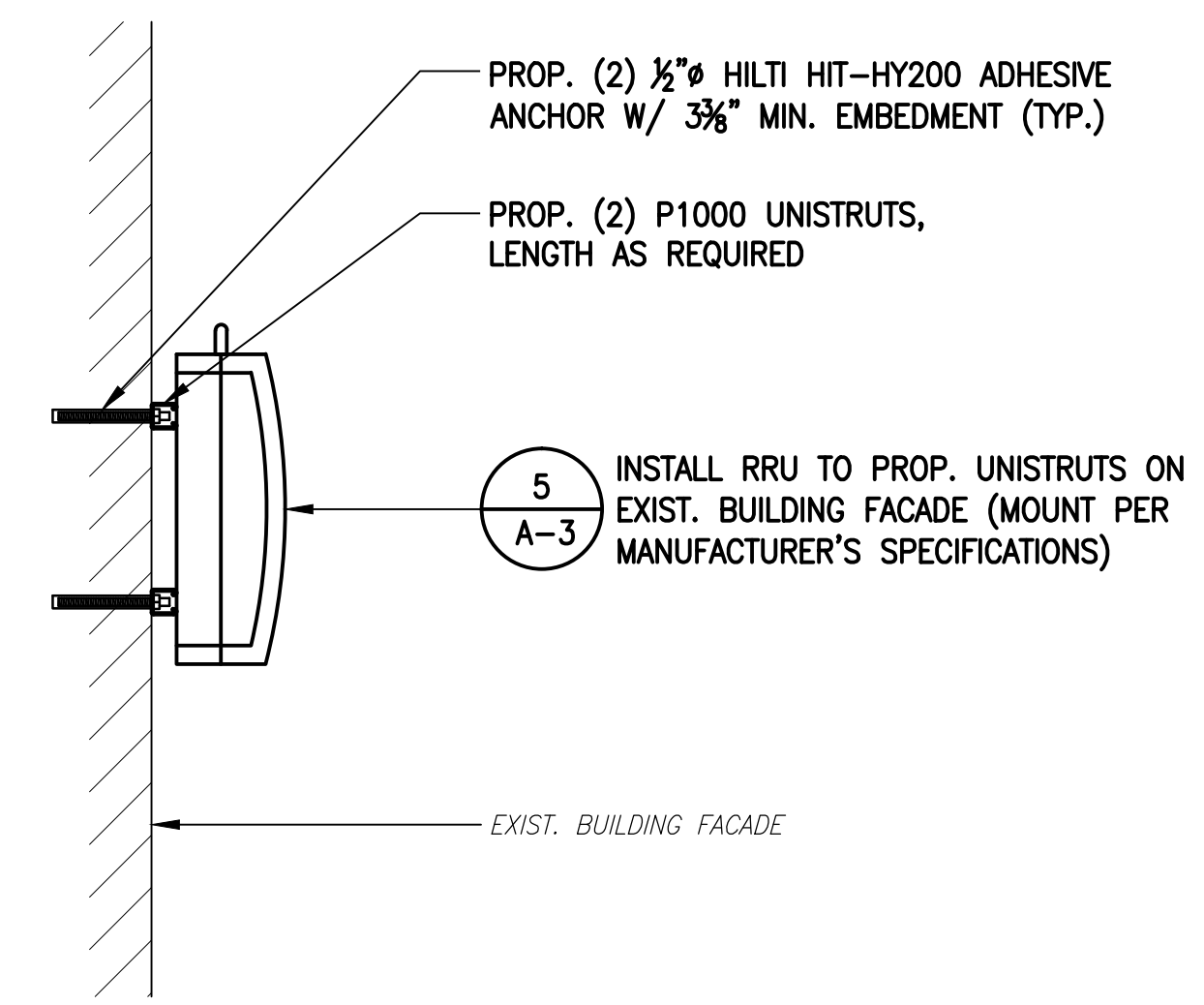
RRU ISOMETRIC

SCALE: N.T.S.



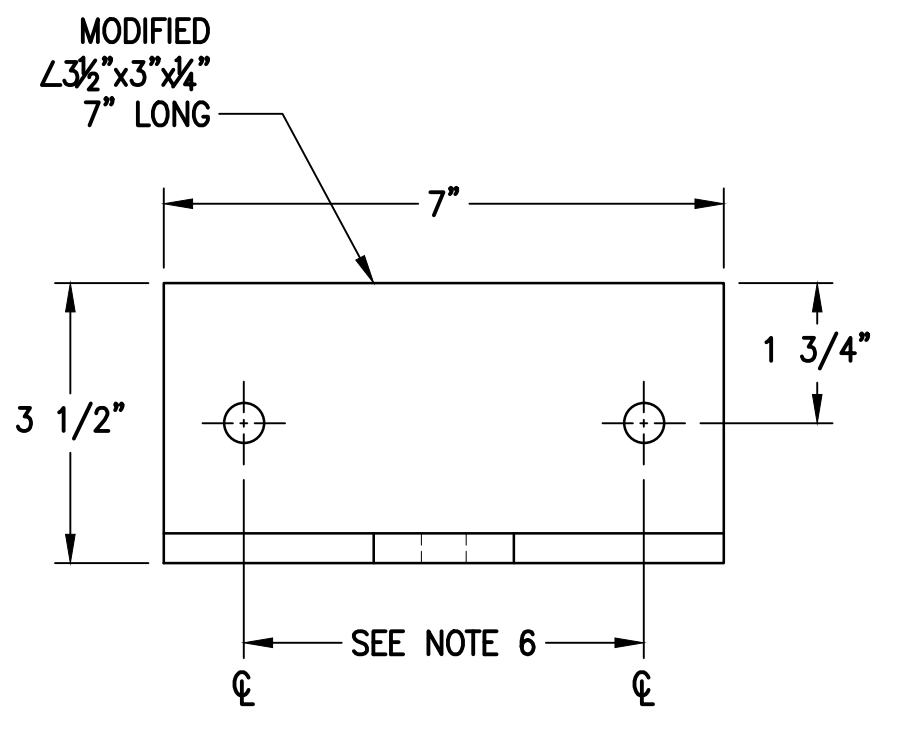


SIDE VIEW

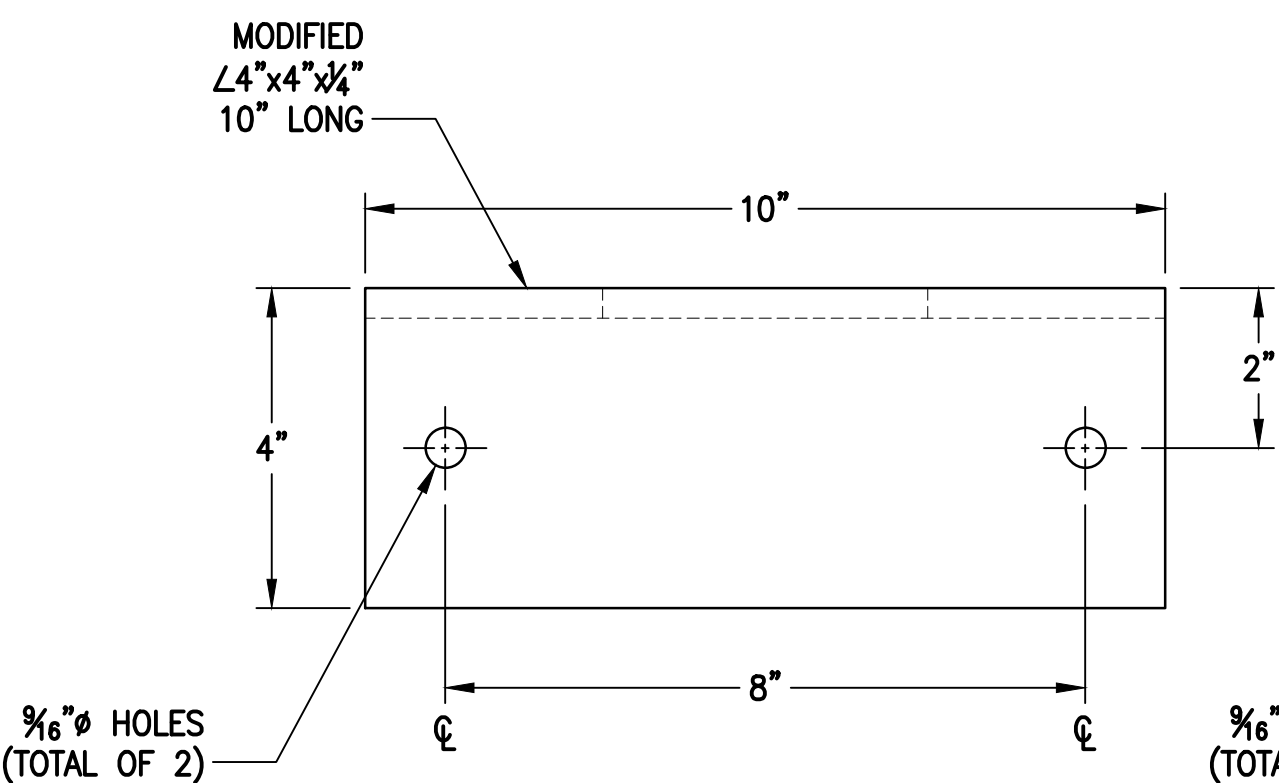


RRU MOUNTING DETAIL
SCALE: N.T.S.

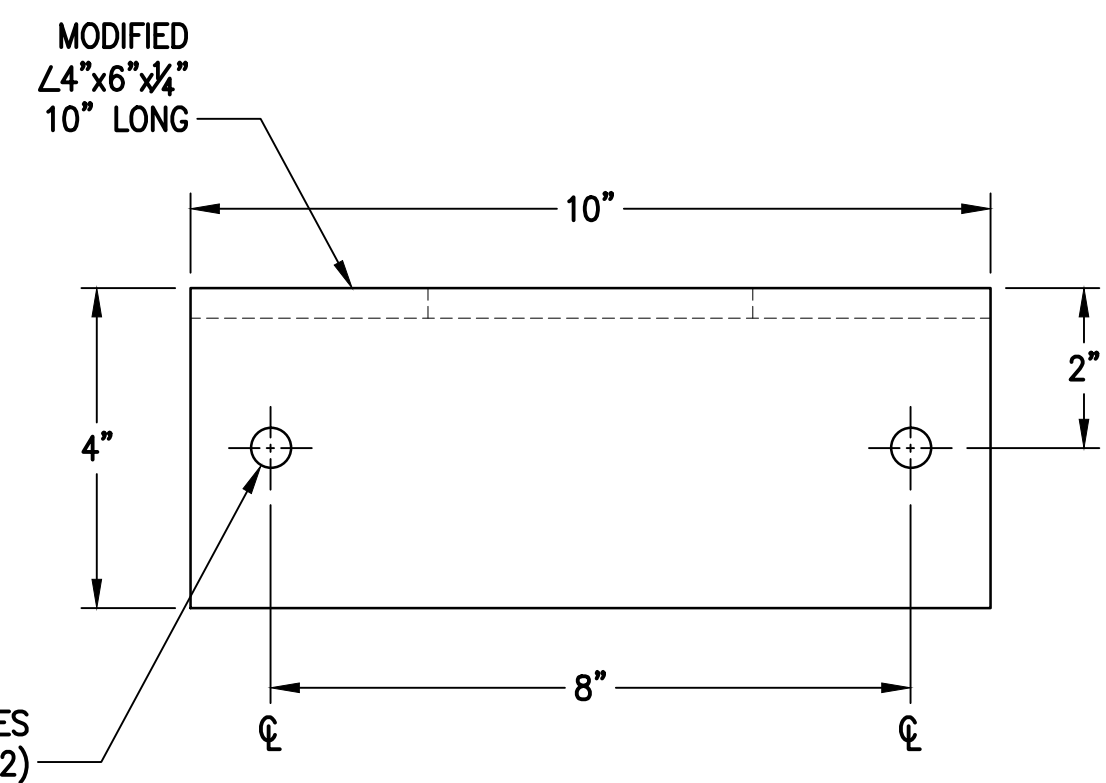
- NOTES:**
1. VERIFY DOWNTILT MOUNTING KIT BOLT LAYOUT PRIOR TO FABRICATION.
 2. ROTATE UPPER CONNECTION TO REQUIRED AZIMUTH. TIGHTEN BOLT AND INSTALL SELF TAPPING SCREWS.
 3. WEATHER SEAL AROUND EXTERIOR WALL ATTACHMENT ANGLES WITH SILICONE SEALANT.
 4. PAINT ALL ANTENNAS, MOUNTS AND ASSOCIATED EQUIPMENT TO MATCH BUILDING FACADE.
 5. ALL COAX IS TO BE NEATLY BUNDLED AND PAINTED TO MATCH THE BUILDING FACADE.
 6. VERIFY WITH ANTENNA BRACKET PRIOR TO CONSTRUCTION.
 7. TOP HEIGHT OF PROPOSED ANTENNAS TO MATCH TOP HEIGHT OF EXISTING ANTENNAS.



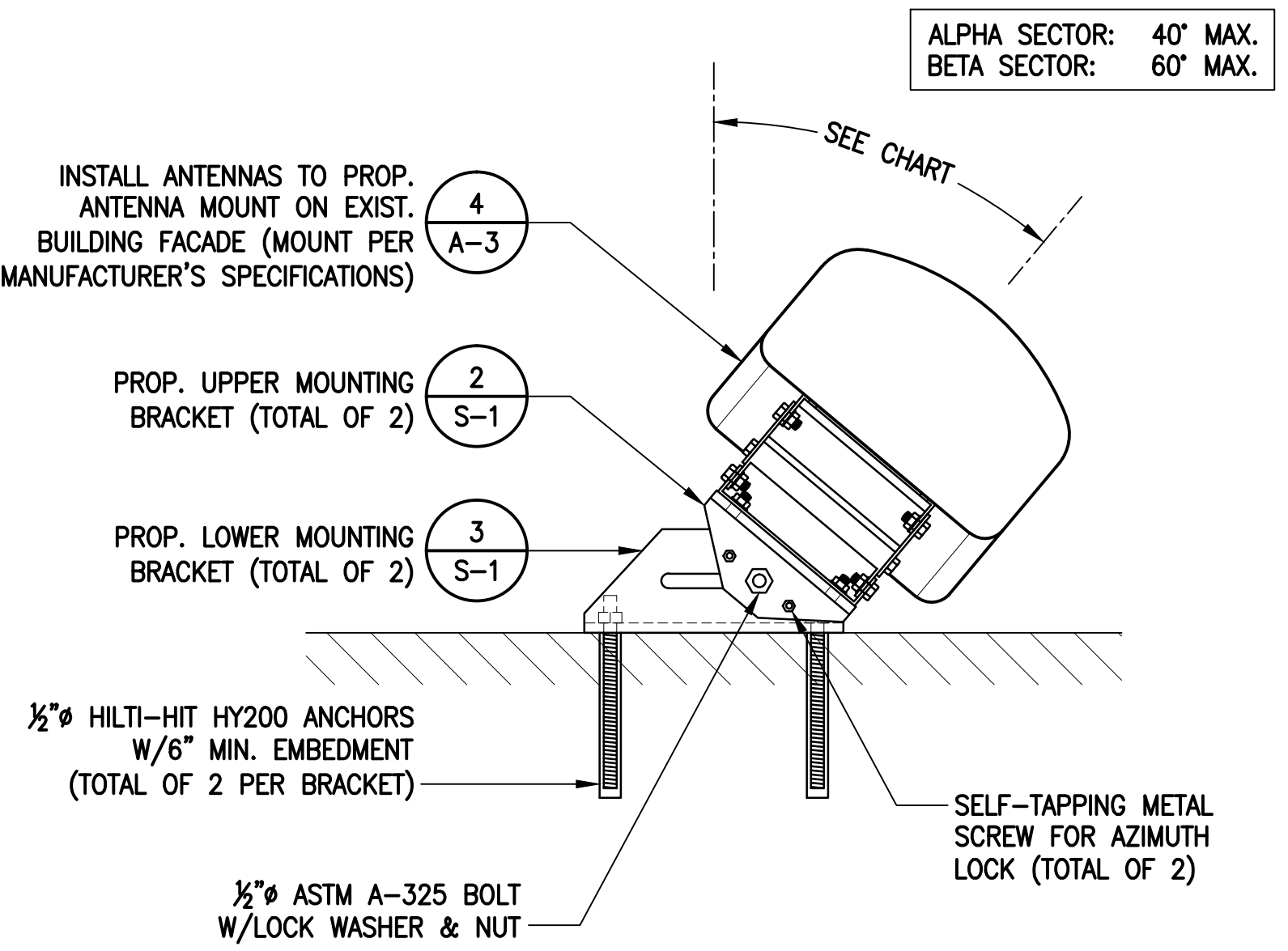
FRONT VIEW



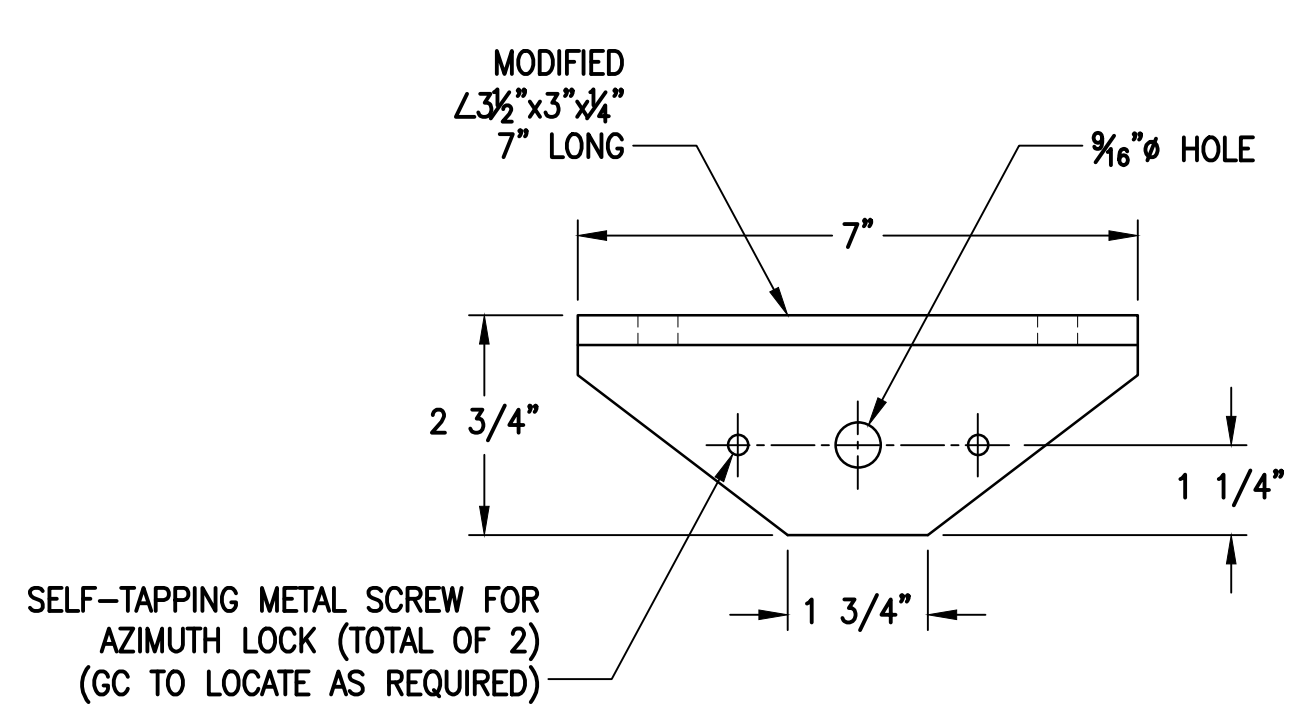
FRONT VIEW



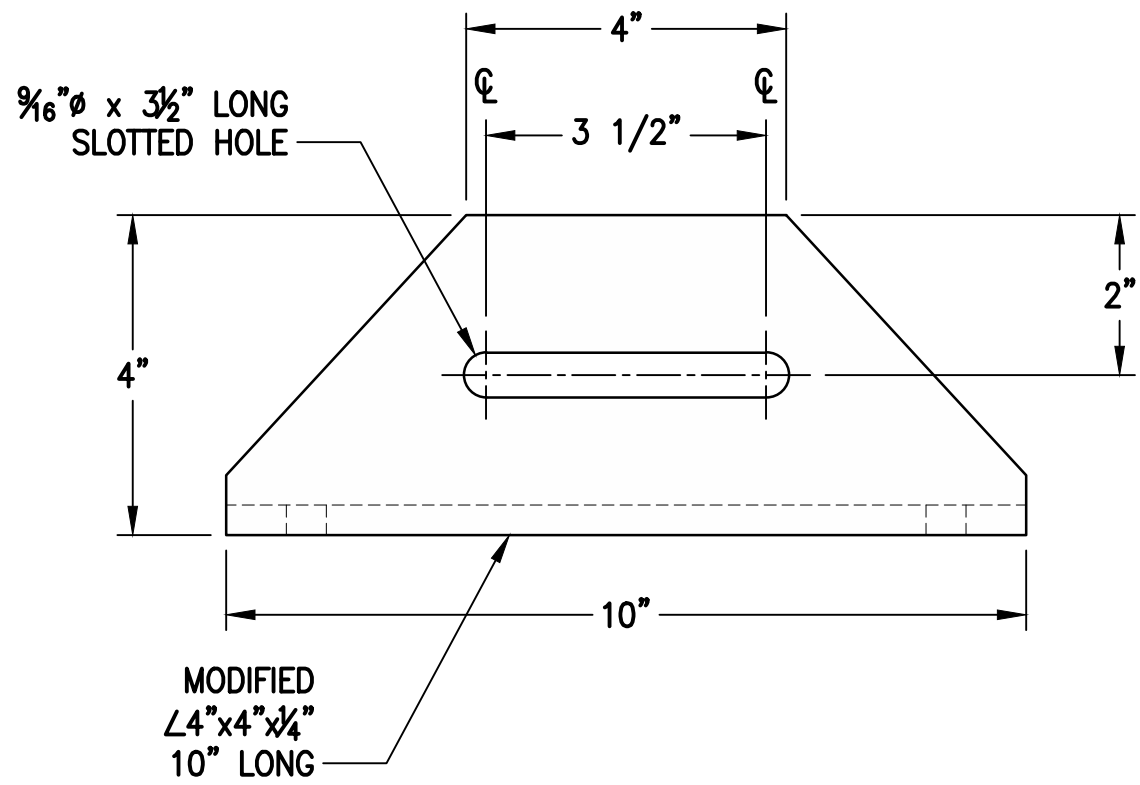
FRONT VIEW



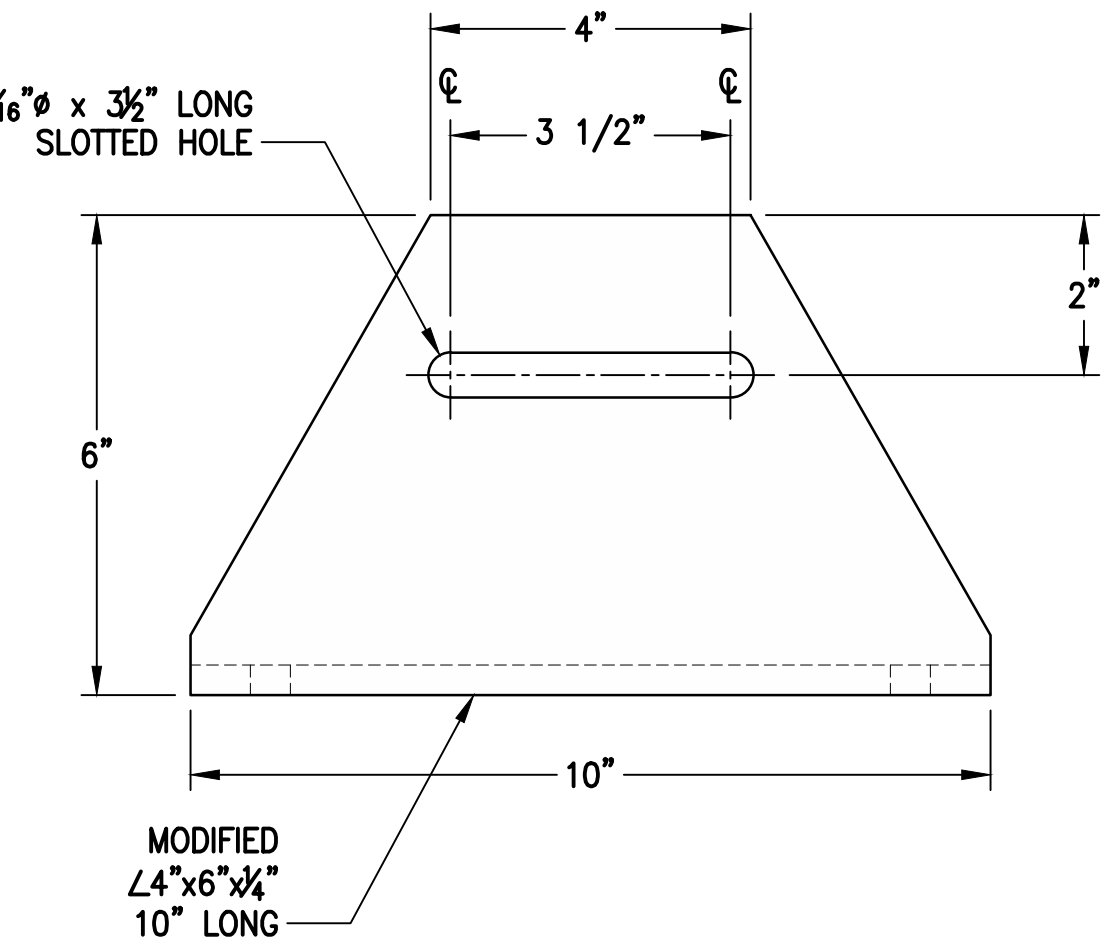
TOP VIEW



ALPHA & BETA SECTORS



ALPHA SECTOR



BETA SECTOR

ANTENNA MOUNTING DETAIL
SCALE: N.T.S.

UPPER MOUNTING BRACKET
SCALE: N.T.S.

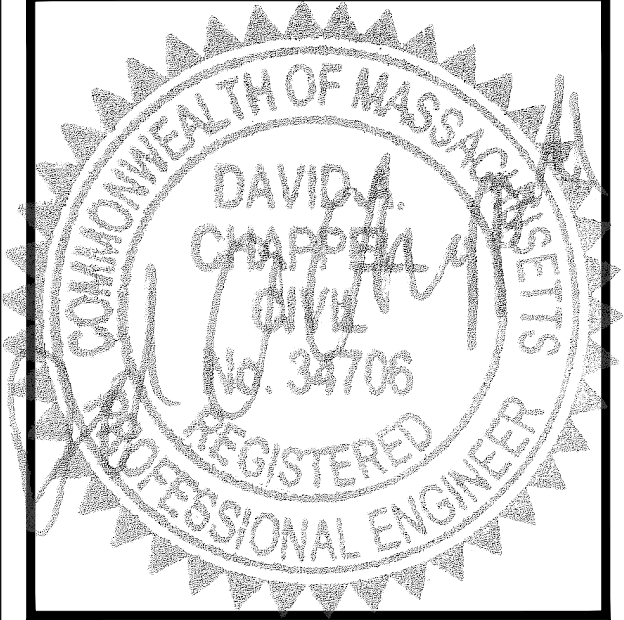
LOWER MOUNTING BRACKET
SCALE: N.T.S.

T-Mobile

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

CHAPPELL ENGINEERING ASSOCIATES, LLC
Civil · Structural · Land Surveying

R.K. EXECUTIVE CENTRE
201 BOSTON POST ROAD WEST
SUITE 101
MARLBOROUGH, MA 01752
(508)481-7400
www.chappellengineering.com



APPROVALS

STRUCTURE OWNER _____

LEASING _____

R.F. _____

ZONING _____

CONSTRUCTION _____

A/E _____

PROJECT NO: 4BN0029B

DRAWN BY: CMC

CHECKED BY: JMT

VERSION

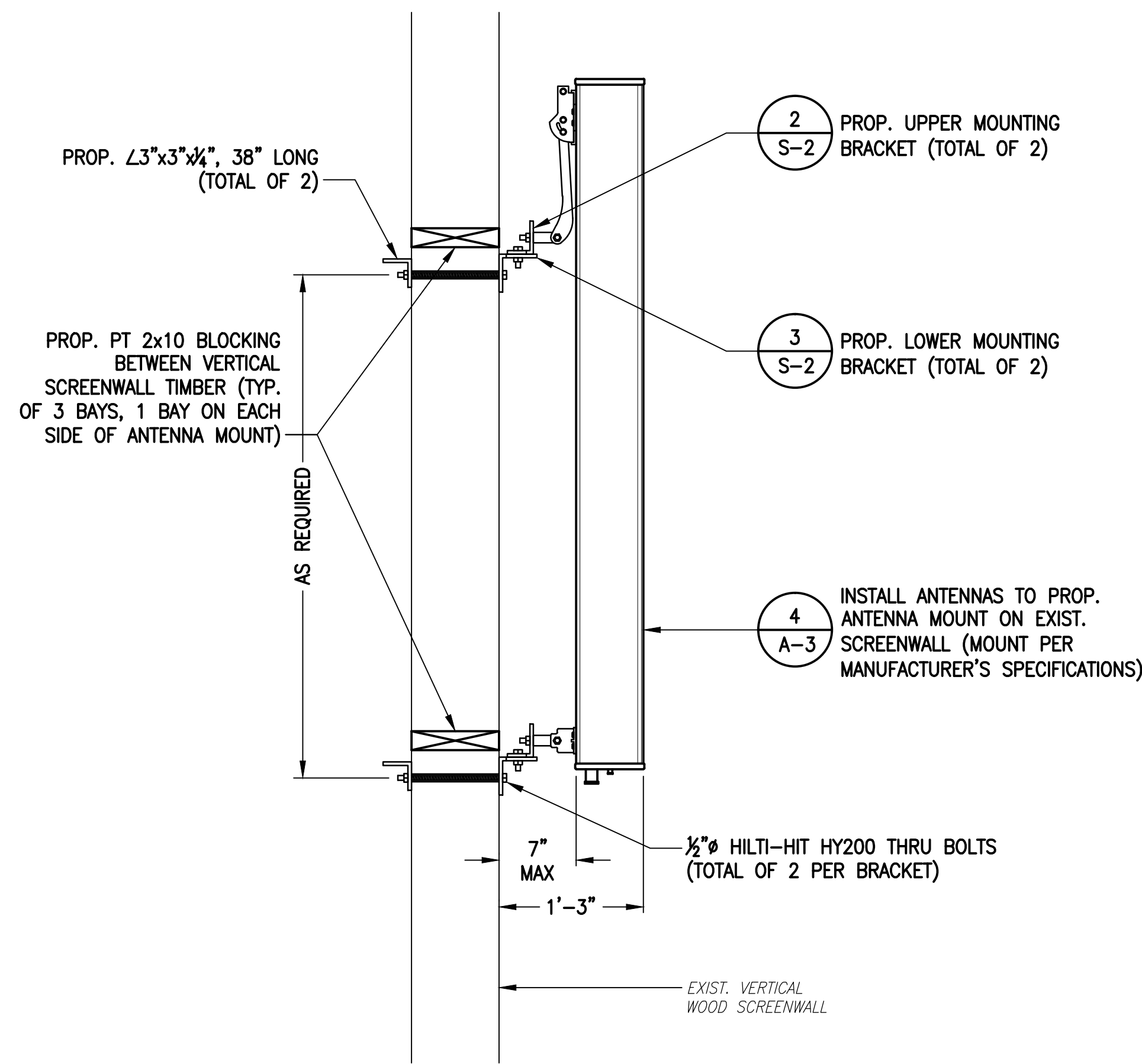
NO.	DATE	DESCRIPTION
3	08/29/16	CONSTRUCTION REVISED
2	04/27/16	CONSTRUCTION REVISED
1	02/09/16	CONSTRUCTION FINAL
0	10/29/15	CONSTRUCTION REVIEW

THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF T-MOBILE NORTHEAST LLC. 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.

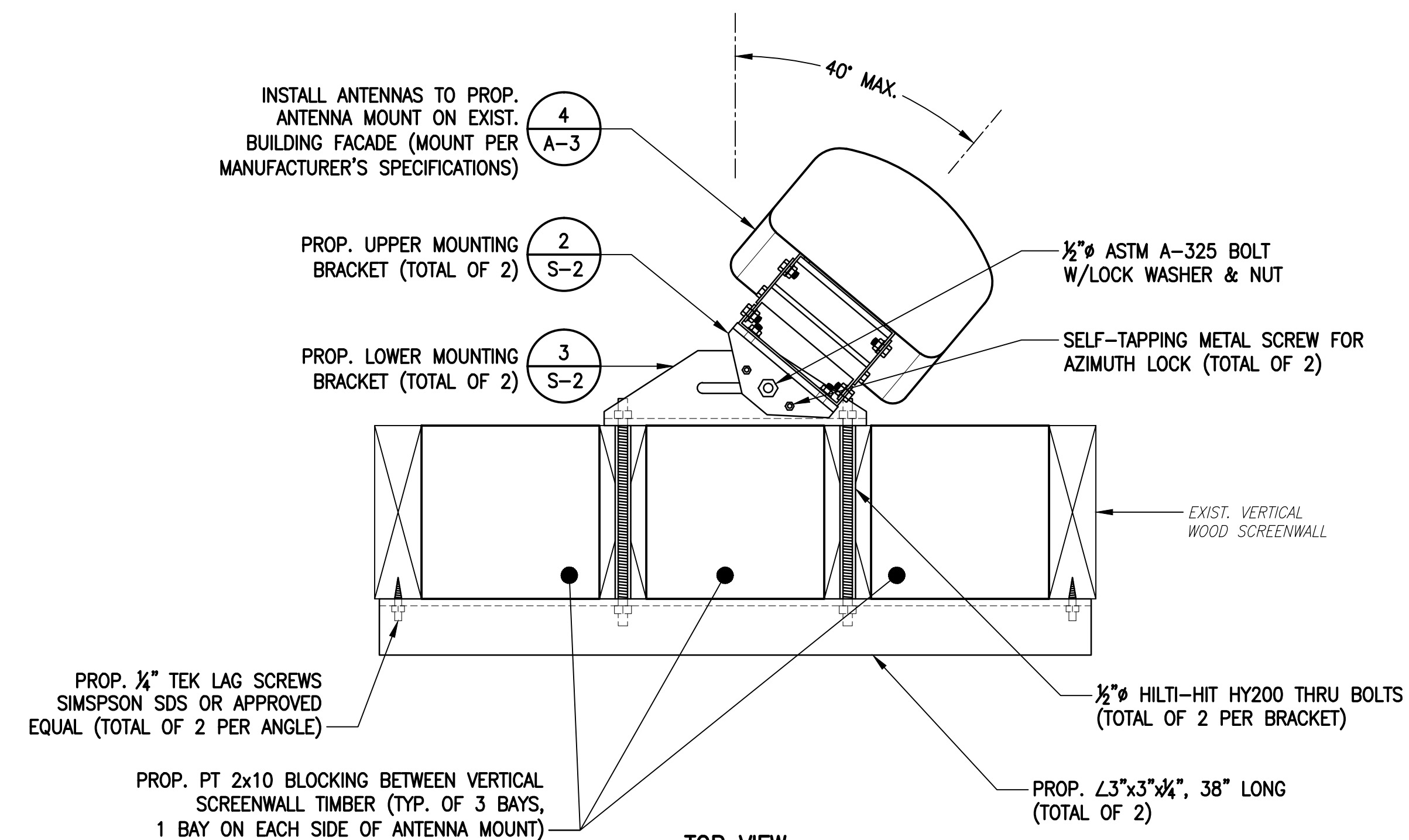
955 MASSACHUSETTS AVE
955 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139

SHEET TITLE
STRUCTURAL DETAILS
ALPHA & BETA SECTORS

SHEET NUMBER
S-1



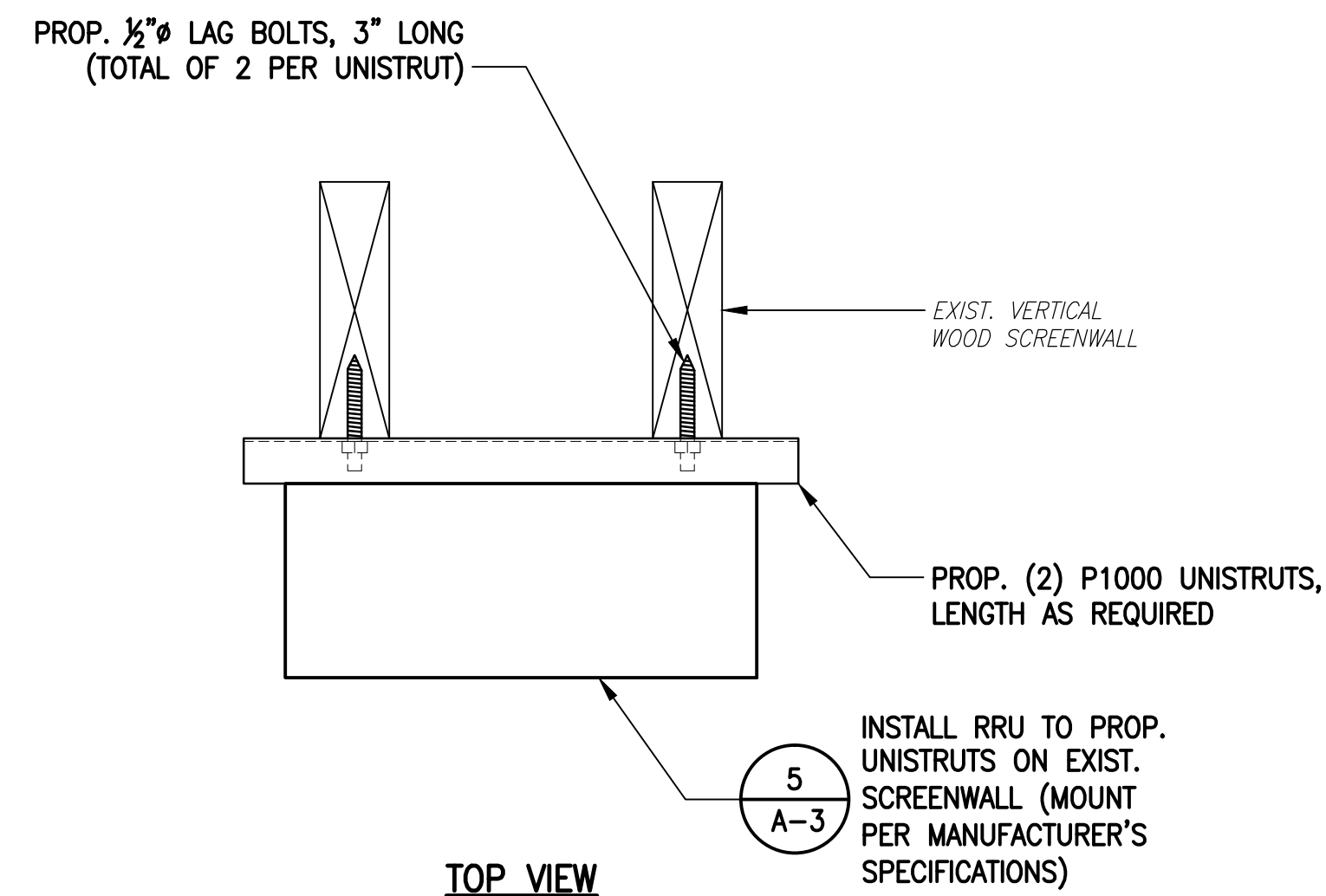
SIDE VIEW



TOP VIEW

ANTENNA MOUNTING DETAIL 1 S-2

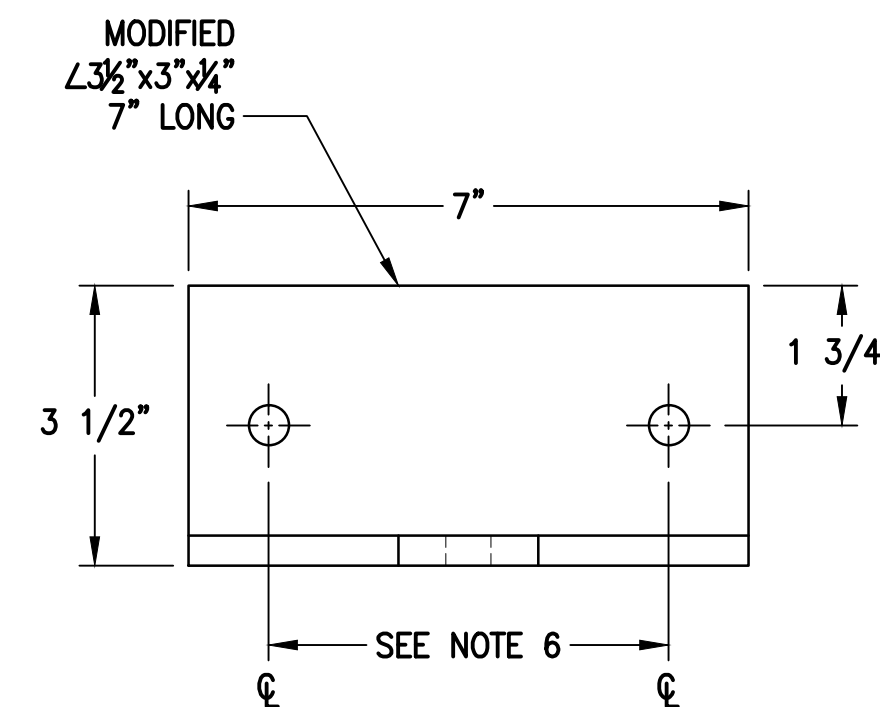
SCALE: N.T.S.



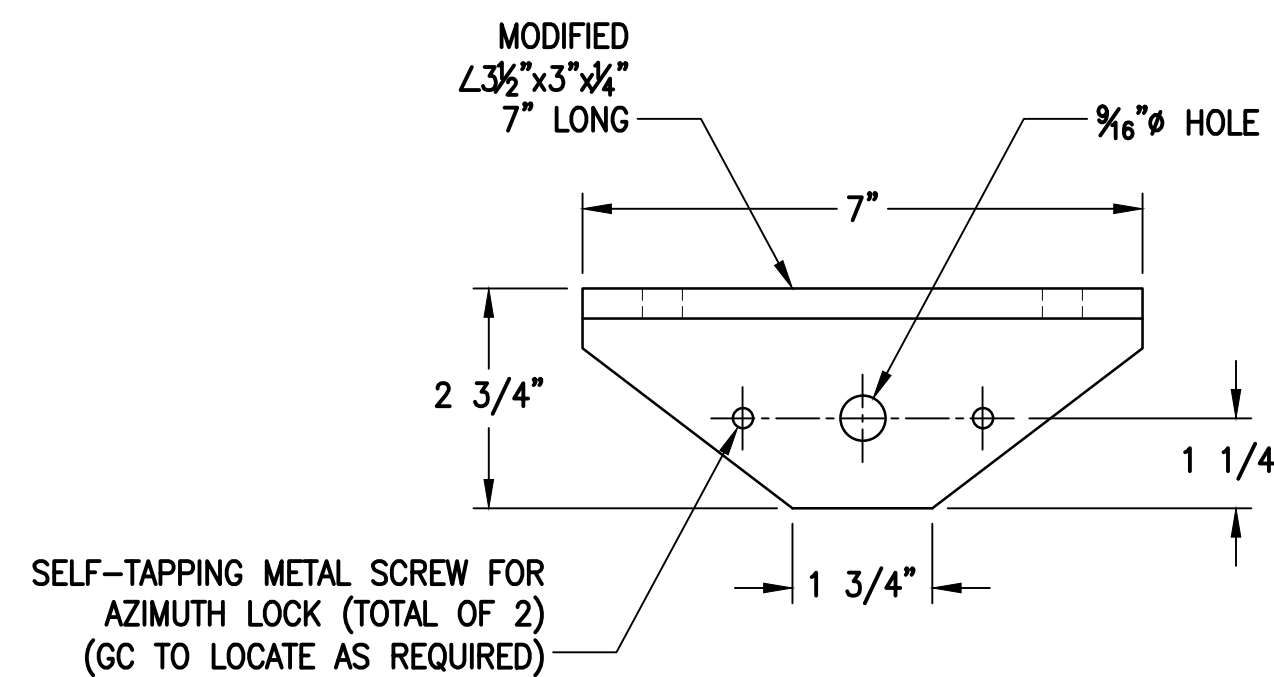
TOP VIEW

RRU MOUNTING DETAIL 4 S-2

SCALE: N.T.S.



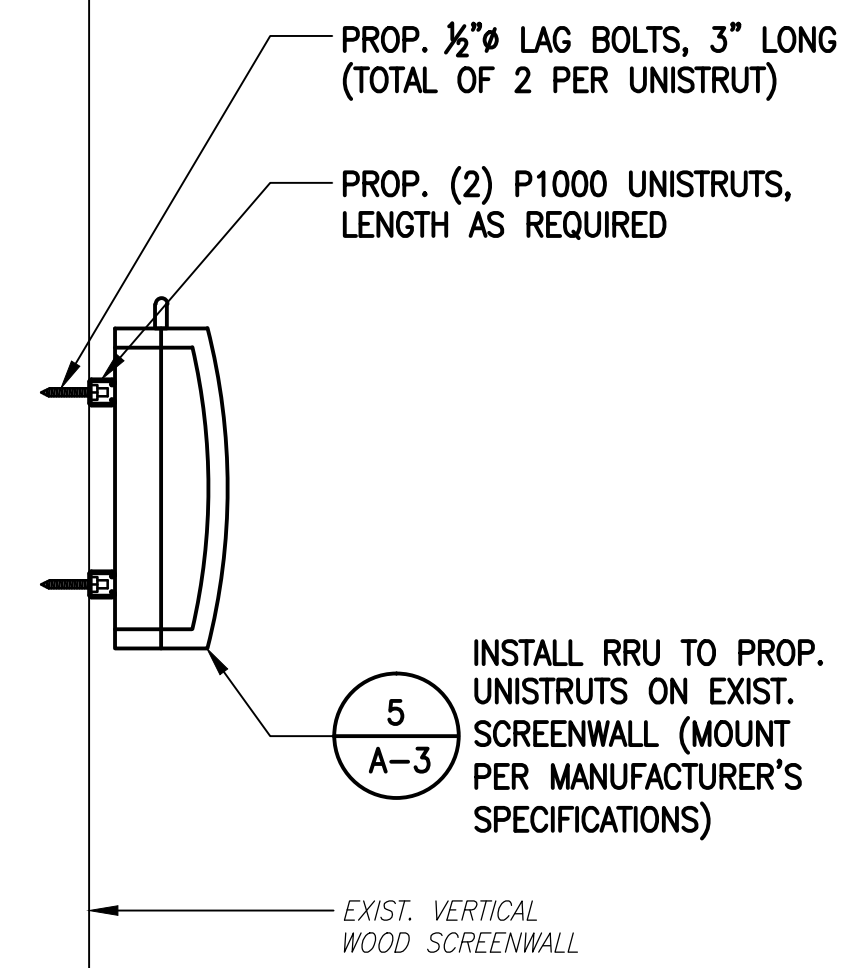
FRONT VIEW



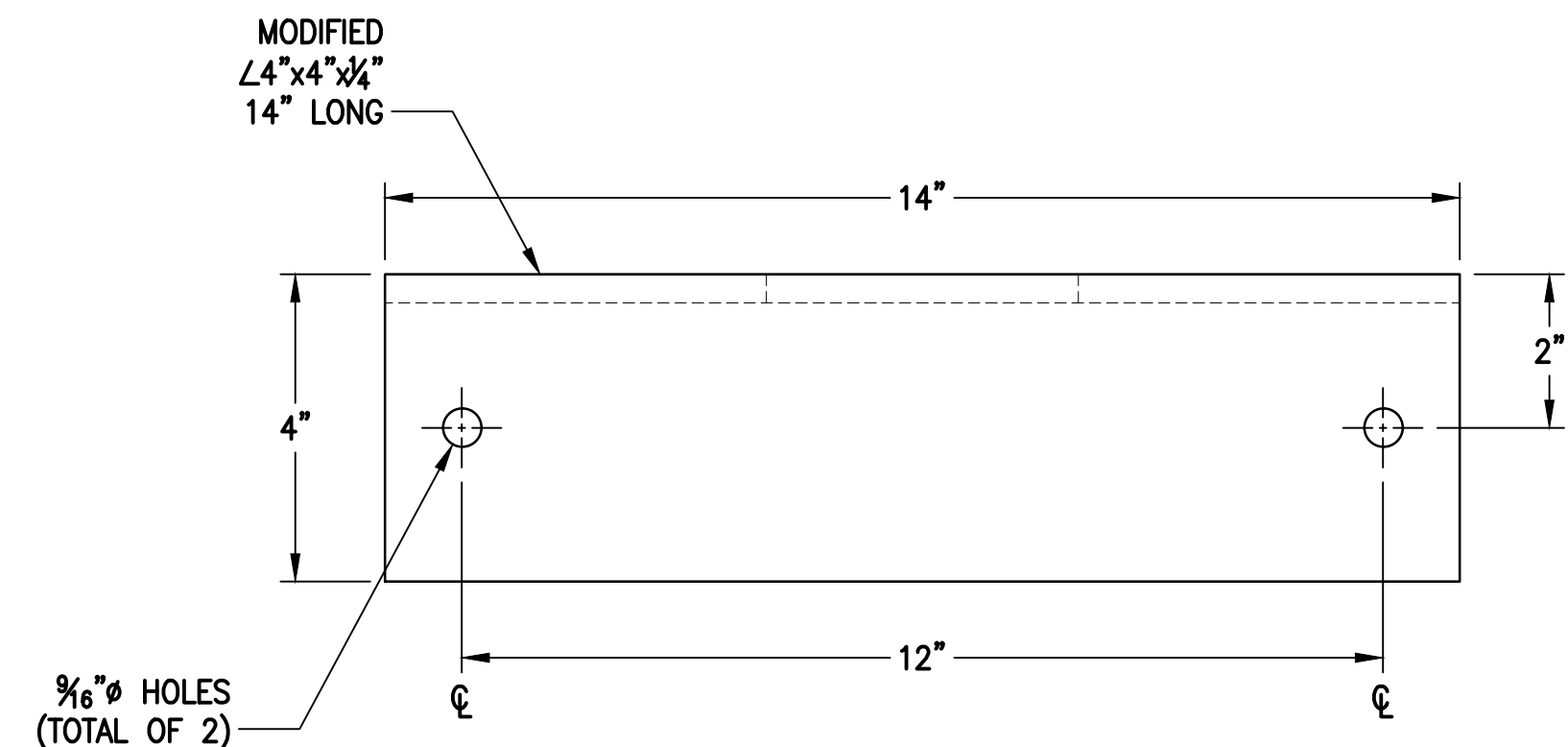
TOP VIEW

UPPER MOUNTING BRACKET 2 S-2

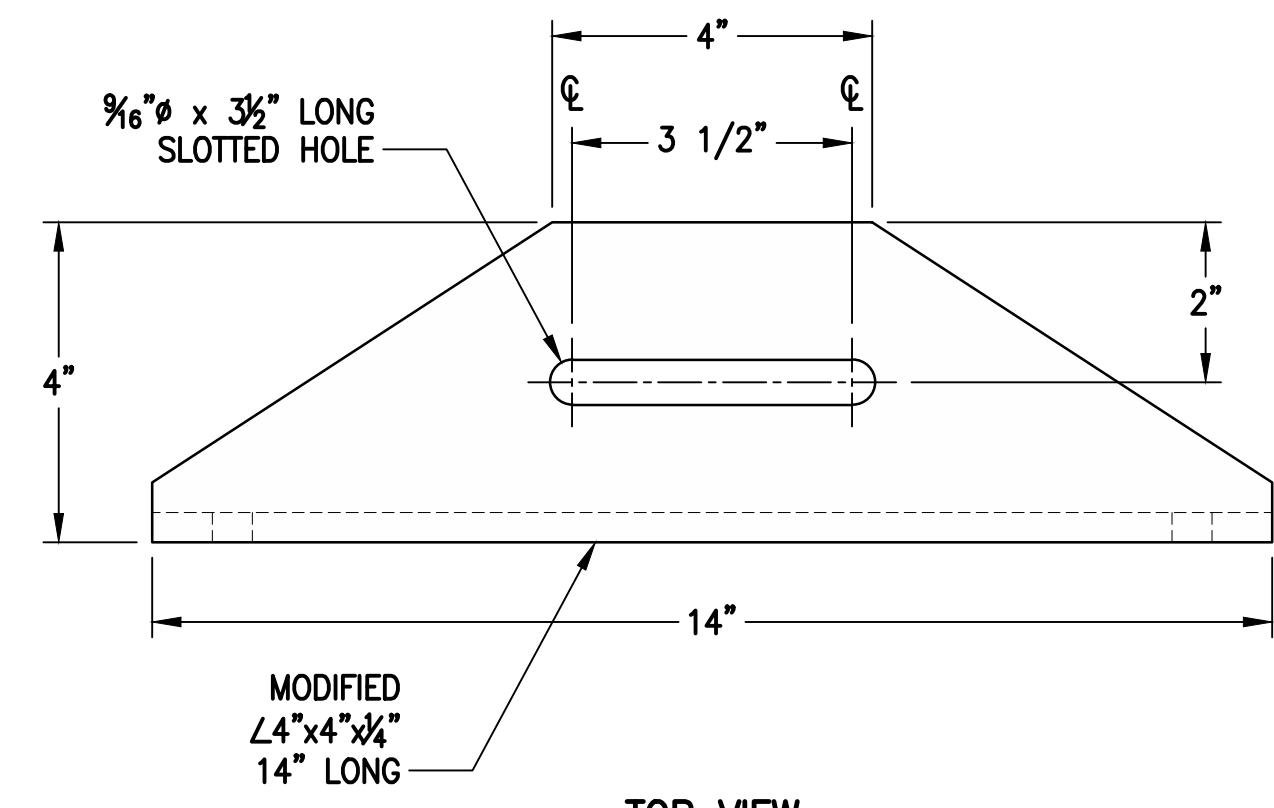
SCALE: N.T.S.



SIDE VIEW



FRONT VIEW



TOP VIEW

LOWER MOUNTING BRACKET 3 S-2

SCALE: N.T.S.

NOTES:

1. VERIFY DOWNTILT MOUNTING KIT BOLT LAYOUT PRIOR TO FABRICATION.
2. ROTATE UPPER CONNECTION TO REQUIRED AZIMUTH. TIGHTEN BOLT AND INSTALL SELF TAPPING SCREWS.
3. WEATHER SEAL AROUND EXTERIOR WALL ATTACHMENT ANGLES WITH SILICONE SEALANT.
4. PAINT ALL ANTENNAS, MOUNTS AND ASSOCIATED EQUIPMENT TO MATCH BUILDING FACADE.
5. ALL COAX IS TO BE NEATLY BUNDLED AND PAINTED TO MATCH THE BUILDING FACADE.
6. VERIFY WITH ANTENNA BRACKET PRIOR TO CONSTRUCTION.
7. TOP HEIGHT OF PROPOSED ANTENNAS TO MATCH TOP HEIGHT OF EXISTING ANTENNAS.

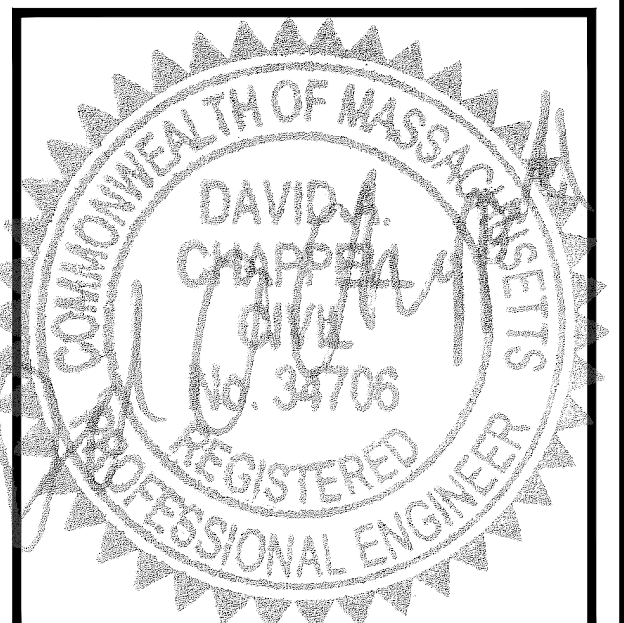


T-MOBILE NORTHEAST LLC
15 COMMERCE WAY, SUITE B
NORTON, MA 02766
OFFICE: (508) 286-2700



Civil · Structural · Land Surveying

R.K. EXECUTIVE CENTRE
201 BOSTON POST ROAD WEST
SUITE 101
MARLBOROUGH, MA 01752
(508) 481-7400
www.chappellengineering.com



APPROVALS

STRUCTURE OWNER _____
LEASING _____
R.F. _____
ZONING _____
CONSTRUCTION _____
A/E _____

PROJECT NO: 4BN0029B

DRAWN BY: CMC

CHECKED BY: JMT

VERSION

3	08/29/16	CONSTRUCTION REVISED
2	04/27/16	CONSTRUCTION REVISED
1	02/09/16	CONSTRUCTION FINAL
0	10/29/15	CONSTRUCTION REVIEW

THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF T-MOBILE NORTHEAST LLC. 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.

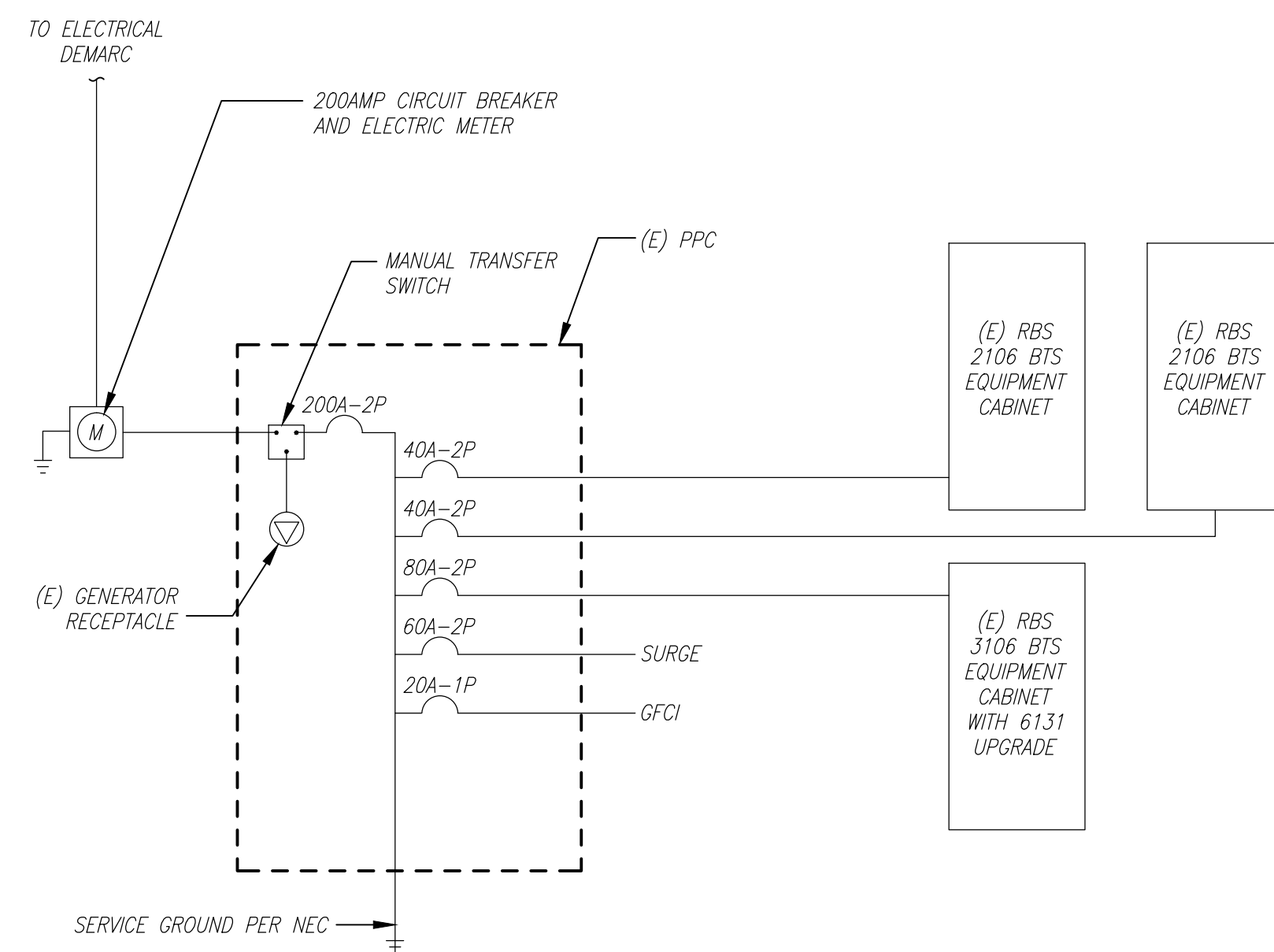
955 MASSACHUSETTS AVE
955 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139

SHEET TITLE

STRUCTURAL DETAILS
GAMMA SECTOR

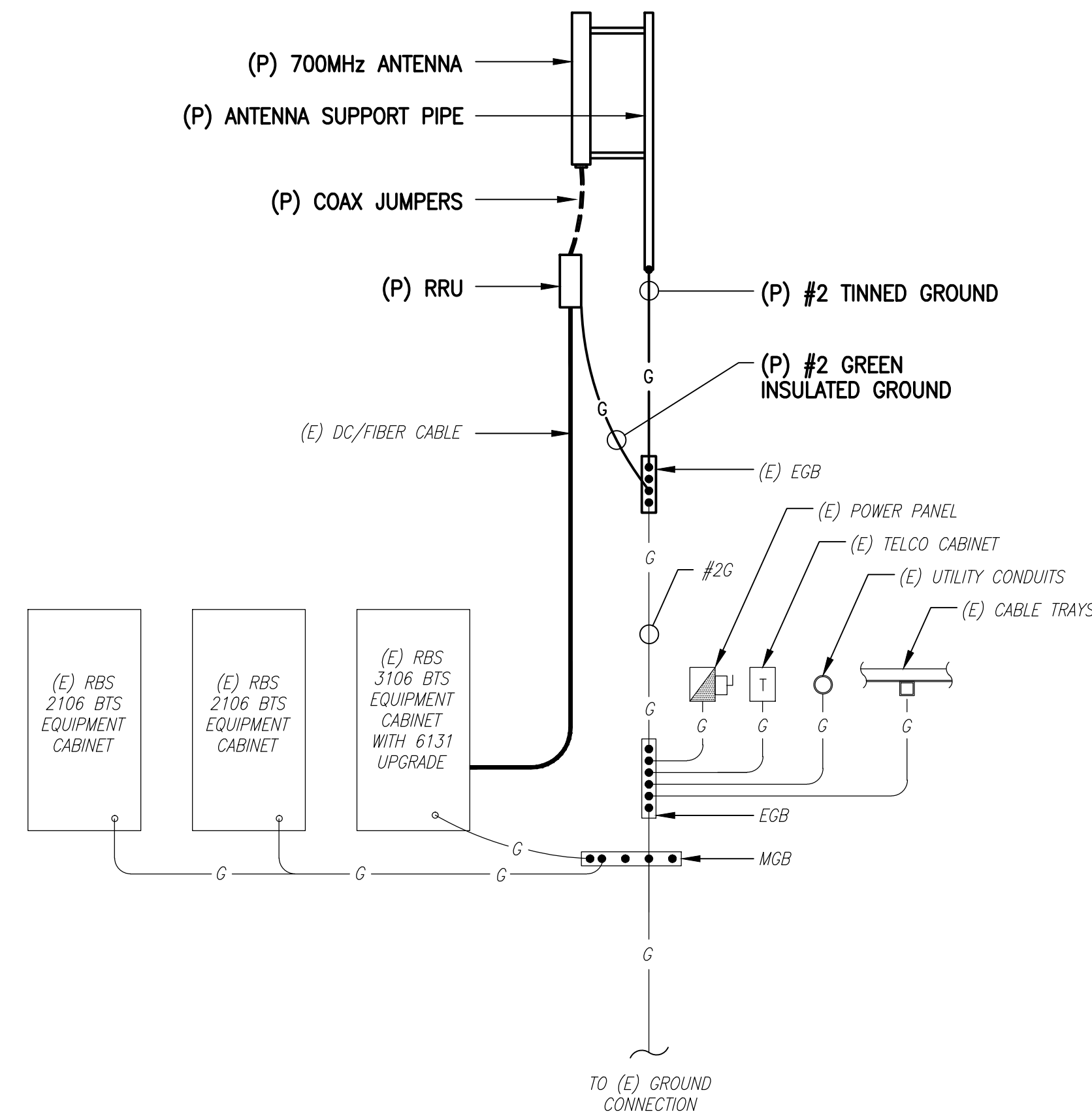
SHEET NUMBER

S-2



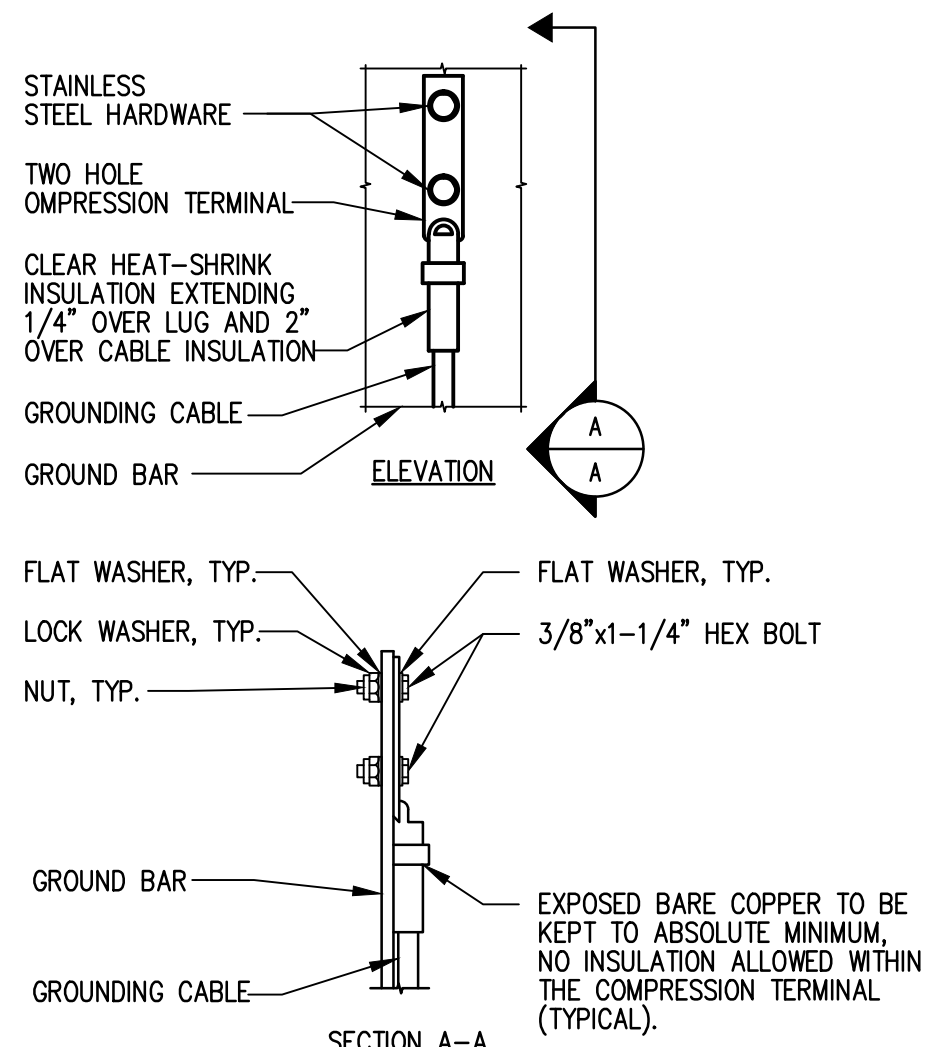
ONE LINE DIAGRAM
SCALE: NOT TO SCALE

1
E-1



GROUNDING RISER DIAGRAM
SCALE: NOT TO SCALE

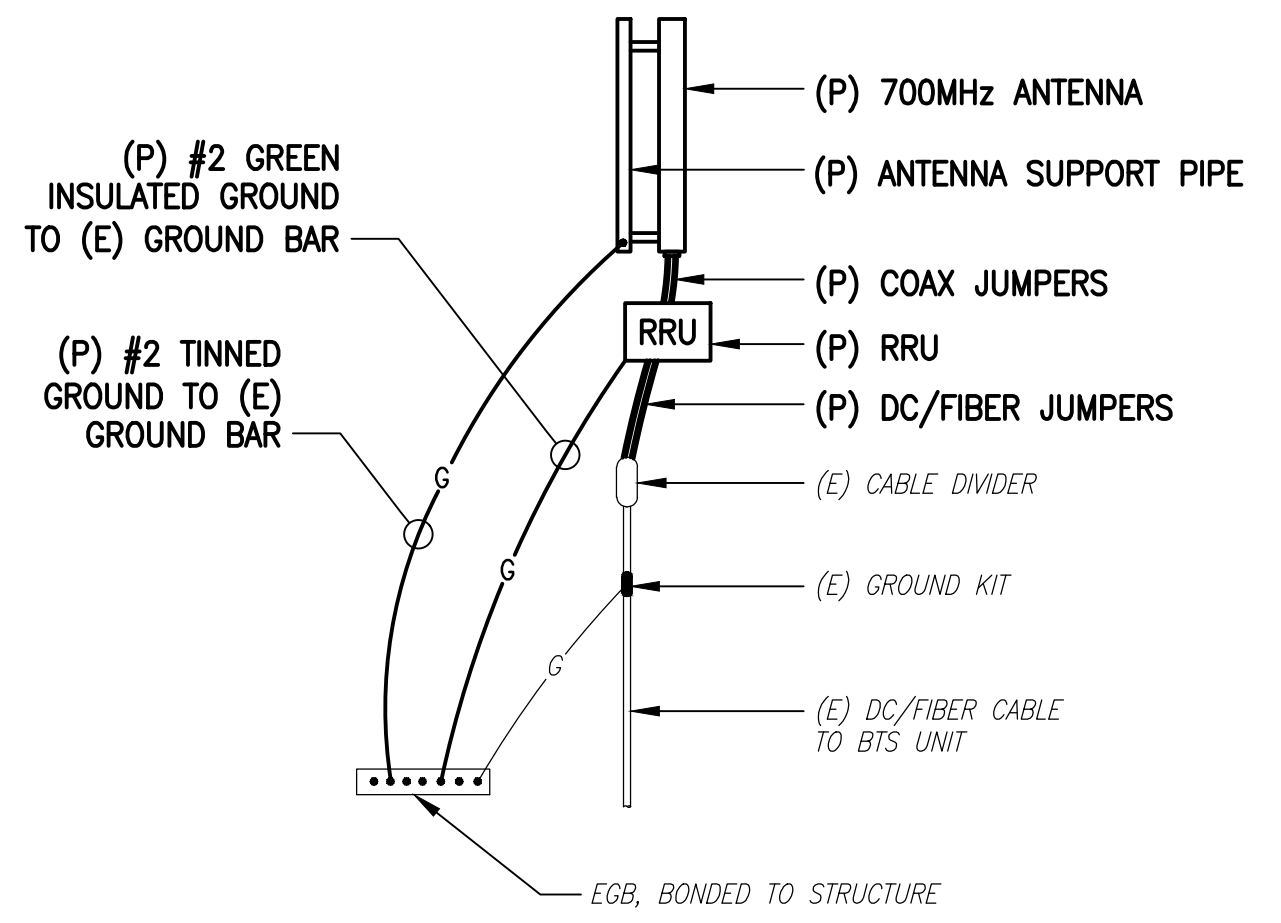
2
E-1



- NOTES:**
- "DOUBLING UP" OR "STACKING" OF CONNECTION IS NOT PERMITTED.
 - OXIDE INHIBITING COMPOUND TO BE USED AT ALL LOCATIONS.
 - CADWELL DOWNLEADS FROM UPPER EGB, LOWER EGB AND MGB.

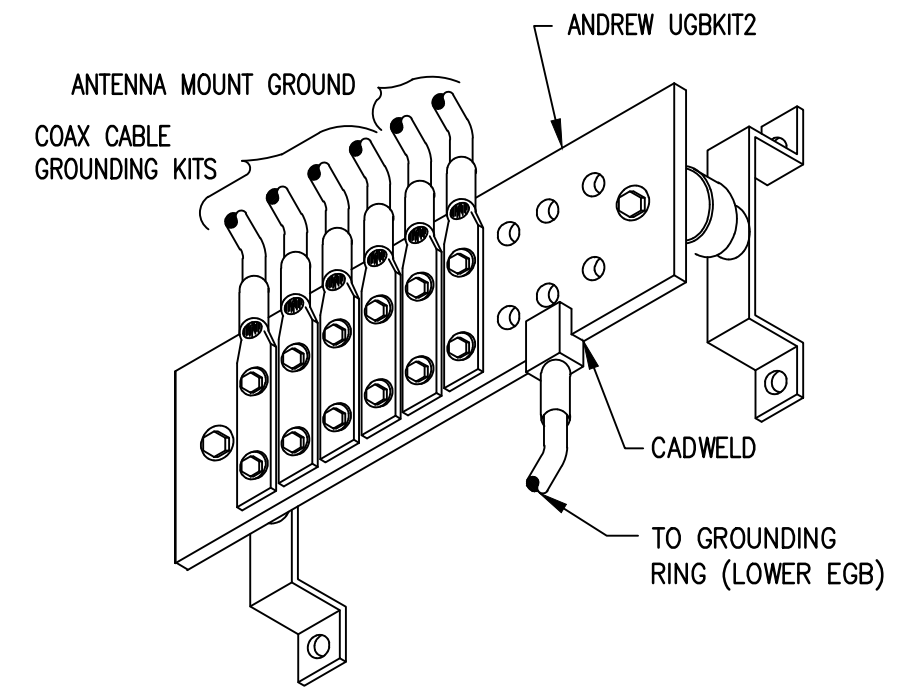
TYPICAL GROUND BAR CONNECTIONS DETAIL
SCALE: NOT TO SCALE

3
E-1



HYBRID CABLE CONNECTION AND GROUNDING DETAIL
SCALE: NOT TO SCALE

4
E-1



GROUND BAR (EGB)
SCALE: NOT TO SCALE

5
E-1

ELECTRICAL AND GROUNDING NOTES

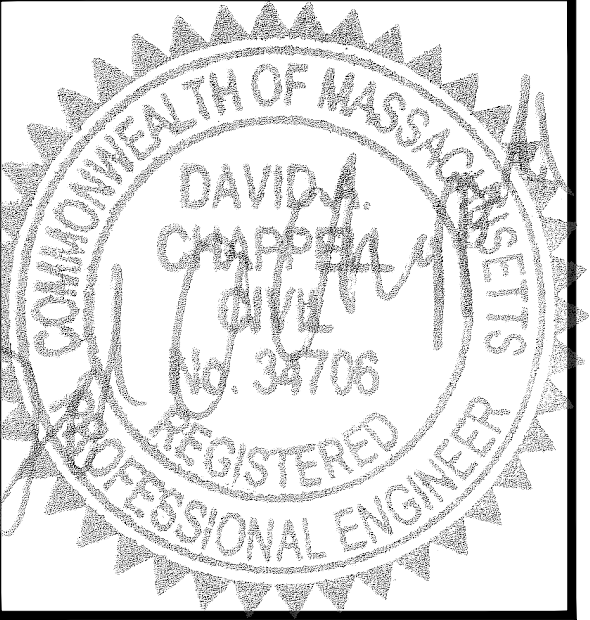
- ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AS WELL AS APPLICABLE STATE AND LOCAL CODES.
- ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER SPECIFICATION REQUIREMENTS.
- THE ELECTRICAL WORK INCLUDES ALL LABOR AND MATERIAL DESCRIBED BY DRAWINGS AND SPECIFICATION INCLUDING INCIDENTAL WORK TO PROVIDE COMPLETE OPERATING AND APPROVED ELECTRICAL SYSTEM.
- GENERAL CONTRACTOR SHALL PAY FEES FOR PERMITS, AND IS RESPONSIBLE FOR OBTAINING SAID PERMITS AND COORDINATION OF INSPECTIONS.
- ELECTRICAL AND TELCO WIRING OUTSIDE A BUILDING AND EXPOSED TO WEATHER SHALL BE IN WATER TIGHT GALVANIZED RIGID STEEL CONDUITS OR SCHEDULE 80 PVC (AS PERMITTED BY CODE) AND WHERE REQUIRED IN LIQUID TIGHT FLEXIBLE METAL OR NONMETALLIC CONDUITS.
- BURIED CONDUIT SHALL BE SCHEDULE 40 PVC.
- ELECTRICAL WIRING SHALL BE COPPER WITH TYPE XHHW, THWN, OR THININSULATION.
- RUN ELECTRICAL CONDUIT OR CABLE BETWEEN ELECTRICAL UTILITY DEMARCATION POINT AND PROJECT OWNER CELL SITE PPC AS INDICATED ON THIS DRAWING. PROVIDE FULL LENGTH PULL ROPE. COORDINATE INSTALLATION WITH UTILITY COMPANY.
- RUN TELCO CONDUIT OR CABLE BETWEEN TELEPHONE UTILITY DEMARCATION POINT AND PROJECT OWNER CELL SITE TELCO CABINET AND BTS CABINET AS INDICATED ON THIS DRAWING PROVIDE FULL LENGTH PULL ROPE IN INSTALLED TELCO CONDUIT. PROVIDE GREENLEE CONDUIT MEASURING TAPE AT EACH END.
- WHERE CONDUIT BETWEEN BTS AND PROJECT OWNER CELL SITE PPC AND BETWEEN BTS AND PROJECT OWNER CELL SITE TELCO SERVICE CABINET ARE UNDERGROUND USE PVC, SCHEDULE 40 CONDUIT. ABOVE THE GROUND PORTION OF THESE CONDUITS SHALL BE PVC CONDUIT.
- ALL EQUIPMENT LOCATED OUTSIDE SHALL HAVE NEMA 3R ENCLOSURE.
- PPC SUPPLIED BY PROJECT OWNER.
- GROUNDING SHALL COMPLY WITH NEC ART. 250. ADDITIONALLY, GROUNDING, BONDING AND LIGHTNING PROTECTION SHALL BE DONE IN ACCORDANCE WITH "T-MOBILE BTS SITE GROUNDING STANDARDS".
- GROUND COAXIAL CABLE SHIELDS MINIMUM AT BOTH ENDS USING MANUFACTURERS COAX CABLE GROUNDING KITS SUPPLIED BY PROJECT OWNER.
- USE #6 COPPER STRANDED WIRE WITH GREEN COLOR INSULATION FOR ABOVE GRADE GROUNDING (UNLESS OTHERWISE SPECIFIED) AND #2 SOLID TINNED BARE COPPER WIRE FOR BELOW GRADE GROUNDING AS INDICATED ON THE DRAWING.
- ALL GROUND CONNECTIONS TO BE BURNDY HYGROUND COMPRESSION TYPE CONNECTORS OR CADWELD EXOTHERMIC WELD. DO NOT ALLOW BARE COPPER WIRE TO BE IN CONTACT WITH GALVANIZED STEEL.
- ROUTE GROUNDING CONDUCTORS ALONG THE SHORTEST AND STRAIGHTEST PATH POSSIBLE. EXCEPT AS OTHERWISE INDICATED. GROUNDING LEADS SHOULD NEVER BE BENT AT RIGHT ANGLE. ALWAYS MAKE AT LEAST 12" RADIUS BENDS. #6 WIRE CAN BE BENT AT 6" RADIUS WHEN NECESSARY. BOND ANY METAL OBJECTS WITHIN 6 FEET OF PROJECT OWNER EQUIPMENT OR CABINET TO MASTER GROUND BAR OR GROUNDING RING.
- CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO HOLE COMPRESSION TYPE COPPER LUGS. APPLY OXIDE INHIBITING COMPOUND TO ALL LOCATIONS.
- APPLY OXIDE INHIBITING COMPOUND TO ALL COMPRESSION TYPE GROUND CONNECTIONS.
- CONTRACTOR SHALL PROVIDE AND INSTALL OMNI DIRECTIONAL ELECTRONIC MARKER SYSTEM (EMS) BALLS OVER EACH GROUND ROD AND BONDING POINT BETWEEN EXISTING TOWER/ MONOPOLE GROUNDING RING AND EQUIPMENT GROUNDING RING.
- CONTRACTOR SHALL TEST COMPLETED GROUND SYSTEM AND RECORD RESULTS FOR PROJECT CLOSE-OUT DOCUMENTATION. 5 OHMS MINIMUM RESISTANCE REQUIRED.
- CONTRACTOR SHALL CONDUCT ANTENNA, COAX, AND LNA RETURN-LOSS AND DISTANCE- TO-FAULT MEASUREMENTS (SWEEP TESTS) AND RECORD RESULTS FOR PROJECT CLOSE OUT.

T-Mobile

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

CHAPPELL ENGINEERING ASSOCIATES, LLC
Civil - Structural - Land Surveying

R.K. EXECUTIVE CENTRE
201 BOSTON POST ROAD WEST
SUITE 101
MARLBOROUGH, MA 01752
(508)481-7400
www.chappellengineering.com



APPROVALS

STRUCTURE OWNER _____

LEASING _____

R.F. _____

ZONING _____

CONSTRUCTION _____

A/E _____

PROJECT NO: 4BN0029B

DRAWN BY: CMC

CHECKED BY: JMT

VERSION

NO.	DATE	DESCRIPTION
3	08/29/16	CONSTRUCTION REVISED
2	04/27/16	CONSTRUCTION REVISED
1	02/09/16	CONSTRUCTION FINAL
0	10/29/15	CONSTRUCTION REVIEW

THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF T-MOBILE NORTHEAST LLC. 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.

955 MASSACHUSETTS AVE
955 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139

SHEET TITLE
ELECTRIC & GROUNDING DETAILS

SHEET NUMBER
E-1

4

Photographic Simulation Package

Proposed Upgrade to Existing Wireless Telecommunications Facility:

4BN0029B - Mass Ave
955 Massachusetts Avenue
Boston, MA 02139

- proposed changes to existing Rooftop Mount Antenna Structure
- documentation photographs taken 9/29/16

Simulation package prepared by:

Virtual Site Simulations, LLC
9 walts way
Narragansett, Rhode Island 02882

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution





Proposed Upgrade to Existing Wireless Telecommunications Facility:
4BN0029B - Mass Ave
955 Massachusetts Avenue
Boston, MA 02139

- Legend:
- ☆ Facility Location
 - ⊗ Photo Documentation location
 - 500 Ft Radius

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Existing

Proposed changes not visible from this area



Photo #	Location	Gps Coordinates	Distance to site	Orientation	Bearing to site	Visibility
1	Bay St. and Green St.	42.36832 -71.11066	+/- 0.07 Miles	South East	35.73	Not Visible

Site: 4BN0029B - 955 Massachusetts Avenue

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Existing



Photo #	Location	Gps Coordinates	Distance to site	Orientation	Bearing to site	Visibility
2	Massachusetts Ave. West	42.36945 -71.11135	+/- 0.08 Miles	East	105.46	Year Round

Site: 4BN0029B - 955 Massachusetts Avenue

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Simulation

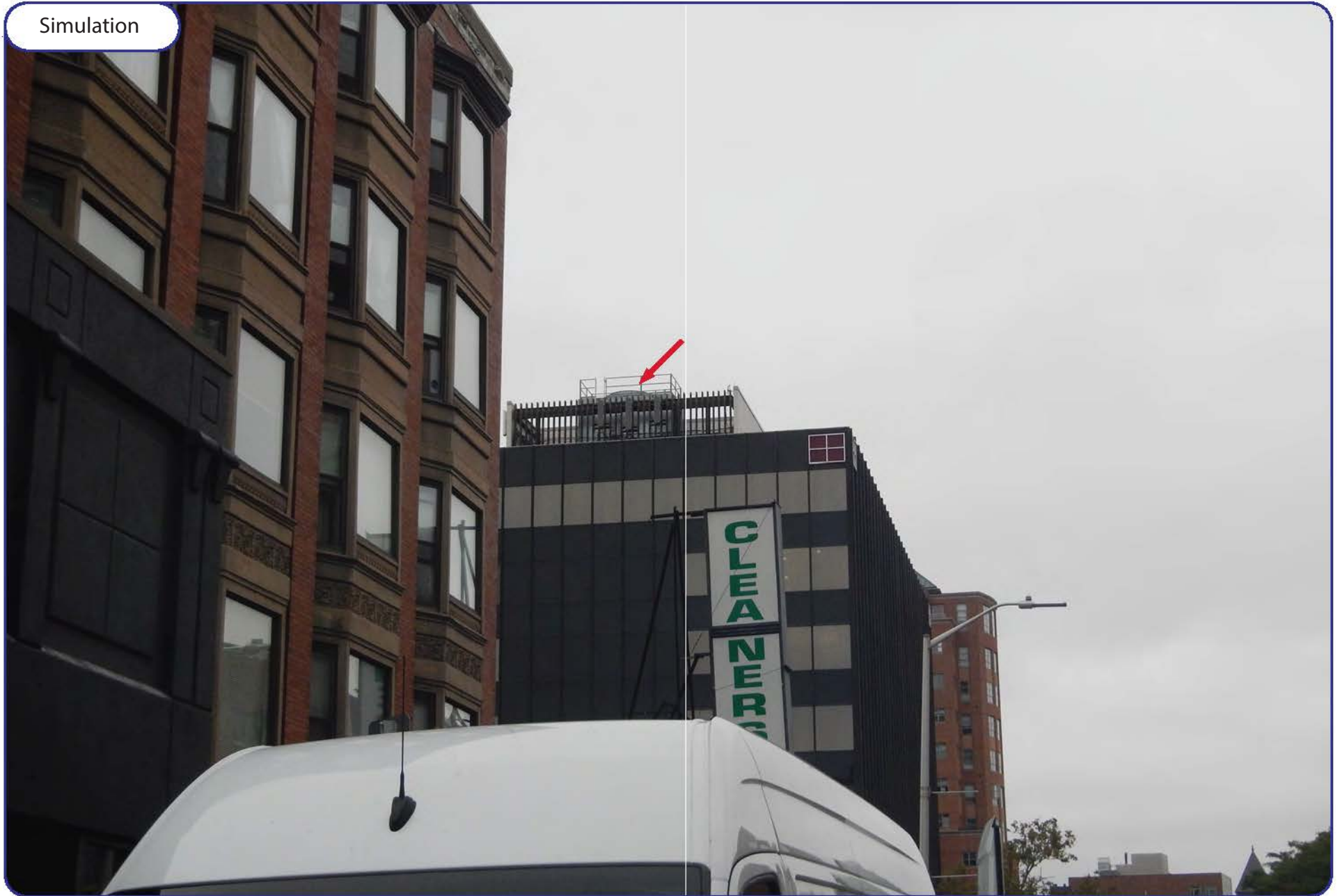


Photo #	Location	Gps Coordinates	Distance to site	Orientation	Bearing to site	Visibility
2	Massachusetts Ave. West	42.36945 -71.11135	+/- 0.08 Miles	East	105.46	Year Round

Site: 4BN0029B - 955 Massachusetts Avenue

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Existing



Photo #	Location	Gps Coordinates	Distance to site	Orientation	Bearing to site	Visibility
3	Dana St. and Centre St.	42.36999 -71.11035	+/- 0.07 Miles	North	171.87	Year Round

Site: 4BN0029B - 955 Massachusetts Avenue

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Simulation



Photo #	Location	Gps Coordinates	Distance to site	Orientation	Bearing to site	Visibility
3	Dana St. and Centre St.	42.36999 -71.11035	+/- 0.07 Miles	North	171.87	Year Round

Site: 4BN0029B - 955 Massachusetts Avenue

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Existing



Photo #	Location	Gps Coordinates	Distance to site	Orientation	Bearing to site	Visibility
4	Centre St.	42.36981 -71.10945	+/- 0.05 Miles	North West	204.92	Year Round

Site: 4BN0029B - 955 Massachusetts Avenue

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Simulation

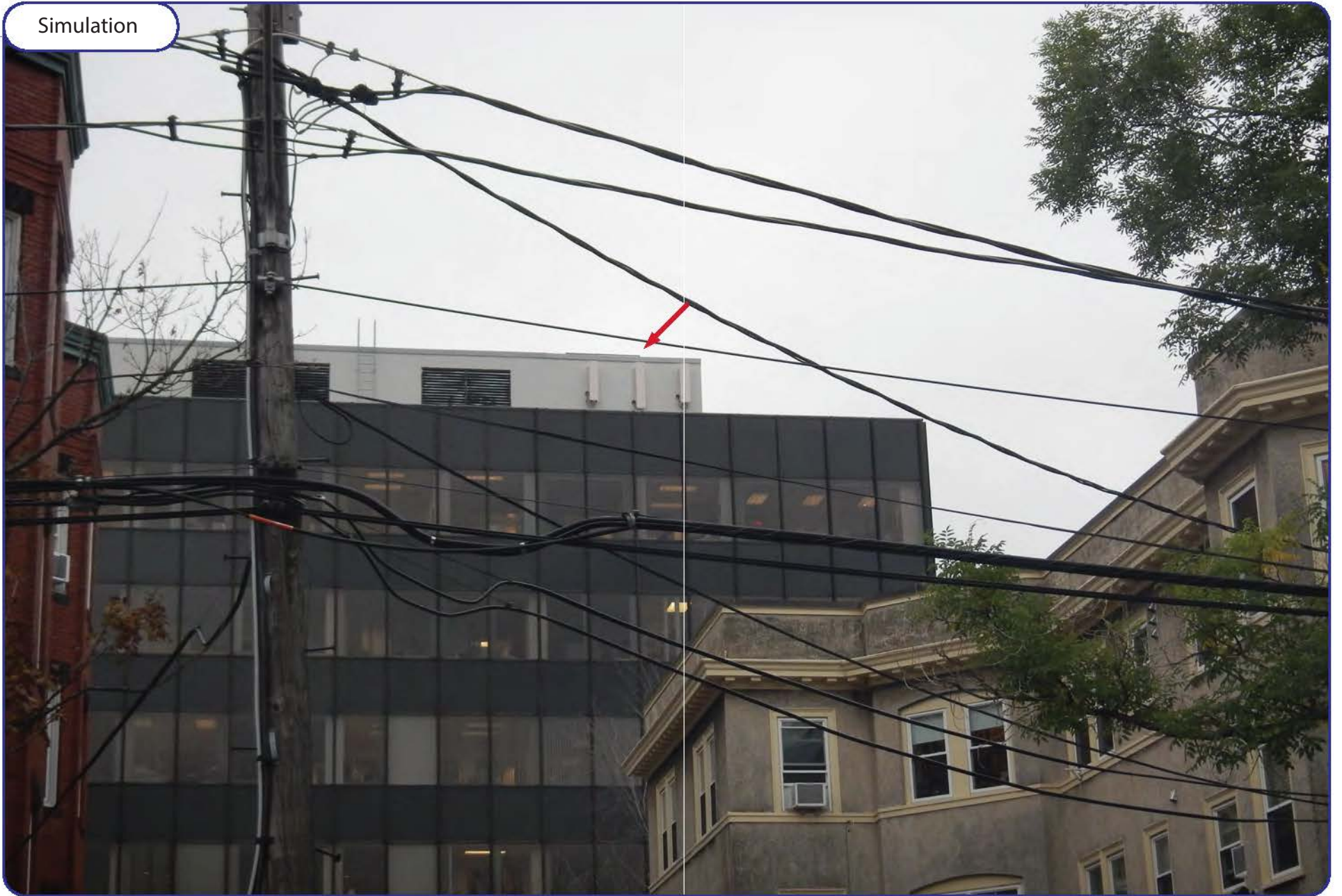


Photo #	Location	Gps Coordinates	Distance to site	Orientation	Bearing to site	Visibility
4	Centre St.	42.36981 -71.10945	+/- 0.05 Miles	North West	204.92	Year Round

Site: 4BN0029B - 955 Massachusetts Avenue

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Existing



Photo #	Location	Gps Coordinates	Distance to site	Orientation	Bearing to site	Visibility
5	Massachusetts Ave & Hancock St	42.36820 -71.10878	+/- 0.08 Miles	South West	320.55	Year Round

Site: 4BN0029B - 955 Massachusetts Avenue

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Simulation



Photo #	Location	Gps Coordinates	Distance to site	Orientation	Bearing to site	Visibility
5	Massachusetts Ave & Hancock St	42.36820 -71.10878	+/- 0.08 Miles	South West	320.55	Year Round

Site: 4BN0029B - 955 Massachusetts Avenue

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



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



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

2003 MAR 17 2 3 29

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

MASSACHUSETTS

CASE NO: 8593

LOCATION: 955 Mass Ave.
Cambridge, MA

PETITIONER: Peter Cooke/Omnipoint Holdings Inc.

MARGINAL REFERENCE REQUESTED
BOOK 31014 PAGE 81

PETITION: Special Permit: To erect telecommunication antennas and equipment.

VIOLATIONS: Art. 4.000, Sec. 4.32.G.1 (Telecommunications Special Permit).

DATE OF PUBLIC NOTICE: October 4, 2002 and October 11, 2002

DATE OF PUBLIC HEARING: October 24, 2002

MEMBERS OF THE BOARD:	THOMAS SIENIEWICZ - CHAIR	<input checked="" type="checkbox"/>
	ARCH HORST	<input checked="" type="checkbox"/>
	JOHN O'CONNELL	<input checked="" type="checkbox"/>
	SUSAN SPURLOCK	<input type="checkbox"/>
	KEEFE B. CLEMONS	<input type="checkbox"/>

ASSOCIATE MEMBERS:	JENNIFER PINCK - VICE-CHAIR	<input checked="" type="checkbox"/>
	MARC TRUANT	<input type="checkbox"/>
	SUSAN CONNELLY	<input type="checkbox"/>
	REBECCA TEPPER	<input type="checkbox"/>
	<i>Brendan Sullivan</i>	<input checked="" type="checkbox"/>

Recorded: 04/23/2003
Document: 00000642 Page: 1 of 4



Bk: 38893 Pg: 320

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.

MSD 04/23/03 10:29:35 642 79.00

Case No. 8593
Location: 955 Mass Ave
Petitioner: Peter Cooke/Omnipoint Holdings Inc.

On February 13, 2003, Petitioner Peter Cooke appeared before the Board of Zoning Appeal requesting a special permit to install telecommunication antennae and equipment. The Petitioner submitted plans and photographs.

This case had been continued from October 24, 2002, so that the Petitioner had the opportunity to correspond with an abutter regarding health issues, to provide the Board with information regarding the Petitioner's current lack of coverage in the City, and to present evidence that residential uses do not predominate in the area.

At the October 24, 2002 hearing the Chair read letters of opposition from Milton and Elsa Banger of 931 Mass Ave, based on health concerns. James White who works at 955 Mass Ave inquired about health affects. RF engineer Raza Rizvi stated that the site would operate well within the FCC guidelines and was therefore safe.

At the February 13, 2003 hearing, Mr. Cooke stated that the antennae would be camouflaged and the equipment would be placed within existing screening. He stated that he had corresponded with the abutter, who now appeared appeased. He provided the Board with documentation regarding the need for additional coverage in this area of the City. He also provided the Board with a detailed analysis of the surrounding uses to show that residential uses did not predominate in this area.

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

After discussion, the Chair moved that the Board make a finding that residential uses do not predominate in this area, which is supported by testimony that this is a commercial structure, that commercial scaled activity in this neighborhood is prevalent, and that the antenna additions here, by virtue of the fact that they are on that commercial building, will have a diminimus effect. The Chair moved that the Board find that residential uses do not predominate.

The five member Board voted unanimously in favor of the finding (Sieniewicz, Pinck, Horst, O'Connell, and Sullivan).

The Chair moved that the Board grant the special permit to erect telecommunications antennae and equipment, at 955 Massachusetts Avenue, based on the above and following findings:

1. that the aesthetic concerns of the Ordinance are addressed because this is properly camouflaged as evidenced in the photo simulations,
2. that there will be virtually no increase in the traffic across the threshold of the property,
3. that this use will not derogate from the intent or purpose of the Ordinance, nor affect adjacent uses or the ability to use these properties.

The Chair moved that the Board grant the special permit on the following conditions:

1. that the work be consistent with drawings submitted in support of this application, sheets of drawings produced at T Mobile, 50 Vision Boulevard in East Providence, Rhode Island, MRC Engineering, entitled 955 Massachusetts Avenue, consisting of sheet Z1, and stamped by a registered civil engineer in the Commonwealth of Massachusetts, No. 40313, and
2. that the antenna equipment be removed from the premises within six months of any abandonment of use.

The five member Board voted unanimously in favor of granting the special permit (Sieniewicz, Pinck, Horst, O'Connell, and Sullivan) with the above conditions. Therefore, the special permit is granted.

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

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

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

THOMAS Sieniewicz

Thomas Sieniewicz, Chair

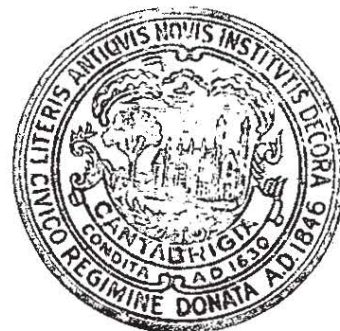
Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 3/17/03 by Maria Jackson, Clerk.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed ✓.

Appeal has been filed and dismissed or denied.

Date: 4-23-03 M. Margaret Shury City Clerk.



BK-50077
Pg. 549*

AY



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL



2013 00000855

Bk: 60879 Pg: 280 Doc: DECIS
Page: 1 of 4 01/02/2013 01:20 PM

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

2012 DEC 5 PM 3 13

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

CASE NO: 10335

LOCATION: 955 Mass Avenue Residence C-2B Zone
Cambridge, MA

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

PETITION: Special Permit: In-kind replacement of existing 5 antennas with new antennas; relocation of existing antenna from the southeast corner façade of building to southeast penthouse façade and the addition of 1 antenna adjacent to the relocated antenna on penthouse; and replacement of 1 existing cabinet with smaller cabinet. All antennas will be mounted in the same location and painted to match façade of building; existing screening of equipment to remain.

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:

* 955 Massachusetts LLC

- 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.

Jackie Slaga 95 Indian Tr - Saunderstown RI 02874

Case No. 10335
Location: 955 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 five existing antennas with new antennas mounted in the same location and painted to match the façade of the building, the relocation of an existing antenna from the southeast corner façade of the building to southeast penthouse façade and the addition of one antenna adjacent to the relocated antenna on the penthouse both painted to match the façade of the building, and the replacement of one existing cabinet with a smaller cabinet. 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 replace existing ones, that one antenna would be moved, and that one new antenna would be added. He stated 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 and that there would be at least a one foot separation between the top of the antenna and the cornice line of the penthouse. He stated that there was an increasing need for more coverage.

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 five existing antennas with new antennas mounted in the same location and painted to match the façade of the building, the relocation of an existing antenna from the southeast corner façade of the building to southeast penthouse façade and the addition of one antenna adjacent to the relocated antenna on the penthouse both painted to match the façade of the building, and the replacement of one existing cabinet with a smaller cabinet, and that there are no limitations imposed by any license secured from any state or federal agency having such jurisdiction over such matters. The Chair moved that the Board find that the visual impact of the various elements of the proposed facility would be minimized by the reduction of the antenna's projection from the building and the painting of the new antennas to match the background color. The Chair moved that the Board find that, while the site was located in a Residence C-2B Zone, there was a public need for the facility at the proposed location, there was no existing alternative functionally suitable sites in nonresidential locations, the proposed facility was appropriate given the character of the prevailing uses in the area and the prevalence of existing mechanical systems and equipment carried on or above the roofs of nearby structures. The Chair moved that the

Board find that there was an existing telecommunication facility on the building which had served the community since 2003. The Chair moved that the Board find that there had not been any adverse reaction to the facility and that it had enhanced communication for citizens, businesses, and emergency services. The Chair moved that the Board find that the proposed site was suitable and the proposed facility much needed. The Chair moved that the Board find that the requirements of the Ordinance were 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 the upgraded equipment would enhance telecommunications for citizens and businesses. 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 the city and that the proposed use would not impair the integrity of the district or adjoining districts, or otherwise derogate from the intent and purpose of the Ordinance. The Chair moved that the Board find that there was no reason to allow further replacement or upgrade of the equipment without an additional special permit. The Chair moved that the Board grant the special permit on the following conditions:

1. that the work proceed as per the plan and the photo simulations submitted,
2. that should the equipment become unused, it be removed within six months and the facade to which it had been mounted be repaired to its original condition, and
3. that the appearance of the equipment be maintained and not be allowed to deteriorate.

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

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

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

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

Brendan Sullivan
Brendan Sullivan, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 12/5/12 by Maria Saccheco, 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: January 2, 2013 Donna P. Kopy Interim
City Clerk.

7

September 22, 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 **955 Massachusetts Avenue, Cambridge, MA 02139.**

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 955 Massachusetts Avenue, Cambridge, MA 02139.

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 one hundred and sixteen feet (116’) 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 one hundred and sixteen feet (116’) 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 façade mounted and together with the mounting

equipment will extend no more than one (1) foot from the existing building. 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 three (3) 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 original decision by the Zoning Board of Appeal for the City of Cambridge (the "Board") for this facility, dated October 24, 2002 (Case No. 8593) (the "Original Decision") and a second decision dated October 11, 2012 (Case No. 10335) (the "Previous Decision") (together, the Original Decision and the Previous Decision shall hereafter be referred to as the "Decisions"), both of which are attached hereto, the existing antennas are located in the preferred location on the building and comply with the required conditions for a stealth design. The addition of the three (3) new antennas will not defeat the existing stealth design all antennas will be painted to match the existing building, mounted on low-profile mounts and installed one (1) foot below the top of the roof line. All equipment will be designed to blend into the existing building. As such, the proposed modification will not defeat any existing concealed or stealth design.
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

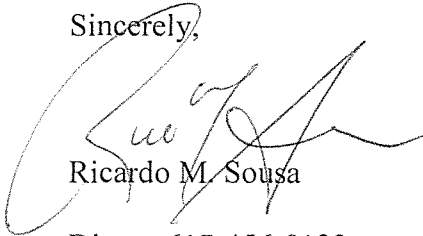
Transmission Equipment at the Base Station located at 955 Massachusetts Avenue, Cambridge, MA 02139 contained in this Eligible Facilities Request fully conform to Section 6409(a) as enacted by Congress and as interpreted by the FCC. Accordingly, this Eligible Facilities Request must be approved within 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: 955 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: 116' (feet)

Height above ground level of the tallest point of the existing base station after the installation of the *proposed* equipment: 116'(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)

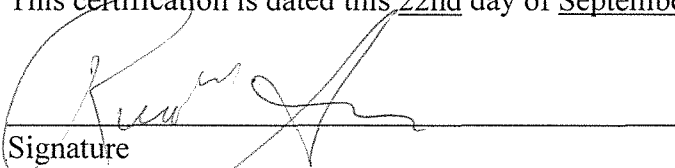
Comment: Pursuant to the previous decisions by the Board of Zoning Appeal for the City of Cambridge (the "Board") for this site, dated October 24, 2002 (Case No. 8593) (the "Original Decision") and a second decision dated October 11, 2012 (Case No. 10335) (the "Previous Decision") (together, the Original Decision and the Previous Decision shall hereafter be referred to as the "Decisions"), the existing panel antennas are located in the preferred location on the building. The addition of the three (3) new antennas will not defeat the existing stealth design all antennas will be painted to match the existing building, mounted on low-profile mounts and installed one (1) foot below the top of the roof line. 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 Decisions 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 Decisions. Furthermore, in the Decisions 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. The proposed modification to this site is very similar to the previous modification approved by this board and as such, we submit will have the same de minimis impact. 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 22nd day of September, 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 955 Massachusetts Avenue, Cambridge, MA
 Building Owner Brickman 955 Massachusetts LLC Phone # 617-482-8900 ext. 222
 Owner Address 712 Fifth Avenue, New York, NY 10019
 Contractor HPC Wireless Services Phone # 401-301-3396
 Contractor Address 6 Avenue E, Hopkinton, MA 01748
 Architect/Engineer Chappell Engineering Associates, LLC Phone # 508-481-7400
 Address 201 Boston Post Road West, Marlborough, MA 01752

TYPE OF WORK: New Construction Addition Change of Occupancy
 Repair Alteration Level 1 Alter Level 2 Alter Level 3 Roof

Wireless Equipment Upgrade

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

Current Use Wireless Base Station Facility Proposed Use No Change
 For Residential Use: Current number of dwelling units _____ Proposed number of dwelling units _____
 Building Construction type:
 Non-Combustible (Type I/II) Masonry/Wood (III) _____ Wood (IV,V) _____
 Building Equipped with : Sprinkler System: No Fire Alarm: No Smoke Detection: No
 Provide a description of the building: 116' building with wireless antennas on rooftop

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).
On rooftop, install (3) antennas, (3) remote radio units, (3) 3x6 HCS cables
Remove 7 coax cables

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

ESTIMATED COST OF CONSTRUCTION:

Building \$20,000 HVAC _____
 Electric _____ Sprinklers _____
 Plumbing/Gas _____ Fire Detection _____
 Gas Fitting _____ Fire Suppression _____

Total Estimated Cost of Construction \$20,000
 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 Office Proposed Use Office Zone C-2B BZA/PB Case # TBD

For residential: Current number of dwelling units _____ Proposed number of dwelling units _____

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 Nova Crevier Title Construction Manager

Signature  Registration/License # CS-107527

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 David A. Chappell Phone # 508-481-7400
Firm Chappell Engineering Associates, LLC Cell Phone# N/A
Address 201 Boston Post Road West, Marlborough, MA01752
MA Registration Number 34706 Email Address: dchappell@chappellengineering.com

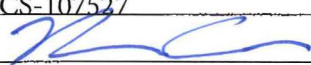
Application shall include signed and stamped letter from Registered Design Professional attesting to duties and obligations required by Sections 107.6 (Construction Control) and Chapter 17 (Structural Tests and Special Inspections) MSBC Amended. Application shall also include schedule of tests, inspections 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 Nova Crevier, c/o HPC Wireless Services Phone # N/A
Address 6 Avenue E, Hopkinton, MA 01748 Cell Phone # 401-301-3396
License Number CS-107527 Expiration Date 6/9/2017 Class CS
Signature  Date 9/12/2016
Email Address ncrevier@hpcwireless.com

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 Brickman 955 Massachusetts LLC Phone # 617-482-8900 ext. 222
Address 712 Fifth Avenue, New York, NY 10019
Signature See Letter of Authorization Date 8/25/2016
Email Address bgorham@lpc.com

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 x 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 Carry Off Site

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

Signature [Signature] Date 9/12/2010

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



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

Construction Supervisor

License: CS-107527



NOVA CREVIER
118 RIVERVIEW PLACE UNIT B
Southbridge MA 01550

Thomas D. Blane
Commissioner

Expiration
06/09/2017



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: HPC Wireless Services, LLC

Address: 22 Shelter Rock Lane, Building C

City/State/Zip: Danbury, CT, 06810

Phone #: 203-797-1112

Are you an employer? Check the appropriate box:

1. I am an employer with 55 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 Telecommunications

*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: Zurich American Insurance Company

Insurer's Address: 3 Executive Park Drive, Suite 300

City/State/Zip: Bedford, NH, 03110

Policy # or Self-ins. Lic. # 552553804

Expiration Date: 7/6/2017

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: *Joe Larnach*

Date: 7/6/2016

Phone #: 203-797-1112

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 #: _____

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).

Table with PRODUCER (USI Insurance Services LLC) and INSURED (HPC Wireless Services, LLC) information, and a list of INSURER(S) AFFORDING COVERAGE including Admiral Insurance Company, Houston Casualty Company, Zurich American Insurance Company, Certain Underwriters at Lloyds, and Selective Insurance Company of America.

COVERAGES CERTIFICATE NUMBER: 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.

Main table listing insurance coverages (A, B, C, D) with columns for INSR LTR, TYPE OF INSURANCE, ADDL INSR, SUBR WVD, POLICY NUMBER, POLICY EFF, POLICY EXP, and LIMITS. Includes Commercial General Liability, Automobile Liability, Umbrella Liability, and Workers Compensation.

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

Insurance Verification

CERTIFICATE HOLDER

CANCELLATION

Table for Cancellation and Insurance Verification details, including a signature line for the Authorized Representative.

This page has been left blank intentionally.

SMARTLINK, LLC
1997 Annapolis Exchange Pkwy Suite 200
Annapolis, MD 21401

BRANCH BANKING AND TRUST COMPANY
65-330/550

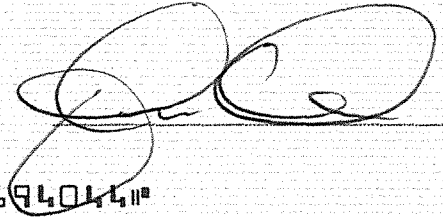
1730

8/29/2016

PAY TO THE ORDER OF City of Cambridge, MA \$ 500.00
Five Hundred and 00 Cents DOLLARS

MEMO

Board of Zoning Appeal Fee
4BN0029B - 102185 - 2016



⑈001730⑈ ⑆055003308⑆0005158694044⑈

SMARTLINK, LLC

1730

08/29/16

City of Cambridge, MA
Five Hundred and 00 Cents

\$500.00 500.00

Project # 102185
POQ#

1730

Board of Zoning Appeal Fee
4BN0029B - 102185 - 2016

SMARTLINK, LLC

1730

PAYMENT
RECORD



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 955 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 11, 2016

Received by Uploaded to Energov

Date October 11, 2016

Relationship to project BZA 11652-2016

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.

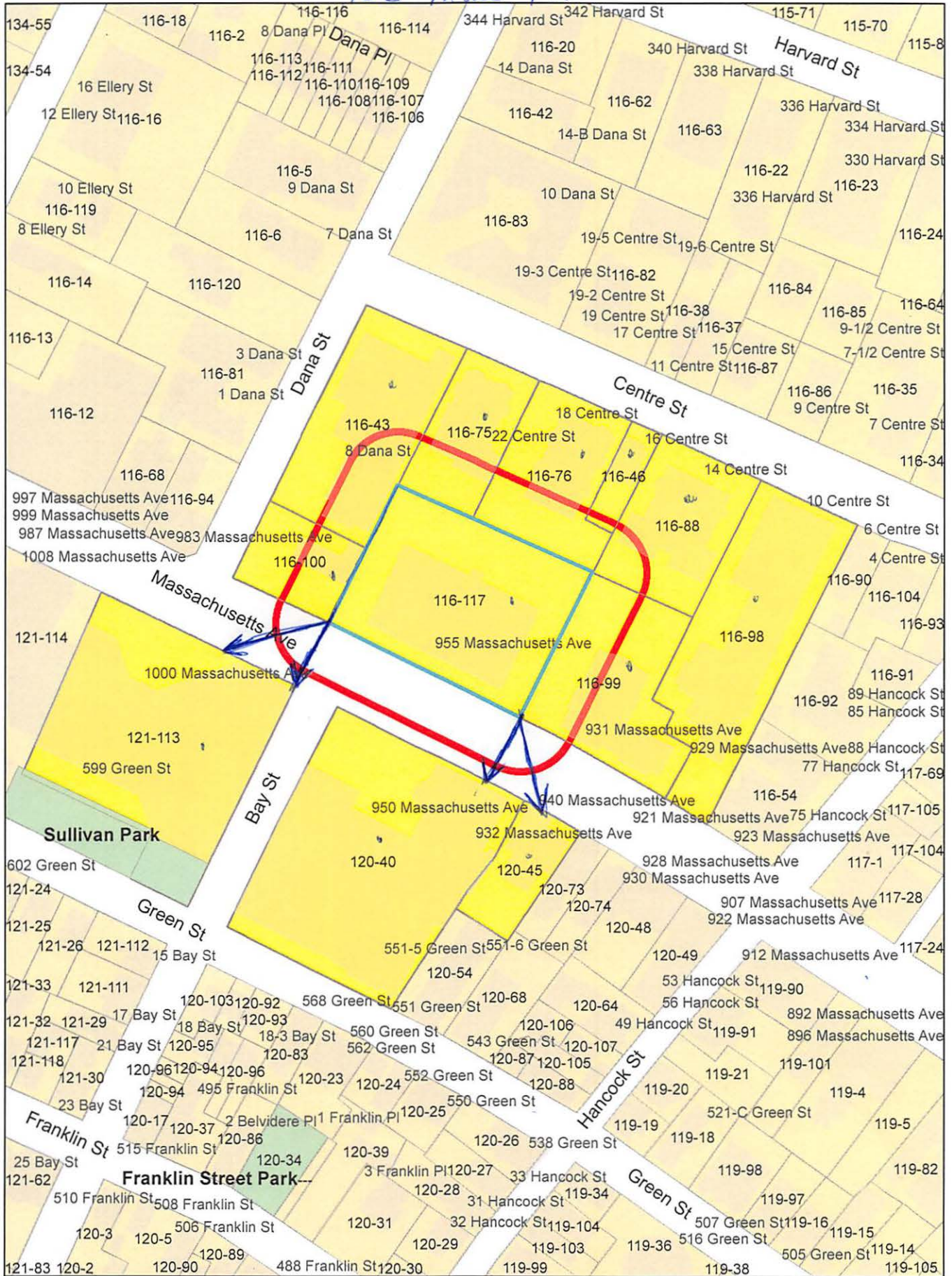
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that 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>

955 Mass Avenue



955 Mass Ave

Petitioner 147

120-40
RANDOLPH, BRETT W. F.
950 MASS AVE #104
CAMBRIDGE, MA 02139

120-40
KHANACHET, SAMER S.,
TR OF THE BAY SQUARE 106 REALTY TRUST
C/O CHARTER CAPITAL MANG. INC.
176 FEDERAL ST., FL #2
BOSTON, MA 02110

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

120-40
QUIRK, PETER J & KATHERINE T. MATISON
TR. OF THE QUIRK/MATISON REALTY TR
8 DAVIS RD
SOUTHBOROUGH, MA 01772

120-40
LEE, MARK KIN HUNG C/O VIVIAN LEE
FLAT C1, 10TH FL KINGSFORD GARDENS
210 TIN HAU TEMPLE ROAD
HONG KONG, _ _

120-40
RAND, TIMOTHY D.
950 MASS AVE #207
CAMBRIDGE, MA 02139

120-40
CHAN, BELLE MAY-SHUN, MING-CHEONG ERIK
CHAN & DEREK VICTOR CHAN
3027 ULSTER COURT
DENVER, CO 80238

120-40
HELLER, HOWARD
950 MASS. AVE. #212
CAMBRIDGE, MA 02139

120-40
LANDAU, JACQUELINE C.
950 MASS. AVE., #214
CAMBRIDGE, MA 02139

120-40
CHIANG, YOU-CHIEN, SHU-YUAN CHIANG,
SU LO-RONG CHIANG & LO-KU CHIANG
950 MASSACHUSETTS AVE. #501
CAMBRIDGE, MA 02139

120-40
AL-SHARIKH, ABULAZEEZ ABULLATEEF
C/O CENTURY 21 CITYSIDE
575 BOYLSTON ST
BOSTON, MA 02116

120-40
BLACKBURN, GREGG S
TR. OF THE BLACKBURN CAMB TRUST
P.O BOX 514
EAST FALMOUTH, MA 02536

120-40
YANG, WEI & LIN AN-CHEN YANG
C/O JESSIE YANG
40 WOODSIDE RD
SUDBURY, MA 01776

120-40
RONA, MEHMET
950 MASS. AVE., #508
CAMBRIDGE, MA 02139

120-40
CHEN, JUI-LIAN & CHIH HUEI-CHENG CHEN
999 MARLIN AVE
FOSTER CITY, CA 94404

120-40
DAGOSTINO, RALPH B. &
LE LANIE C. D'AGOSTINO,
TRS. NOMINEE TRUST
950 MASS. AVE., #510
CAMBRIDGE, MA 02139

120-40
YIP, WINNIE CHI-MAN
950 MASS. AVE., #511
CAMBRIDGE, MA 02139

120-40
HRYSHKO, WALTER JOSEPH &
VIRGINIA HRYSHKO
71 CHARLES ST EAST - APT #1501
TORONTO ONTARIO, _ M4Y2T

120-40
BEINART, DOREEN,
TR OF BAY SQUARE REALTY TRUST
7 LONGFELLOW PK
CAMBRIDGE, MA 02138

120-40
FINANCIAL ASSOCIATES, INC.
P.O BOX 487
DEDHAM, MA 02026

116-99
TSAI WENG KUN -WU
931 MASS AVE #902
CAMBRIDGE, MA 02139

116-99
ENTEKHABI, DARA
931 MASS AVE #1102
CAMBRIDGE, MA 02139

116-99
LEE, ARTHUR K.C. & ANNABELLA M.Y. LEE
931 MASS AVE #1203
CAMBRIDGE, MA 02139

116-100
KONSTANDAKIS, NICHOLAS & JOHN POLITIS,
TRS. OF 975 REALTY TRUST
975 MASS AVE
CAMBRIDGE, MA 02139

120-40
FINANCIAL ASSOCIATES, INC.
C/O PAN, JUN
950 MASSACHUSETTS AVE ., #C2
CAMBRIDGE, MA 02139

116-46
BRACKMAN, DAVID J. & DEBRA B. SEGAL
16 CENTRE STREET
CAMBRIDGE, MA 02139

116-76
WENDER, PETER
10 DANA ST. UNIT#10
CAMBRIDGE, MA 02139

116-99
TSITSIKLIS, DAPHNE POLITIS &
KAREN POLITIS VIRK,
TRS OF IRENE POLITIS
665 LOWELL ST #53
LEXINGTON, MA 02420

120-40
ELKIES, NOAM D.
950 MASS AVE #614
CAMBRIDGE, MA 02139

120-40
STRIEDTER, JURIJ & EMANUELA STRIEDTER
TRS. THE 950 MASS AVE REALTY TRUST
11734 LAKE ASTON CT.
APT. FAIRFIELD 205
TAMPA, FL 33626

955 Mass Ave

247

120-40
PRAKASH, SADHANA
950 MASSACHUSETTS AVE., #303
CAMBRIDGE, MA 02139

120-40
LIEN, LESTER
26 BERKSHIRE DR
WINCHESTER, MA 01890

120-40
WEISS, PAMELA FUIRST
950 MASS. AVE. UNIT #312
CAMBRIDGE, MA 02139

120-40
LIEN, LYNDON
26 BERKSHIRE DR
WINCHESTER, MA 01890

120-40
SWANN, DAVID & ANITA SWANN
950 MASSACHUSETTS AVE. - UNIT #706
CAMBRIDGE, MA 02139

120-45
NINE THIRTY-EIGHT REALTY CORP
C/O ANISIMOV
940 MASS AVE
CAMBRIDGE, MA 02139

120-40
URBANIC, MICHAEL A. & JOYCE M.URBANIC
TRUSTEE OF UNIT 412 BAY SQUARE REALTY TR
6597 NICHOLAS BLVD, #1703
NAPLES, FL 34108

120-40
PATRICK, JOHN & SHARON BRITTON
950 MASS AVE #415
CAMBRIDGE, MA 02139

120-40
RUBIALES, CARLOS F.
950 MASS AVE #216
CAMBRIDGE, MA 02139

120-40
CHOU EI RI, EUGENIE, EID CHOU EI RI &
ANTHONY E. CHOU EI RI
950 MASSACHUSETTS AVE - UNIT 603
CAMBRIDGE, MA 02139

120-40
CORNELISON, CORBET L & JUDITH ANN PIRANI
950 MASS. AVE. UNIT #1A
CAMBRIDGE, MA 02139

120-40
MITZMAN, JONATHAN S.
950 MASSACHUSETTS AVE. - UNIT #1C
CAMBRIDGE, MA 02139

120-40
SMIRNAKIS, JOHN & STELIOS SMIRNAKIS
43 SCOTCH PINE RD
WESTON, MA 02493

120-40
MCDEVITT, KEVIN T.
950 MASS. AVE., #3A
CAMBRIDGE, MA 02139

120-40
WONG, GERMAINE
950 MASSACHUSETTS AVE., #3C
CAMBRIDGE, MA 02139

120-40
NEVINS, ROBERT L.,
TRUSTEE OF GRANITE NOMINEE TRUST
C/O DEBBIE KOPLOW
950 MASS. AVE., UNIT #219
CAMBRIDGE, MA 02139

120-40
WIRASINHA, EDWIN A &
HEMAMALI C. WIRASINHA
950 MASSACHUSETTS AVE - UNIT 301
CAMBRIDGE, MA 02139

120-40
SEAGRASS LLC
C/O PETER SULLIVAN
63 CHATHAM ST 3RD FLR
BOSTON, MA 02109

120-40
LAI, YI-SAN
37 WILLOW ST
WELLESLEY, MA 02481

120-40
LEE, HANMIN & YANPING WANG
18 WASHINGTON ST. #116
CANTON, MA 02021

121-113
CAMBRIDGE COLLEGE, INC.
ATTN: ACCOUNTS PAYABLE
1000 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139

120-40
WIRASINHA, EDWIN A., HEMAMILA C.
WIRASINHA, & H. ANUSHKA WIRASINHA
950 MASS AVE #401
CAMBRIDGE, MA 02139

120-40
TRACHTA, SUSAN VERONICA
1033 BRUSH HILL RD.
MILTON, MA 02186

120-40
FLETCHER, CHRISTOPHER D.M.
950 MASSACHUSETTS AVE., UNIT 405
CAMBRIDGE, MA 02139

120-40
HSIAO, JU-TING & HENRY K. WANG
3F #7 ALLEY 46 LONG JIANG RD
TAIPEI, _ -

120-40
FISCHER, MARY ELLEN
270 SARATOGA BLVD
SARATOGA SPRINGS, NY 12866

120-40
SKJAERVO, OKTOR
950 MASSACHUSETTS AVE., #519
CAMBRIDGE, MA 02139

120-40
MOTAKEF, SHAHRYAR
950 MASS AVE #601
CAMBRIDGE, MA 02139

120-40
PATRICK, LORRAINE & JOHN D. PATRICK SR.
950 MASS. AVE, UNIT #602
CAMBRIDGE, MA 02139

116-98
GPT-929 HOUSE, LLC.
EQR-R.E TAX DEPARTMENT
P.O BX 87407 (19038)
CHICAGO, IL 60680

955 Mass Ave

347

116-99
CHITILIAN, HOVIG
931 MASSACHUSETTS AVE. UNIT #904
CAMBRIDGE, MA 02139

116-99
CHANG, YI PU
931 MASS AVE #301
CAMBRIDGE, MA 02139

116-99
PAYNE, PATRICIA O.
931 MASS AVE #302
CAMBRIDGE, MA 02139

116-99
KOST, GENIA & JOSEPH KOST
931 MASSACHUSETTS AVE. -UNIT #303
CAMBRIDGE, MA 02139

116-99
MOTAKEF, SHAHRNAZ
6775 MALACHITE PLACE
CARLSBAD, CA 92009

116-99
MACLEAN, JOHN D. & MAUREEN A. MACLEAN
C/O LAM, LUI & ADA AU
931 MASSACHUSETTS AVE. UNIT #405
CAMBRIDGE, MA 02139

116-99
PERIANA, CECILY J.
931 MASSACHUSETTS AVE. UNIT #406
CAMBRIDGE, MA 02139

116-99
VANGER, MILTON I. & ELSA M. VANGER
931 MASSACHUSETTS AVE #503
CAMBRIDGE, MA 02139

120-40
ZAVOLEAS, KYRIAKOS P. & MELINA SMIRNIOU
950 MASS AVE. UNIT#310
CAMBRIDGE, MA 02138

116-99
PERIANA, CECILY
931 MASSACHUSETTS AVE. #603
CAMBRIDGE, MA 02139

116-99
ORLEN, YANA
931 MASS AVE #606
CAMBRIDGE, MA 02139

116-99
GRAGOUDAS, EVANGELOS S.
931 MASSACHUSETTS AVE. #701
CAMBRIDGE, MA 02139

116-99
JANSON, ROBERT, PATRICIA JANSON AND
JENNIFER JANSON
931 MASSACHUSETTS AVE. - UNIT #703
CAMBRIDGE, MA 02138

116-99
HAJJAR, CHARLES C. & ANNE T. HAJJAR
C/O HAJJAR MANAGEMENT COMPANY, INC.
30 ADAMS ST.
MILTON, MA 02186

120-40
WESSLER, BENJAMIN, JOHN WESSLER &
C/O KEOW, GANN & SUSANNA BAY &
50 DRAYCOTT PARK #07-01
---, - ---

120-40
GRUNSTEIN, SARAH
C/O CHABILL LLC
825 WEST END AVE., #14C
NEW YORK, NY 10025

116-99
RUPPRECHT, HSIAO-WEI, KLAUS RUPPRECHT &
CHRISTOPH RUPPRECHT
1644 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

116-99
GRAGOUDAS, STELIOS
931 MASS AVE. UNIT#601
CAMBRIDGE, MA 02138

116-99
CHEUNG, JOANNA K. & NIM KWAN CHEUNG
VILLA ATHENA, #19A
BLOCK-10 600 SA SHA RD
MAOU SHAU, - -

120-40
DRUKE, LUISE
950 MASSACHUSETTS AVE - UNIT #2B
CAMBRIDGE, MA 02139

116-99
LAI, HSUI-CHEN HSU. & CHING-LI LAI
931 MASSACHUSETTS AVE., STE #502
CAMBRIDGE, MA 02139

120-40
AL-HASHIMY, EBRAHIM REDHA ALI
C/O NILES CO. , ATTN: BOBBI BISHOP
ONE WATERHOUSE ST
CAMBRIDGE, MA 02138

120-40
LEE, KENNETH S. & PEGGY L. LEE
950 MASSACHUSETTS AVE. - UNIT #204
CAMBRIDGE, MA 02138

120-40
RAHMAN, UPAL
950 MASS AVE., UNIT# 419
CAMBRIDGE, MA 02139

120-40
LU, CHING C. & CHING-CHIEH LU TRUSTEE OF LU
REAL ESTATE TRUST
950 MASS AVE., UNIT #305
CAMBRIDGE, MA 02139

116-99
SANTAMARIA, HERNANDO & MARIE E.
JAMISON
931 MASS AVE., UNIT #205
CAMBRIDGE, MA 02139

120-40
LESHKOWICH, MEREDITH
950 MASS AVE. UNIT#308
CAMBRIDGE, MA 02139

120-40
SMIRNAKIS, STELIOS & KAREN M. SMIRNAKIS
43 SCOTCH PINE RD
WESTON , MA 02493

120-40
ALCALAY, ROY N.
372 CENTRAL PARK WEST #8D
NEW YORK, NY 10025

120-40
WELCH, WILLIAM ROBERT & LAUREL WELCH
950 MASS AVE., UNIT #520
CAMBRIDGE, MA 02139

116-99
CHO FAMILY LIMITED PARTNERSHIP
257 LOWELL ST
ARLINGTON, MA 02474

120-40
SWANN, ANITA & DAVID SWANN
950 MASS AVE. UNITPH5
CAMBRIDGE, MA 02139

120-40
MONTAGUT, ERIC & SHAHREZAD MOTAKEF
10 BURDEAN RD
NEWTON, MA 02459

116-99
ALI, KHALEEM & KAMILA MOHAMMED-ALI
931 MASS AVE. UNIT#1201
CAMBRIDGE, MA 02139

120-40
PLIMPTON, JOHN F. & MICHIKO SAKAI
C/O FLAHERTY, KEITH, MIRA KAUTZKY, &
950 MASS AVE., UNIT 2C
CAMBRIDGE, MA 02139

120-40
CHOUDHRY, JABEEN & JAVED AHMED
950 MASS AVE. UNIT#516
CAMBRIDGE, MA 02139

116-76
VITIELLO, PHILIP A. & JANET D. VITIELLO
TRUSTEE OF THE VITIELLO REALTY TR.
C/O GO MANAGEMENT CO.
2534 MASS AVE., SUITE#1
CAMBRIDGE, MA 02140

116-99
BERRIZ, GABRIEL
931 MASS AVE., UNIT #304
CAMBRIDGE, MA 02139

120-40
AN, DAVID L. & YOHAN AN
1845 FEDERAL AVE #401
LOS ANGELES, CA 90025

116-76
LEAVITT, JASON & ELIZABETH LEAVITT
1248 CAL YOUNG ROAD
EUGENE, OR 97401

116-76
BLUESTONE, HUGH L.
18 CENTRE STREET, UNIT #204
CAMBRIDGE, MA 02139

116-76
LAI, NAN-MING
18 CENTRE STREET, UNIT #206
CAMBRIDGE, MA 02139

116-76
KENNEDY, ROBERT COLIN & JENNIFER KENNEDY
18 CENTRE STREET, UNIT #302
CAMBRIDGE, MA 02139

116-76
COLLI, DANIEL
504 EAST BROADWAY
SOUTH BOSTON, MA 02127

121-113
CAMBRIDGE COLLEGE INC. ACCOUNTS
PAYABLE/BLDG MGMT
1000 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139

120-40
AL-SHARIKH, ADBULAZEEZ A.
C/O CENTURY21 CITYSIDE
575 BOYLSTON ST
BOSTON, MA 02116

116-117
BRICKMAN 955 MASSACHUSETTS LLC,
712 FIFTH AVE
NEW YORK, NY 10019

116-99
THEODOSIOU, GEORGE
TRUSTEE GEORGE THEODOSIOU TRUST
931 MASS AVE., UNIT #1002 /01
CAMBRIDGE, MA 02139

120-40
OWEN, THOMAS C. & SUE ANN OWEN
950 MASS AVE., UNIT #414
CAMBRIDGE, MA 02139

120-40
SHIH, CHUNG & CHIN-CHIAO CAROL HSU
TRUSTEE OF HSU FAMILY TRUST.
P.O BX 2470
CUPERTINO, CA 95015

116-76
CZITROM, MICHAEL & GERALD HAYES
18 CENTRE ST #403
CAMBRIDGE, MA 02139

120-40
HASSON, AMIR A.
950 MASS AVE #403
CAMBRIDGE, MA 02139

116-99
CHENG, WILLIAM WEI-YUAN C/O ANISIMOV,
ANDREW & NICHOLAS ANISIMOV
931 MASS AVE., UNIT #903
CAMBRIDGE, MA 02139

116-99
KARNIK, ROHIT NANDKUMAR
931 MASS AVE. UNIT#704
CAMBRIDGE, MA 02139

120-40
LECERF, JEAN-MICHAEL &
SARAH GHAFFARI-LECERF
22 WATSON STREET
CAMBRIDGE, MA 02139

120-40
KHAN, MOHAMMED H. & HASINA A. KHAN
72 MOUNTAIN VIEW RD
LEOMINSTER, MA 01453

120-40
LIU, YU-TZU & LIN MEI-FUN LIU
950 MASS AVE., UNIT #416
CAMBRIDGE, MA 02139

116-75
SULLIVAN, ANGELA M.
22 CENTRE ST., UNIT #2
CAMBRIDGE, MA 02138

116-75
WEI, XIAOHUI & STEPHEN N. RHOADES
22 CENTRE ST., UNIT #1
CAMBRIDGE, MA 02139

116-99
THEODOSIOU, NICOLETA &
GEORGE THEODOSIOU
TRS. OF NICOLETA THEODOSIOU TRUST
931 MASS AVE., UNIT 306
CAMBRIDGE, MA 02139

120-40
CHANDRA, SANGITA LEE, MYONG SUK
CHANDRA & VIPAN CHANDRA
950 MASS AVE. UNIT#604
CAMBRIDGE, MA 02139

116-76
REDFERN, RENEE C.
18 CENTRE ST. UNIT#G5
CAMBRIDGE, MA 02139

120-40
HUR, JAYOUN
550 FRONT ST UNIT #805
SAN DIEGO, CA 92101

116-99
RAINWATER, LEE & CAROL K. RAINWATER
931 MASS AVE. UNIT#1103
CAMBRIDGE, MA 02139

116-76
BRAMHAVAR, DEEPAK &
PURNIMA D. BRAMHAVAR
18 CENTRE ST., UNIT #202
CAMBRIDGE, MA 02138

120-40
BAY SQUARE CONDOMINIUM TRUST
C/O THAYER & ASSOC.
1812 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

120-40
MCQUAID, KEVIN & LINDA E. MCQUAID,
TR. OF THE THIRD MIDDLESEX REAL ESTATE
950 MASS AVE, UNIT PH4
CAMBRIDGE, MA 02139

116-99
BUDNITZ, JESSICA S.
931 MASS AVE., UNIT #505
CAMBRIDGE, MA 02139

116-76
MCCARTHY, MICHAEL COURT
18 CENTRE ST. UNIT#406
CAMBRIDGE, MA 02139

116-76
SURESH, MEERA S.
TRUSTEE OF MEERA S. SURESH ESTATE TR.
18 CENTRE ST. UNIT#201
CAMBRIDGE, MA 02139

116-99
TIAN, XIA
931 MASS AVE. UNIT#604
CAMBRIDGE, MA 02139

116-43
CRNC REALTY, LLC
8 DANA ST
CAMBRIDGE, MA 02138

116-75
WINSTON, VICTORIA W & HOWARD L. SCHULTZ
22 CENTRE STREET, UNIT #7
CAMBRIDGE, MA 02139

116-76
MARTINEZ-OJEDA, MARIA D.
C/O KHALVATI, LILA & JEFFREY K. BRUSSEL
18 CENTRE ST., UNIT #305
CAMBRIDGE, MA 02139

116-99
LIN, THOMAS Y. & JENNIFER J. SHIN
931 MASS AVE., #203
CAMBRIDGE, MA 02139

116-76
KLEINMAN, SUSAN F.,
TR. OF THE 18 CENTRE ST. #106 REALTY TR.
5001 BUTTONWOOD CRESCENT
INDIANAPOLIS, IN 46228

116-76
JAHANMIR, FARID
18 CENTRE ST. UNIT#306
CAMBRIDGE, MA 02139

116-76
BIBO, ERIN WARD & DAVID R, BIBO., JR
203 13TH ST NE
WASHINGTON, DC 20002

116-76
ANTZOULIS, PEGGY J.
18 CENTRE ST., UNIT #103
CAMBRIDGE, MA 02139

116-99
KASPARYAN, N. GEORGE & ELIZABETH CALMAR
24 LOVERS LANE
SOUTHBOROUGH, MA 01772

120-40
GREENE, MARY E. & ROBERT A. GREENE
950 MASS AVE. UNIT#213
CAMBRIDGE, MA 02139

120-40
KESHISHIAN, VARTAN &
SEDA EBRAHIMI KESHISHIAN
950 MASS AVE. UNIT#319
CAMBRIDGE, MA 02139

116-99
MAKHLIS, LEV
931 MASS AVE., UNIT #1003
CAMBRIDGE, MA 02139

120-40
JACOBSON, NANCY C.
TR. OF THE NANCY C. JACOBSON REV TRUST
950 MASS AVE. UNIT#408
CAMBRIDGE, MA 02139

116-75
PALACIOS, TOMAS & NATALIA MOROZOVA
22 CENTRE ST., UNIT #4
CAMBRIDGE, MA 02139

116-76
MEYER, MARILEE B.
10 DANA ST #404
CAMBRIDGE, MA 02138

120-40
MOORE, DOMINIC & KATHLEEN MOORE
950 MASSACHUSETTS AVE, #607
CAMBRIDGE, MA 02139

120-40
HERATY, JOHN E.
10 POST OFFICE SQ. 13TH FL
BOSTON, MA 02109

120-40
BUNNER, BERNARD M. & ELENA CHEKHOVA
454 WALNUT ST
NEWTON, MA 02460

116-76
BENDOR, GIORA A. & MIRRELL M. BENDOR
TRS THE BENDOR FAMILY TRUST
18 CENTRE ST., UNIT #304
CAMBRIDGE, MA 02139

955 Mass Ave

697

120-40
SIREGAR, EMIR
950 MASS AVE., UNIT #317
CAMBRIDGE, MA 02139

120-40
SCOTTI, NANCY F.,
TRUSTEE THE SCOTTI REV TRUST
950 MASSACHUSETTS AVE., #518
CAMBRIDGE, MA 02139

116-76
FOOK SING ANGELS, LLC
205 MOUNT AUBURN ST #3C
CAMBRIDGE, MA 02139

116-99
NG, CHONG KEAT & YI XE THNG
30 CAMBRIDGEPARK DRIVE, APT 414
CAMBRIDGE, MA 02142

120-40
GUPTA, NARINDER & HUMA GUPTA
950 MASSACHUSETTS AVE., #215
CAMBRIDGE, MA 02139

116-99
GRAYSON III, MCCOMMA
931 MASS AVE #504
CAMBRIDGE, MA 02139

120-40
LIN, SU-MAAN KUO,
TR. THE SU-MAAN KUO LIN REV TRUST
950 MASSACHUSETTS AVE., # 206
CAMBRIDGE, MA 02139

116-99
GWC REALTY, LLC
C/O CHAN
10 EDELWEISS AVE
LINCOLN, RI 02865

120-40
ENGLAND, JEREMY & HELEN ENGLAND
950 MASSACHUSETTS AVE., #306
CAMBRIDGE, MA 02139

116-99
LEE, JANICE Y.
931 MASSACHUSETTS AVE., #404
CAMBRIDGE, MA 02139

116-75
CAULFIELD, MARGARET A.
22 CENTRE ST., #8
CAMBRIDGE, MA 02139

120-40
DARBINIAN, AGNES,
TR. AGNES DARBINIAN REV TRUST
C/O LEVON GASPARIAN
84 WELLESLEY RD
BELMONT, MA 02478

120-40
CHUNG, JUN JA LEE
1 CENTRAL PARK WEST #27E
NEW YORK, NY 10023

120-40
LAI, JOANNE P.,
TRUSTEE THE LILLIAN M. LAI TRUST
136 CENTRAL WAY, #203
KIRKLAND, WA 98033

120-40
EICHLER, EWALD & HANSA EICHLER
ROSEG GERWEG 2
MODLING, _ 2340

120-40
HAGHAYEGHI, HOSSEIN,
1105 MASS AVE. UNIT PHA
CAMBRIDGE, MA 02138

120-40
LIU, FAN
950 MASS AVE., #1B
CAMBRIDGE, MA 02139

120-40
ARBOLEDA, CATALINA
950 MASSACHUSETTS AVE., #413
CAMBRIDGE, MA 02139

116-99
HUI, MICHAEL K. & CARRIE MUI
931 MASSACHUSETTS AVE., # 804
CAMBRIDGE, MA 02139

120-40
SOLOMON, JONATHAN
950 MASSACHUSETTS AVE 316
CAMBRIDGE, MA 02139

120-40
O'LEARY, FRANCES P.
950 MASS AVE. UNIT#407
CAMBRIDGE, MA 02139

120-40
LORENZ, MARIAN B. & J. DIRK LORENZ
33 FOLLEN ST
CAMBRIDGE, MA 02138

116-75
DANG, KHANH P. & NGHIA H. DANG
27890 MT. HOOD WAY
YORBA LINDA, CA 92887

116-99
LO, STEPHANIE
931 MASSACHUSETTS AVE, #PH1
CAMBRIDGE, MA 02139

120-40
MAHAJAN, SANJOY & JULIET JACOBSEN
950 MASSACHUSETTS AVE., #613
CAMBRIDGE, MA 02139

116-99
TENENBAUM, ARLENE B. &
JAY M. TENENBAUM TRUSTEE
931 MASSACHUSETTS AVE., #PHS
CAMBRIDGE, MA 02139

116-76
FU, YUE & FENG HAN
17 NORTHLAND RD
WINDHAM, NH 03087

116-99
ARNSTEIN, MATTHEW & DOLPHIA NANDI
931 MASSACHUSETTS AVE., #901
CAMBRIDGE, MA 02139

116-99
KIM, DAVID & EILEEN KIM
931 MASSACHUSETTS AVE., #506
CAMBRIDGE, MA 02139

120-40
ABBOTT, MIRI CHUNG
1 CENTRAL PARK WEST., #27E
NEW YORK, NY 10023

116-99
MALAMUD, PAUL, JANNA M. SMITH &
DAVID M. SMITH, TRS
55 THOMPSON LANE
MILTON, MA 02186

116-75
KESSLER, DAVID & MARIANNE WISER
22 CENTRE ST., #9
CAMBRIDGE, MA 02139

120-40
GRIGORIEV, SERGIE,
TRUSTEE THE 950 U417 REALTY TRUST
110A INMAN ST
CAMBRIDGE, MA 02139

116-99
KONG, WEN-YUAN,
TR. THE WEN-YUAN KONG 2014 REV TRUST
72 HILLCREST AVE
LEXINGTON, MA 02420

120-40
950 MASS ASSET HOLDING LLC
C/O SUPPORTING STRATEGIES
800 CUMMINGS CENTER, #357W
BEVERLY, MA 01915

120-40
WHITE, JR., MARC A.
10 BALLAST LANE
MARBLEHEAD, MA 01945

116-76
DEFAY, THOMAS & MARISA DEFAY
18 CENTRE ST., #102
CAMBRIDGE, MA 02139

116-76
VOROBIEVA-SEGAL, KATERINA &
MARIA CHKHEIDZE-BRETT
16 FARM PLACE
LONDON, -- W8 7S

116-76
KANJILAL, SANJAT
18 CENTRE ST., #G/1
CAMBRIDGE, MA 02139

116-76
GUPTA, PAVI
18 CENTRE ST., #G/2
CAMBRIDGE, MA 02139

116-76
LUBIN, VICTORIA
18 CENTRE ST., #G/4
CAMBRIDGE, MA 02139

120-40
ZEMON, STANLEY A. & MICHAEL ANN ZEMON
950 MASSACHUSETTS AVE., #PH2
CAMBRIDGE, MA 02139

120-40
CHONG, CHOY LENG & WOE LING KHA
1472 EAST 15TH ST.
BROOKLYN, NY 11230

120-40
BOETTCHER, ELAINE G. & STEFAN S.
BOETTCHER, TRUSTEE
C/O GIRALDO, CLAUDIA
950 MASSACHUSETTS AVE., #PH3
CAMBRIDGE, MA 02139

116-99
UNIT 1202 LLC
11008 BAYSHORE DR
WINDERMERE, FL 34786

116-99
UNIT 702, LLC
11008 BAYSHORE DR
WINDERMERE, FL 34786

120-40
DESHPANDE, PAWAN & SMITA DESHPANDE
950 MASSACHUSETTS AVE., #PH1 & #616
CAMBRIDGE, MA 02139

116-75
GRUNBERG, DANIEL B. &
ELAINE W. GRUNBERG
11 LOCUST AVE
LEXINGTON, MA 02421

116-99
AMORNSIRIPANITCH, NITA
931 MASSACHUSETTS AVE. - UNIT #402
CAMBRIDGE, MA 02139

120-40
LIM, JONGWON & BOOYONG LIM
950 MASSACHUSETTS AVE., #315
CAMBRIDGE, MA 02139

116-75
KIM, IN SONG & YOON JUNG HUR
22 CENTRE ST., #5
CAMBRIDGE, MA 02139

120-40
COHEN, BARRY F.
C/O SOLOMON, JONATHAN
950 MASSACHUSETTS AVE., #203
CAMBRIDGE, MA 02139

120-40
MEISTER, MELVIN, JEAN R. MEISTER NINA R.
MEISTER GRIMALDI, TRS
950 MASSACHUSETTS AVE - UNIT #313
CAMBRIDGE, MA 02139

116-76
KOKSAL, ERIN S.
18 CENTRE STREET, UNIT #405
CAMBRIDGE, MA 02139

116-76
MARCOVITZ, DAVID E. & SABRINA J. POON
18 CENTRE ST. # 301
CAMBRIDGE, MA 02139

120-40
CLANCY, DEBRA FAUST
50 SANDY POND RD
AYER, MA 01432

116-76
PATEJ, ANNA &
BARBARA PATEJ & EDWARD PATEJ
18 CENTRE ST., #205
CAMBRIDGE, MA 02139

116-88
CAMBRIDGE CENTER LLC,
C/O CHESTNUT HILL REALTY CORP.
300 INDEPENDENCE DRIVE
CHESTNUT HILL, MA 02467

120-40
DOLAN, ROBERT J. & KATHLEEN SPLAINE DOLAN
950 MASSACHUSETTS AVE., #608
CAMBRIDGE, MA 02139