

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 AG Fawcett LLC
(OWNER)

Address: 40 Dr. H. H. Properties 260 Franklin Street Boston MA 02118

State that I/We own the property located at 10 Fawcett Street, which is the subject of this zoning application.

The record title of this property is in the name of AG Fawcett, LLC

*Pursuant to a deed of duly recorded in the date 6/28/2013, Middlesex South County Registry of Deeds at Book 62137, Page 327; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Marcia Loeber
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

*Written evidence of Agent's standing to represent petitioner may be requested.

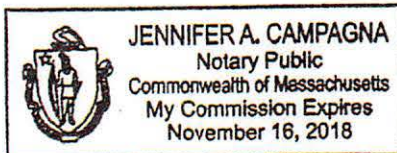
Commonwealth of Massachusetts, County of Suffolk

The above-name Marcia Loeber personally appeared before me, this 27th of June, 2016, and made oath that the above statement is true.

Jennifer A. Campagna
Notary

My commission expires _____ (Notary Seal).

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



BZA APPLICATION FORM

DIMENSIONAL INFORMATION

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

LOCATION: 10 Fawcett Street **ZONE:** O-2

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>			
<u>WIDTH</u>	<u>N/A</u>		<u>N/A</u> (min.)
<u>DEPTH</u>			
<u>Setbacks in Feet:</u>			
<u>FRONT</u>	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
<u>REAR</u>	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
<u>LEFT SIDE</u>	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
<u>RIGHT SIDE</u>	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
<u>SIZE OF BLDG.:</u>			
<u>HEIGHT</u>	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (max.)
<u>LENGTH</u>			
<u>WIDTH</u>			
<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'.

July 29, 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: 10 Fawcett Street
Assessor's Map 267F, Lot 301 (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 Office 2 (O-2) zoning district. To the extent that the Board determines that the requirements of Article 4 Section 4.32G.1 of the City of Cambridge Zoning Ordinance (the "Ordinance") apply, the use of the Property for a wireless telecommunications facility is permitted by special permit from the Board¹. The Applicant's proposal satisfies the requirements for the grant of a special permit pursuant to Section 10-43 of the Ordinance.

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

¹ Pursuant to Section 6409(a) of the Spectrum Act, state and local governments "may not deny and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station." As such, the Applicant submits that they need not apply for a special permit from the board. To the extent that this Board determines that the Applicants' proposed wireless facility must comply with special permit requirements set forth in Section 10-43 of the Ordinance, the Applicants submit that they have complied with said requirements, without waiving the argument that such relief is not required.

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

The Applicant seeks to modify its existing wireless communications facility by collocating three (3) new L700 antennas mounted to the façade of the existing penthouse on the building located at the Property (the “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 existing 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 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 December 1, 1997 (Case No. PB #27, Major Amendment #2) (the “Original Decision”) and a second decision dated January 3, 2013 (Case No. 10333) (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 O-2 zoning district is permitted by special permit. The Applicant's Proposed Facility further complies with the provisions set forth in Section 4.32(g), footnote 49 of the Ordinance:

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

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

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

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

Furthermore, Section 6409(a) of the Spectrum Act mandates that state and local governments "*may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station.*" Under Section 6409(a)(2)(A)-(C) an Eligible

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

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

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

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

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

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

This is not applicable to the Proposed Facility. The Applicant proposes to install its facility within the O-2 zoning district.

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

1. The requirements of the Ordinance can be met:

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

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

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

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

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

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

² Pursuant to Section 6409(a) of the Spectrum Act, state and local governments "may not deny and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station." As such, the Applicant submits that they need not apply for a special permit from the board. To the extent that this Board determines that the Applicants' proposed wireless facility must comply with special permit requirements set forth in Section 10-43 of the Ordinance, the Applicants submit that they have complied with said requirements, without waiving the argument that such relief is not required.

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

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

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

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

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

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

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

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

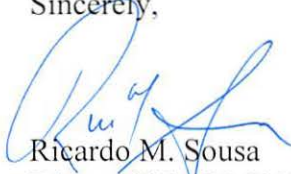
Not Applicable. The Applicant is not proposing to construct a new building or structure.

IV. Summary

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

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

Sincerely,



Ricardo M. Sousa

Direct: 617-456-8123

Email: rsousa@princelobel.com

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

BZA APPLICATION FORM

GENERAL INFORMATION

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

2016 AUG -2 PM 3:15

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

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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: 10 Fawcett Street

TYPE OF OCCUPANCY: Telecommunications ZONING DISTRICT: O-2

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

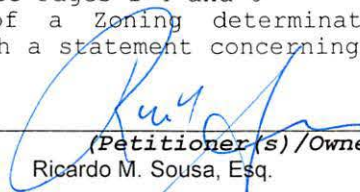
The Applicant proposes to modify its existing Wireless Telecommunications Facility by collocating three (3) new L700 antennas on the existing building, together with supporting equipment. All three (3) proposed antennas will be facade mounted to the existing Building, adjacent to the existing antennas 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: July 29, 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:
10 Fawcett Street
Cambridge, MA 02138
Map 267F, Lot 301**

**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**

July 29, 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:

**10 Fawcett Street
Cambridge, MA 02138**

Map 267F, Lot 301

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: 10 Fawcett Street DATE: 7/29/2016

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

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

BLOCK: 267F LOT: 301

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.

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I/We AG Fawcett LLC
(OWNER)

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Marcia Loeber
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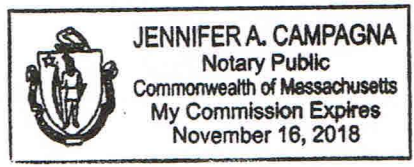
Commonwealth of Massachusetts, County of Suffolk

The above-name Marcia Loeber personally appeared before me, this 27th of June, 2016, and made oath that the above statement is true.

Jennifer Campagna
Notary

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LOT AREA:	<u>N/A</u>		<u>N/A</u> (min.)
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LOT AREA FOR EACH DWELLING UNIT:	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
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DEPTH			
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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)
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BZA APPLICATION FORM

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BZA APPLICATION FORM

CHECK LIST

PROPERTY LOCATION: 10 Fawcett Street DATE: 7/29/2016

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

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

BLOCK: 267F LOT: 301

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

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Proposed Deeds	<u>N/A</u>	<u>N/A</u>
Evidence of Separate Utilities **	<u>N/A</u>	<u>N/A</u>
Proposed Subdivision Plan	<u>N/A</u>	<u>N/A</u>

Petitioners are advised to refer to Attachment A (Procedures for applying to the Board of Zoning Appeal) & consult zoning staff for review.
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To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

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(OWNER)

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Marcia Loeber
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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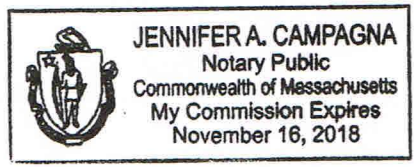
Commonwealth of Massachusetts, County of Suffolk

The above-name Marcia Loeber personally appeared before me, this 27th of June, 2016, and made oath that the above statement is true.

Jennifer Campagna
Notary

My commission expires _____ (Notary Seal).

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BZA APPLICATION FORM

DIMENSIONAL INFORMATION

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

LOCATION: 10 Fawcett Street ZONE: O-2

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

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
TOTAL GROSS FLOOR AREA:	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (max.)
LOT AREA:	<u>N/A</u>		<u>N/A</u> (min.)
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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.)
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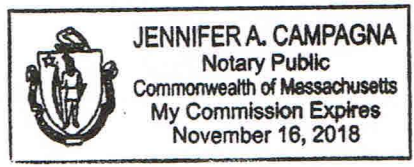
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2

July 29, 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: 10 Fawcett Street
Assessor's Map 267F, Lot 301 (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 Office 2 (O-2) zoning district. To the extent that the Board determines that the requirements of Article 4 Section 4.32G.1 of the City of Cambridge Zoning Ordinance (the "Ordinance") apply, the use of the Property for a wireless telecommunications facility is permitted by special permit from the Board¹. The Applicant's proposal satisfies the requirements for the grant of a special permit pursuant to Section 10-43 of the Ordinance.

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

¹ Pursuant to Section 6409(a) of the Spectrum Act, state and local governments "may not deny and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station." As such, the Applicant submits that they need not apply for a special permit from the board. To the extent that this Board determines that the Applicants' proposed wireless facility must comply with special permit requirements set forth in Section 10-43 of the Ordinance, the Applicants submit that they have complied with said requirements, without waiving the argument that such relief is not required.

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

The Applicant seeks to modify its existing wireless communications facility by collocating three (3) new L700 antennas mounted to the façade of the existing penthouse on the building located at the Property (the “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 existing 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 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 December 1, 1997 (Case No. PB #27, Major Amendment #2) (the “Original Decision”) and a second decision dated January 3, 2013 (Case No. 10333) (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 O-2 zoning district is permitted by special permit. The Applicant's Proposed Facility further complies with the provisions set forth in Section 4.32(g), footnote 49 of the Ordinance:

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

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

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

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

Furthermore, Section 6409(a) of the Spectrum Act mandates that state and local governments "*may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station.*" Under Section 6409(a)(2)(A)-(C) an Eligible

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

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

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

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

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

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

This is not applicable to the Proposed Facility. The Applicant proposes to install its facility within the O-2 zoning district.

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

1. The requirements of the Ordinance can be met:

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

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

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

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

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

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

² Pursuant to Section 6409(a) of the Spectrum Act, state and local governments "may not deny and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station." As such, the Applicant submits that they need not apply for a special permit from the board. To the extent that this Board determines that the Applicants' proposed wireless facility must comply with special permit requirements set forth in Section 10-43 of the Ordinance, the Applicants submit that they have complied with said requirements, without waiving the argument that such relief is not required.

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

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

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

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

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

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

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

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

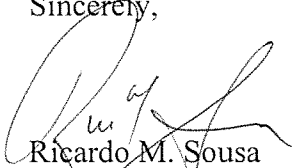
Not Applicable. The Applicant is not proposing to construct a new building or structure.

IV. Summary

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

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

Sincerely,



Ricardo M. Sousa

Direct: 617-456-8123

Email: rsousa@princelobel.com

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

3

T-Mobile®

T-MOBILE NORTHEAST LLC

T-MOBILE SITE #: 4DE7174A
SITE NAME: BO174/10 FAWCETT STREET
10 FAWCETT STREET
CAMBRIDGE, MA 02138

T-Mobile

T-MOBILE NORTHEAST LLC
 A DELAWARE LIMITED LIABILITY COMPANY

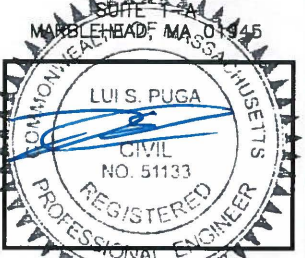
15 COMMERCE WAY, SUITE B
 NORTON, MA 02786
 PHONE: (508) 286-2700
 FAX: (508) 286-2893

Dewberry

Dewberry Engineers Inc.
 280 SUMMER STREET
 10TH FLOOR
 BOSTON, MA 02210
 PHONE: 617.695.3400
 FAX: 617.695.3310

NANEPASHEMET
 PROJECT MANAGEMENT

328 WEST SHORE DRIVE
 SUITE 100
 MARBLEHEAD, MA 01945



SITE CONFIGURATION:
792DB
 APPROVALS

LANDLORD _____
 LEASING _____
 R.F. _____
 ZONING _____
 CONSTRUCTION _____
 A/E _____

PROJECT NO: 50037672

JOB NO: 50078256

DRAWN BY: CDH

CHECKED BY: LSP

SUBMITTALS

0	07/26/16	FOR CONSTRUCTION
A	06/24/16	FOR REVIEW

4DE7174A
 B0174/
 10 FAWCETT STREET
 10 FAWCETT STREET
 CAMBRIDGE, MA 02138

SHEET TITLE

TITLE SHEET

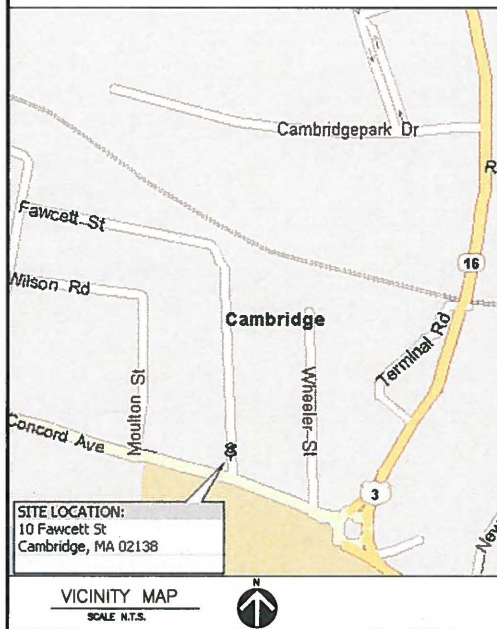
SHEET NUMBER

T-1

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 LESSEE 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 SHALL BE 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 LESSEE 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 LESSEE 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
- PER FCC MANDATE, ENHANCED EMERGENCY (E911) SERVICE IS REQUIRED TO MEET NATIONWIDE STANDARDS FOR WIRELESS COMMUNICATIONS SYSTEMS. PROJECT OWNER IMPLEMENTATION REQUIRES DEPLOYMENT OF EQUIPMENT AND ANTENNAS GENERALLY DEPICTED ON THIS PLAN, ATTACHED TO OR MOUNTED IN CLOSE PROXIMITY TO THE BTS RADIO CABINETS. THE PROJECT OWNER RESERVES THE RIGHT TO MAKE REASONABLE MODIFICATIONS TO E911 EQUIPMENT AND LOCATION AS TECHNOLOGY EVOLVES TO MEET REQUIRED SPECIFICATIONS.

VICINITY MAP



VICINITY MAP
 SCALE N.T.S.

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE T-MOBILE NORTHEAST LLC, REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

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.

SHEET INDEX

SHT. NO.	DESCRIPTION	REV. NO.
T-1	TITLE SHEET	0
A-1	PLOT, ROOF & EQUIPMENT PLANS	0
A-2	WEST ELEVATION	0
C-1	EXISTING & PROPOSED ANTENNA CONFIGURATION	0
C-2	ANTENNA MOUNTING & RF SCHEDULE	0
E-1	GROUNDING DETAILS & NOTES	0

PROJECT SUMMARY

SITE NUMBER: 4DE7174A
 SITE NAME: BO174/10 FAWCETT STREET
 SITE ADDRESS: 10 FAWCETT STREET
 CAMBRIDGE, MA 02138
 ZONING DISTRICT: O-1
 ASSESSOR'S PARCEL NO.: MAP 267F, LOT 301, 22629 PIA.
 CONSTRUCTION TYPE: ROOF TOP
 PROPERTY OWNER: AG FAWCETT, LLC
 260 FRANKLIN ST.
 5th FLOOR
 BOSTON, MA 02110
 APPLICANT, LESSEE/LICENSEE, PROJECT OWNER: T-MOBILE NORTHCOAST LLC,
 15 COMMERCE WAY, SUITE B
 NORTON, MA 02766

THIS DOCUMENT WAS DEVELOPED TO REFLECT A SPECIFIC SITE AND ITS SITE CONDITIONS AND IS NOT TO BE USED FOR ANOTHER SITE OR WHEN OTHER CONDITIONS PERTAIN. REUSE OF THIS DOCUMENT IS AT THE SOLE RISK OF THE USER.

A.D.A. COMPLIANCE:
 FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.

NOTES:

- SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
- NORTH SHOWN AS APPROXIMATE.
- EXISTING BUILDING AND ANTENNA ELEVATIONS ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED WITH A MAPPING.
- PLANS BASED ON EXISTING INFORMATION FROM PLANS OF RECORD WITH CITY OF CAMBRIDGE ONLINE DATABASE AND SITE VISIT BY DEWBERRY ENGINEERS INC. ON 10/27/2015.
- CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO INSTALLATION OF EQUIPMENT.
- ALL BUILDINGS, PARKING LOT, ROADS & PROPERTY LINES HAVE NOT BEEN VERIFIED THROUGH FIELD SURVEY.
- CONTRACTOR TO INSPECT MOUNTS AND MOUNTING LOCATIONS FOR DAMAGE OR DECAY. CONTRACTOR TO REPAIR AND REPLACE AS NEEDED.

SCOPE OF WORK

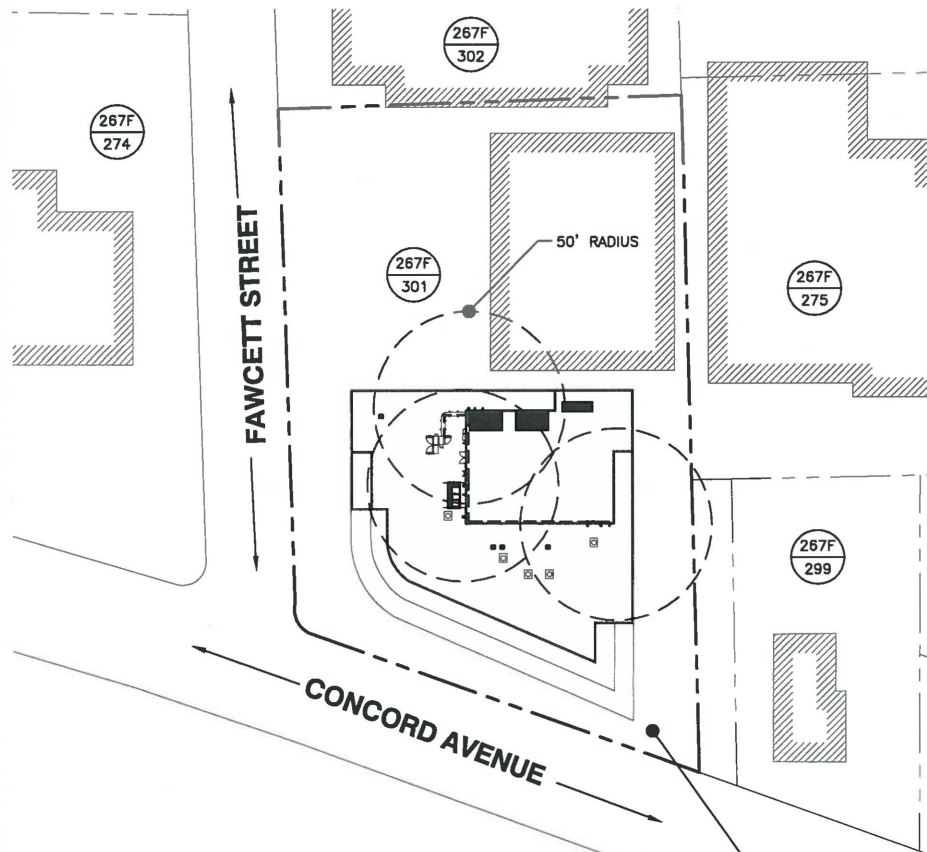
- ADD (3) LNX-6514DS-A1M ANTENNAS (1/SECTOR) IN POSITION 1
- ADD (3) AIR 32 B66Aa/B2a ANTENNAS (1/SECTOR) IN POSITION 3
- ADD (3) RRUS11 B12 RADIOS (1/SECTOR).
- IN EXISTING GSM 6131 REPLACE DUL20 WITH DUS41 AND INSTALL XMU (FOR CA).
- USE SPARE HCS FIBER AND POWER CAPACITY. UPGRADE POWER.

CONSTRUCTION ITEMS:

- ADD NEW MOUNTING BRACKETS FOR PROPOSED ANTENNA AS REQUIRED.
- ADD NEW PENETRATIONS WITH CABLE PORTS THROUGH PENTHOUSE WALL WHERE REQUIRED.



FAWCETT STREET



PLOT PLAN

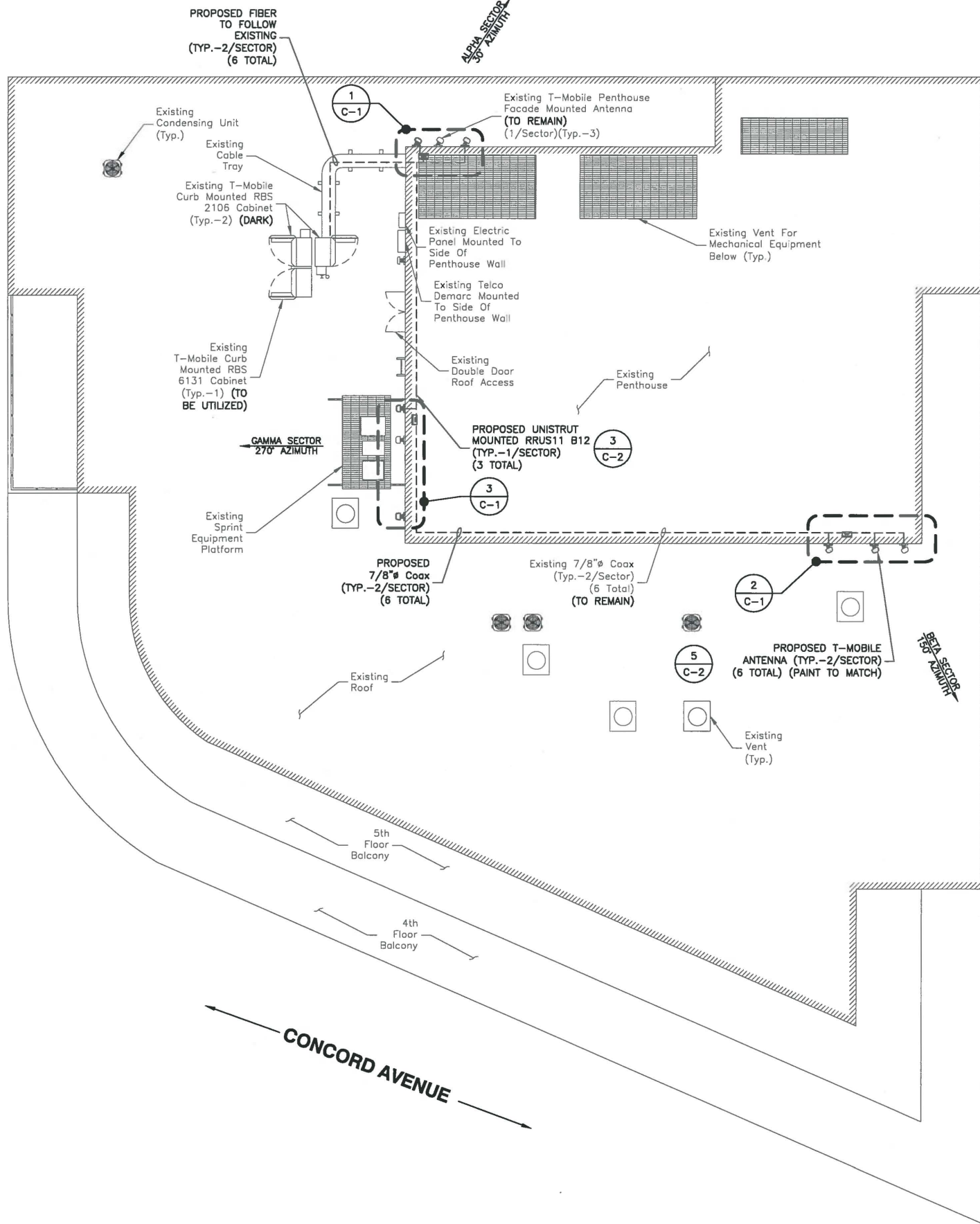
SCALE: 1"=100' FOR 11"x17"
1"=50' FOR 22"x34"



591 CONCORD AVENUE
AG FAWCETT, LLC
C/O GRIFFIT PROPERTIES, LLC
110,316 S.F.

LEGEND

- PROPERTY LOCUS
- EXISTING PROPERTY LINE
- EXISTING BUILDING
- MAP LOT
- 50' ANTENNA RADIUS



ROOF PLAN

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



T-Mobile
T-MOBILE NORTHEAST LLC
A DELAWARE LIMITED LIABILITY COMPANY
15 COMMERCE WAY, SUITE B
NORTON, MA 02766
PHONE: (508) 284-3700
FAX: (508) 284-2883

Dewberry
Dewberry Engineers Inc.
280 SUMMER STREET
10TH FLOOR
BOSTON, MA 02210
PHONE: 617.695.3400
FAX: 617.695.3310

NANEPASHEMET
PROJECT MANAGEMENT

328 WEST SHORE DRIVE
MARBLEHEAD, MA 01945



PROFESSIONAL ENGINEER
LIFE CONFIGURATION:
792DB
APPROVALS

LANDLORD _____
LEASING _____
R.F. _____
ZONING _____
CONSTRUCTION _____
A/E _____

PROJECT NO: 50037672

JOB NO: 50078256

DRAWN BY: CDH

CHECKED BY: LSP

SUBMITTALS	
0	07/26/16 FOR CONSTRUCTION
A	06/24/16 FOR REVIEW

4DE7174A
B0174/
10 FAWCETT STREET
10 FAWCETT STREET
CAMBRIDGE, MA 02138

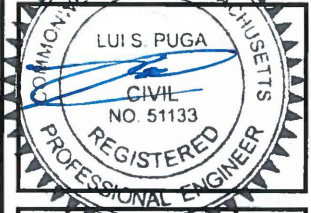
SHEET TITLE
PLOT, ROOF &
EQUIPMENT PLANS

SHEET NUMBER
A-1

T-Mobile
 T-MOBILE NORTHEAST LLC
 A DELAWARE LIMITED LIABILITY COMPANY
 15 COMMERCE WAY, SUITE B
 NORTON, MA 02766
 PHONE: (508) 288-9700
 FAX: (508) 288-2893

Dewberry
 Dewberry Engineers Inc.
 280 SUMMER STREET
 10TH FLOOR
 BOSTON, MA 02210
 PHONE: 617.695.3400
 FAX: 617.695.3310

NANEPASHEMET
 PROJECT MANAGEMENT
 328 WEST SHORE DRIVE
 MARBLEHEAD, MA 01945



SITE IDENTIFICATION:
 792DB
 APPROVALS
 LANDLORD _____
 LEASING _____
 R.F. _____
 ZONING _____
 CONSTRUCTION _____
 A/E _____

PROJECT NO: 50037672
 JOB NO: 50078256
 DRAWN BY: CDH
 CHECKED BY: LSP

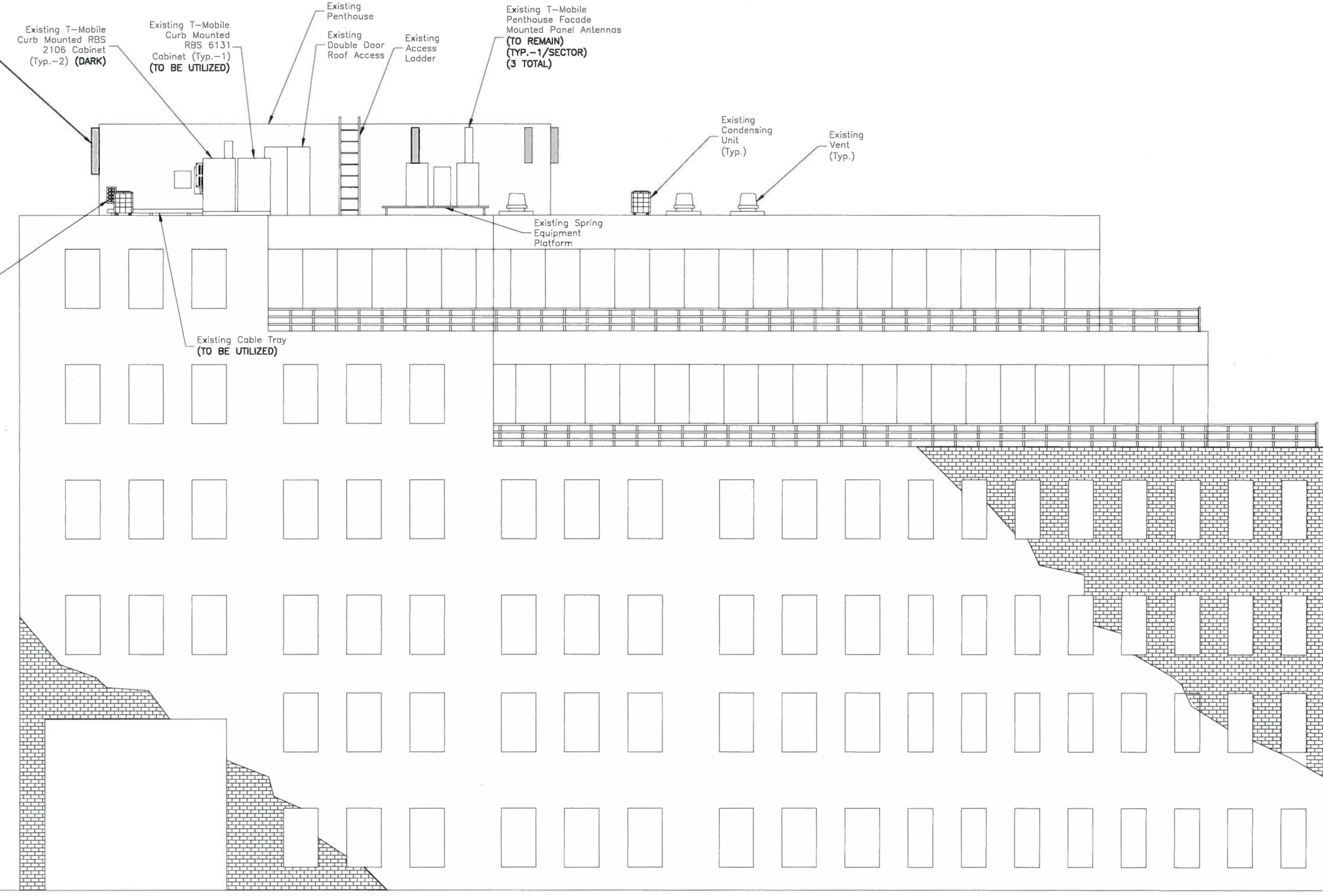
SUBMITTALS	
0	07/26/16 FOR CONSTRUCTION
A	06/24/16 FOR REVIEW

4DE7174A
 B0174/
 10 FAWCETT STREET
 10 FAWCETT STREET
 CAMBRIDGE, MA 02138

SHEET TITLE
 WEST
 ELEVATION

SHEET NUMBER
 A-2

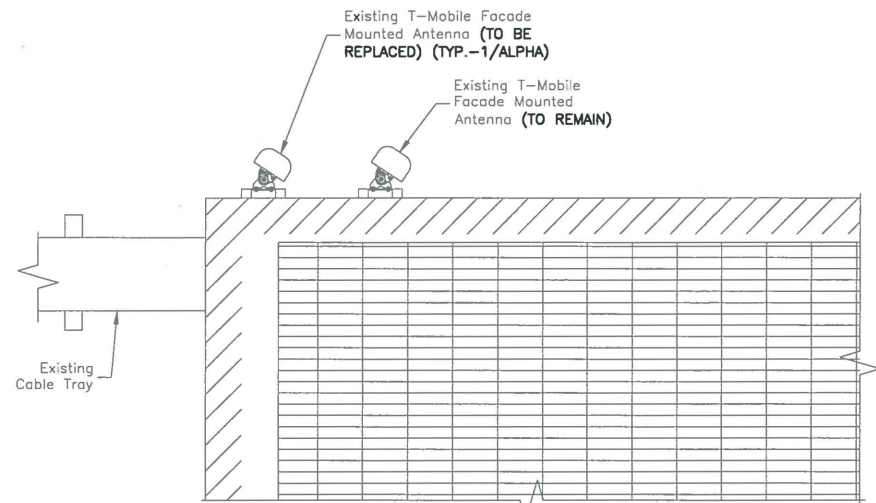
- 5
C-2
PROPOSED T-MOBILE DUAL
POLE PANEL ANTENNA
(TYP.-2/SECTOR)
(6 TOTAL) (PAINT TO MATCH)
- Top of Existing Penthouse Elevation
Elev. = 98'-0"± A.G.L.
- C.L. Of Existing/PROPOSED Antennas
Elev. = 95'-0"± A.G.L.
- Top of Existing Roof Elevation
Elev. = 88'-0"± A.G.L.



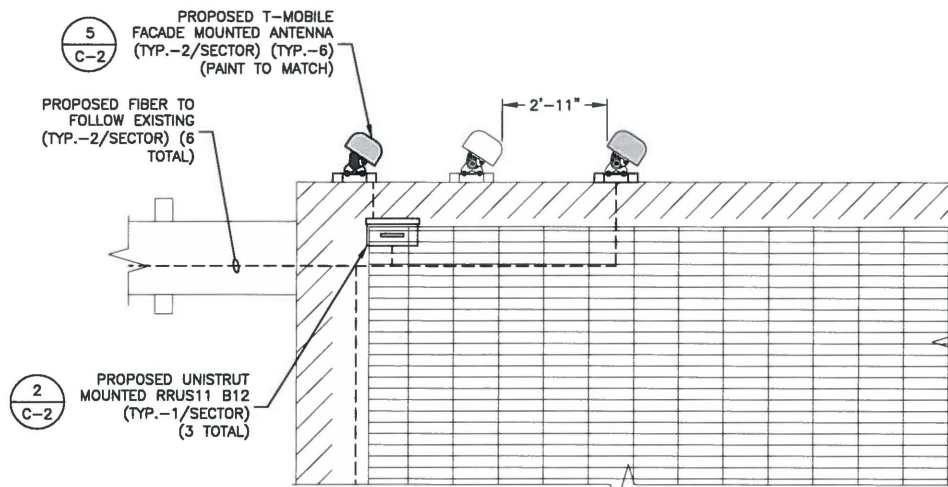
Grade Level
 Elev. = 0'-0"± A.G.L.

WEST ELEVATION (2)
 SCALE: 1/16"=1' FOR 11"x17"
 1/8"=1' FOR 22"x34"
 0' 4' 8' 16'

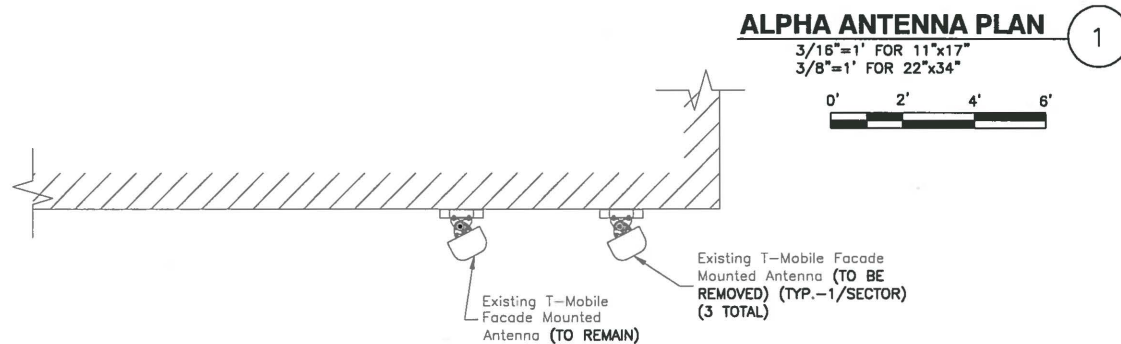
- NOTES:
1. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 2. EXISTING BUILDING AND ANTENNA ELEVATIONS ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED WITH A MAPPING.
 3. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO INSTALLATION OF EQUIPMENT.



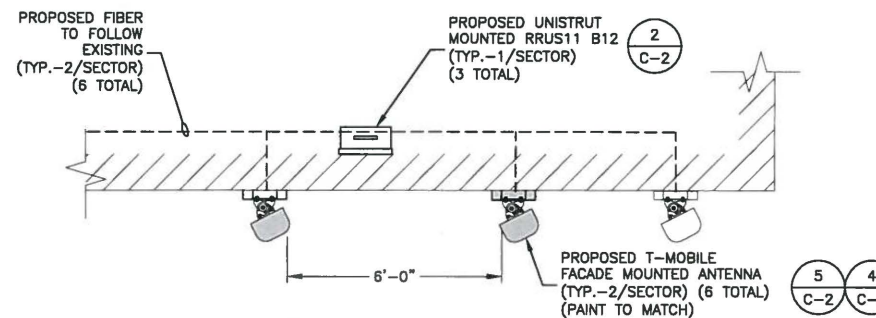
EXISTING ALPHA ANTENNA PLAN



PROPOSED ALPHA ANTENNA PLAN

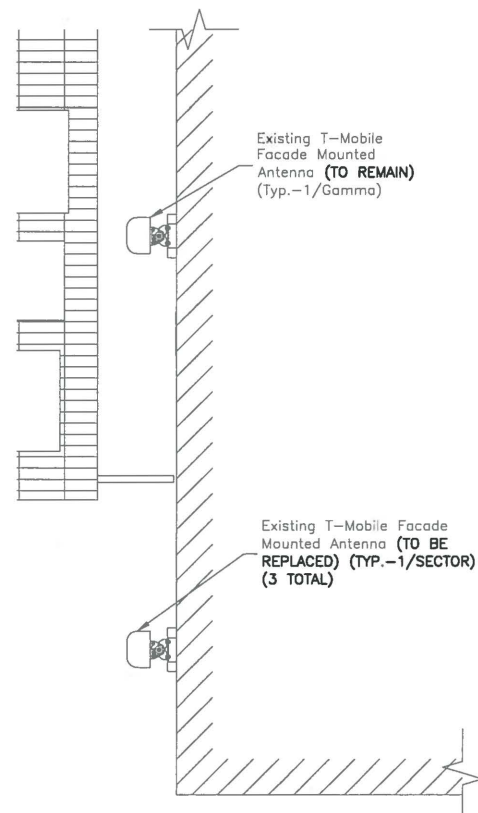


ALPHA ANTENNA PLAN

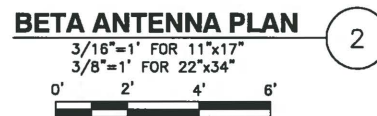


PROPOSED BETA ANTENNA PLAN

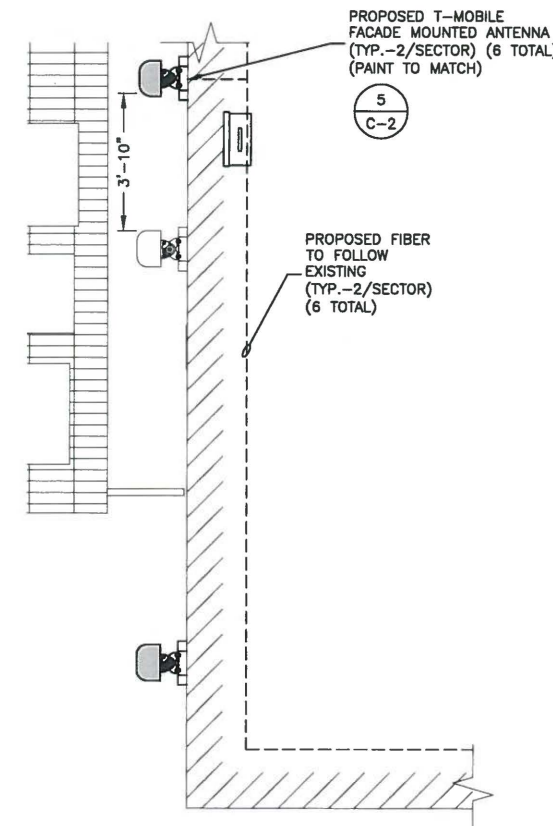
EXISTING BETA ANTENNA PLAN



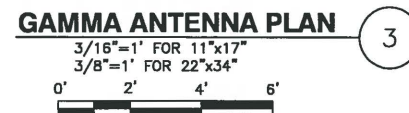
EXISTING BETA ANTENNA PLAN



BETA ANTENNA PLAN



PROPOSED GAMMA ANTENNA PLAN



GAMMA ANTENNA PLAN

T-Mobile

T-MOBILE NORTHEAST LLC
A DELAWARE LIMITED LIABILITY COMPANY

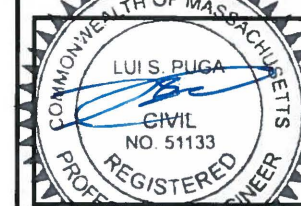
15 COMMERCE WAY, SUITE B
NORTON, MA 02766
PHONE: (508) 284-3700
FAX: (508) 284-2893

Dewberry

Dewberry Engineers Inc.
280 SUMMER STREET
10TH FLOOR
BOSTON, MA 02210
PHONE: 617.695.3400
FAX: 617.695.3310

NANEPASHEMET
PROJECT MANAGEMENT

328 WEST SHORE DRIVE
MARBLEHEAD, MA 01945



CONFECTION:
792DB

APPROVALS	
LANDLORD	_____
LEASING	_____
R.F.	_____
ZONING	_____
CONSTRUCTION	_____
A/E	_____

PROJECT NO: 50037672

JOB NO: 50078256

DRAWN BY: CDH

CHECKED BY: LSP

SUBMITTALS

DATE	DESCRIPTION
07/26/16	FOR CONSTRUCTION
06/24/16	FOR REVIEW

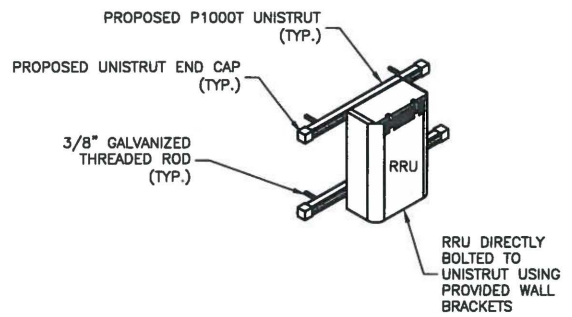
4DE7174A
B0174/
10 FAWCETT STREET
10 FAWCETT STREET
CAMBRIDGE, MA 02138

SHEET TITLE
EXISTING & PROPOSED
ANTENNA CONFIGURATION

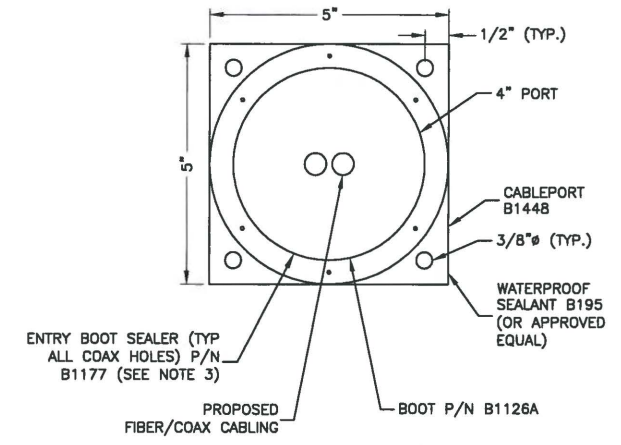
SHEET NUMBER
C-1

T-MOBILE RF SYSTEM SCHEDULE*					
EXISTING ANTENNA (T-MOBILE CONFIGURATION)			PROPOSED/EXISTING ANTENNA (T-MOBILE CONFIGURATION)		
SECTOR	QTY.	ANTENNA MAKE & MODEL (LXWXH)	SECTOR	QTY.	ANTENNA MAKE & MODEL (LXWXH)
ALPHA	2	ERICSSON AIR 21 B2A/B4P (56"x12.1"x7.9")	ALPHA	1	COMMSCOPE LNX-6514DS-A1M (72.9"x11.9"x7.1")
ALPHA			ALPHA	1	ERICSSON AIR 21 B2A/B4P (56"x12.1"x7.9")
ALPHA			ALPHA	1	ERICSSON AIR 32 B66AA/B2A (56.6"x12.9"x8.7")
BETA	2	ERICSSON AIR 21 B2A/B4P (56"x12.1"x7.9")	BETA	1	COMMSCOPE LNX-6514DS-A1M (72.9"x11.9"x7.1")
BETA			BETA	1	ERICSSON AIR 21 B2A/B4P (56"x12.1"x7.9")
BETA			BETA	1	ERICSSON AIR 32 B66AA/B2A (56.6"x12.9"x8.7")
GAMMA	2	ERICSSON AIR 21 B2A/B4P (56"x12.1"x7.9")	GAMMA	1	COMMSCOPE LNX-6514DS-A1M (72.9"x11.9"x7.1")
GAMMA			GAMMA	1	ERICSSON AIR 21 B2A/B4P (56"x12.1"x7.9")
GAMMA			GAMMA	1	ERICSSON AIR 32 B66AA/B2A (56.6"x12.9"x8.7")

*ANTENNA CONFIGURATION BASED ON T-MOBILE L1900 RFDS REVISION 2 (DATED 4/16/16) & L1900 RFDS REV 1 (DATED 7/25/16)
VERIFY ALL INFORMATION WITH LATEST RF DATA SHEET AND T-MOBILE RF PRIOR TO CONSTRUCTION



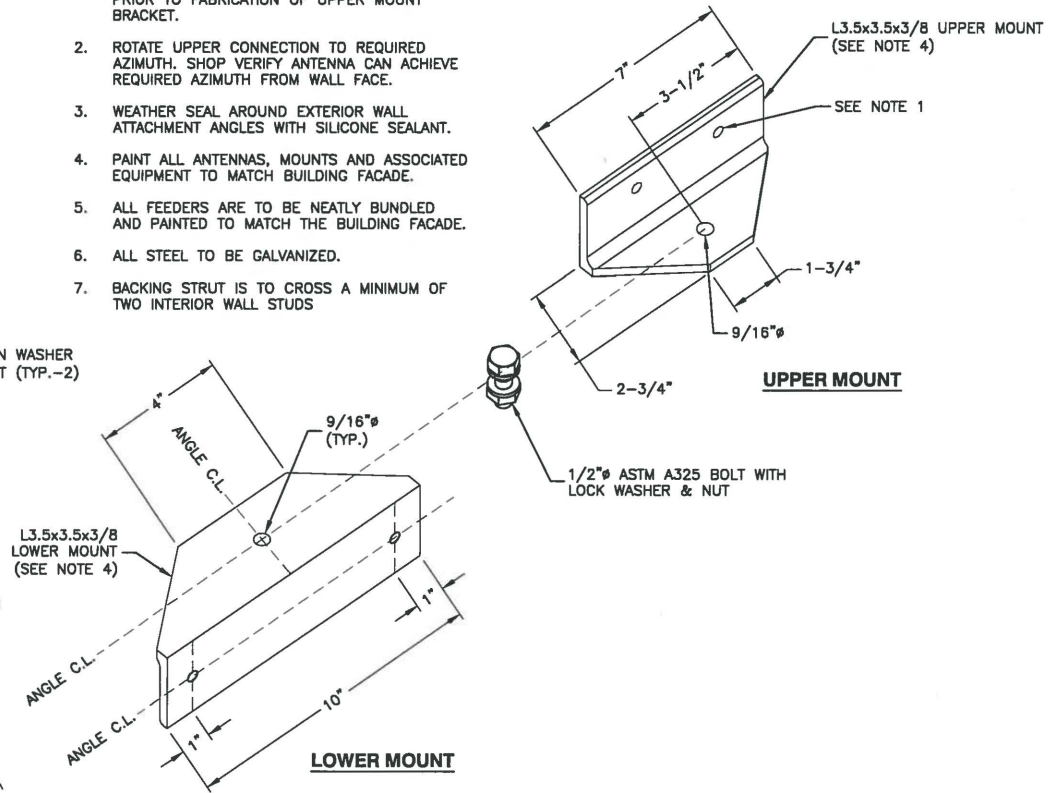
- NOTES:**
1. MOUNT EQUIPMENT TO UNISTRUT PER MANUFACTURER SPECIFICATIONS.
 2. MAINTAIN ALL MANUFACTURER RECOMMENDED CLEARANCES.
 3. FIELD VERIFY RACK DIMENSIONS & HEIGHT.
- EQUIPMENT RACK**
SCALE: N.T.S.



- NOTES:**
1. CONTRACTOR TO THOROUGHLY DRY AREA BEFORE CORING, INSTALLING AND SEALING CABLEPORT & BOOTS.
 2. ALL PART NUMBERS ARE MICROFLECT
 3. CONTRACTOR TO FILL THE BOOT CAVITY W/ BOOT SEALER TO FORM A CONICAL SHAPE TO ALLOW WATER RUN OFF. 2 TUBES OF B1177 ARE REQUIRED FOR EACH BOOT.
 4. WATERPROOF ALL EDGES AND HOLES.

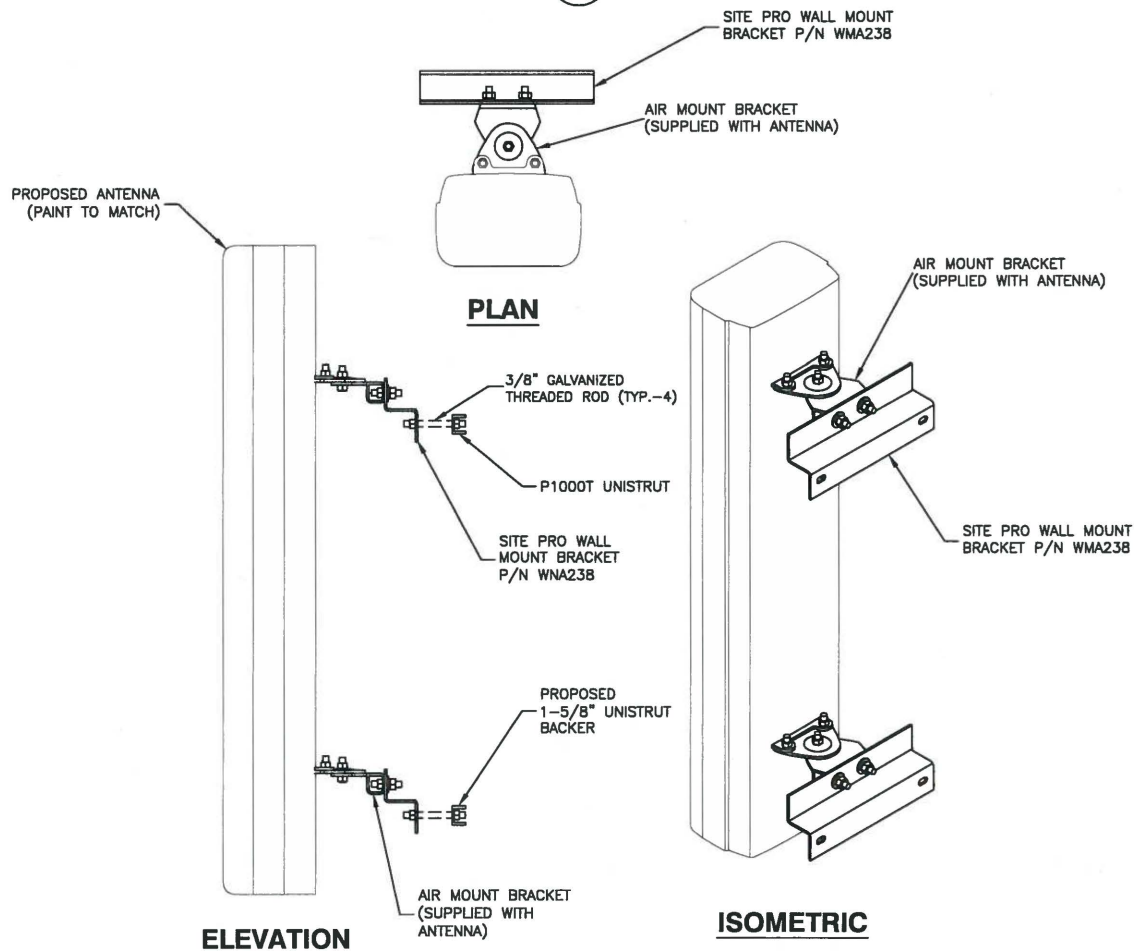
B1177 SINGLE COAX PORT
SCALE: N.T.S.

- NOTES:**
1. VERIFY DOWNTILT MOUNTING KIT BOLT LAYOUT PRIOR TO FABRICATION OF UPPER MOUNT BRACKET.
 2. ROTATE UPPER CONNECTION TO REQUIRED AZIMUTH. SHOP VERIFY ANTENNA CAN ACHIEVE REQUIRED AZIMUTH FROM WALL FACE.
 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 FEEDERS ARE TO BE NEATLY BUNDLED AND PAINTED TO MATCH THE BUILDING FACADE.
 6. ALL STEEL TO BE GALVANIZED.
 7. BACKING STRUT IS TO CROSS A MINIMUM OF TWO INTERIOR WALL STUDS



LOW PROFILE FACADE MOUNT
SCALE: N.T.S.

RF SCHEDULE
SCALE: N.T.S.



EXISTING ANTENNA DETAIL
SCALE: N.T.S.

T-Mobile
T-MOBILE NORTHEAST LLC
A DELAWARE LIMITED LIABILITY COMPANY
15 COMMERCE WAY, SUITE B
NORTON, MA 02756
PHONE: (508) 286-2700
FAX: (508) 286-2883

Dewberry
Dewberry Engineers Inc.
280 SUMMER STREET
10TH FLOOR
BOSTON, MA 02210
PHONE: 617.695.3400
FAX: 617.695.3310

NANEPASHMET
PROJECT MANAGEMENT
328 WEST SHORE DRIVE
MARBLEHEAD, MASSACHUSETTS 01945
LUI-S PUGA
CIVIL
NO. 51133
REGISTERED PROFESSIONAL ENGINEER

SITE CONFIGURATION:
792DB

APPROVALS

LANDLORD _____

LEASING _____

R.F. _____

ZONING _____

CONSTRUCTION _____

A/E _____

PROJECT NO: 50037672

JOB NO: 50078256

DRAWN BY: CDH

CHECKED BY: LSP

SUBMITTALS

0	07/26/16	FOR CONSTRUCTION
A	06/24/16	FOR REVIEW

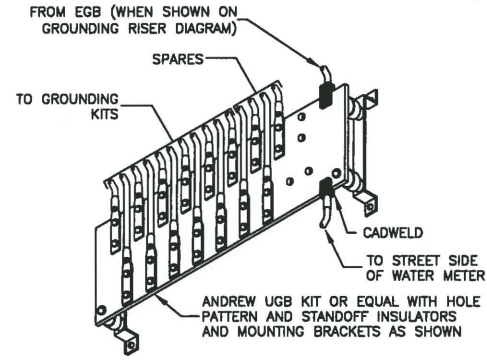
4-DE7174A
B0174/
10 FAWCETT STREET
10 FAWCETT STREET
CAMBRIDGE, MA 02138

SHEET TITLE
ANTENNA MOUNTING
& RF SCHEDULE

SHEET NUMBER
C-2

ELECTRICAL & GROUNDING NOTES

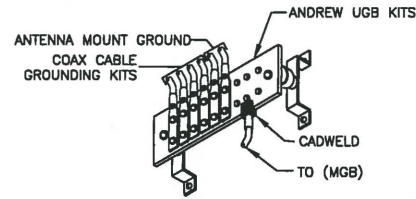
- ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AS WELL AS APPLICABLE STATE AND LOCAL CODES.
- ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER SPECIFICATION REQUIREMENTS.
- THE ELECTRICAL WORK INCLUDES ALL LABOR AND MATERIAL DESCRIBED 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.
- RIGID STEEL CONDUITS SHALL BE GROUNDED AT BOTH ENDS.
- ELECTRICAL WIRING SHALL BE COPPER WITH TYPE XHHW, THWN, OR THIN INSULATION.
- RUN ELECTRICAL CONDUIT OR CABLE BETWEEN ELECTRICAL UTILITY DEMARCATION POINT AND LESSEE/LICENSEE 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 LESSEE/LICENSEE 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.
- ALL EQUIPMENT LOCATED OUTSIDE SHALL HAVE NEMA 3R ENCLOSURE.
- GROUNDING SHALL COMPLY WITH NEC ART. 250.
- GROUND COAXIAL CABLE SHIELDS MINIMUM AT BOTH ENDS USING MANUFACTURER'S COAX CABLE GROUNDING KITS SUPPLIED BY LESSEE/LICENSEE.
- USE #6 COPPER STRANDED WIRE WITH GREEN COLOR INSULATION FOR 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 LESSEE/LICENSEE 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.
- BOND ANTENNA MOUNTING BRACKETS, COAXIAL CABLE GROUND KITS, AND ALNA TO EGB PLACED NEAR THE ANTENNA LOCATION.
- BOND ANTENNA EGBS AND MGB TO GROUND RING.
- TEST COMPLETED GROUND SYSTEM AND RECORD RESULTS FOR PROJECT CLOSE-OUT DOCUMENTATION. 5 OHMS MINIMUM RESISTANCE REQUIRED.
- BOND ANY METAL OBJECT WITHIN 7 FEET OF THE PROPOSED EQUIPMENT OR CABINET TO MASTER GROUND BAR.
- VERIFY PROPOSED SERVICE UPGRADE WITH LOCAL UTILITY COMPANY PRIOR TO CONSTRUCTION.
- VERIFY POWER DIAGRAM WITH EXISTING SERVICE PANEL BREAKER CONFIGURATION PRIOR TO EQUIPMENT INSTALLATION. ANY DISCREPANCIES NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.



MASTER GROUND BAR (MGB)

SCALE: N.T.S.

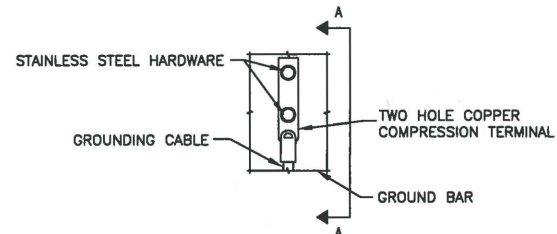
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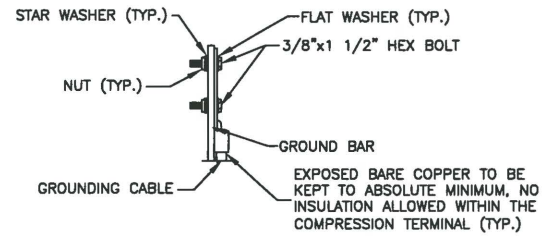
EQUIPMENT GROUNDING BAR (EGB)

SCALE: N.T.S.

2



ELEVATION



SECTION 'A-A'

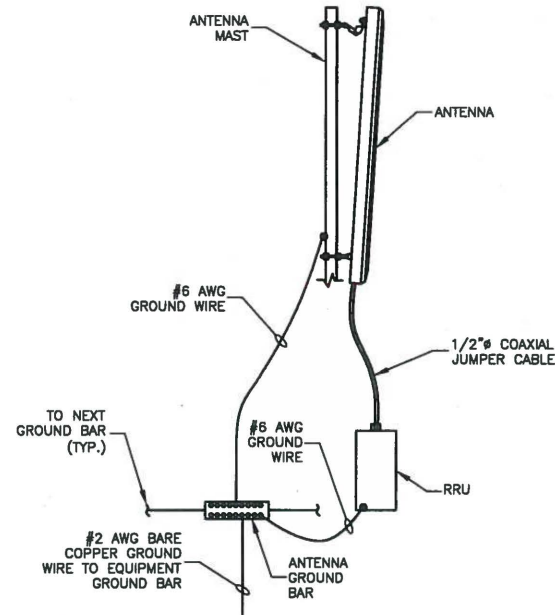
NOTES:

- DOUBLING UP OR STACKING OF CONNECTIONS IS NOT PERMITTED.
- OXIDE INHIBITING COMPOUND TO BE USED AT ALL LOCATIONS.

TYPICAL GROUND BAR MECHANICAL CONNECTION DETAIL

SCALE: N.T.S.

4

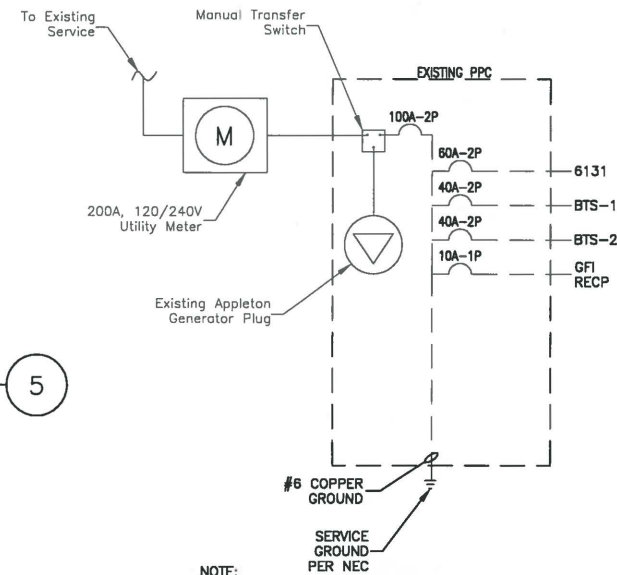


NOTE:

- GROUND PER MANUFACTURER RECOMMENDATION

TYPICAL ANTENNA GROUNDING DETAIL

SCALE: N.T.S.



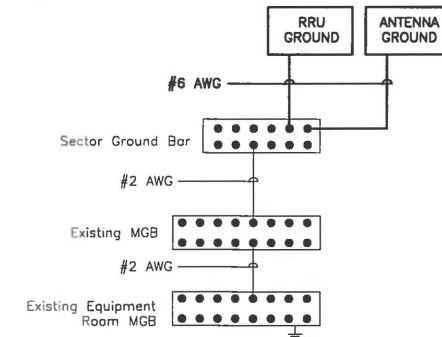
NOTE:

- VERIFY REQUIRED BREAKER SIZE WITH T-MOBILE CM FOR 6131 UPGRADE. CONTRACTOR TO VERIFY EXISTING PANEL CONDITIONS AND ALL EXISTING WIRING PRIOR TO INSTALLATION. CONTRACTOR TO CONFIRM EXISTING PANEL HAS CAPACITY FOR BREAKER REQUIREMENTS AND EXISTING CONDUITS/WIRING ARE SUITABLE FOR ANY UPGRADE.

ONE LINE POWER DIAGRAM

SCALE: N.T.S.

6



NOTES:

- ALL PROPOSED EQUIPMENT TO BE GROUNDED TO SECTOR GROUND BAR.
- TYPICAL FOR ALL SECTORS.
- GROUNDING SHALL COMPLY WITH NEC ART. 250 & T-MOBILE SPECIFICATIONS.

SCHEMATIC GROUNDING DIAGRAM

SCALE: N.T.S.

3



T-MOBILE NORTHEAST LLC
A DELAWARE LIMITED LIABILITY COMPANY

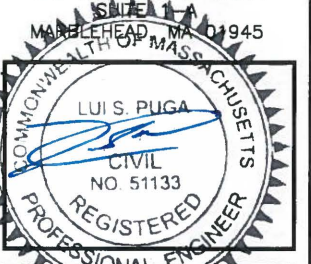
15 COMMERCE WAY, SUITE B
NORTON, MA 02796
PHONE: (508) 284-2700
FAX: (508) 284-2883



Dewberry Engineers Inc.
280 SUMMER STREET
10TH FLOOR
BOSTON, MA 02210
PHONE: 617.695.3400
FAX: 617.695.3310



328 WEST SHORE DRIVE
MABLEHEAD, MA 01945



APPROVALS
792DB

LANDLORD _____
LEASING _____
R.F. _____
ZONING _____
CONSTRUCTION _____
A/E _____

PROJECT NO: 50037672

JOB NO: 50078256

DRAWN BY: CDH

CHECKED BY: LSP

SUBMITTALS

0	07/26/16	FOR CONSTRUCTION
A	06/24/16	FOR REVIEW

4DE7174A
B0174/
10 FAWCETT STREET
10 FAWCETT STREET
CAMBRIDGE, MA 02138

SHEET TITLE
GROUNDING DETAILS
& NOTES

SHEET NUMBER
E-1

4



15 Commerce Way
Norton, MA 02766

PHOTO SIMULATION

4DE7174A

Address:

**10 Fawcett St
Cambridge, MA**

Date:

22 July 2016

Prepared by

**Nanepashemet Project
Management, Inc.**

**328 West Shore Drive
Marblehead, MA 01945**

PHOTO LOCATION MAP

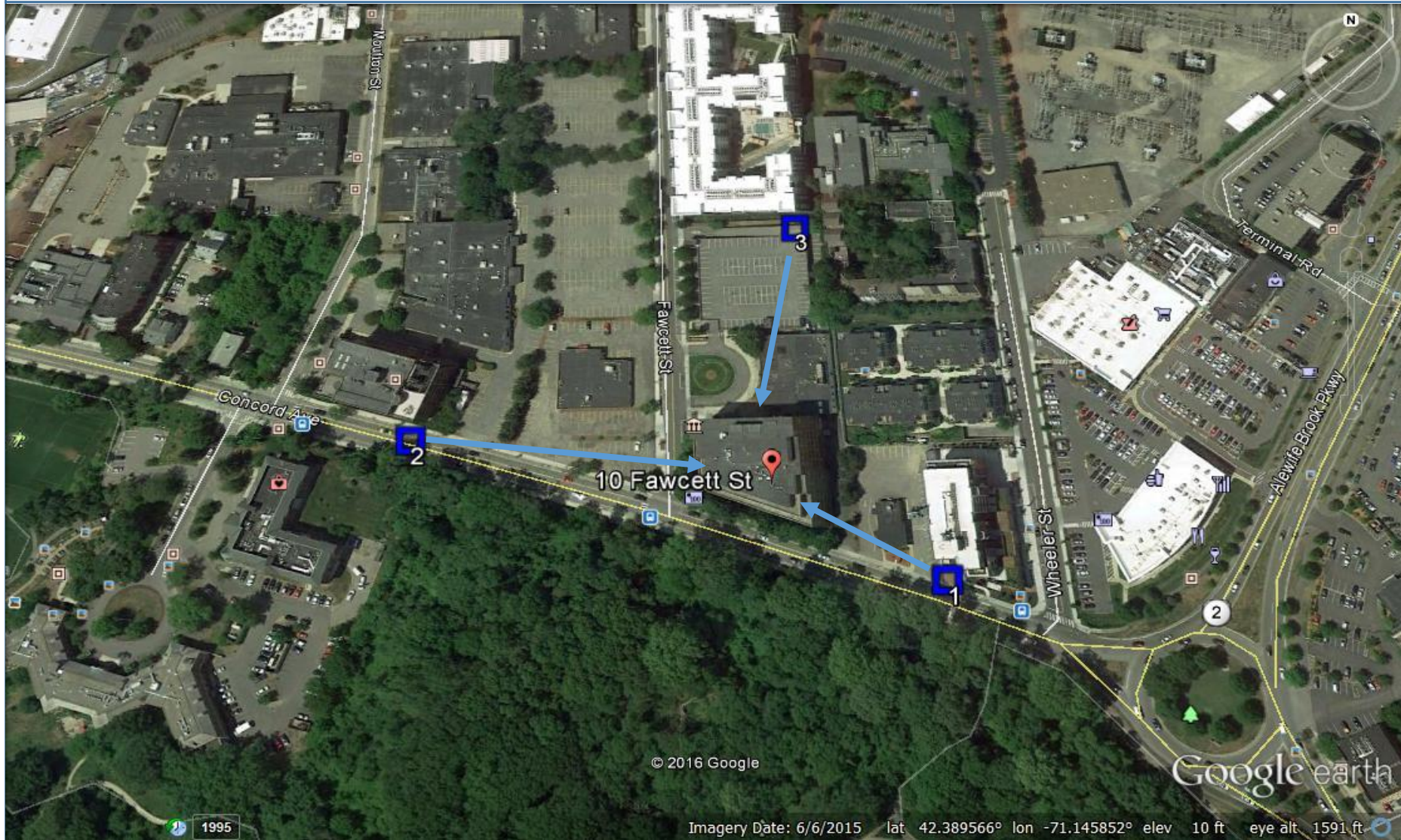


PHOTO LOCATION 1 - EXISTING



PHOTO LOCATION 1 - PROPOSED

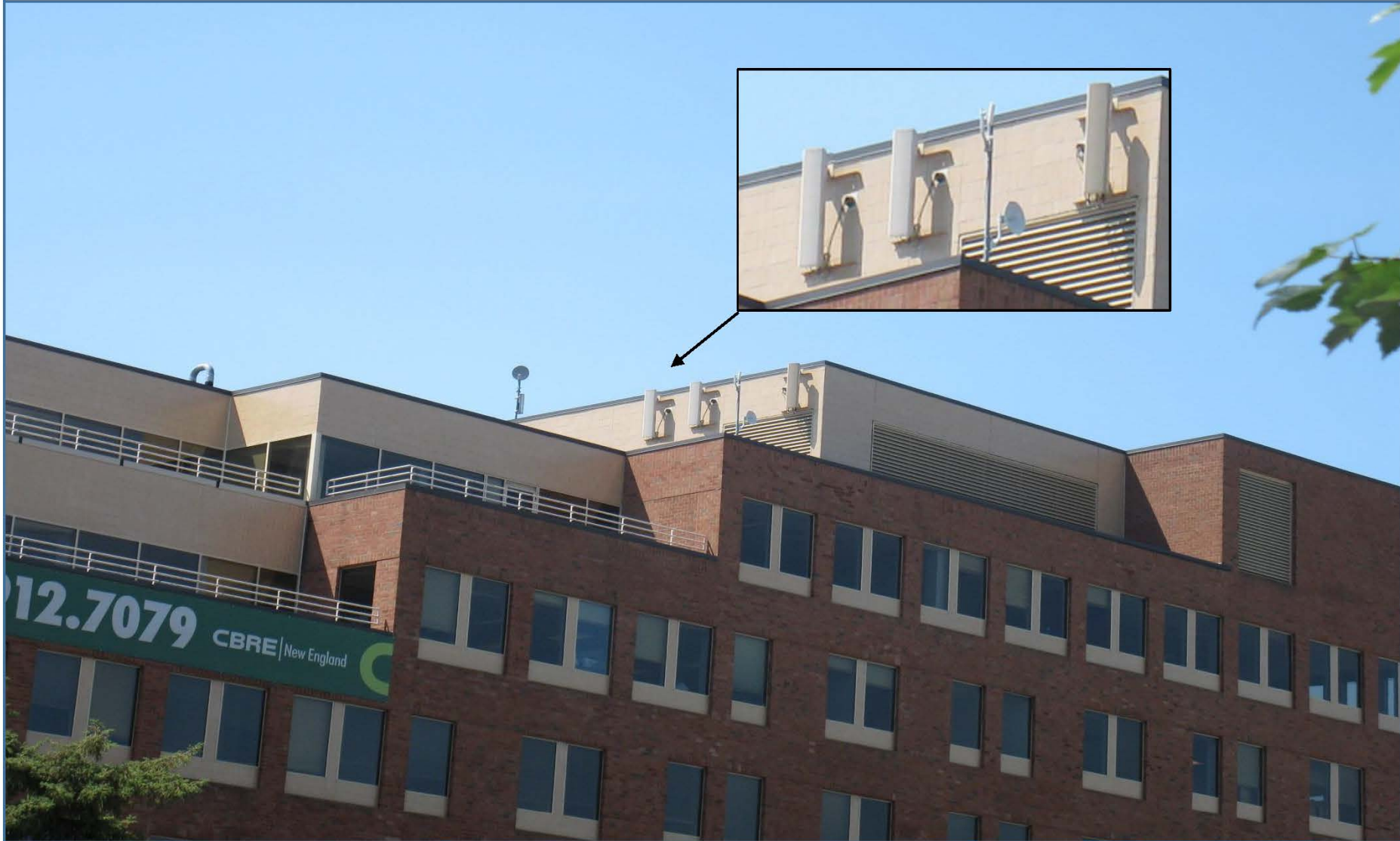


PHOTO LOCATION 2 - EXISTING



EXISTING ANTENNAS

PHOTO LOCATION 2 - PROPOSED

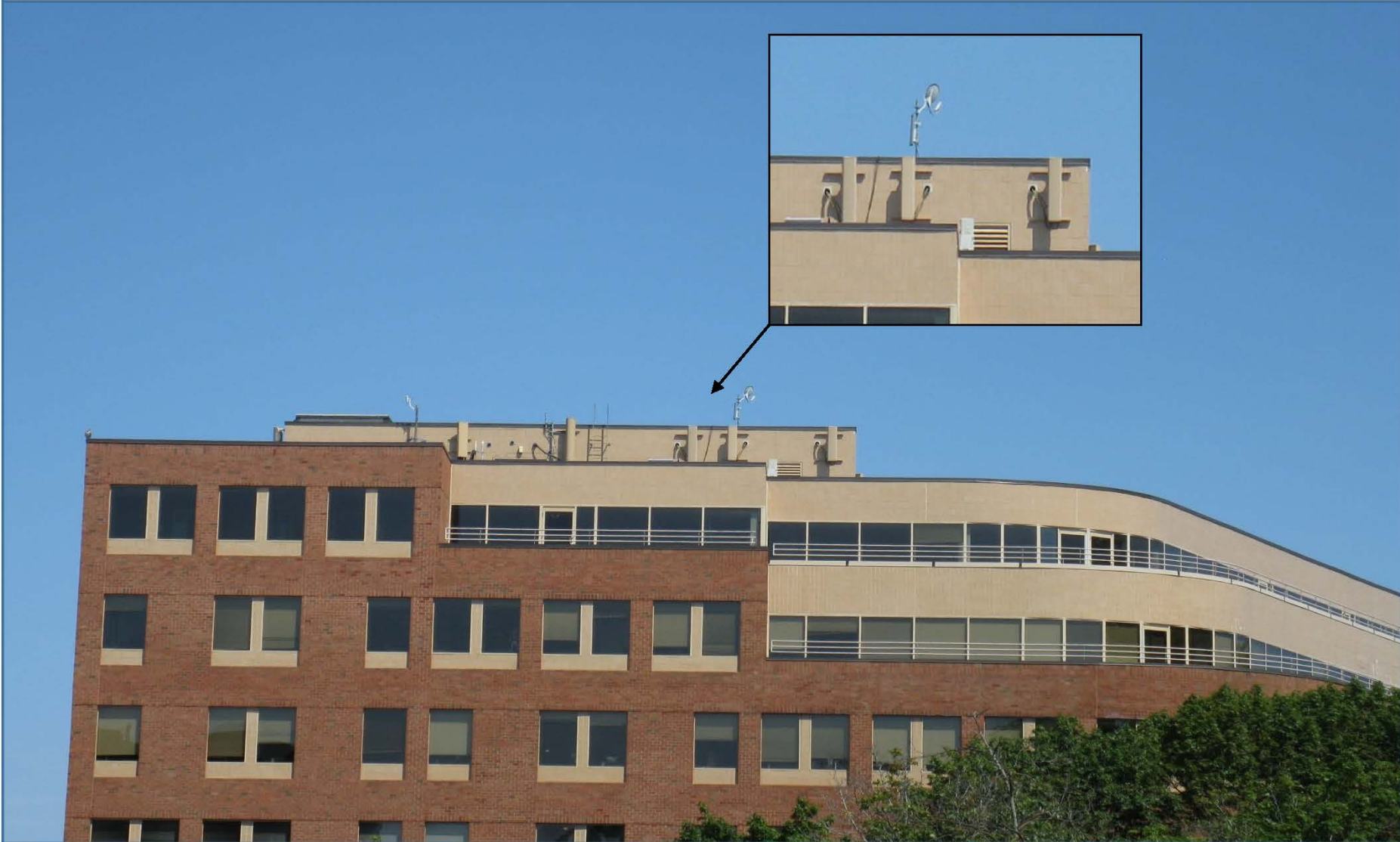


PHOTO LOCATION 3 - EXISTING



EXISTING ANTENNAS

PHOTO LOCATION 3 - PROPOSED



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

46



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

NOTICE OF DECISION

Case No: PB#27, Major Amendment #2

Address: 617 Concord Avenue/10 Fawcett Street

Owner: New Boston Fawcett, Limited Partnership, One Longfellow Place, Suite 3612, Boston, MA 02114

Book 25932 Page 503
Original Application Date: August 9, 1982

Original Planning Board Decision: November 16, 1982

Applicant: **Omnipoint Communications, Inc., 705 Myles Standish Blvd, Taunton, MA 02780, (508) 884-2700**

Application Date: **September 16, 1997**

Date of the Public Hearing: **October 14, 1997**

Date of Decision: **October 14, 1997**

Date of Filing the Decision: **December 1, 1997**

Application: Major Amendment for a special permit use (telecommunication antenna) in the Office 2 district (section 4.32.g), a Parkway Overlay District Planning Board Special Permit.

Decision: **GRANTED** with conditions.

Appeals, if any, shall be made pursuant to Section 17 of Massachusetts General Laws, Chapter 40A, and shall be filed within twenty (20) days after the filing of the above referenced decision with the City Clerk.

Copies of the complete decision and final plans, if applicable, are on file with the Office of the Community Development Department and the City Clerk.

Elizabeth M. Paden

Authorized Representative to the Planning Board

For more information, contact Liza Paden at voice: 349-4647; TTY: 617-349-4621, or email lpaden@ci.cambridge.ma.us, at the Cambridge Community Development Department.

RECEIVED BY
OFFICE OF CITY CLERK
97 DEC - 1 PM 4:50
CAMBRIDGE MA.

MSD 12/24/97 10:46:41 259 16.50

Case No.: PB#27, Major Amendment #2

Address: 617 Concord Avenue/10 Fawcett Street

Owner: New Boston Fawcett, Limited Partnership, One Longfellow Place, Suite 3612, Boston, MA 02114

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Application Date: September 16, 1997

Date of the Public Hearing: October 14, 1997

Date of Decision: October 14, 1997

Date of Filing the Decision: December 1, 1997

Application

1. The special permit application, Section 4.32.g.1. Telephone exchange, (including, switching, relay and transmission facilities serving mobile communications systems) and any towers or antennas accessory thereto⁴⁹, for a major amendment to install cellular antenna to the existing building at 10 Fawcett Street/617 Concord Avenue, dated September 16, 1997. It included a narrative describing the company, Omnipoint Communications, the installation and the design of the structures, a discussion of the criteria for issuing the permit, photographs of the location of the proposed installation, plans showing the vicinity of the installation, the roof plan and elevations, dated September 16, 1997.

Other Documents

Submittal for Omnipoint Communications, Inc., by Donald L. Haes, Jr., MS, CHP, Consulting Health Physicist, dated 10/14/97.

Public Hearing

The Planning Board held a public hearing on October 14, 1997, where Phil Hammond, consultant to Omnipoint, presented the application along

with the consultants: Mohamed Noii; Bill Hogan, engineer; and Don Haes, the health consultant.

The installation consists of antennas 7' tall by 6 inches deep, and 3 inches wide, mounted on the building at 91 feet. There was a discussion of the existing antenna installation.

The Base Transmitting Station will be installed, set back from the parapet and near the antenna, it will be set back more than originally proposed.

There were no statements in support or in opposition to the application.

Findings

The Planning Board reviewed the application documents, the site plan and information presented by the applicant and his attorney at the public hearing and found the following.

1. Conformance with the Requirements of Telephone exchange, (including, switching, relay and transmission facilities serving mobile communications systems) and any towers or antennas accessory thereto, Section 4.32.g.1.

- a. The scope of or limitations imposed by any license secured from any state or federal agency having jurisdiction over such matters.

The required licenses have been secured and the proposed installation has been reviewed by the appropriate agencies, the Massachusetts Department of Public Health and the Federal Communications Commission for radio emissions.

- b. Use of existing building/roof elements as support/background

The applicant proposes to utilize the existing building and rooftop mechanical elements to support the antennas and as background to minimize their visual impact. The antennas are to be finished in a material to match appropriately with the background surfaces. The Base Transmitting Station is to be located on the roof and set back from the parapet as much as possible to minimize the visibility from the parkway.

- c. Location of the facility with respect to residential zoning districts.

The site is located in the Parkway Overlay District and Office 2 base district, where and telecommunication use is allowed by Special Permit.

2. Conformance with the criteria for Special Permits, Section 10.40

- a. The requirements of the Ordinance can be met.

This installation meets the special permit requirements now imposed for the erection of new facilities.

- b. Traffic patterns will not cause congestion, hazard, or substantial change in the established neighborhood character.

The facility is fully automated and will not generate any traffic congestion, hazard or a substantial change in the established character of the neighborhood. The facility is visited monthly by a small maintenance crew in a single vehicle.

- c. Continued operation or development of adjacent uses will not be adversely affected.

The proposed facility will enhance the operation of surrounding business and commercial uses by providing wireless service. Visually, the installation will be consistent with mechanical elements found on other office buildings in the district. The visual impact will be minimized from the parkway.

- d. No nuisance or hazard will be created to the detriment of the health, safety, and welfare of the occupants or the citizens of the City.

The proposed use is passive in nature and will create no noise, traffic, smoke, dust, odors, disruptive lighting or other nuisance. The health aspects of the facility are reviewed and monitored by state and federal agencies having appropriate jurisdiction in such matters.

- e. The use will not impair the integrity of the district or adjoining districts or derogate from the intent or purposes of the Ordinance.

The proposed use would not impair the integrity of the Office 2 or Parkway Overlay Districts, which are a office and business district; the use would generally enhance their operations; any potential negative visual aspects have been mitigated.


Decision

After review of the application documents, and discussions at the public hearing and based on the above findings, the Planning Board **GRANTS** the Major Amendment #2, for Special Permit #27 for the construction of a telecommunication tower in the Office 2 district with the following conditions.

1. That the facility be install in conformance with plans as revised and submitted and reviewed by the Board, dated 7/7/97 (plans labeled as Title sheet, vicinity map, general info, sheets T-1, C-1, A-1, and A-2)
2. That the antennas be removed within 30 days of the termination of its use.
3. That the facilities may be replaced, after review and approval by the Planning Board at a regular Planning Board meeting, provided the Board finds that the new facilities occupy no more of the surface area of the building and are in the same approximate location as approved herein; and are no more visible than this approved plan.

Voting in favor to GRANT the major amendment to the special permit and to grant the special permit use were: H. Salemme, C. Mieth, S. Lewis, F. Darwin, H. Russell and A. Cohn constituting more than two thirds of the Board.

For the Planning Board


Carolyn Mieth, Vice Chair

A copy of this decision shall be filed with the Office of the City Clerk. Appeals, if any, shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws, and shall be filed within twenty (20) days after the date of such filing in the Office of the City Clerk.

ATTEST: A true and correct copy of the above decision filed with the Office of the City Clerk on **December 1, 1997** by Elizabeth M. Paden, authorized representative of the Cambridge Planning Board. All plans referred to in the decision have likewise been filed with the City Clerk on such date.

Twenty (20) days have elapsed since the filing of this decision.

No appeal has been filed. ✓

DATE: *Dec. 24, 1997*

City Clerk *X* *Margaret Drury*
City of Cambridge



DEC 24 1997

TRUE COPY
ATTEST:
Margaret Drury
City Clerk

D4



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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



2013 00028304
Bk: 61129 Pg: 301 Doc: DECIS
Page: 1 of 4 02/04/2013 12:51 PM

2013 JAN 3 PM 12 21
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

55249-575

CASE NO: 10333

LOCATION: 10 Fawcett Street Office 2 Zone
Cambridge, MA

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

PETITION: Special Permit: In-kind replacement of existing 6 antennas with new antennas; add 1 small cabinet adjacent to existing cabinets. All antennas will be mounted in the same location and painted to match façade of building.

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

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

DATE OF PUBLIC HEARING: October 11, 2012

MEMBERS OF THE BOARD:

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

✓
✓
✓
✓
✓

ASSOCIATE MEMBERS:

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

Members of the Board of Zoning Appeal heard testimony and viewed materials submitted regarding the above request for relief from the requirements of the Cambridge Zoning Ordinance. The Board is familiar with the location of the petitioner's property, the layout and other characteristics as well as the surrounding district.

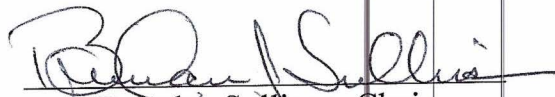
1. that the work proceed as per the drawings and photo simulations in the application,
2. that the Petitioner may replace defective equipment with exact, identical equipment, but any change in size or location of the equipment would require a new special permit,
3. that should any of the proposed equipment be abandoned or become obsolete, it be removed within 60 days, and the surface to which it was attached be restored back to its condition prior to the installation of the equipment.

The five member Board voted unanimously in favor of granting the special permit (Sullivan, Alexander, Hughes, Scott, and Green) 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, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 1-3-13 by Maria P. Lopez, 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: February 4, 2013 Anna P. Lopez City Clerk.

7

July 29, 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 **10 Fawcett Street, Cambridge, MA 02138.**

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 10 Fawcett Street, Cambridge, MA 02138.

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 ninety-eight feet (98’) 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 ninety-eight feet (98’) 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 penthouse. 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 Planning Board for the City of Cambridge (the “Planning Board”) for this facility, dated December 1, 1997 (Case No. PB #27, Major Amendment #2) (the “Original Decision”) and a second decision by the Board of Zoning Appeal for the City of Cambridge (the “Board”) dated January 3, 2013 (Case No. 10333) (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, and the existing building and rooftop mechanical elements are used as support and background to minimize the visual impact of the antennas. 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.

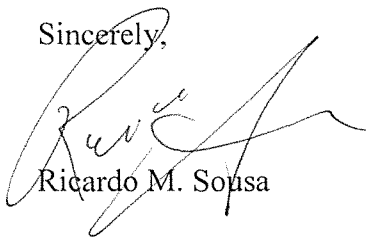
There is a certification attached to the accompanying Eligible Facilities Request that identifies how each of the six review criteria identified by the FCC is met. The modifications to the Transmission Equipment at the Base Station located at 10 Fawcett Street, Cambridge, MA 02138 contained in this Eligible 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

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

**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: 1221 Cambridge Street

Existing Facilities

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

Height of Base Station

Height above ground level of the tallest point on the existing base station: 98' (feet)

Height above ground level of the tallest point of the existing base station after the installation of the *proposed* equipment: 98'(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:

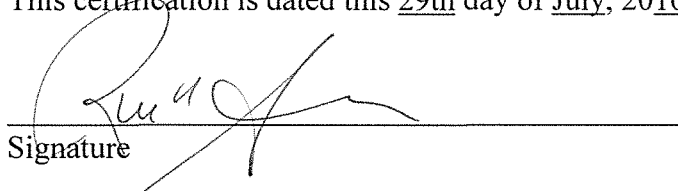
Question No.5 (b)

Comment: Pursuant to the previous decisions by the Planning Board for the City of Cambridge (the "Planning Board") for this facility, dated December 1, 1997 (Case No. PB #27, Major Amendment #2) (the "Original Decision") and a second decision by the Board of Zoning Appeal for the City of Cambridge (the "Board") dated January 3, 2013 (Case No. 10333) (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, and the existing building and rooftop mechanical elements are used as support and background to minimize the visual impact of the antennas. 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 29th day of July, 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	10 Fawcett Street		
Building Owner	AG Fawcett, LLC	Phone #	
Owner Address	c/o Griffith Properties, 260 Franklin St., 5/F, Boston, MA		
Contractor	John Nestor	Phone #	(781) 727-6516
Contractor Address	328 West Shore Drive, Marblehead, MA 01945		
Architect/Engineer	Lui Puga	Phone #	(617) 695-3400
Address	280 Summer St., 10/Fl, Boston, MA 02210		

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

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

Current Use	Office Bldg. wireless on roof	Proposed Use	Same
For Residential Use: Current number of dwelling units	N/A	Proposed number of dwelling units	N/A
Building Construction type:			
Non-Combustible (Type I/II)	_____	Masonry/Wood (III)	_____
		Wood (IV,V)	_____
Building Equipped with : Sprinkler System: Yes / No Fire Alarm: Yes / No Smoke Detection: Yes / No			
Provide a description of the building: _____			

Description of Proposed Work: Include effects of the proposed work on the structural, egress, fire protection, energy conservation, light, and ventilation systems of the space or building. Include any changes as listed in Zoning Information (pg 2).
 Replace 3 existing antennas with 3 new in-kind antennas. Add 3 new antennas (1 for each of 3 sectors) flush-mounted on existing penthouse adjacent to existing antennas. Top of new antennas will not exceed top of existing antennas. Add 3 radio units (1 per each of 3 sectors) behind existing penthouse wall behind antennas. Antennas will be painted to match.

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.

Office Bldg w/
 Current Use wireless on roof Proposed Use same Zone O-2 BZA/PB Case # _____

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

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

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

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

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

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

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

The proposed project is subject to Stretch Code and/or IECC provisions and documentation indicating compliance has been included with this application.

The proposed work involves changes to the building lighting system and a Lighting Power Density Report has been included with this application.

The proposed work does not access or affect the building energy envelop.

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

Fire Protection:

For proposed work that may include any fire protection work as regulated by MSBC Ch. 9 Fire Protection Systems, review and approval of the construction documents by the Cambridge Fire Department is required before submittal.
Camb. Fire Dept. has reviewed this application Yes / No

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

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

Noise Ordinance Affidavit

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

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

Name John Nestor

Title instruction supervisor

Signature *John Nestor*

Registration/License # 47636

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 Lui Puga Phone # (617) 695-3400

Firm Dewberry Engineers Inc. Cell Phone# _____

Address 280 Summer Street, 10/F, Boston, MA 02210

MA Registration Number 51133 Email Address: _____

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

Structural Peer Review (MSBC 780 CMR 105.9 Amended):

Is Independent Structural Engineering Peer Review required Yes _____ No X

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

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

Licensed Construction Supervisor

Name John Nestor Phone # (781) 727-6516

Address 328 West Shore Drive, Marblehead, MA 01945 Cell Phone # _____

License Number 47636 Expiration Date 12/06/2017 Class CS

Signature *John Nestor* Date 7/24/16

Email Address jnestor@nanepashemet.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 _____ Phone # _____

Address _____

Signature _____ Date _____

Email Address _____

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

PERMIT NO.

FEE

MASSACHUSETTS GENERAL LAW REQUIREMENTS

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

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

Signed Affidavit Attached Yes 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

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

Signature Date

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

Signature Date

OFFICIAL USE ONLY

Department Approvals

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

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

Application and Plans Accepted By: Bin Date

Zoning Approved By: Date

Plan Review Approved By: Date AAB Review by: Date

Permit Approved/Granted By: Date

Inspection Record

Final Inspection Made
Date By:

Certified Foundation Plan submitted: Yes No Certificate of Occupancy issued: Yes No
Final Cost Affidavit: Yes No General Contractor Final Affidavit: Yes No
Architect Final Affidavit: Yes No Structural Engineer Final Affidavit: Yes No
Final as-built drawings submitted in digital format? Yes No



CERTIFICATE OF LIABILITY INSURANCE

9NANE01

OP ID: DC

DATE (MM/DD/YYYY)

03/16/2016

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

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

PRODUCER John J Walsh Ins Agency, Inc P O Box 4407 Salem, MA 01970-6407 David C Bruett	CONTACT NAME: David C Bruett PHONE (A/C, No, Ext): 978-745-3300 E-MAIL ADDRESS: dbruett@walshinsurance.com	FAX (A/C, No): 978-745-9557	
	INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED Nanepashemet Project Management, Inc. 328 West Shore Drive Marblehead, MA 01945	INSURER A : The Hartford		NAIC # 40274
	INSURER B : Citation Insurance Company		
	INSURER C : Landmark Insurance		
	INSURER D : Everest Indemnity Co.		
	INSURER E : Philadelphia Insurance Co		
	INSURER F : Century Surety Company		

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.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	X	X	08SBAUQ3098	03/01/2016	03/01/2017	EACH OCCURRENCE \$ 2,000,000
D	<input checked="" type="checkbox"/> Pollution-\$5 Mil			EF4P004079141	07/02/2015	07/02/2016	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000
E	<input checked="" type="checkbox"/> Perform Bond			CE11659000006	07/01/2015	07/01/2016	MED EXP (Any one person) \$ 10,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 Bond Amt. \$ 250,000
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			RXQ120	03/01/2016	03/01/2017	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000	X		08SBAUQ3098	03/01/2016	03/01/2017	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	08WECDO7725 ALL STATES	01/04/2016	01/04/2017	<input type="checkbox"/> PER STATUTE <input checked="" type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Professional			LHR71664	03/01/2016	03/01/2017	Occ/Aggr \$ 1,000,000
A	Installation			08MSRO2589	03/01/2016	03/01/2017	Limit \$ 100,000

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

AT&T and its Affiliates, Directors, Officers and Employees are listed as additionally insured. Waiver of subrogation in favor of AT&T, its affiliates, directors, officers and employees on workers comp and general liability. Primary and non contributory.

CERTIFICATE HOLDER**CANCELLATION**

AT&T Services, Inc. 4119 Broadway Room 650A16 San Antonio, TX 78209	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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Massachusetts Department of Public Safety
Board of Building Regulations and Standards

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Construction Supervisor



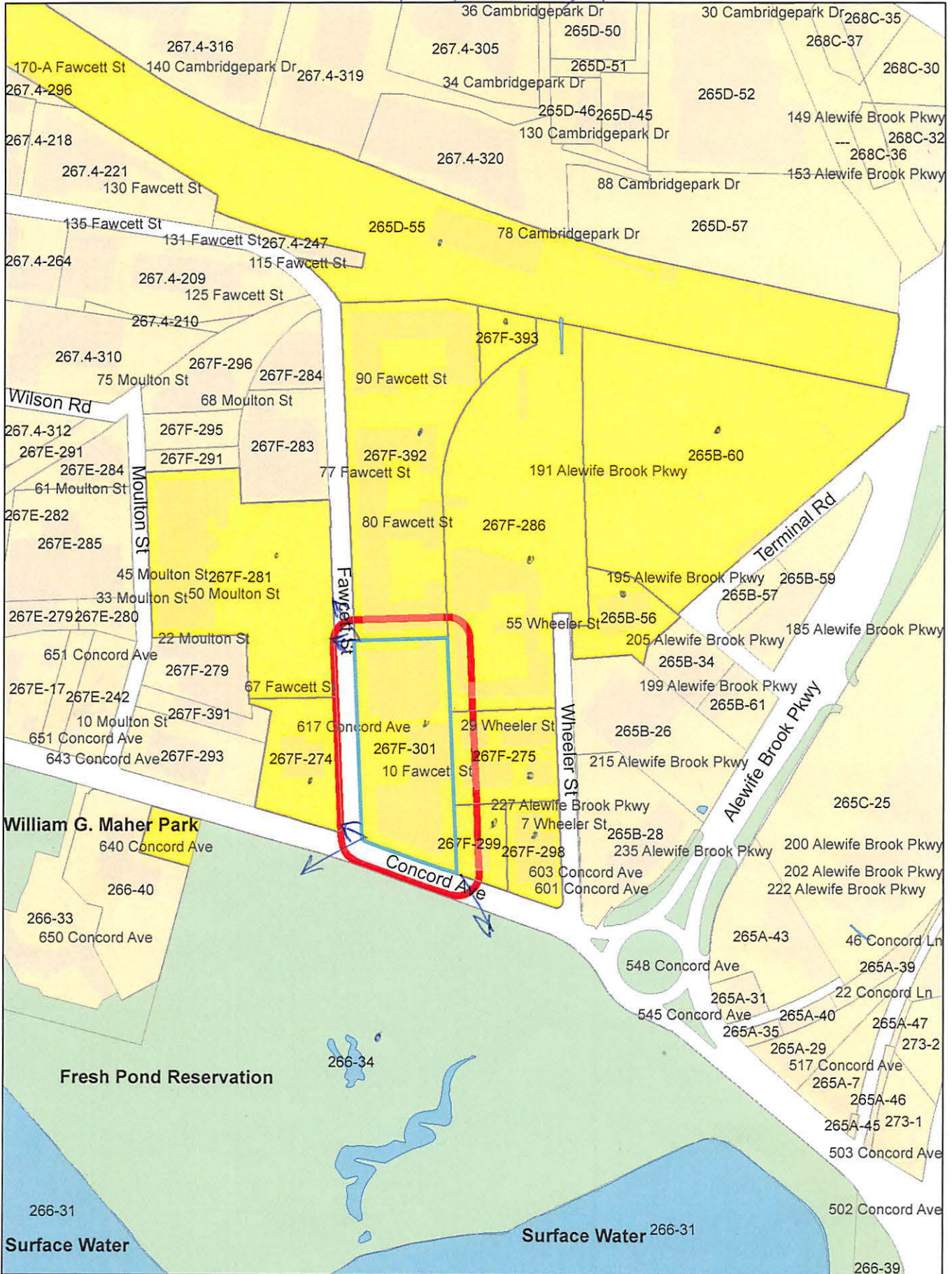
JOHN J NESTOR
328 W SHORE DR
MARBLEHEAD MA 01945



Matthew C. Chi
Commissioner

Expiration:
12/06/2017

10 Fawcett St.



10 Fawcett St

Petitioner 143

267F-275
COLE, ADAM J.
25 WHEELER ST., UNIT #213
CAMBRIDGE, MA 02138

265B-56
CAMBRIDGE LIGHT COMPANY
C/O NSTAR ELECTRIC CO
PROPERTY TAX DEPT., P.O. BOX 270
HARTFORD, CT 06141

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

265D-55
MASSACHUSETTS BAY TRANSPORTATION
AUTHORITY
10 PARK PLAZA
BOSTON, MA 02116

267F-275
NARAYANASAMY, PAVITHRA
29-31 WHEELER ST., #215
CAMBRIDGE, MA 02138

267F-275
KLITENIK, KOSTANTIN
27 WHEELER ST. UNIT#124
CAMBRIDGE, MA 02138

267F-275
GAVIN, JAMES
29-31 WHEELER ST. UNIT#112
CAMBRIDGE, MA 02138

267F-275
PARK, KENNETH
29-31 WHEELER ST. UNIT#319
CAMBRIDGE, MA 02138

267F-275
BALDESSARI, JAMES D. +C/O HUANG, JIANHUA
& LICHUN YANG
25 WHEELER ST., #214
CAMBRIDGE, MA 02138

267F-275
ARKUSZEWSKI, RICHARD L. &
SUSAN C. ARKUSZEWSKI
4 SUSAN RD.
SOUTH EASTON, MA 02375

267F-275
DELUCIA, ANGELA M.
25 WHEELER ST., UNIT #114
CAMBRIDGE, MA 02138

267F-275
LU, JUH-HORNG & WENJUN XIE
7 FRANKLIN RD
BEDFORD, MA 01730

267F-275
TABORN, DAVID K. & KRISTIN L. TABORN
29 WHEELER ST., #312
CAMBRIDGE, MA 02138

267F-275
DIEHL, LOIS MARY & JONATHAN E. DIEHL
TRS THE DIEHL FAMILY TRUST
23 LEXINGTON AVE
CAMBRIDGE, MA 02138

267F-275
KAFASIS, PAUL
25 WHEELER ST., #314
CAMBRIDGE, MA 02138

267F-275
GHIMIRE, RAMESH C. & MUNA DAWADI
25 WHEELER ST., #315
CAMBRIDGE, MA 02138

267F-275
WARADE, RITESH & SHIKA VOHRA
27 WHEELER ST. UNIT#321
CAMBRIDGE, MA 02138

267F-275
MOCHI, JENNIFER M.
27 WHEELER ST. UNIT#320
CAMBRIDGE, MA 02138

267F-275
ORTIZ, ADRIAN
P.O. BOX 71
WESTFORD, MA 01886

267F-275
LINK, SUSAN
29 WHEELER ST. UNIT#305
CAMBRIDGE, MA 02138

267F-275
GHORI, AHMER K.
29 WHEELER ST. UNIT#110
CAMBRIDGE, MA 02138

267F-275
HELLMAN, DARYL A. &
JESSICA BEATON-HELLMAN
29 WHEELER ST., #310
CAMBRIDGE, MA 02138

267F-275
LO, HEIDI
60 COMMERFORD RD.
CONCORD, MA 01742

267F-275
BARRETT, DIANAH S.
29 WHEELER ST., #211
CAMBRIDGE, MA 02138

267F-275
RANKIN, SCOTT & JOY LISI RANKIN
C/O LI, DAVID X.
4811 CADIZ CIRCLE
PALM BEACH GARDENS, FL 33412

267F-275
KLITENIK, EUGENE
29-31 WHEELER ST., #212
CAMBRIDGE, MA 02138

267F-275
STEWART ANN H.
31 WHEELER STREET, UNIT 101
CAMBRIDGE, MA 02138

267F-275
SOSIN, WAYNE, AUDREY G. SOSIN &
RANDI LYNN SOSIN
31 WHEELER ST. UNIT#103
CAMBRIDGE, MA 02138

267F-275
DEA, CHRISTINA
29 WHEELER ST. UNIT#209
CAMBRIDGE, MA 02138

267F-275
WIRTANEN, NANCY A.
C/O ZHANG, YI
25 WHEELER ST, #115
CAMBRIDGE, MA 02138

10 Fawcett St.

843

267F-275
NOWLAND, IAN T. & ANNE L. NOWLAND
29 WHEELER ST., #31
CAMBRIDGE, MA 02138

267F-275
XIN LI, DAVID
27 WHEELER ST. UNIT123
CAMBRIDGE, MA 02138

267F-275
CERRETANI, MARISSA D.
29 WHEELER ST., UNIT #309
CAMBRIDGE, MA 02139

267F-275
GERAGHTY, EDWARD T. & LAU, LENA LAI MING
43 LANGDON ST., #2
CAMBRIDGE, MA 02138

267F-275
JEYARAJAH, SHANTHINI & ELIAS JEYARAJAH
29 WHEELER ST, UNIT #224
CAMBRIDGE, MA 02138

267F-299
ABODEZ ACORN CONCORD LLC
277 BROADWAY
CAMBRIDGE, MA 02139

267F-275
TRAVERS, JOSEPH WILLIAM JR.
C/O LEI, XIAOYU & JIAQI WEI
29-31 WHEELER ST., #203
CAMBRIDGE, MA 02138

267F-275
LAURITSON-LADA, ALEXANDER E. &
TOYYA A. PUJOL-MITCHELL
29 WHEELER ST. UNIT#308
CAMBRIDGE, MA 02138

267F-275
NIAKOSARI, ALI R.
19 CARTER LANE
ANDOVER, MA 01810

267F-275
HOLMES, JUSTIN
25 WHEELER ST. UNIT#113
CAMBRIDGE, MA 02138

267F-275
CAMERON, KIMBERLY O. & ROBERT M. GUINN
29 WHEELER ST., #306
CAMBRIDGE, MA 02138

267F-275
RAJAGOPAL, RAGHAVAN & MALINI RAJAGOPAL
C/O MS. MITHILA RAJAGOPAL
1200 MASS AVE #51W
CAMBRIDGE, MA 02138

267F-301
AG FAWCETT, LLC
C/O GRIFFITH PROPERTIES LLC
260 FRANKLIN ST. 5TH FL.
BOSTON, MA 02110

267F-298
ABODEZ ACORN CW LLC
277 BROADWAY
CAMBRIDGE, MA 02139

267F-275
SHAH, DEEPA
27 WHEELER ST., # 223
CAMBRIDGE, MA 02138

267F-275
MINASIAN, EDWARD M.
31 WHEELER ST., #102
CAMBRIDGE, MA 02138

267F-275
ANGLIN, TRICIA T.
31 WHEELER ST., UNIT #304
CAMBRIDGE, MA 02138

267F-275
DANIEL, GILLIAN M.
29 WHEELER ST., #307
CAMBRIDGE, MA 02138

267F-275
PAIVA, CARLA S.
27 WHEELER ST. UNIT#121
CAMBRIDGE, MA 02138

267F-275
GUNGOR, TUNCH
29 WHEELER ST., #206
CAMBRIDGE, MA 02138

267F-275
SUN, KAI-HUI & TE-CHEN TSAI
29-31 WHEELER ST., #210
CAMBRIDGE, MA 02138

267F-286-393
ONA II WHEELER LLC
C/O O'CONNOR CAPITAL PARTNERS
535 MADISON AVE., 23RD FL
NEW YORK, NY 10022

267F-275
GOPLANI, NEETA
27 WHEELER ST. #122
CAMBRIDGE, MA 02138

267F-392
ONA II CAMBRIDGE, LLC.
C/O FORT POINT INVESTMENTS, LLC
C/O AEW CAPITAL MANAGEMENT, LP
TWO SEAPORT LANE
BOSTON, MA 02110

267F-275
CRAIG, PATRICIA & THOMAS BENNER
25 WHEELER ST., #316
CAMBRIDGE, MA 02138

267F-275
SHARMA, RAHUL & VIBHA SHARMA
27 WHEELER ST., #318
CAMBRIDGE, MA 02138

267F-275
SENGUPTA, TANYA
27 WHEELER ST., #322
CAMBRIDGE, MA 02138

267F-275
GRAFSTROEM, RIKARD
31 WHEELER ST., #301
CAMBRIDGE, MA 02138

267F-275
SCHWARZ, BENJAMIN A.
31 WHEELER ST., #204
CAMBRIDGE, MA 02138

267F-275
POWERS, WILLIAM J.
25 WHEELER ST. UNIT#116
CAMBRIDGE, MA 02138

10 Fawcett St.

3 of 3

267F-275
TEMKIN, BENJAMIN & SYLVIA TEMKIN
C/O ORIANA VAN DAELE
P.O. BOX 380253
CAMBRIDGE, MA 02238

267F-275
OH, YOUN JOO
29-31 WHEELER ST., #317
CAMBRIDGE, MA 02138

267F-275
BOLIO, GABE M.
29-31 WHEELER ST., #222
CAMBRIDGE, MA 02138

267F-275
CHIN, MARK
29 WHEELER ST., #108
CAMBRIDGE, MA 02138

267F-275
BUDIN, DAN & ALINA BUDIN
C/O JAIN, SUNNY
29 WHEELER ST., #107
CAMBRIDGE, MA 02138

267F-275
KEONG, JOSEPH LEONG WENG &
HENG WUN HUI LINDA
9 SIXTH CRESCENT
SINGAPORE, -- --

267F-275
JAS HOMEOWNERSHIP LLC,
C/O EDSALL, HANNAH JOY
31 WHEELER ST., #201
CAMBRIDGE, MA 02138

267F-275
BEEH, ADAM
29 WHEELER ST., #205
CAMBRIDGE, MA 02138

267F-275
XU, PENG
29-31 WHEELER ST., #217
CAMBRIDGE, MA 02138

267F-275
PANTAZIS, DIMITROS
149 CHERRY ST., #2
CAMBRIDGE, MA 02139

267F-275
CLARK ROBIN D.
31 WHEELER ST. UNIT 303
CAMBRIDGE, MA 02138

267F-275
FINKLSHTEIN, DOV & MORAN LEVY-FINKLSHTEI
8 BANKS ST. UNIT 1
SOMERVILLE, MA 02144

267F-275
SHAO, LAN
168 DAVIS ROAD
CARLISLE, MA 01741

267F-275
WHITEHILL, JACOB & VU PHONG HONG
29-31 WHEELER ST., # 324
CAMBRIDGE, MA 02138

267F-275
LE NOACH, JORDAN EMERIC
29-31 WHEELER ST., #118
CAMBRIDGE, MA 02138

267F-275
CHEN, XIAOYAN & CHENCHEN WANG
27 WHEELER ST., #219
CAMBRIDGE, MA 02138

267F-275
NIAKOSARI, ALI R. & MASOUMEH RAVASIZADEH
18 DALE ST., UNIT #3B
ANDOVER, MA 01810

267F-275
LEDOUX, MICHAEL D.,
TR. THE MICHAEL D. LEDOUX REV TRUST
31 WHEELER ST., #302
CAMBRIDGE, MA 02138

267F-275
PANTAZIS, DIMITRIOS
149 CHERRT ST. UNIT 2
CAMBRIDGE, MA 02139

267F-274, 281
CV PORTFOLIO WEST CAMBRIDGE, LLC
C/O RAYTHEON BBN TECHNOLOGIES
10 MOULTON STREET
CAMBRIDGE, MA 02138

265B-60
BOSTON EDISON COMPANY
C/O NSTAR ELECTRIC COMPANY
P.O. BOX 270, PROPERTY TAX DEPT
HARTFORD, CT 06141

267F-275
O'CONNOR, MATTHEW & MARGO L. O'CONNOR
102 HOLMAN ST.
SHREWSBURY, MA 01545

266-34
CITY OF CAMBRIDGE
C/O RICHARD ROSSI
CITY MANAGER

266-34
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

266-34
CAMBRIDGE CITY OF WATER DEPT
250 FRESH POND PKWY
CAMBRIDGE, MA 02138