



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 APR 26 PM 12: 22

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 171694

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: T-Mobile Northeast LLC, for First C-G Limited Partnership C/O Adam Brailard, Esq., of Prince Lobel Tye LLP

PETITIONER'S ADDRESS: One International Place, Boston, MA 02110

LOCATION OF PROPERTY: 179 Sidney St, Cambridge, MA

TYPE OF OCCUPANCY: Business and Telecommunications

ZONING DISTRICT: Special District-10

REASON FOR PETITION:

/Telecommunication Facility (antenna)/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The Applicant proposes to modify its existing wireless telecommunications facility currently operating on the rooftop of the building, by replacing six (6) existing panel antennas and nine (9) tower mounted amplifiers (TMAs) with six (6) new panel antennas and (6) new remote radio units (RRUs). All of the proposed placement antennas will be installed on the façade of the penthouse and painted to match the color of the building, and concealed within faux vent pipes on the rooftop of the building. Also, the Applicant proposes to replace its radio cabinets and ancillary equipment within the existing equipment room within the building and out of view.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 4.000	Section: 4.32.G.1 & 4.40 (footnote 49) (Telecommunications Facility)
Article: 10.000	Section: 10.40 (Special Permit)
Article: 6409	Section: Federal Middle Class Tax Relief Act (Spectrum Act)

Original Signature
(s):

(Petitioner (s) / Owner)

Adam F. Brailard, of Prince Lobel Tye LLP

(Print Name)

One International Place, Suite 3700, Boston, MA 02110

Address:

Tel. No.

617-456-8153

E-Mail Address:

abrailard@princelobel.com

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 First C-G Limited Partnership, c/o Donald Grossman
(OWNER)

Address: 179 Sidney Street, Cambridge, MA 02139

State that I/We own the property located at 80 Erie Street, Cambridge, which is the subject of this zoning application.

The record title of this property is in the name of _____
First C-G Limited Partnership

*Pursuant to a deed of duly recorded in the date 1987.01.02, Middlesex South County Registry of Deeds at Book 17749, Page 503; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____.


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

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

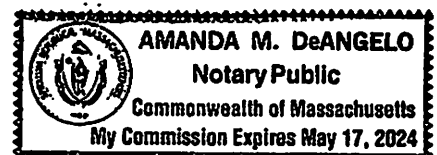
Commonwealth of Massachusetts, County of Middlesex

The above-name Donald Grossman personally appeared before me, this 24th of March, 2022, and made oath that the above statement is true.

Amanda M. DeAngelo
Notary

My commission expires May 17, 2024 (Notary Seal).

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



PRINCE LOBEL

April 21, 2022

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:	80 Erie Street (179 Sidney St.), Cambridge, MA 02140 Assessor's Map 96, lot 126 (the " Property ")
Applicant:	T-Mobile Northeast, LLC (" Applicant ")

Dear Honorable Members of the Board of Zoning Appeals:

This firm represents T-Mobile Northeast LLC 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 Special District-10 zoning district (the "**SD-10 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 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.

The Applicant seeks to modify its existing wireless communications facility by replacing the existing antennas, Remote Radio Heads, (“RRHs”), Tower Mounted Amplifiers (“TMAs”), and ancillary equipment located on the rooftop of the building (the “**Building**”) on the Property, collectively the “**Proposed Facility**”. The Applicant’s Proposed Facility is described in more detail below and is 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

The Applicant’s existing Facility consists of three (3) sectors (Alpha, Beta and Gamma) with each sector having two (2) panel antennas, and ancillary equipment on the rooftop and within the Building. The Gamma and Beta antennas and RRU are façade mounted on the Building’s penthouses, and the Alpha sector antennas are concealed within faux vent pipes on the rooftop of the Building. The Applicant proposes to modify its existing Facility by replacing all six (6) existing panel antennas with six (6) new like kind panel antennas, by replacing the existing nine (9) TMAs with six (6) like kind RRUs, and by modifying ancillary equipment on the rooftop and within an equipment room of the Building. The Gamma and Beta sector antennas will be installed at the same locations as the existing antennas on the facade of the penthouses and painted to match the façade. The replaced Alpha sector antennas will be installed within the existing faux vent pipe and a new faux vent pipe, designed to conform to the existing characteristics of the building. All of the replaced antennas will be either concealed or painted to match the color of the Building. Consequently, the visual change to the Applicant’s existing facility will be de minimus.

The Applicant’s proposal is consistent with the previous decisions of the Board for this

facility, the first of which is dated August 25, 2005, (Case No.9141) (the “**Original Decision**”), and a second decision dated July 28, 2016 (Case No. BZA-010667-2016) (the “**2nd Decision**” and together with the Original Decision shall hereafter be referred to as the “**Decisions**”).

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 SD-10 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 SD-10 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 SD-10 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 will have a minimal visual impact on the existing facility and Building. The Proposed Facility will be installed on the façade and of the penthouse of the Building, and within faux vent pipes, and in conformity with the Decisions.

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 SD-10 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

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.

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.

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 SD-10 District.

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,

A handwritten signature in black ink, appearing to read "A. Braillard", written over a horizontal line.

Adam F. Braillard
Direct: 617-456-8153
Email: abraillard@princelobel.com

April 22, 2022

Date: _____







BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** T-Mobile Northeast LLC, for First C-G Limited Partnership**Location:** 179 Sidney St., Cambridge, MA**Phone:** 617-456-8153**Present Use/Occupancy:** Business and Telecommunications**Zone:** Special District-10**Requested Use/Occupancy:** Telecommunications

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		N/A	no change	N/A	(max.)
<u>LOT AREA:</u>		N/A	No Change	N/A	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		N/A	No Change	N/A	
<u>LOT AREA OF EACH DWELLING UNIT</u>		N/A	No Change	N/A	
<u>SIZE OF LOT:</u>	WIDTH	N/A	No Change	N/A	
	DEPTH	N/A	No Change	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	N/A	No Change	N/A	
	REAR	N/A	No Change	N/A	
	LEFT SIDE	N/A	No Change	N/A	
	RIGHT SIDE	N/A	No Change	N/A	
<u>SIZE OF BUILDING:</u>	HEIGHT	N/A	No Change	N/A	
	WIDTH	N/A	No Change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		N/A	No Change	N/A	
<u>NO. OF DWELLING UNITS:</u>		N/A	No Change	N/A	
<u>NO. OF PARKING SPACES:</u>		N/A	No Change	N/A	
<u>NO. OF LOADING AREAS:</u>		N/A	No Change	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	No Change	N/A	

Describe where applicable, other occupancies on the 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'.

PROJECT INFORMATION		<div>SITE NUMBER: 4BS0447F</div> <div>SITE NAME: BS447/179 SIDNEY STREET</div> <div>80 ERIE STREET CAMBRIDGE, MA 02139 MIDDLESEX COUNTY</div> <div>DESIGN CONFIGURATION: 67E5A998E HYBRID</div>																																								
SCOPE OF WORK: UNMANNED TELECOMMUNICATIONS FACILITY MODIFICATIONS SITE ADDRESS: 80 ERIE STREET CAMBRIDGE, MA 02139 LATITUDE: 42.35829851° N LONGITUDE: 71.10499550° W JURISDICTION: NATIONAL, STATE & LOCAL CODES OR ORDINANCES CURRENT USE: TELECOMMUNICATIONS FACILITY PROPOSED USE: TELECOMMUNICATIONS FACILITY PROJECT TYPE: ANCHOR DESIGN CONFIGURATION: 67E5A998E HYBRID																																										
DRAWING INDEX		REV	LOCUS MAP		GENERAL NOTES																																					
<div>T-1 TITLE SHEET</div> <div>GN-1 GENERAL NOTES</div> <div>A-1 ROOF PLAN & EQUIPMENT PLAN</div> <div>A-2 ELEVATION</div> <div>A-3 ANTENNA PLANS</div> <div>A-4 DETAILS</div> <div>S-1 STRUCTURAL DETAILS</div> <div>S-2 RFS ANTENNA CUSTOM MOUNT</div> <div>S-3 AIR 6449 CUSTOM MOUNT</div> <div>S-4 SECTOR A ISOMETRIC DETAILS</div> <div>S-5 SECTOR A PLAN AND ELEVATION VIEW</div> <div>S-6 SECTOR A FLANGE DETAILS AND NOTES</div> <div>S-7 SECTOR A SHROUD DETAILS</div> <div>S-8 CABLE AND RRH DETAILS</div> <div>S-9 SECTOR B DETAILS</div> <div>S-10 CABINET MOUNTING DETAILS</div> <div>G-1 GROUNDING, ONE-LINE DIAGRAM & DETAILS</div>		<div>3</div> <div>3</div> <div>3</div> <div>3</div> <div>3</div> <div>3</div> <div>3</div> <div>3</div> <div>3</div> <div>3</div> <div>3</div> <div>3</div> <div>3</div>			<div>1. 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.</div> <div>2. THE FACILITY IS AN UNMANNED PRIVATE AND SECURED EQUIPMENT INSTALLATION. IT IS ONLY ACCESSED BY TRAINED TECHNICIANS FOR PERIODIC ROUTINE MAINTENANCE AND THEREFORE DOES NOT REQUIRE ANY WATER OR SANITARY SEWER SERVICE. THE FACILITY IS NOT GOVERNED BY REGULATIONS REQUIRING PUBLIC ACCESS PER ADA REQUIREMENTS.</div> <div>3. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE T-MOBILE REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.</div>																																					
SIGNATURES				<div> DIG SAFE SYSTEM, INC. </div> <div>CALL BEFORE YOU DIG</div> <div>CALL TOLL FREE: 811 OR 888-DIG-SAFE</div>																																						
<div>CONSTRUCTION _____ DATE _____</div> <div>RF ENGINEERING _____ DATE _____</div> <div>ZONING / SITE ACQ. _____ DATE _____</div> <div>OPERATIONS _____ DATE _____</div> <div>LANDLORD _____ DATE _____</div>				UNDERGROUND SERVICE ALERT																																						
<div><div>ADVANCED ENGINEERING GROUP, P.C. <small>Civil Engineering - Site Development - Surveying - Telecommunications 500 North Broadway Phone: (401) 354-2403 East Providence, RI 02914 Fax: (401) 633-6354</small></div></div> <div><div>Transcend Wireless 10 INDUSTRIAL AVENUE MAHWAH, NJ 07430</div></div>		SITE NUMBER: 4BS0447F SITE NAME: BS447/179 SIDNEY STREET 80 ERIE STREET CAMBRIDGE, MA 02139 MIDDLESEX COUNTY		T-MOBILE NORTHEAST LLC 15 COMMERCE WAY, SUITE B NORTON, MA 02766 OFFICE: (508) 286-2700 FAX: (508) 286-2893		<table><tr><th>NO.</th><th>DATE</th><th>REVISIONS</th><th>BY</th><th>CHK</th></tr><tr><td>0</td><td>07/13/21</td><td>ISSUED FOR REVIEW</td><td>JWH</td><td>MRC</td></tr><tr><td>1</td><td>10/12/21</td><td>ISSUED FOR CONSTRUCTION</td><td>JWH</td><td>MRC</td></tr><tr><td>2</td><td>12/08/21</td><td>REVISED</td><td>MER</td><td>MRC</td></tr><tr><td>3</td><td>03/09/22</td><td>REVISED</td><td>MER</td><td>MRC</td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>	NO.	DATE	REVISIONS	BY	CHK	0	07/13/21	ISSUED FOR REVIEW	JWH	MRC	1	10/12/21	ISSUED FOR CONSTRUCTION	JWH	MRC	2	12/08/21	REVISED	MER	MRC	3	03/09/22	REVISED	MER	MRC											<div>TITLE SHEET</div> <div>SHEET NO. T-1</div>
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1	10/12/21	ISSUED FOR CONSTRUCTION	JWH	MRC																																						
2	12/08/21	REVISED	MER	MRC																																						
3	03/09/22	REVISED	MER	MRC																																						

GENERAL NOTES

1. 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.
2. 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.
3. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE LESEE/LICENSEE 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.

14. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
15. THE CONTRACTOR SHALL NOTIFY THE LESEE/LICENSEE 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 LESEE/LICENSEE REPRESENTATIVE.
16. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE JOB.
17. ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL THE FOLLOWING FOR ALL PRE-CONSTRUCTION NOTIFICATION 72-HOURS PRIOR TO ANY EXCAVATION ACTIVITY: DIG SAFE SYSTEM (MA, ME, NH, RI, VT): 1-888-344-7233 CALL BEFORE YOU DIG (CT): 1-800-922-4455
18. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY CONSTRUCTION CONTROL SURVEYS AND MAINTAINING ALL LINES AND GRADES REQUIRED TO CONSTRUCT ALL IMPROVEMENTS SHOWN HEREIN.
19. ALL DIMENSIONS SHOWN THUS ± ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS WHICH EFFECT THE CONTRACTORS WORK. CONTRACTOR TO VERIFY ALL DIMENSIONS WITH PROJECT OWNER PRIOR TO CONSTRUCTION.
20. NORTH ARROW SHOWN ON PLANS REFERS TO APPROXIMATE TRUE NORTH. PRIOR TO THE START OF CONSTRUCTION, ORDERING OR FABRICATING OF ANTENNA MOUNTS, CONTRACTOR SHALL CONSULT WITH PROJECT OWNER'S RF ENGINEER AND FIELD VERIFY ALL ANTENNA SECTOR LOCATIONS AND ANTENNA AZIMUTHS.
21. THE CONTRACTOR AND OR HIS SUB 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.
22. ANTENNA INSTALLATION SHALL BE CONDUCTED BY FIELD CREWS EXPERIENCED IN THE ASSEMBLY AND ERECTION OF RADIO ANTENNAS, TRANSMISSION LINES AND SUPPORT STRUCTURES.
23. COAXIAL CABLE CONNECTORS AND TRANSMITTER EQUIPMENT SHALL BE PROVIDED BY THE PROJECT OWNER AND IS NOT INCLUDED IN THESE CONSTRUCTION DOCUMENTS. A SCHEDULE OF PROJECT OWNER SUPPLIED MATERIALS IS ATTACHED TO THE BID DOCUMENTS (SEE EXHIBIT 3). ALL OTHER HARDWARE TO BE PROVIDED BY THE CONTRACTOR. CONNECTION HARDWARE SHALL BE STAINLESS STEEL.
24. WHEN "PAINT TO MATCH" IS SPECIFIED FOR ANTENNA CONCEALMENT, PAINT PRODUCT FOR ANTENNA RADOME SHALL BE SHERWIN WILLIAMS COROTHANE II. SURFACE PREPARATION AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND PROJECT OWNER'S GUIDELINE'S.
25. COORDINATION, LAYOUT, AND FURNISHING OF CONDUIT, CABLE AND ALL APPURTENANCES REQUIRED FOR PROPER INSTALLATION OF ELECTRICAL AND TELECOMMUNICATION SERVICE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
26. ALL UTILITY WORK SHALL BE IN ACCORDANCE WITH LOCAL UTILITY COMPANY REQUIREMENTS AND SPECIFICATIONS.
27. ALL (E)ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW.

28. ALL (E)INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF UTILITY COMPANY ENGINEERING. THE AREAS OF THE PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE EQUIPMENT, DRIVEWAY OR
29. GRAVEL, SHALL BE GRADED TO A UNIFORM SLOPE, FERTILIZED, SEEDED AND COVERED WITH MULCH UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN SOIL EROSION AND SEDIMENTATION CONTROLS AT ALL TIMES
30. DURING CONSTRUCTION. PER FCC MANDATE, ENHANCED EMERGENCY (E911) SERVICE IS REQUIRED TO MEET NATIONWIDE STANDARDS
31. FOR WIRELESS COMMUNICATIONS SYSTEMS. PROJECT OWNER'S IMPLEMENTATION REQUIRES DEPLOYMENT OF EQUIPMENT AND ANTENNAS GENERALLY DEPICTED ON THIS PLAN, ATTACHED TO OR MOUNTED IN CLOSE PROXIMITY TO THE BTS RADIO CABINETS. PROJECT OWNER RESERVES THE RIGHT TO MAKE REASONABLE MODIFICATIONS TO E911 EQUIPMENT AND LOCATION AS TECHNOLOGY EVOLVES TO MEET REQUIRED SPECIFICATIONS.
32. SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
- AMERICAN CONCRETE INSTITUTE (ACI) 318; BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE;
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
- MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION;
- TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-H, STRUCTURAL STANDARDS FOR STEEL
- ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES; REFER TO ELECTRICAL DRAWINGS FOR SPECIFIC ELECTRICAL STANDARDS.

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

APPLICABLE BUILDING CODES:
SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE:

MASSACHUSETTS STATE BUILDING CODE 780 CMR, 9TH EDITION
ELECTRICAL CODE: MASSACHUSETTS 527 CMR 12.00 (NEC 2020)
NFPA 780, 2017

ELECTRICAL AND GROUNDING NOTES

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AS WELL AS APPLICABLE STATE AND LOCAL CODES.
2. ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER SPECIFICATION REQUIREMENTS.
3. THE ELECTRICAL WORK INCLUDES ALL LABOR AND MATERIAL DESCRIBED BY DRAWINGS AND SPECIFICATION INCLUDING INCIDENTAL WORK TO PROVIDE COMPLETE OPERATING AND APPROVED ELECTRICAL SYSTEM.
4. GENERAL CONTRACTOR SHALL PAY FEES FOR PERMITS, AND IS RESPONSIBLE FOR OBTAINING SAID PERMITS AND COORDINATION OF INSPECTIONS.
5. 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.
6. BURIED CONDUIT SHALL BE SCHEDULE 40 PVC.
7. ELECTRICAL WIRING SHALL BE COPPER WITH TYPE XHHW, THWN, OR THHN INSULATION.
8. RUN ELECTRICAL CONDUIT OR CABLE BETWEEN ELECTRICAL UTILITY DEMARCATION POINT AND PROJECT OWNER CELL SITE PPC AS INDICATED ON THIS DRAWING. PROVIDE FULL LENGTH PULL ROPE. COORDINATE INSTALLATION WITH UTILITY COMPANY.
9. RUN TELCO CONDUIT OR CABLE BETWEEN TELEPHONE UTILITY DEMARCATION POINT AND PROJECT OWNER CELL SITE TELCO CABINET AND BTS CABINET AS INDICATED ON THIS DRAWING. PROVIDE FULL LENGTH PULL ROPE AND GREENLEE CONDUIT MEASURING TAPE IN EACH INSTALLED TELCO CONDUIT.
10. WHERE CONDUIT BETWEEN BTS AND PROJECT OWNER CELL SITE PPC AND BETWEEN BTS AND PROJECT OWNER CELL SITE TELCO SERVICE CABINET ARE UNDERGROUND USE PVC, SCHEDULE 40 CONDUIT. ABOVE THE GROUND PORTION OF THESE CONDUITS SHALL BE PVC CONDUIT.
11. ALL EQUIPMENT LOCATED OUTSIDE SHALL HAVE NEMA 3R ENCLOSURE.
12. PPC SUPPLIED BY PROJECT OWNER.
13. GROUNDING SHALL COMPLY WITH NEC ART. 250.
14. GROUND COAXIAL CABLE SHIELDS MINIMUM AT BOTH ENDS USING MANUFACTURERS COAX CABLE GROUNDING KITS SUPPLIED BY PROJECT OWNER.

ADDITIONAL NOTE:
GROUNDING, BONDING AND LIGHTNING PROTECTION SHALL BE DONE IN ACCORDANCE WITH "T-MOBILE BTS SITE GROUNDING STANDARDS".

15. USE #6 COPPER STRANDED WIRE WITH GREEN COLOR INSULATION FOR ABOVE GRADE GROUNDING (UNLESS OTHERWISE SPECIFIED) AND #2 SOLID TINNED BARE COPPER WIRE FOR BELOW GRADE GROUNDING AS INDICATED ON THE DRAWING.
16. 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.
17. ROUTE GROUNDING CONDUCTORS ALONG THE SHORTEST AND STRAIGHTEST PATH POSSIBLE, EXCEPT AS OTHERWISE INDICATED. GROUNDING LEADS SHOULD NEVER BE BENT AT RIGHT ANGLE. ALWAYS MAKE AT LEAST 12" RADIUS BENDS. #6 WIRE CAN BE BENT AT 6" RADIUS WHEN NECESSARY. BOND ANY METAL OBJECTS WITHIN 6 FEET OF PROJECT OWNER EQUIPMENT OR CABINET TO MASTER GROUND BAR OR GROUNDING RING.
18. CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO HOLE COMPRESSION TYPE COPPER LUGS. APPLY OXIDE INHIBITING COMPOUND TO ALL LOCATIONS.
19. BOND ANTENNA MOUNTING BRACKETS, COAXIAL CABLE GROUND KITS, AND ALNA TO EGB PLACED NEAR THE ANTENNA LOCATION.
20. APPLY OXIDE INHIBITING COMPOUND TO ALL COMPRESSION TYPE GROUND CONNECTIONS.
21. CONTRACTOR SHALL PROVIDE AND INSTALL OMNI DIRECTIONAL ELECTRONIC MARKER SYSTEM (EMS) BALLS OVER EACH GROUND ROD AND BONDING POINT BETWEEN EXISTING TOWER/ (E) MONOPOLE GROUNDING RING AND EQUIPMENT GROUNDING RING.
22. CONTRACTOR SHALL TEST COMPLETED GROUND SYSTEM AND RECORD RESULTS FOR PROJECT CLOSE-OUT DOCUMENTATION. 5 OHMS MAXIMUM RESISTANCE REQUIRED.
23. CONTRACTOR SHALL CONDUCT ANTENNA, COAX, AND LNA RETURN-LOSS AND DISTANCE- TO-FAULT MEASUREMENTS (SWEEP TESTS) AND RECORD RESULTS FOR PROJECT CLOSE OUT.



ABBREVIATIONS

AAV	ALTERNATIVE ACCESS VENDOR	EG	EQUIPMENT GROUND	N.T.S.	NOT TO SCALE
AC	ALTERNATING CURRENT	EGB	EQUIPMENT GROUND BAR	REF	REFERENCE
AGL	ABOVE GRADE LEVEL	EGR	EQUIPMENT GROUND RING	REQ	REQUIRED
ATS	AUTOMATIC TRANSFER SWITCH	(F)	FUTURE	RF	RADIO FREQUENCY
AWG	AMERICAN WIRE GAUGE	GALV.	GALVANIZED	RGS	RIGID GALVANIZED STEEL
AZ	AZIMUTH	G.C.	GENERAL CONTRACTOR	RRH	REMOTE RADIO HEAD
BCW	BARE COPPER WIRE	KW	KILOWATT	TBD	TO BE DETERMINED
BEP	BUILDING ENTRY POINT	MGB	MASTER GROUND BUS	TBR	TO BE REMOVED
BTS	BASE TRANSCEIVER STATION	MIN.	MINIMUM	TBRR	TO BE REMOVED AND REPLACED
CSC	CELL SITE CONTROLLER	(P)	PROPOSED	TYP	TYPICAL
(E)	EXISTING	PPC	POWER PROTECTION CABINET	U/G	UNDERGROUND



Transcend Wireless

10 INDUSTRIAL AVENUE
MAHWAH, NJ 07430

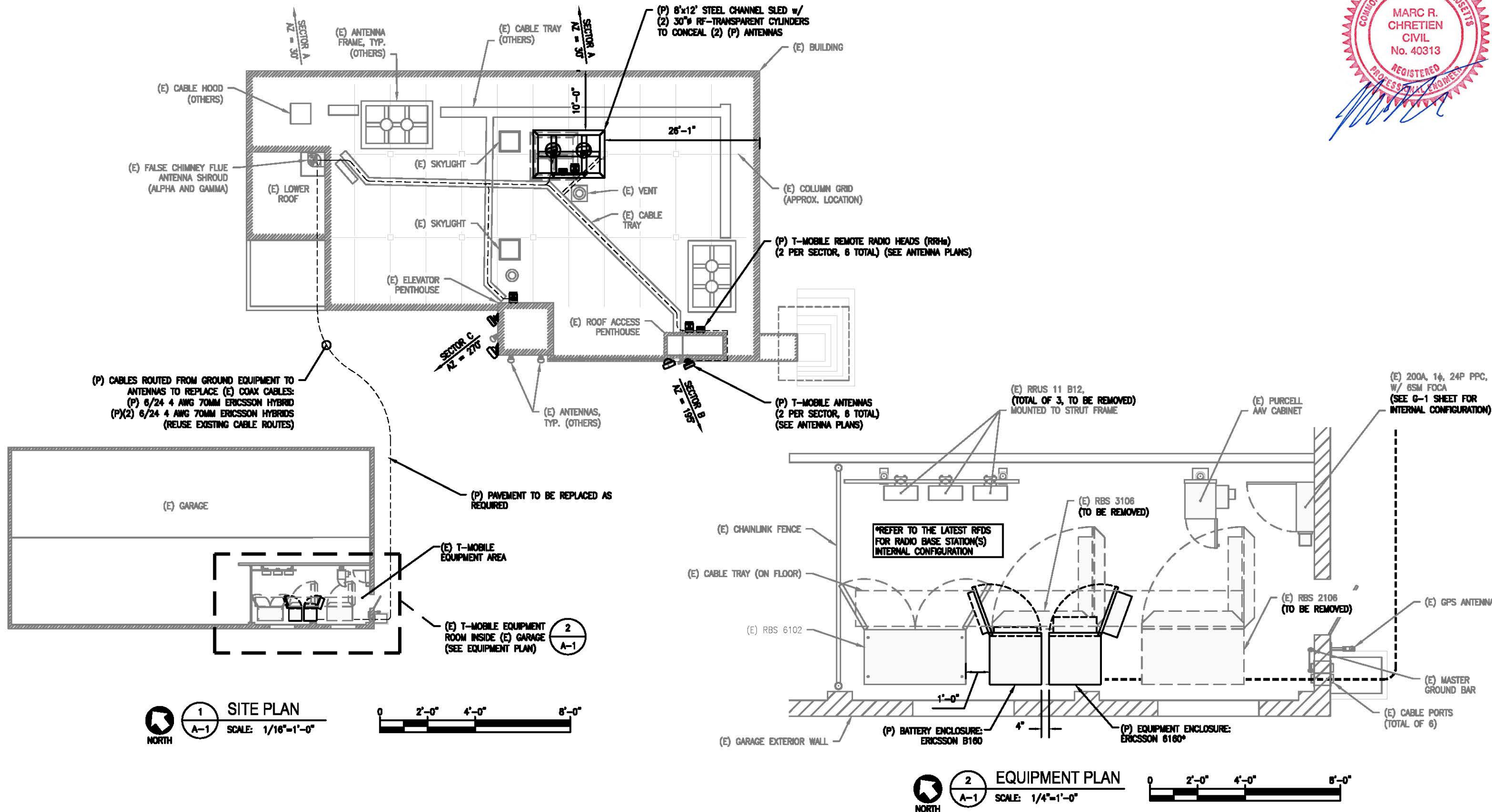
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SITE NAME: BS447/179 SIDNEY STREET
80 ERIE STREET
CAMBRIDGE, MA 02139
MIDDLESEX COUNTY

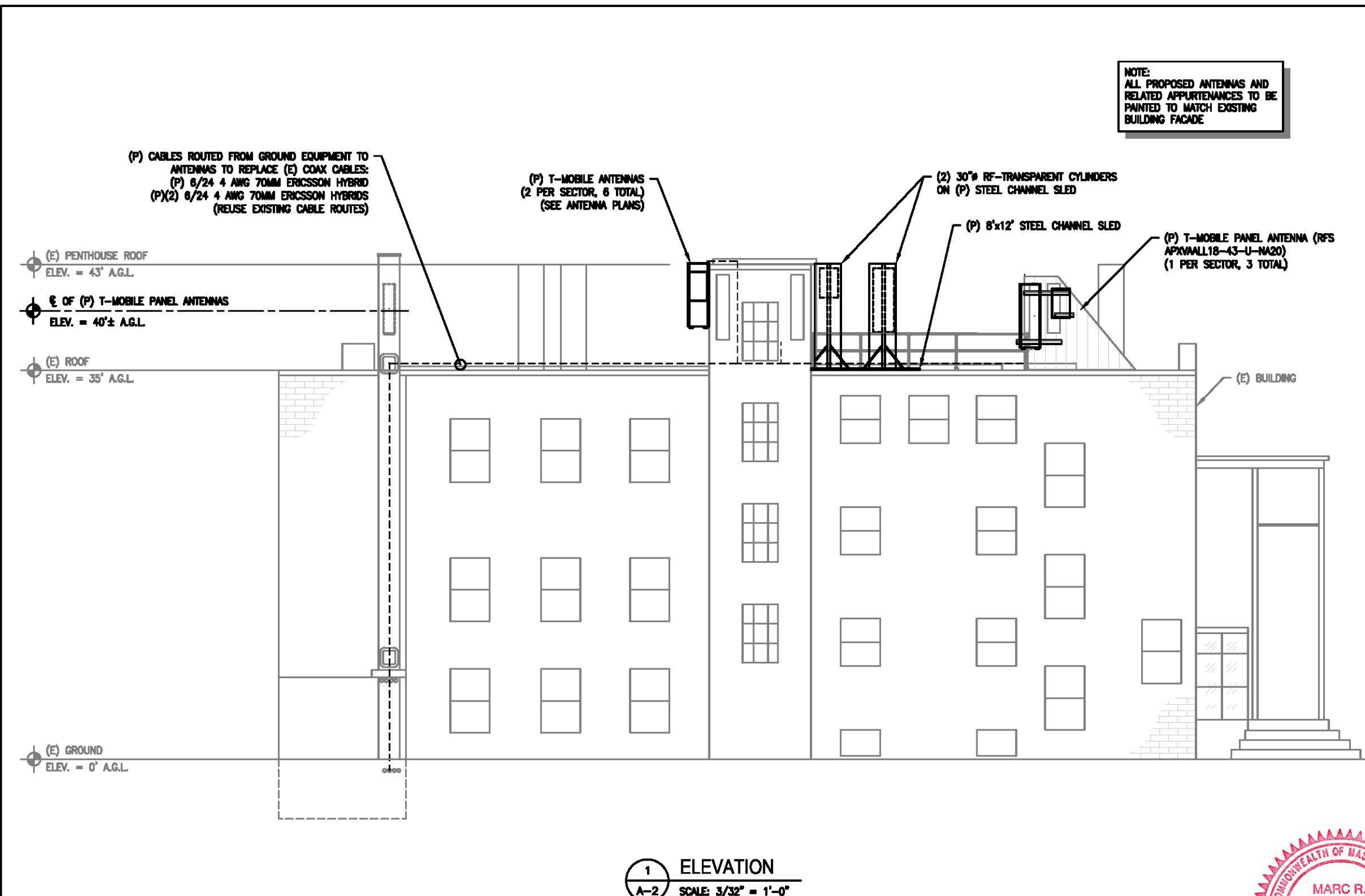
T-MOBILE NORTHEAST LLC
15 COMMERCE WAY, SUITE B
NORTON, MA 02766
OFFICE: (508) 286-2700
FAX: (508) 286-2893

NO.	DATE	REVISIONS	BY	CHK
0	07/13/21	ISSUED FOR REVIEW	JWH	MRC
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3	03/09/22	REVISED	MER	MRC

GENERAL NOTES

SHEET NO. GN-1





NOTE:
ALL PROPOSED ANTENNAS AND
RELATED APPURTENANCES TO BE
PAINTED TO MATCH EXISTING
BUILDING FACADE

EQUIPMENT SCHEDULE

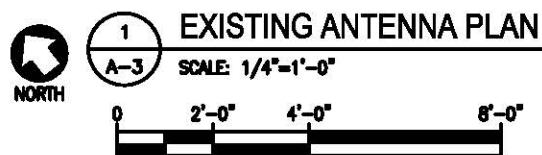
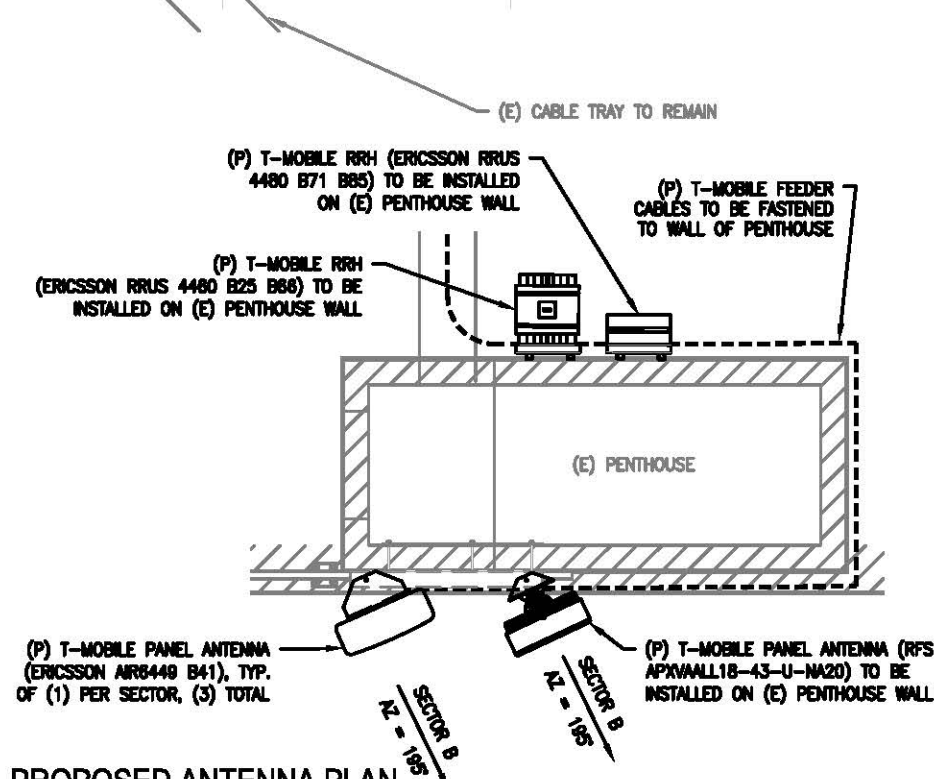
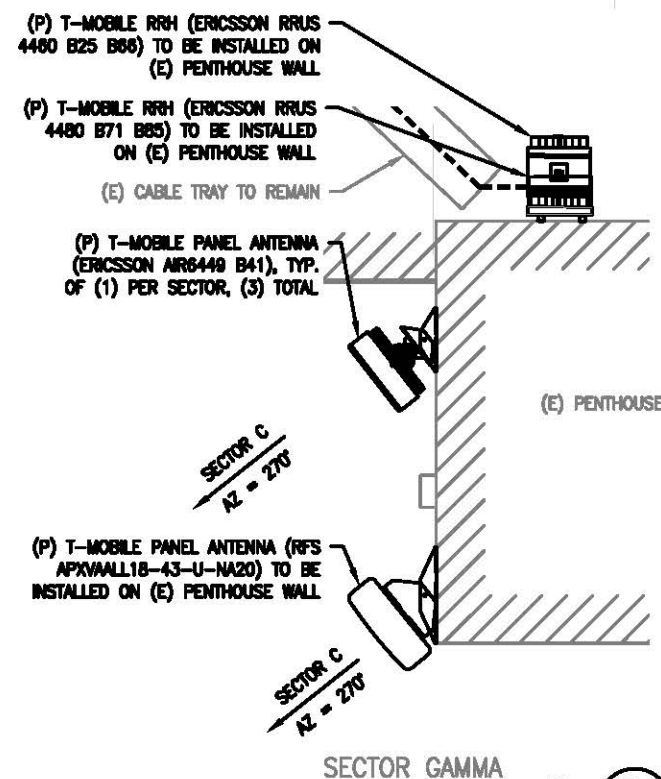
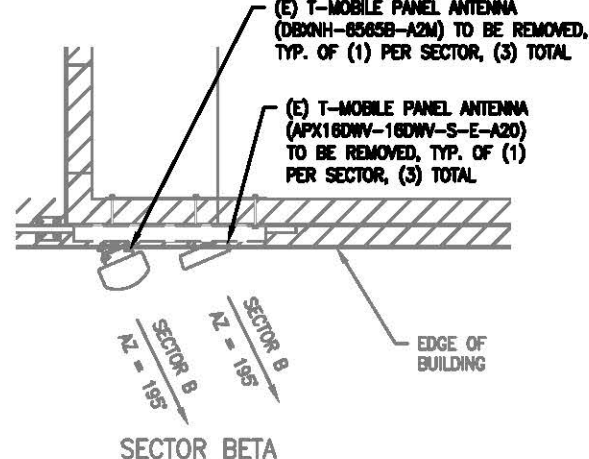
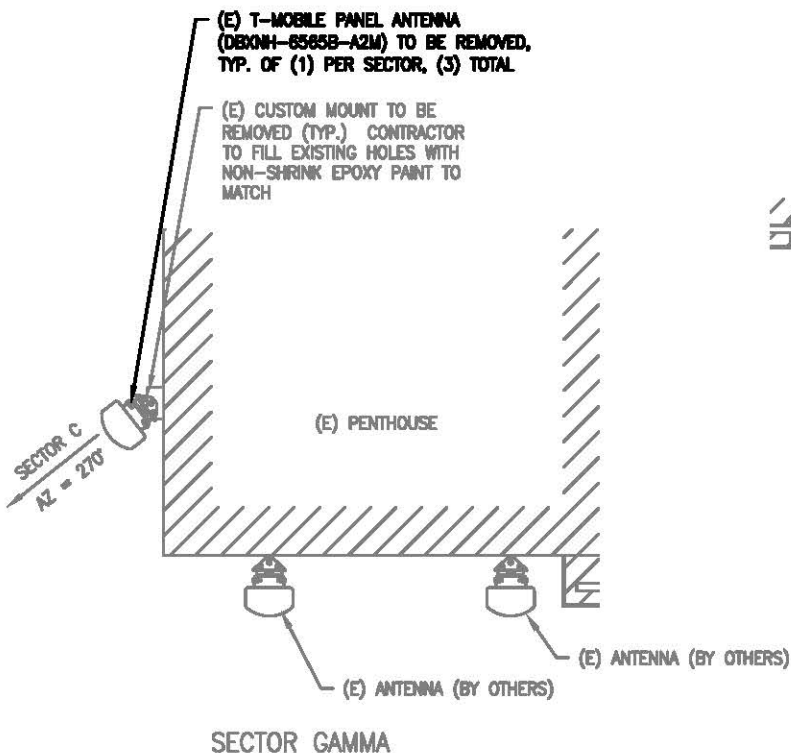
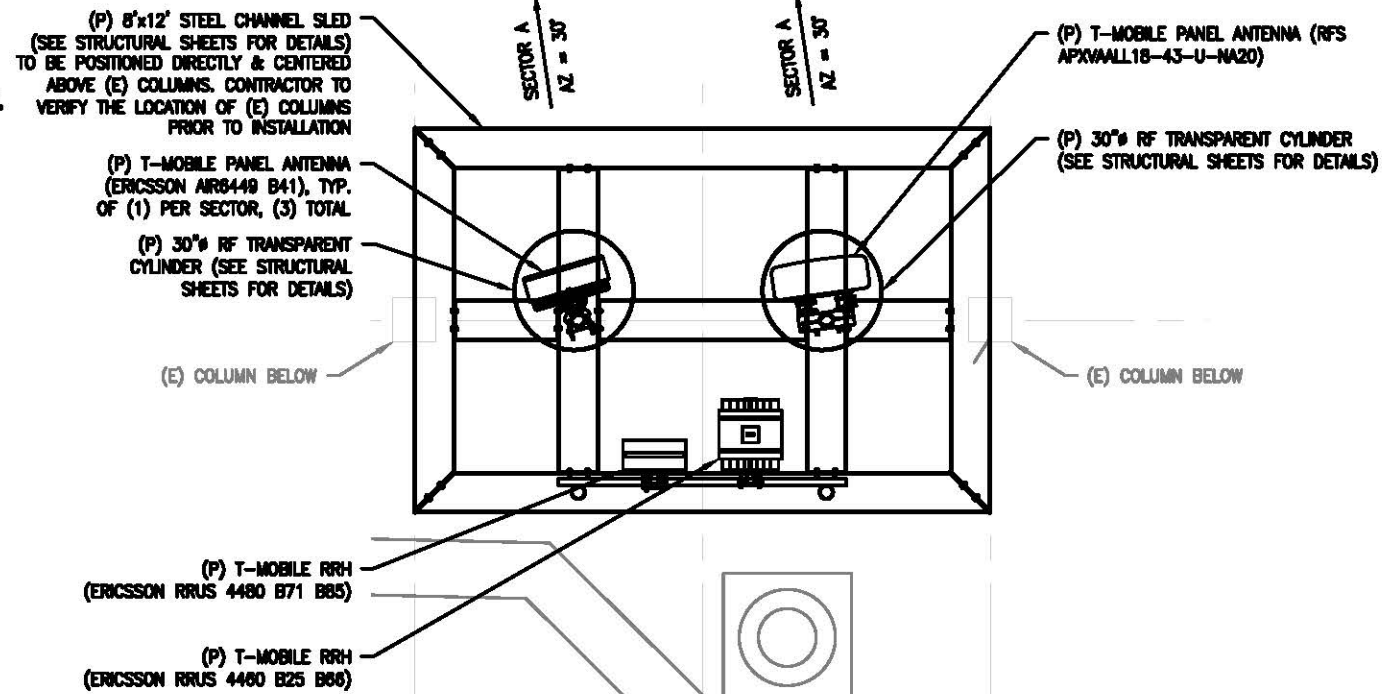
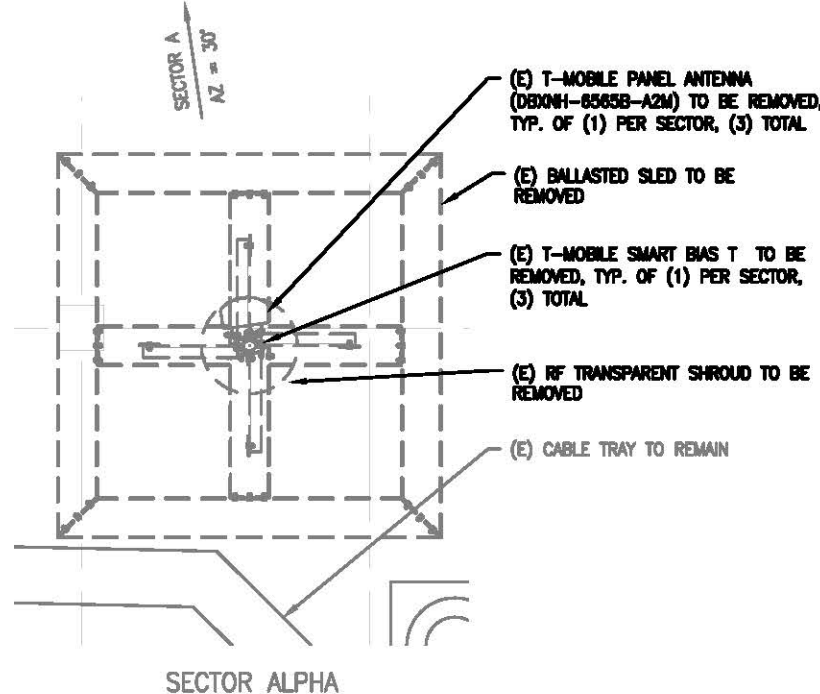
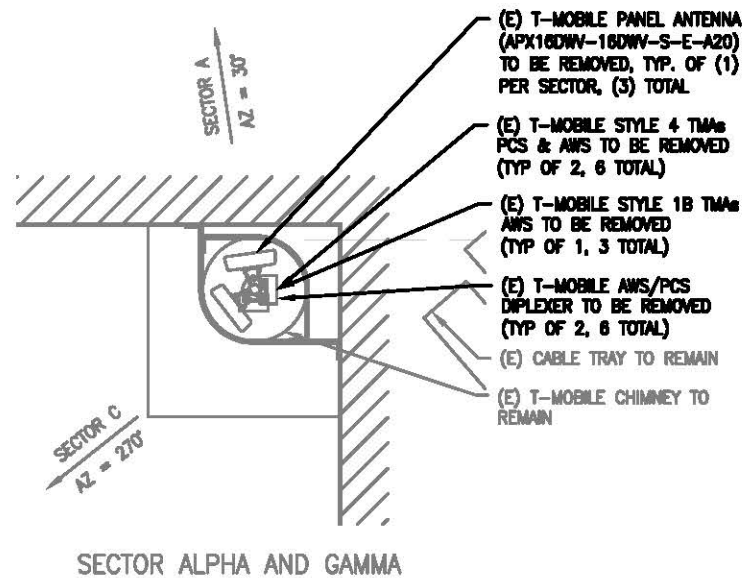
CURRENT EQUIPMENT	
QUANTITY	DESCRIPTION
3	RFS-APX180WV-180WV-S-E-A20 PANEL ANTENNAS
3	DEKOH-8585B-A2M PANEL ANTENNAS
3	RRUS-11 B12 REMOTE RADIO HEADS
6	GENERIC STYLE 4 PCS & AWS TMA
3	GENERIC TWIN STYLE 1B AWS TMA
6	GENERIC AWS/PCS DIPLEXER
6	7/8" DIA. COAX CABLES
12	1 5/8" COAXIAL CABLES
1	ERICSSON RBS 2108 EQUIPMENT CABINET
1	ERICSSON RBS 3108 EQUIPMENT CABINET
1	ERICSSON RBS 6131 EQUIPMENT CABINET
EQUIPMENT TO BE REMOVED	
3	RFS-APX180WV-180WV-S-E-A20 PANEL ANTENNAS
3	DEKOH-8585B-A2M PANEL ANTENNAS
3	RRUS-11 B12 REMOTE RADIO HEADS
6	GENERIC STYLE 4 PCS & AWS TMA
3	GENERIC TWIN STYLE 1B AWS TMA
6	GENERIC AWS/PCS DIPLEXER
6	7/8" DIA. COAX CABLES
12	1 5/8" COAXIAL CABLES
1	ERICSSON RBS 2108 EQUIPMENT CABINET
1	ERICSSON RBS 3108 EQUIPMENT CABINET
EQUIPMENT TO BE ADDED	
3	ERICSSON AIR6449 B41 PANEL ANTENNAS
3	RFS APXWALL18_43-U-NA20 PANEL ANTENNAS
3	ERICSSON RADIO 4480 B71 & B85
3	ERICSSON RADIO 4480 B25 & B86
3	6x24 DC/FIBER CABLES
1	ERICSSON 6160 EQUIPMENT CABINET
1	ERICSSON B160 BATTERY CABINET
FINAL EQUIPMENT CONFIGURATION	
3	ERICSSON AIR6449 B41 PANEL ANTENNAS
3	RFS APXWALL18_43-U-NA20 PANEL ANTENNAS
3	ERICSSON RADIO 4480 B71 & B85
3	ERICSSON RADIO 4480 B25 & B86
3	6x24 DC/FIBER CABLES
1	ERICSSON 6160 EQUIPMENT CABINET
1	ERICSSON B160 BATTERY CABINET
1	ERICSSON RBS 6131 EQUIPMENT CABINET

RF CONFIGURATION
67E5A998E HYBRID

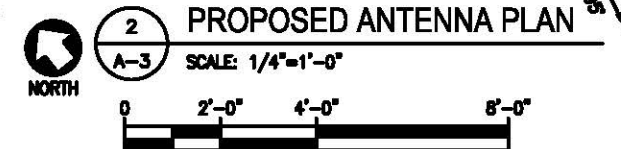
- SCOPE OF WORK
1. REMOVE (6) PANEL ANTENNAS, (1) PER SECTOR
 2. REMOVE (3) RRHs, (1) PER SECTOR
 3. REMOVE (3) ANTENNA WALL MOUNTS, (1) PER SECTOR
 4. REMOVE (2) EQUIPMENT CABINET
 5. REMOVE (18) COAXIAL CABLES
 6. INSTALL (6) NEW PANEL ANTENNAS, (1) PER SECTOR
 7. INSTALL (6) RRHs, (1) PER SECTOR
 8. INSTALL (3) HYBRID CABLES
 9. INSTALL (4) ANTENNA WALL MOUNTS, (1) PER SECTOR
 10. INSTALL (1) EQUIPMENT CABINET
 11. INSTALL (1) BATTERY CABINET

1 ELEVATION
A-2 SCALE: 3/32" = 1'-0"

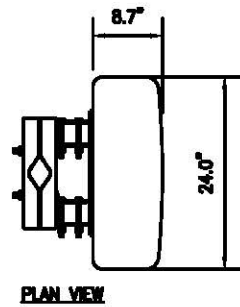
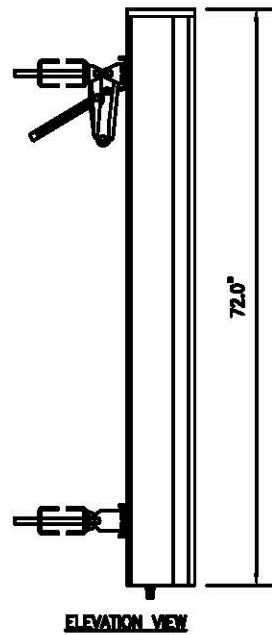




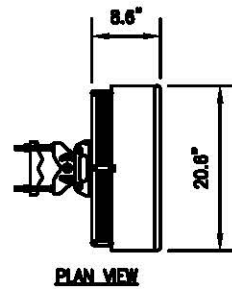
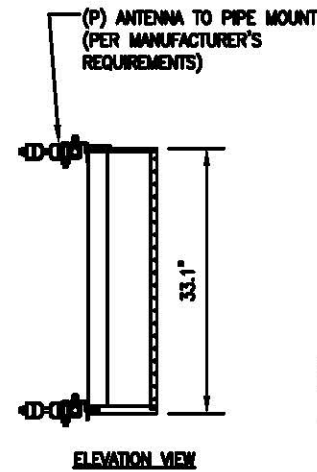
NOTE:
ALL PROPOSED ANTENNAS AND RELATED APPURTENANCES TO BE PAINTED TO MATCH EXISTING BUILDING FACADE



NO.	DATE	REVISIONS	BY	CHK
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APXVAALL18-43-U-NA20
 MANUFACTURER: RFS
 DIMENSIONS (HxWxD): 72.0"x24"x8.7"
 WEIGHT: 108 LBS.
 MNTG HARDWARE: 25.3 LBS.



AIR 6449 B41
 MANUFACTURER: ERICSSON
 DIMENSIONS (HxWxD): 33.1" X 20.8" X 8.6"
 WEIGHT: 103 LBS.



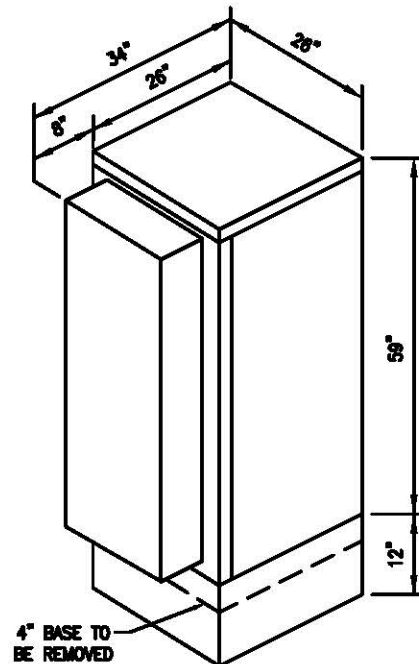
4480 B71+B85
 MANUFACTURER: ERICSSON
 DIMENSIONS (HxWxD): 21.8"x15.7"x7.5"
 WEIGHT: 84 LBS



4460 B25+B66
 MANUFACTURER: ERICSSON
 DIMENSIONS (HxWxD): 19.6"x15.7"x12.1"
 WEIGHT: 109 LBS

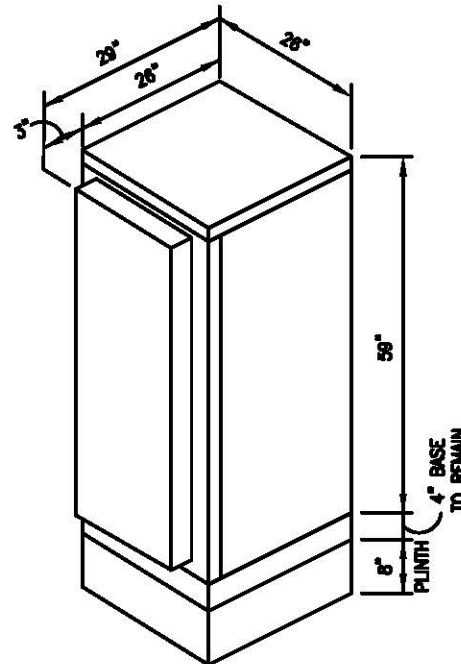
1 TYP. ANTENNA DETAIL
 A-4 SCALE: N.T.S.

2 TYP. RRH DETAIL
 A-4 SCALE: N.T.S.



ENCLOSURE 6160 AC
 *PRELIMINARY SPECIFICATIONS
 MANUFACTURER: ERICSSON
 DIMENSIONS: 32"x26"x71"
 WEIGHT W/O EQUIPMENT: 320 LBS.
 WEIGHT W/ EQUIPMENT: 605 LBS.

3 EQUIPMENT CABINET
 A-4 SCALE: N.T.S.



STRUCTURAL LIMITATION:
 STRUCTURAL ANALYSIS WAS CONDUCTED UTILIZING THE T-MOBILE DESIGN STANDARD OF TWO BATTERY STRINGS (MAXIMUM TOTAL WEIGHT OF 1,353 LBS). THE GENERAL CONTRACTOR AND/OR T-MOBILE SHALL NOTIFY THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION IF ADDITIONAL BATTERIES ARE TO BE INSTALLED AS STRUCTURAL DESIGN MODIFICATIONS MAY BE REQUIRED.

ENCLOSURE B160
 *PRELIMINARY SPECIFICATIONS
 MANUFACTURER: ERICSSON
 DIMENSIONS: 29"x26"x71"
 WEIGHT W/O BATTERIES: 295 LBS.
 WEIGHT W/ BATTERIES: 1,353 LBS.
 ONLY TWO (2) STRINGS OF BATTERIES ALLOWED

4 BATTERY CABINET
 A-4 SCALE: N.T.S.



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3	03/08/22	REVISED	MER	MRC

(E) UPPER PENTHOUSE ROOF SURFACE

TOP OF (P) ANTENNAS TO
MATCH TOP OF (E) PENTHOUSE
ELEV. 78'± A.G.L.

(P) T-MOBILE PANEL ANTENNA:
RFS# APXVALL18-43-U-NA20

1
S-1

(P) PIVOT BOLT

(P) L8x4x5/16 STEEL ANGLE
MOUNTED TO BACK OF ANTENNA
SEE SHEET S-2 FOR DETAILS

(P) BOLTS AS REQ'D INTO BACK OF
ANTENNA

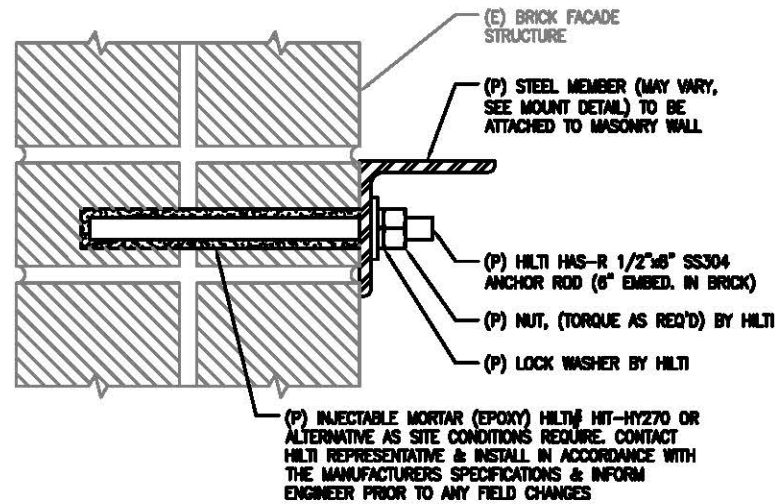
(P) L8x4x5/16 STEEL ANGLE
MOUNTED TO WALL

2
S-5

(E) BRICK WALL 3 COURSES
DEEP

1
S-1

TYPICAL ANTENNA MOUNT DETAIL
SCALE: 1" = 1'-0"



2
S-1

ANCHOR DETAILS
SCALE: 1" = 1'-0"

(P) 5/8" PIVOT BOLT W/ LOCK WASHERS
& LOCK NUTS AS REQ'D
(P) CUSTOM ANGLE WALL MOUNT (TYP. OF 2) (SEE
DETAILS ON PAGE S-3)

(P) CUSTOM ANGLE MOUNT TO BACK OF ANTENNA
(TYP. OF 2) (SEE DETAILS ON PAGE S-3)

CONNECT PIPE MOUNT BRACKET TO CUSTOM
ANGLE BRACKETS W/ BOLTS AS REQ'D (V.I.F.)

(P) ANTENNA BACK, DOWNTILT, SWIVEL &
PIPE MOUNT BRACKETS BY ERICSSON TO BE
CONNECTED TO CUSTOM ANGLE BRACKETS

(P) PANEL ANTENNA
(ERICSSON: AIR6449 B41)

E OF (E) & (P) ANTENNAS
ELEV. = 54'± A.G.L.

(P) HILTI HAS-R 1/2"x12" SS304 ANCHOR ROD (TYP. OF 3 PER WALL
MOUNT) (VERIFY WALL COMPOSITION IN FIELD, ADJUST ANCHOR TYPE AS
REQ'D) (SEE WALL ANCHOR DETAILS)

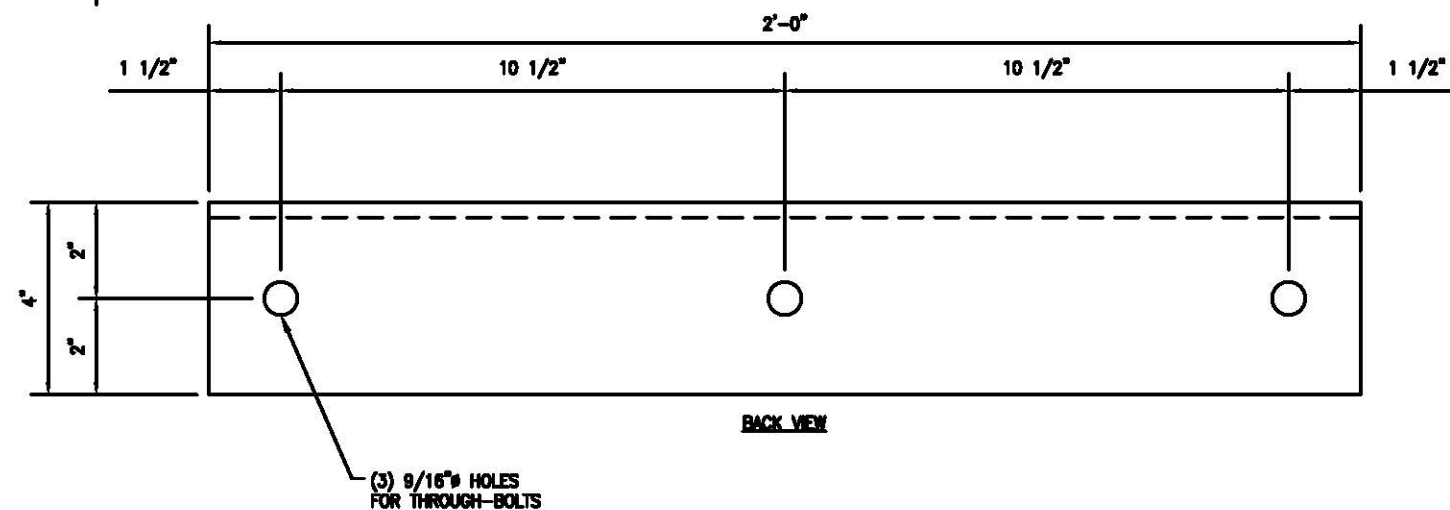
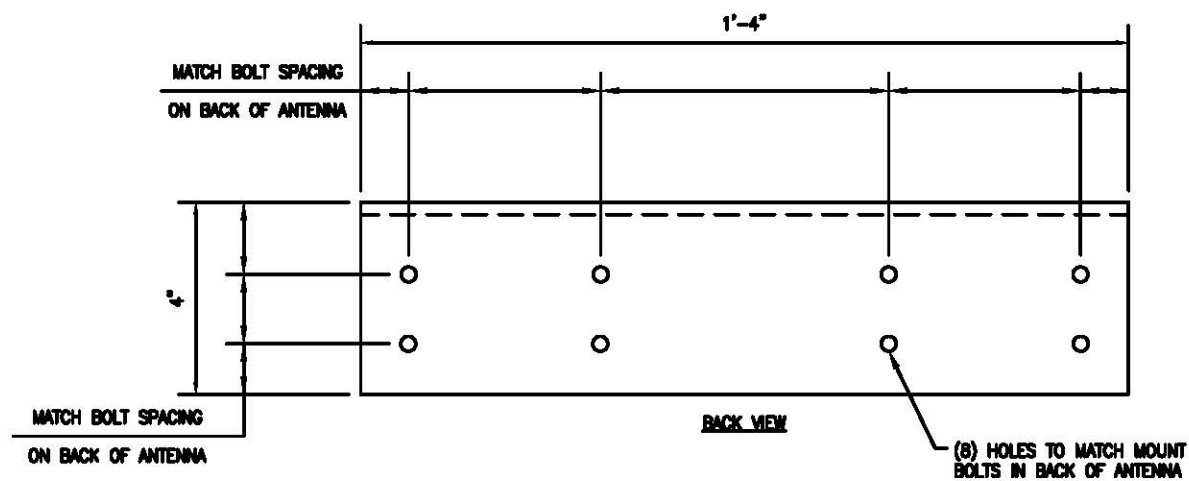
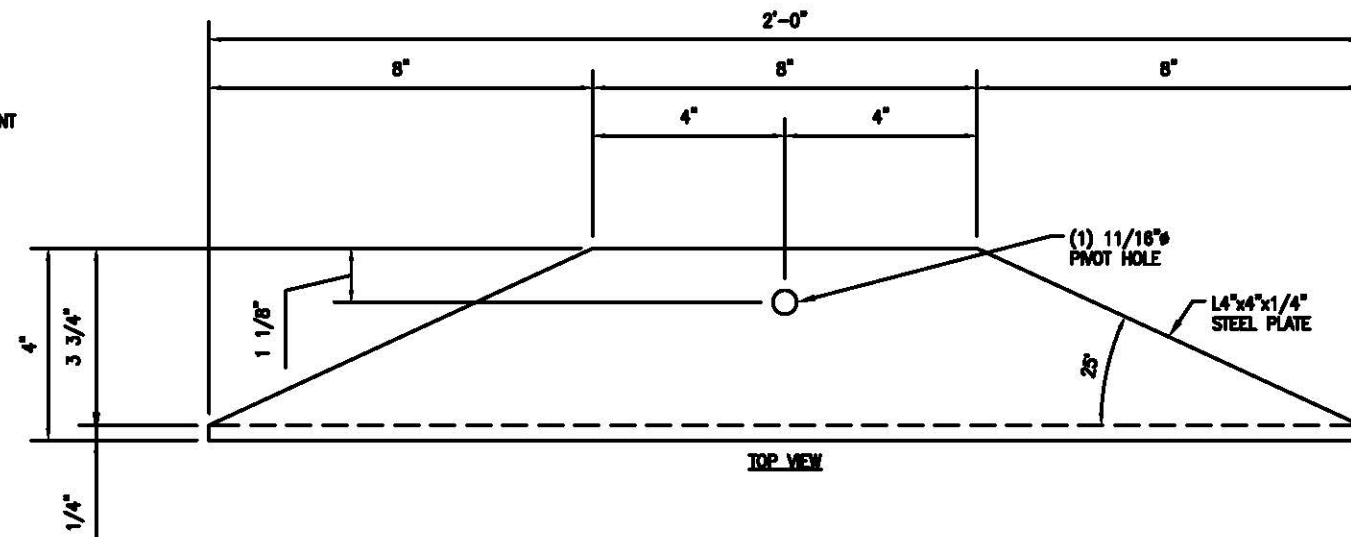
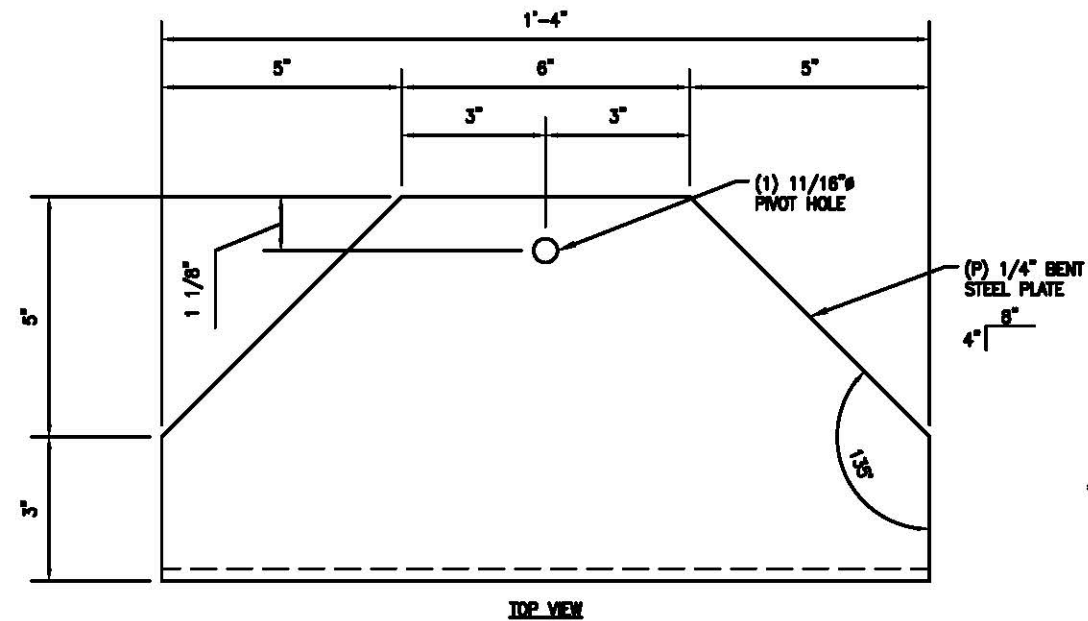
(E) BRICK WALL

3
S-1

TYPICAL ANTENNA MOUNT DETAIL
SCALE: 1" = 1'-0"



NO.	DATE	REVISIONS	BY	CHK
0	07/13/21	ISSUED FOR REVIEW	JWH	MRC
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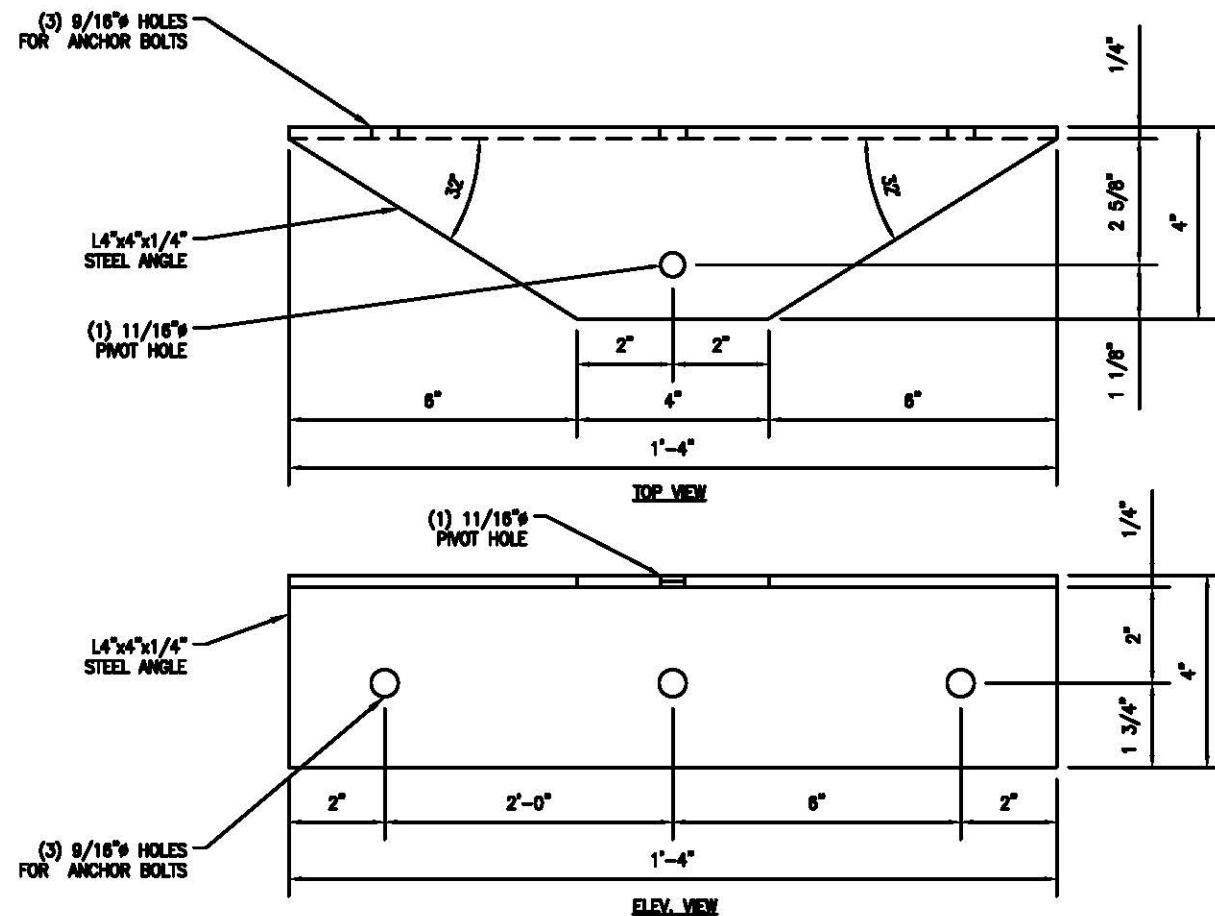


1 BENT PLATE DETAIL
S-2 SCALE: 3" = 1'-0"

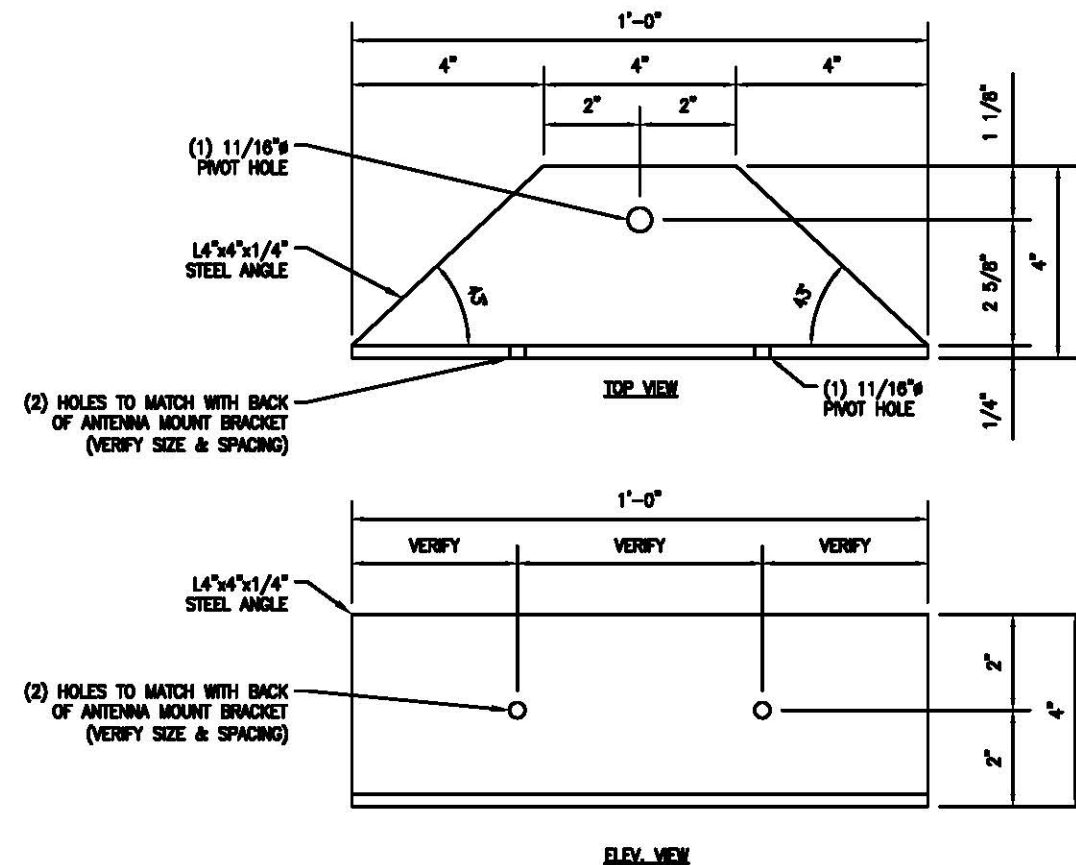
2 WALL MOUNT ANGLE DETAIL
S-2 SCALE: 3" = 1'-0"



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0	07/13/21	ISSUED FOR REVIEW	JWH	MRC
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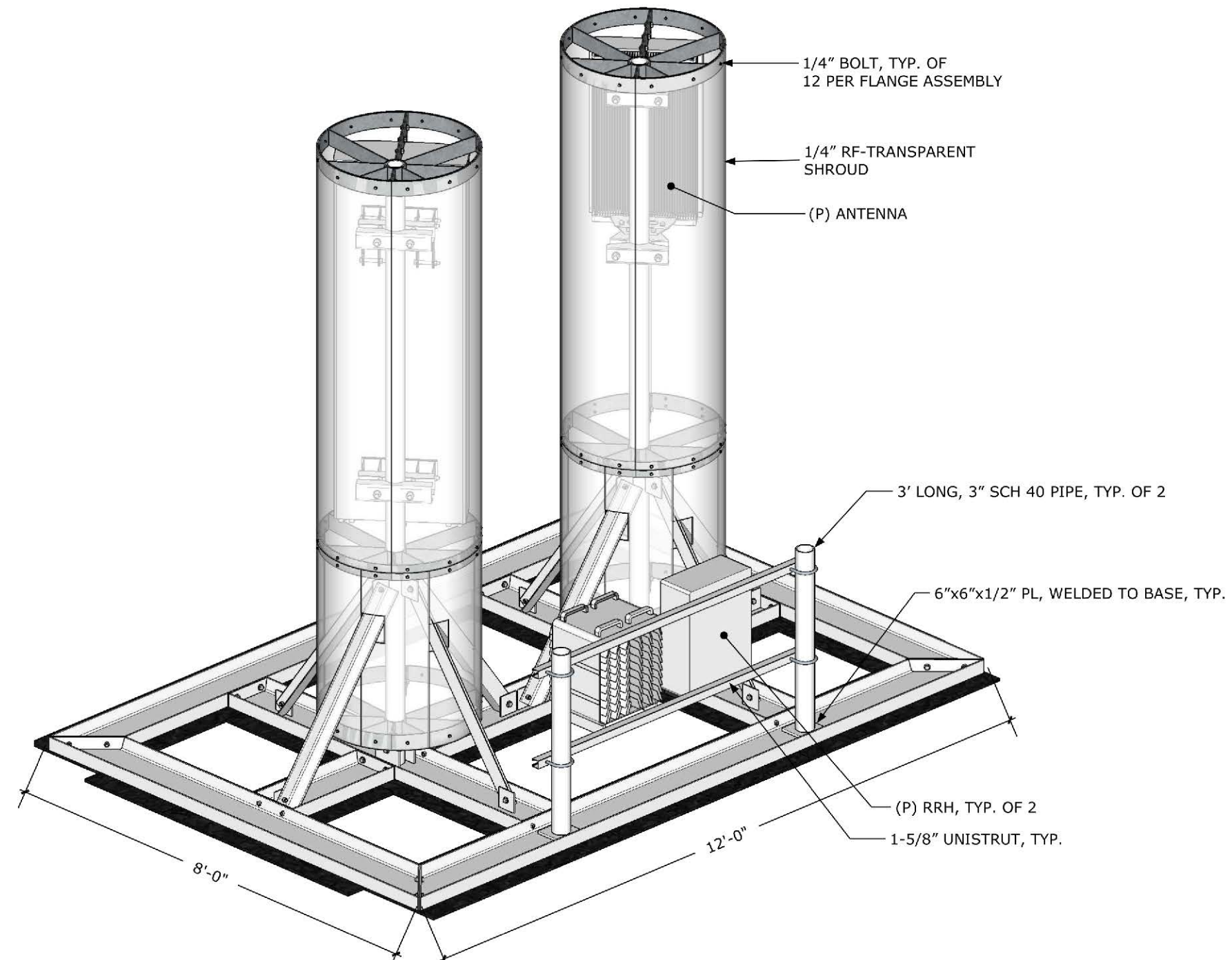
1 CUSTOM ANGLE WALL MOUNT
S-3 SCALE: 3" = 1'-0"



2 CUSTOM ANGLE MOUNT TO BACK OF ANTENNA
S-3 SCALE: 3" = 1'-0"

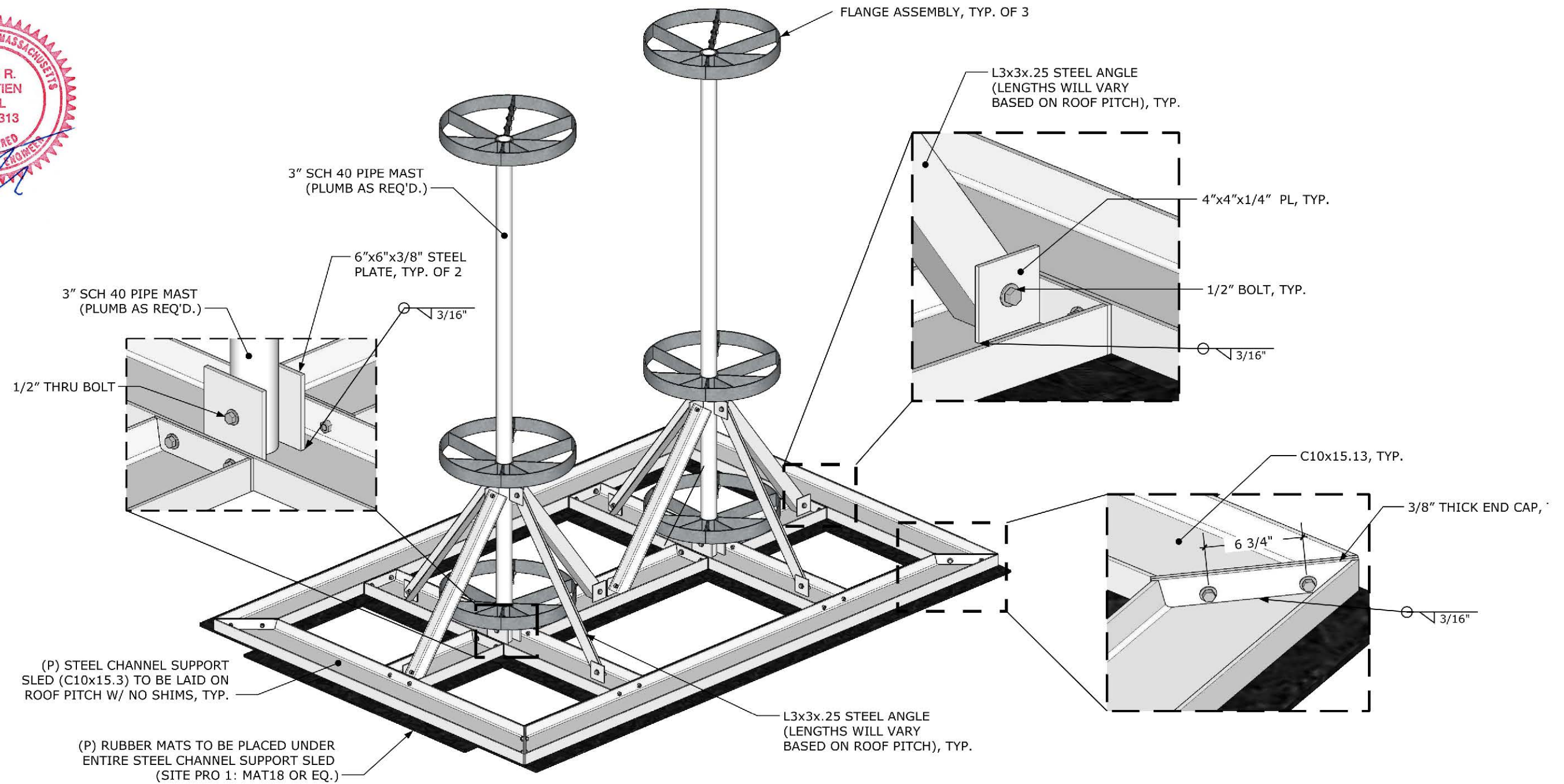


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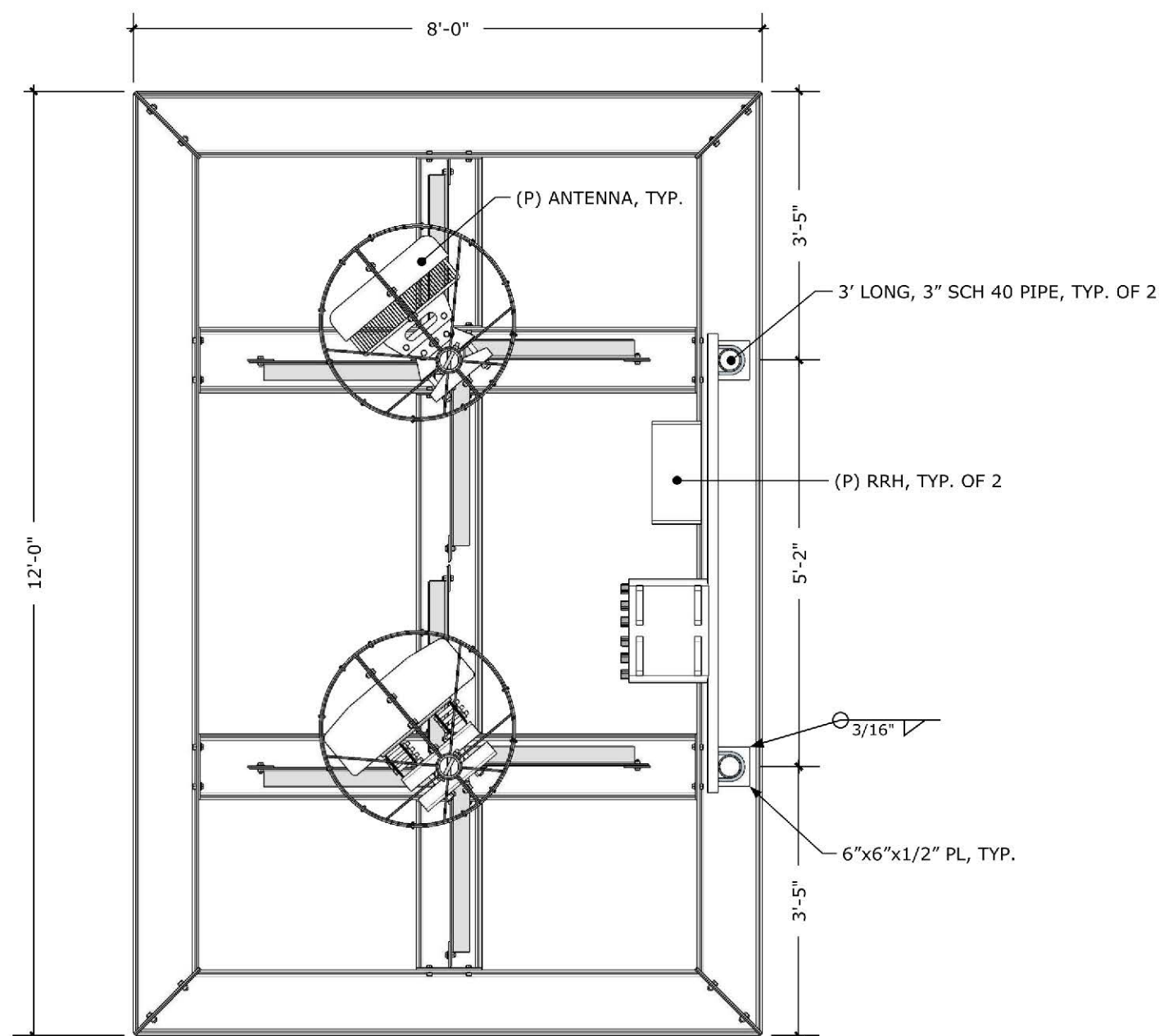
1 ISOMETRIC
S-4 SCALE: N.T.S.

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3	03/08/22	REVISED	MER	MRC

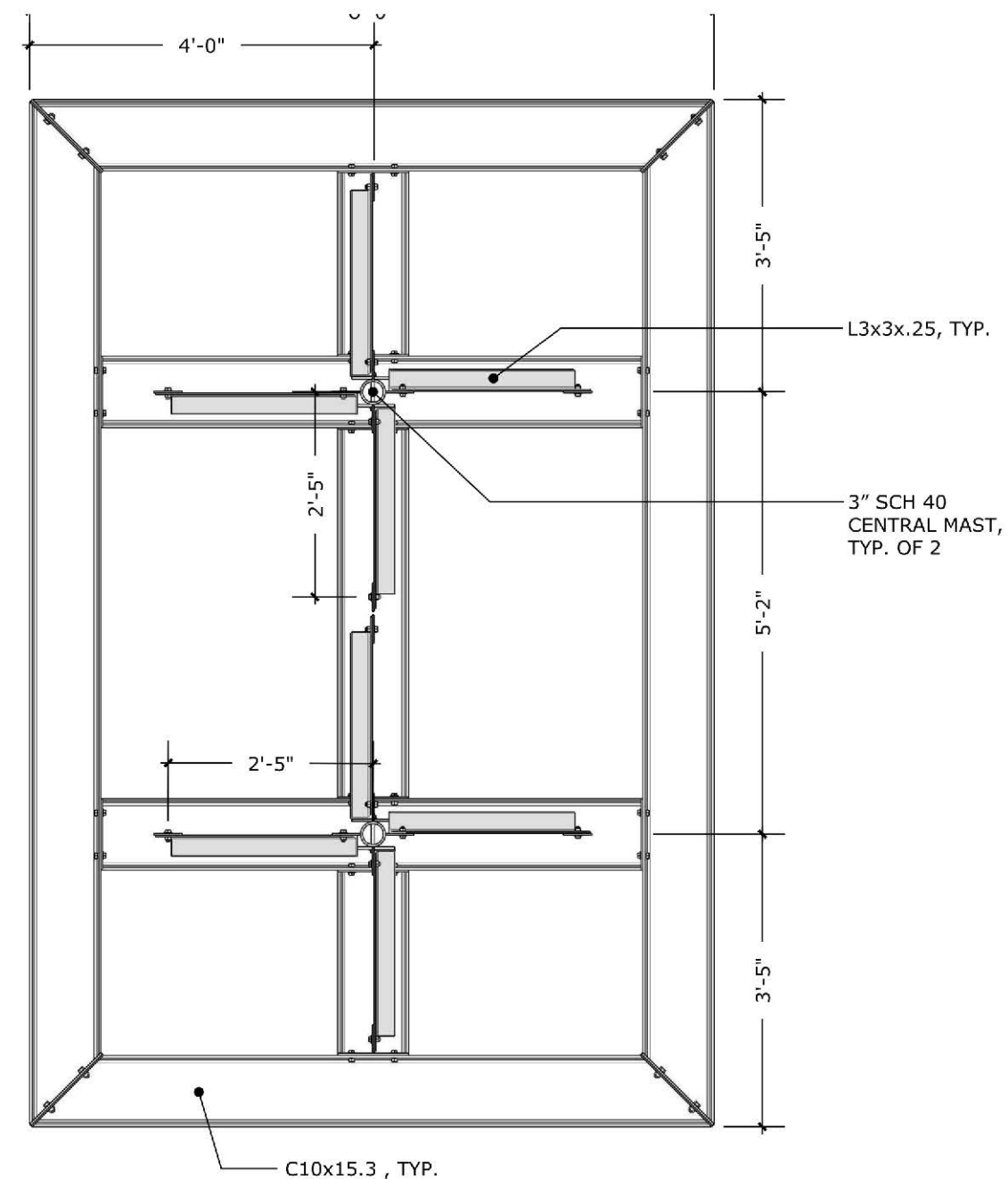


1 FRAMING ISOMETRIC
S-5 SCALE: N.T.S.

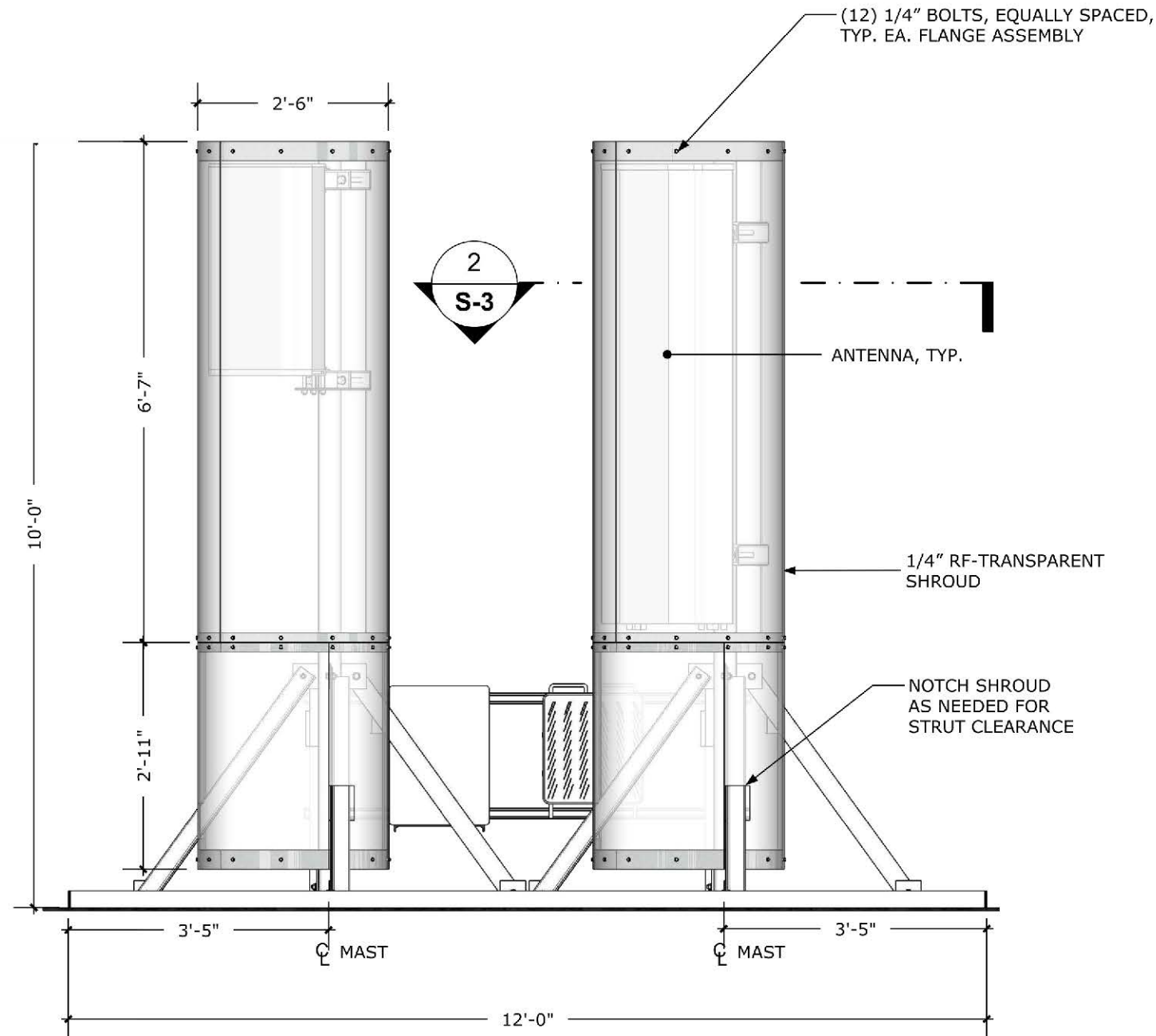
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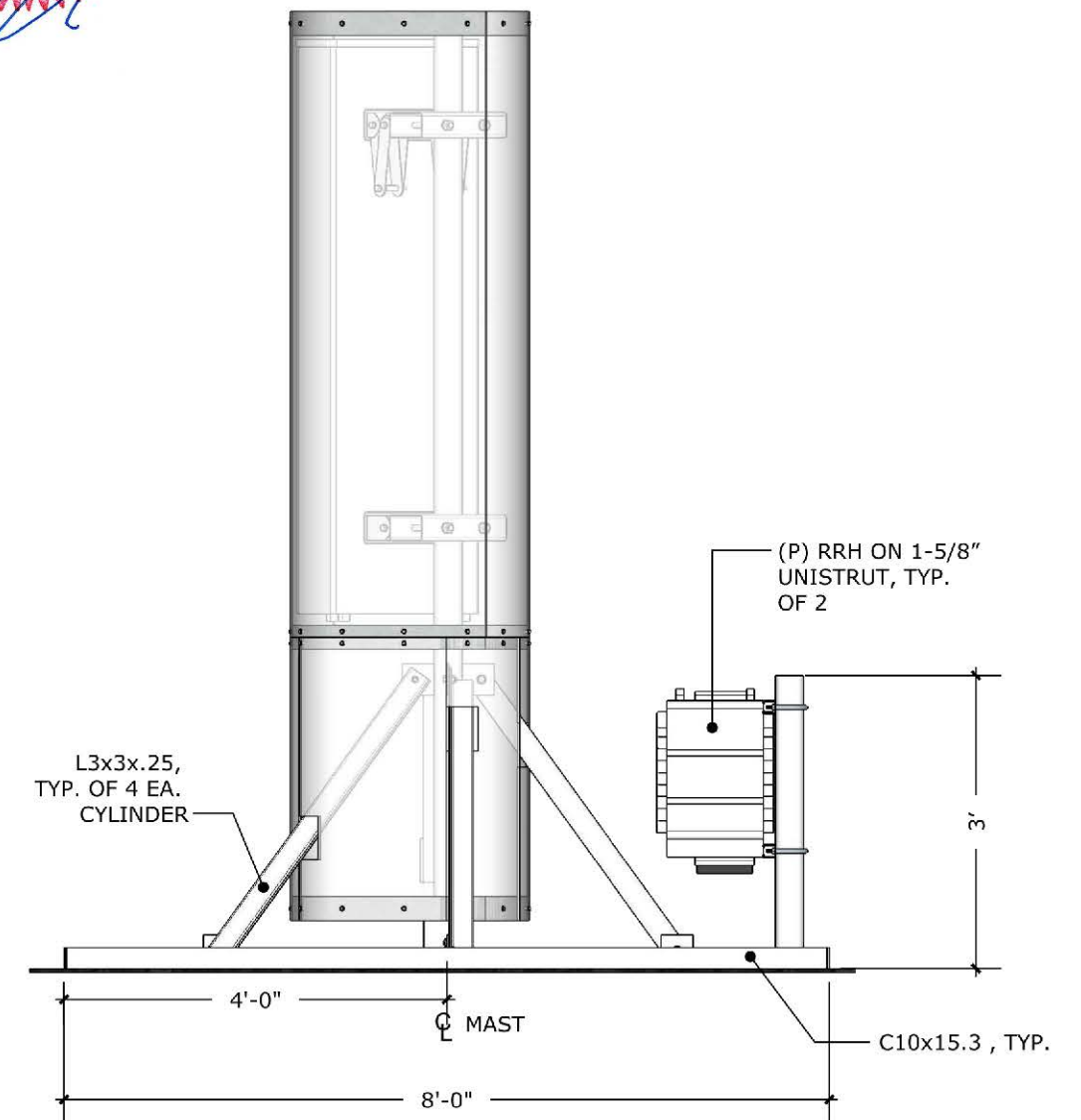
1 PLAN
S-6 SCALE: 1/2" = 1'-0"



2 BASE FRAMING PLAN
S-6 SCALE: 1/2" = 1'-0"

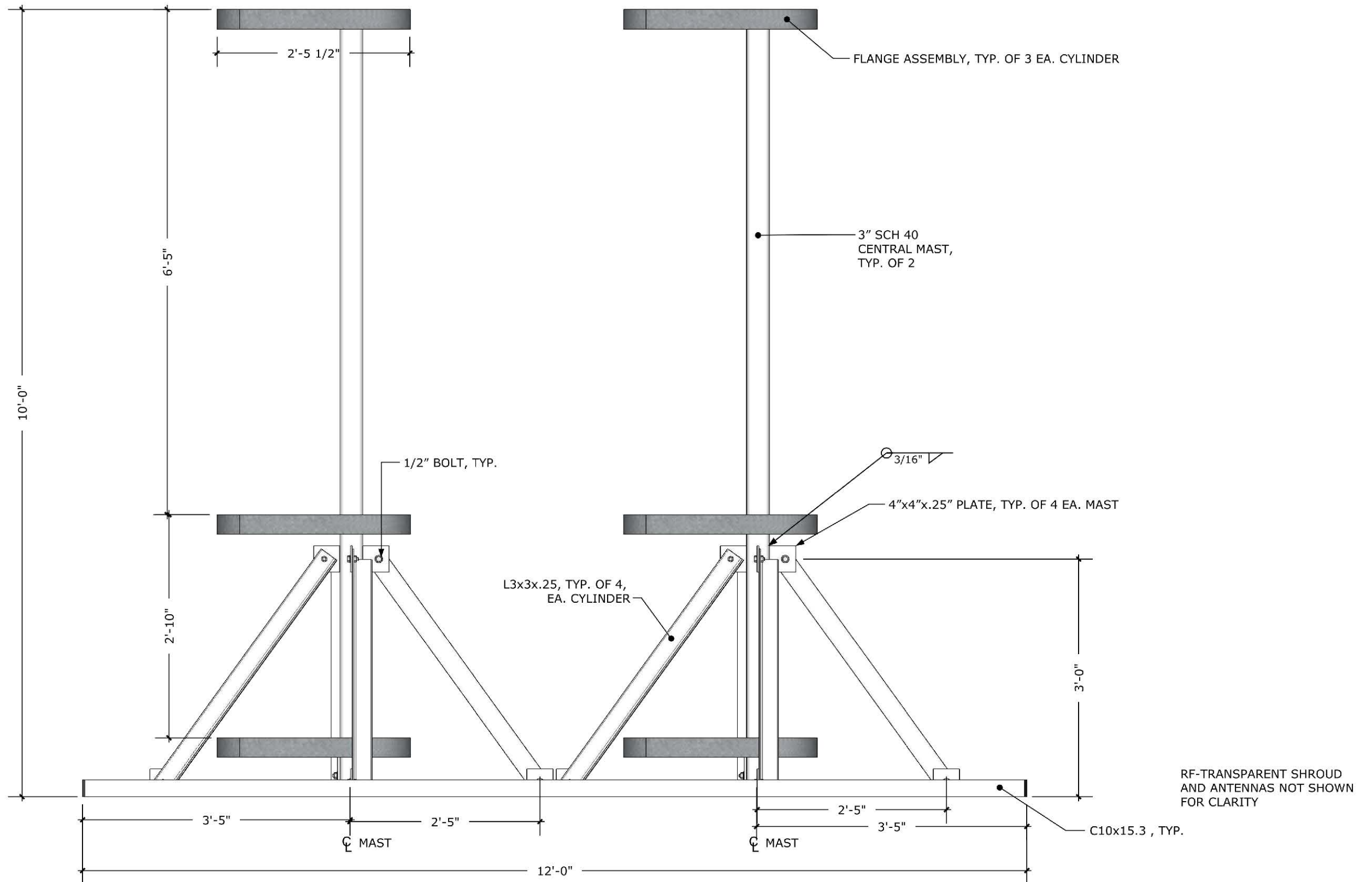


1 FRONT ELEVATION
S-7 SCALE: 1/2" = 1'-0"



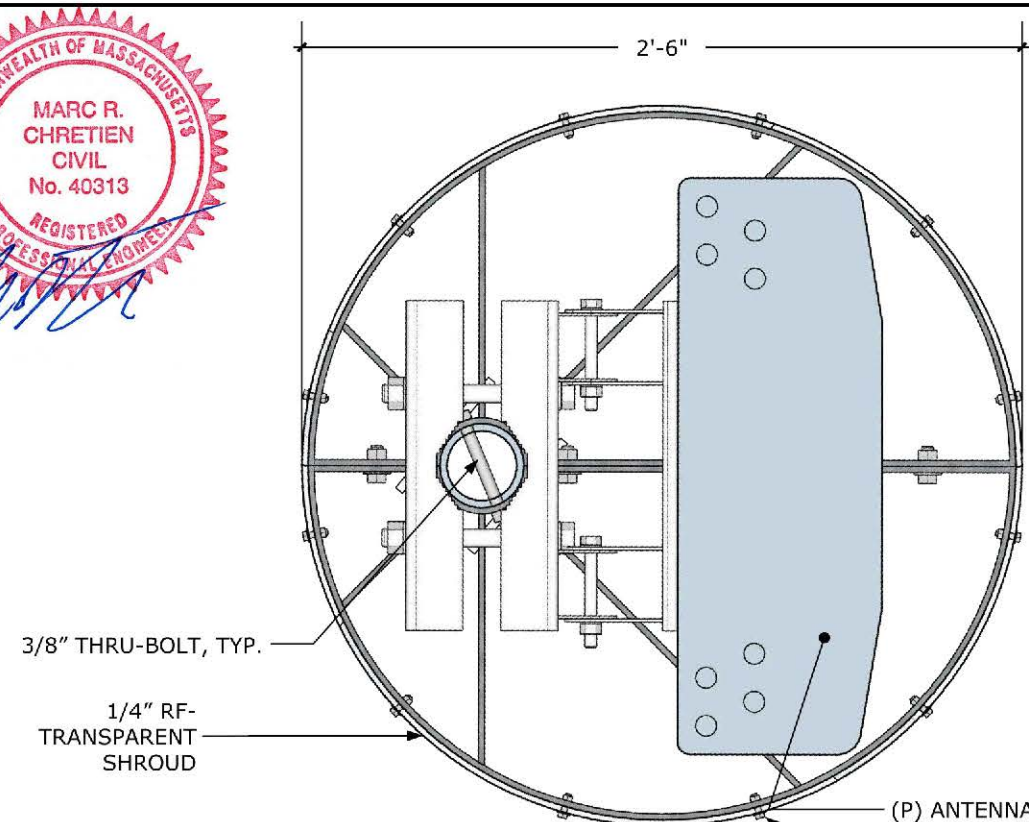
2 SIDE ELEVATION
S-7 SCALE: 1/2" = 1'-0"

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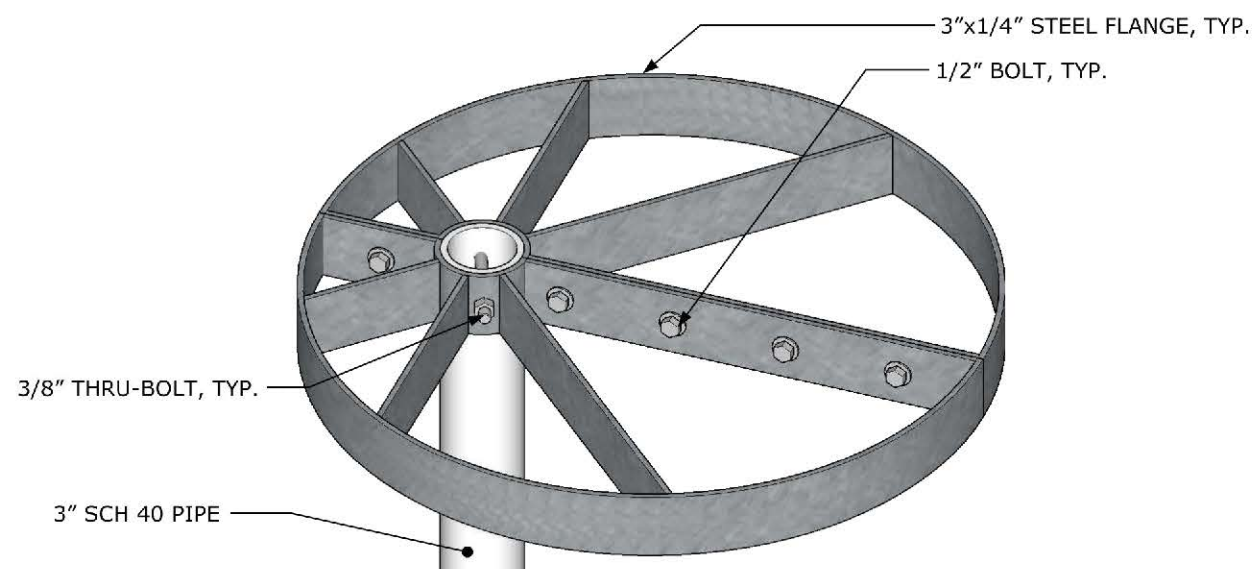
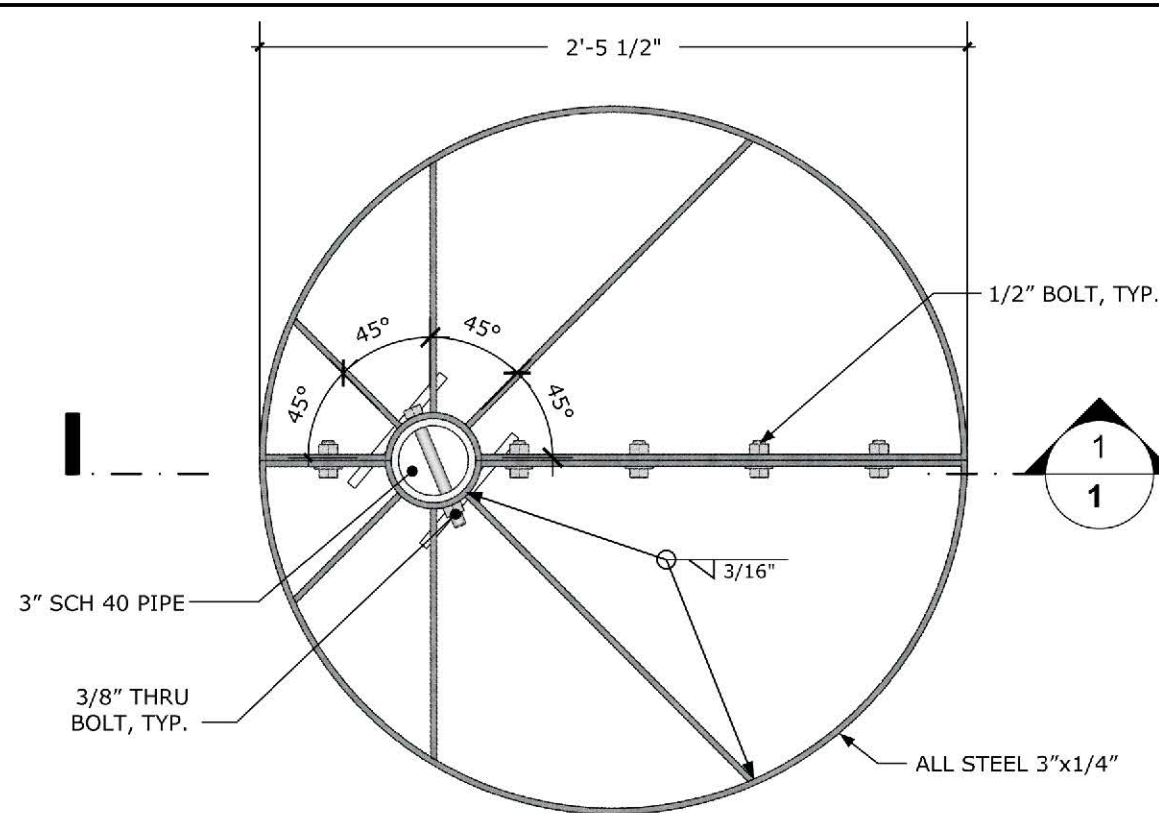
1 FRAMING ELEVATION
S-8 SCALE: 3/4" = 1'-0"

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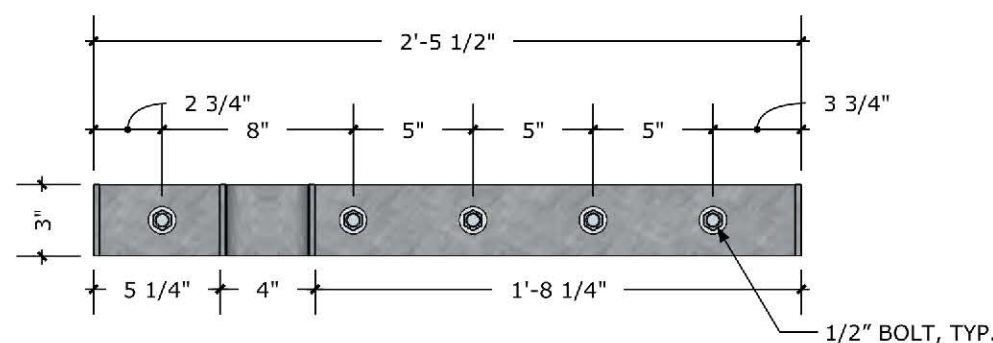


1 FLANGE ASSEMBLY DETAIL
S-9 SCALE: 1-1/2" = 1'-0"

(P) ANTENNA
(6) 1/4" BOLTS, EQUALLY SPACED ON EACH SIDE (NOTE: NUT SHALL BE TACK-WELDED TO BACKSIDE OF FLANGE)



3 FLANGE ISOMETRIC
S-9 SCALE: 1-1/2" = 1'-0"



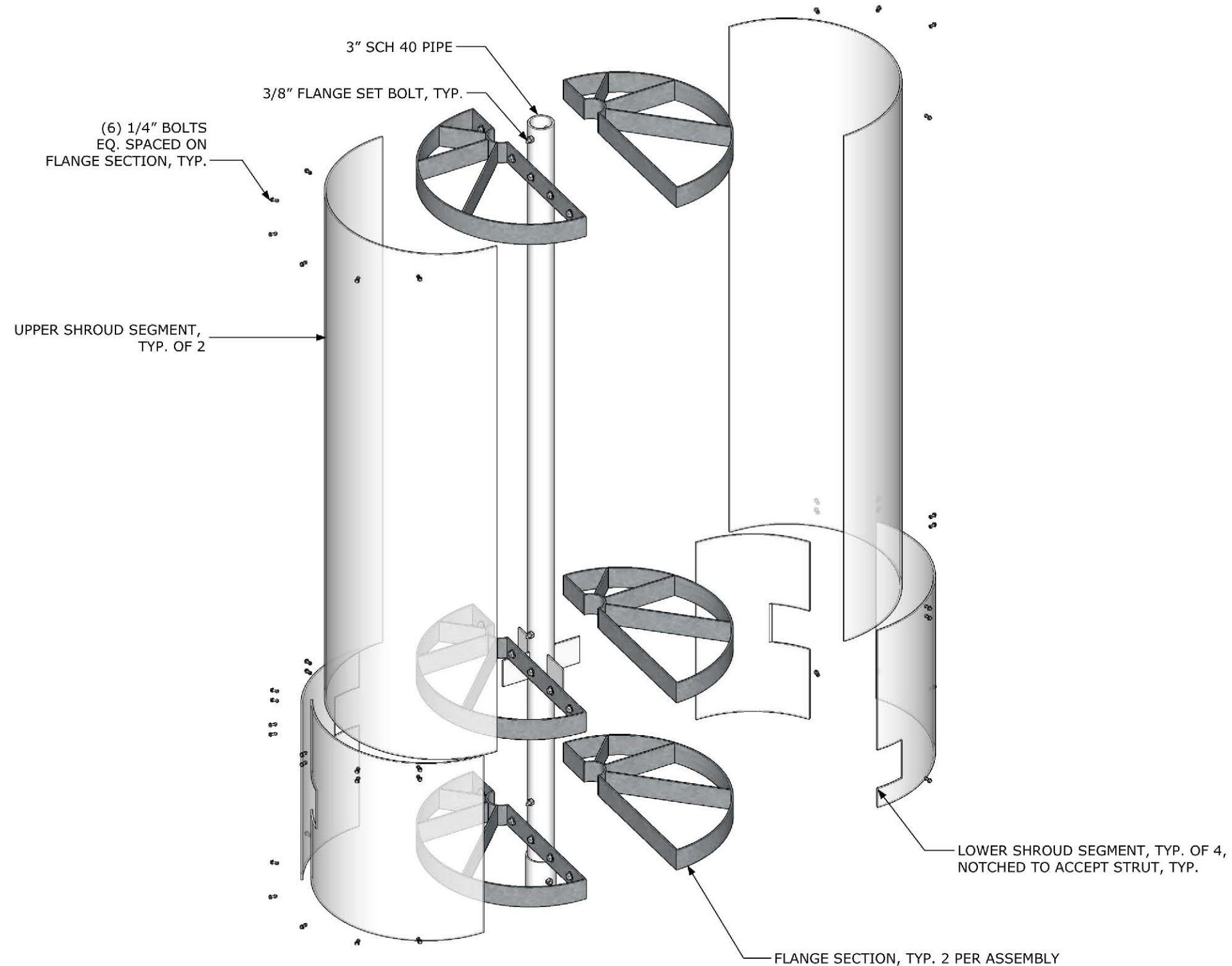
SECTION 1-1

2 SECTION
S-9 SCALE: 1-1/2" = 1'-0"

STRUCTURAL

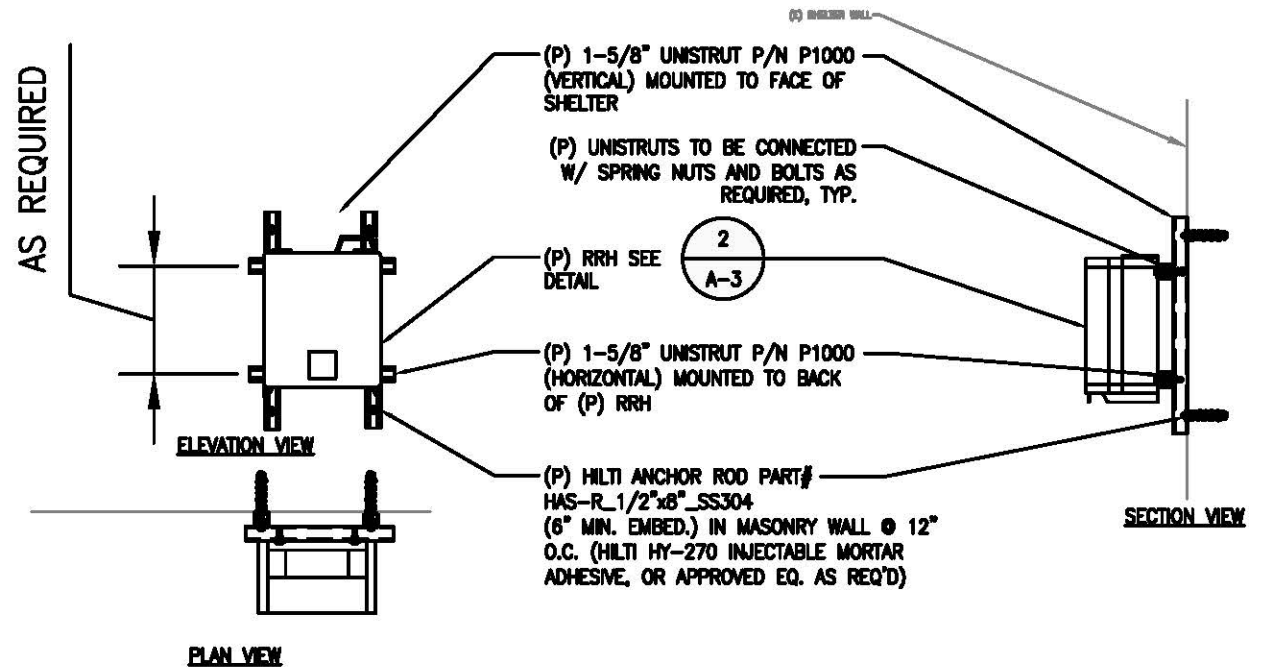
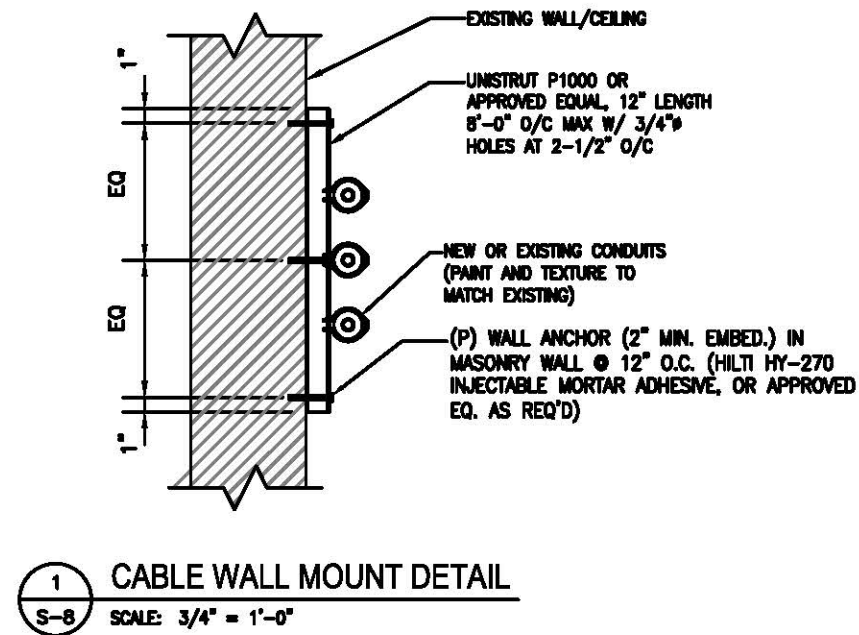
1. All structural steel work shall conform to the requirements of the American Institute of Steel Construction (AISC) and all applicable building codes.
2. Structural steel angles to be ASTM A36 steel.
3. All bolts shall be ASTM Grade A325, hot-dip galvanized per ASTM D153. All bolts shall be 1/2" diameter unless otherwise noted.
4. All bolts shall have galvanized lock washer or pal nut
5. Tighten bolts using the "turn of the nut" method as specified by AISC.
6. Hot-dip galvanize angles per ASTM D123 after fabrication.
7. Apply a minimum of two coats of cold galvanizing to any field cut or drilled surfaces.
8. Structural connection bolts shall be high strength bolts (bearing type) and conform to ASTM A325 "High Strength Bolts for Structural Joints, Including suitable nuts and plain hardened washers".
9. All bolts anchors and miscellaneous hardware shall be galvanize in accordance with ASTM A153 "Zinc-Coating (Hot-Dip) on Iron and Steel Hardware", unless otherwise noted.
10. Steel pipe shall conform to ASTM A500 "cold-formed welded & seamless carbon steel structural tubing", grade A, or ASTM A53 pipe steel black and hot-dipped zinc-coated welded and seamless type E or S, grade B. Pipe sizes indicated are nominal. Actual outside diameter is larger.
11. Field welds, drill holes, saw cuts and all damaged galvanized surfaces shall be repaired with an organic zinc repair paint complying with requirements of ASTM A780. Galvanizing repair paint shall have 86 percent zinc by weight, zipr by duncan galvanizing, galva bright premium by crown or equal. thickness of applied galvanizing repair paint shall be not less than 4 coats (allow time to dry between coats) with a resulting coating thickness required by ASTM A123 or A153 as applicable.
12. Contractor shall comply with AWS code for procedures, appearance and quality of welds, and for methods used in correcting welding. All welders and welding processes shall be qualified in accordance with AWS "Standard Qualification Procedures". All wedding shall be done using E70XX electrodes and welding shall conform to AISC and D1.1. Where fill weld sizes are not shown, provide the minimum size per table J2.4 in the AISC "Manual of Steel Construction", 9th Edition.

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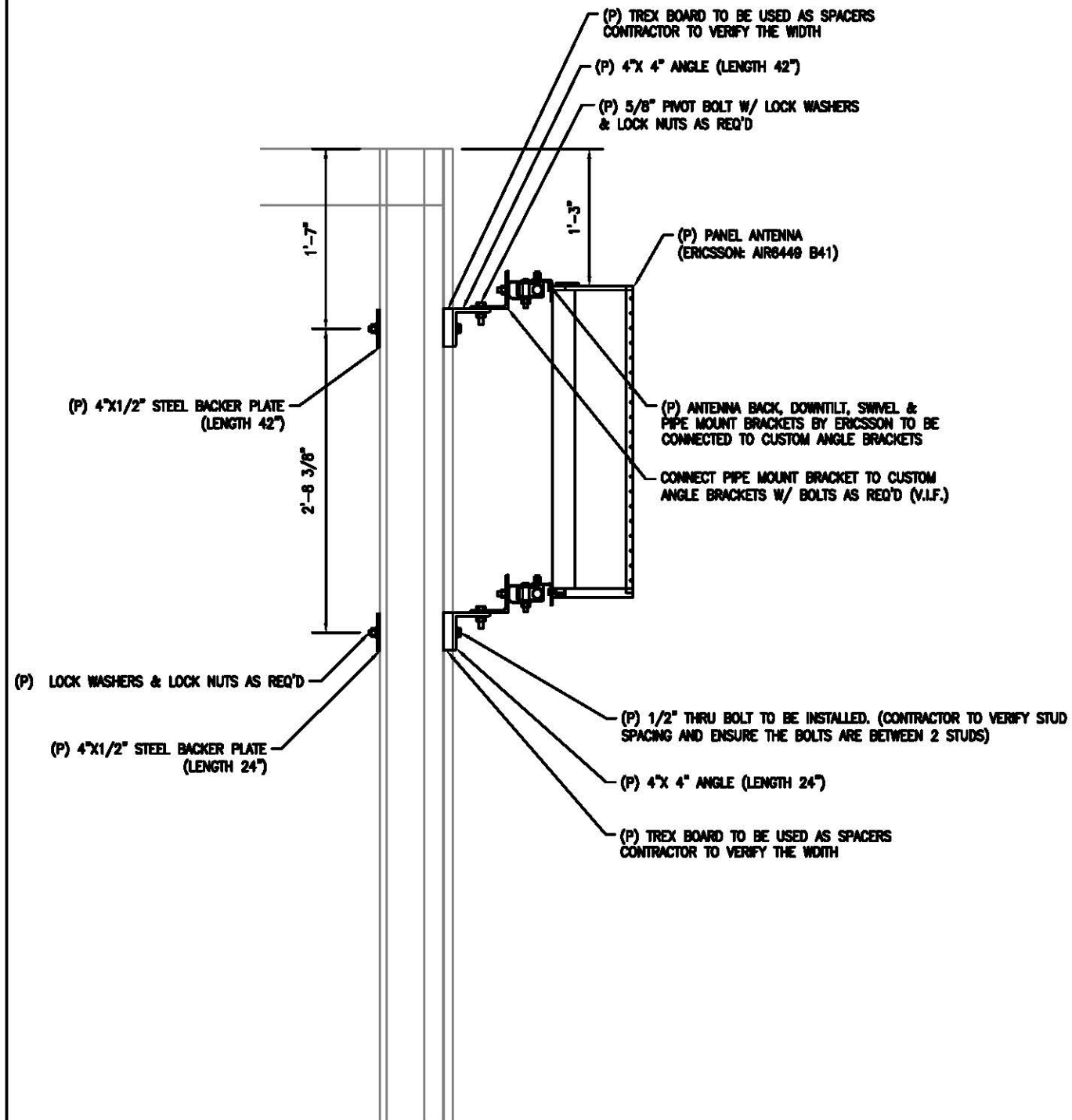


1 ISOMETRIC
S-10 SCALE: N.T.S.

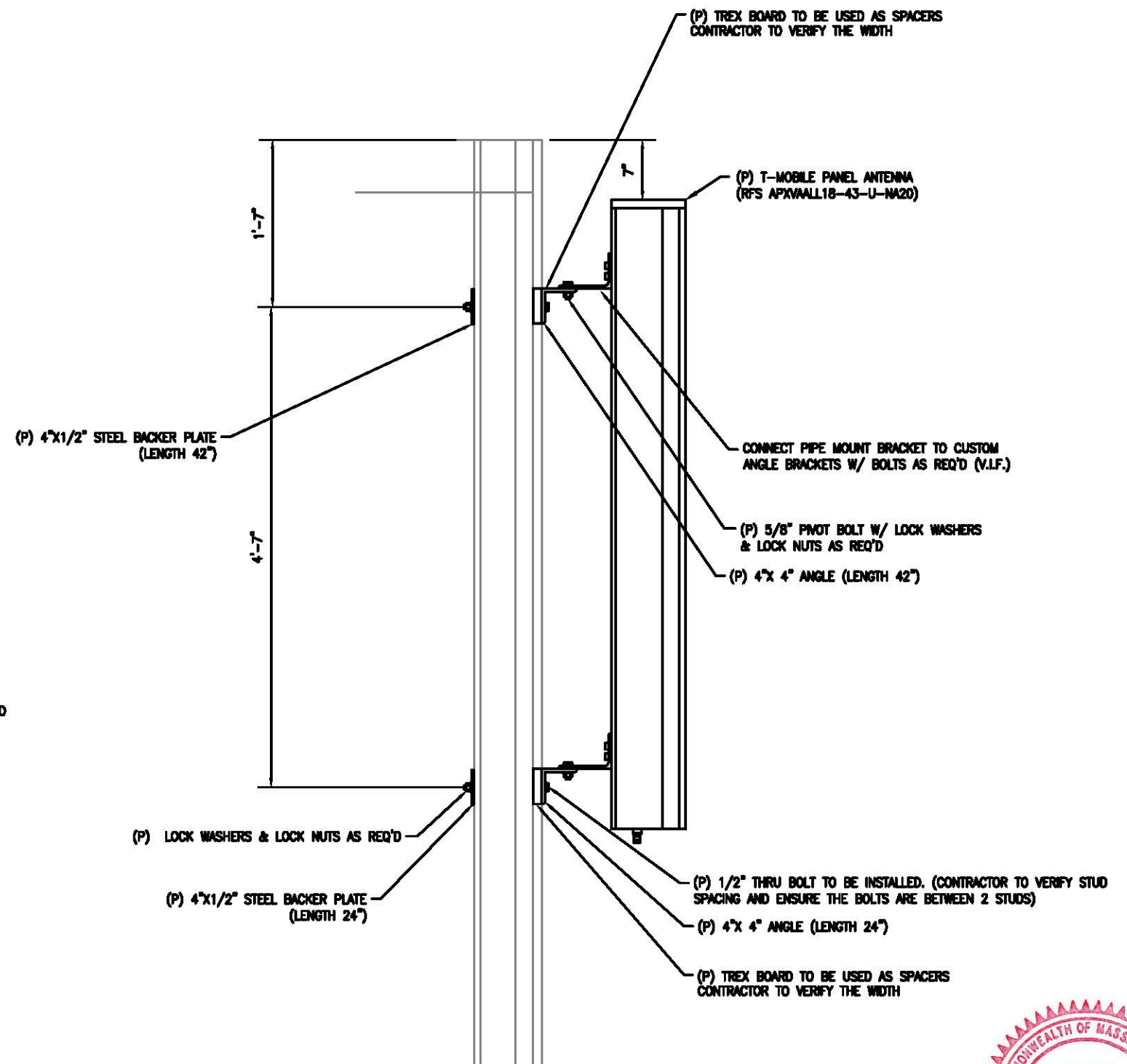
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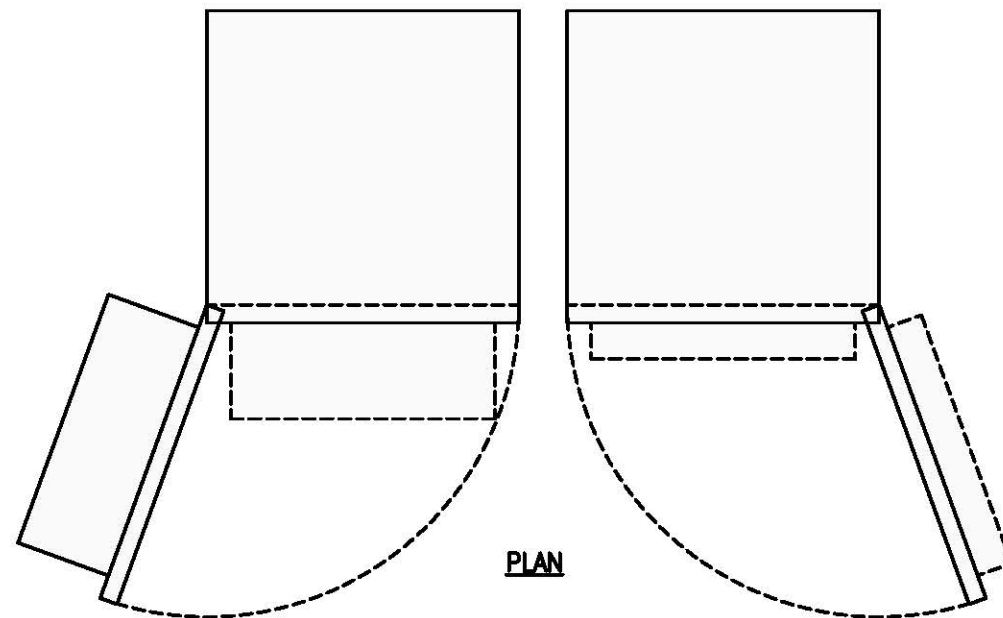
1 TYPICAL ANTENNA MOUNT DETAIL
S-12 SCALE: 1" = 1'-0"



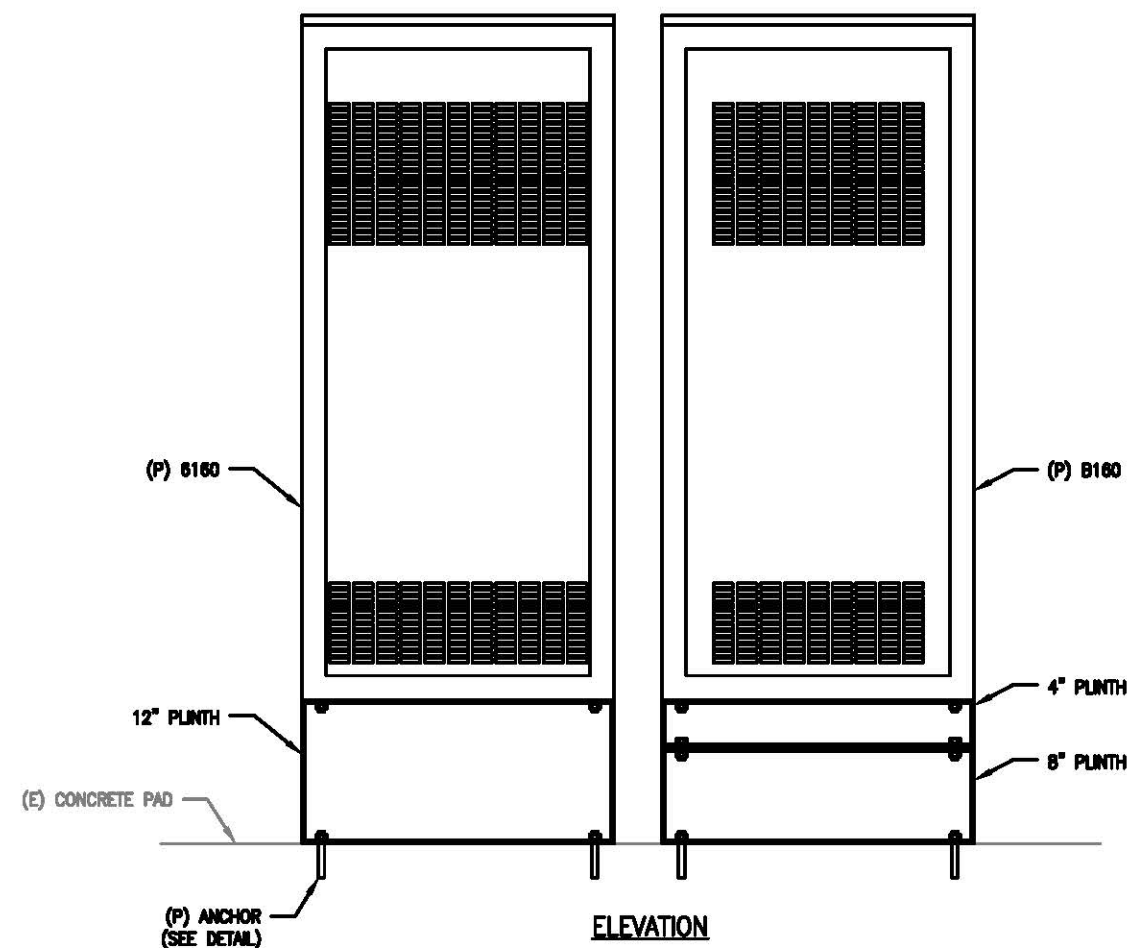
2 TYPICAL ANTENNA MOUNT DETAIL
S-12 SCALE: 1" = 1'-0"



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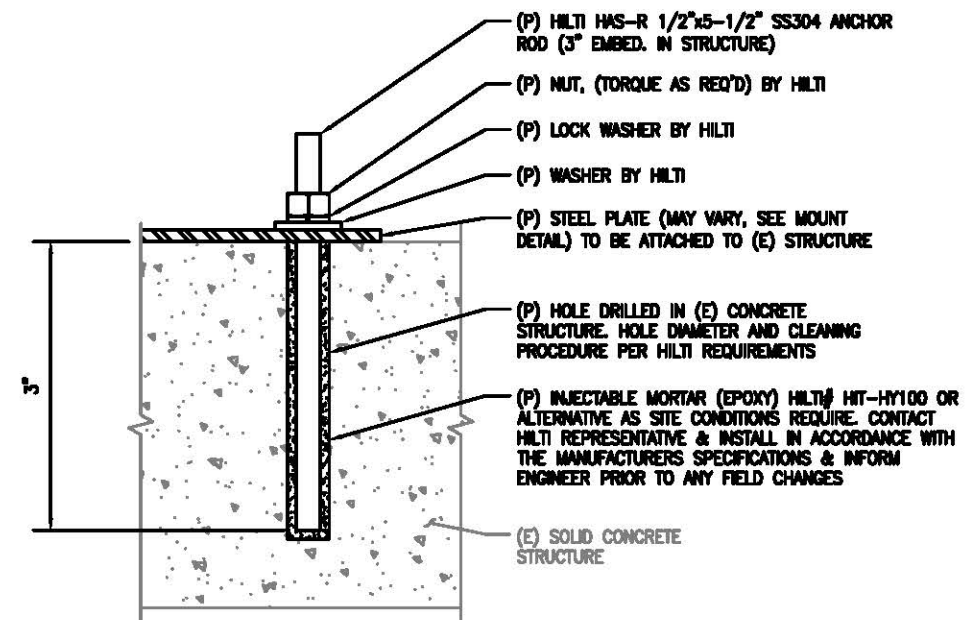


PLAN



ELEVATION

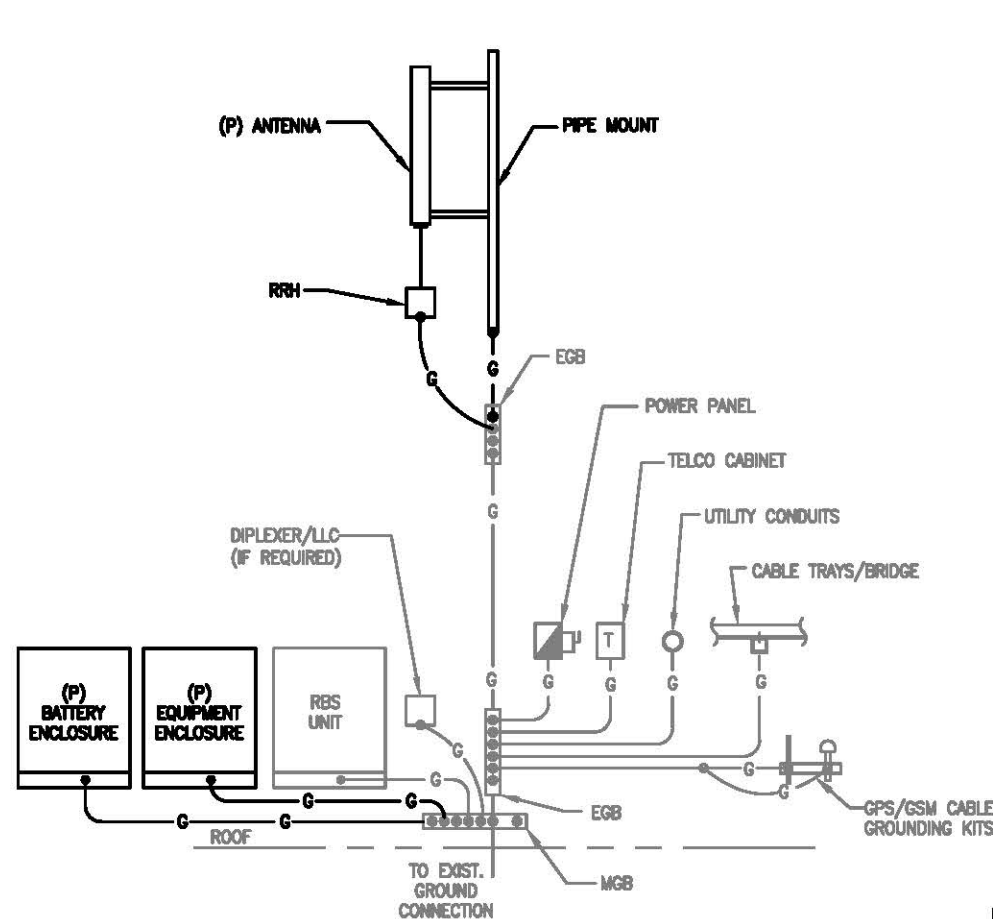
1 EQUIPMENT CABINET MOUNTING DETAILS
S-13 SCALE: 3/4" = 1'-0"



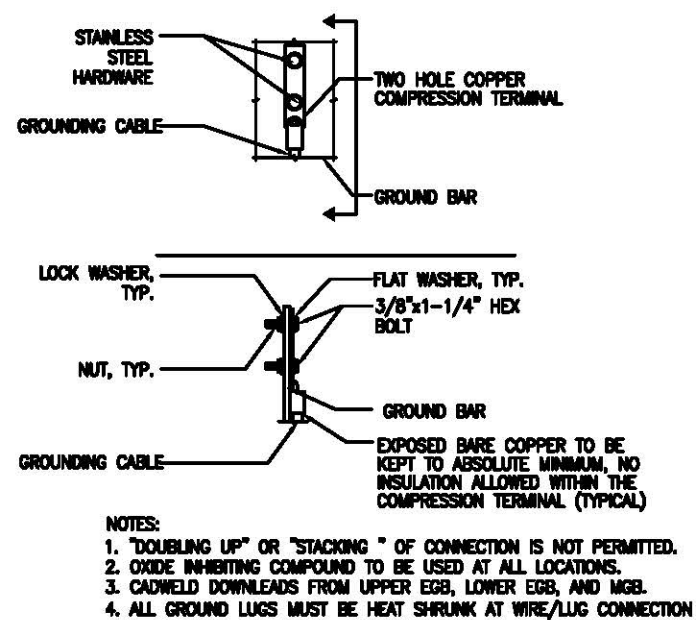
2 ANCHOR DETAIL
S-13 SCALE: N.T.S.



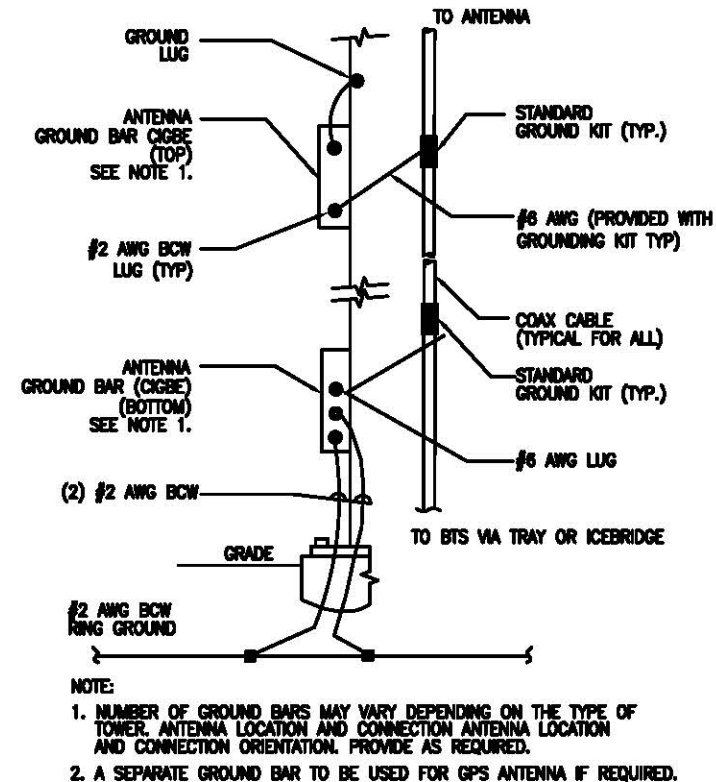
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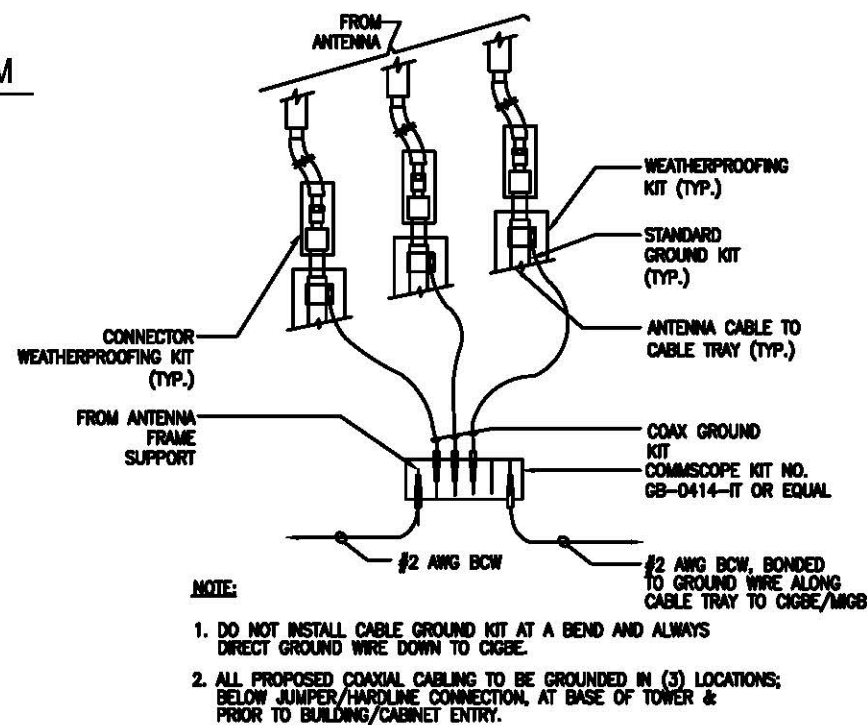
1 TYP. GROUNDING RISER DIAGRAM
G-1 SCALE: N.T.S.



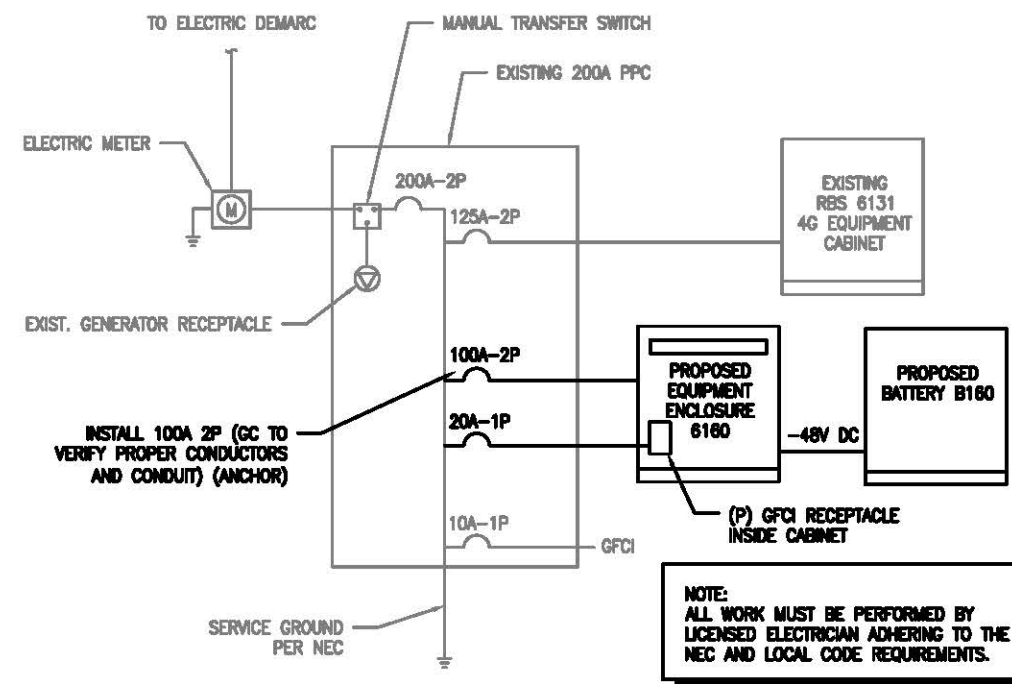
2 TYP. GROUND BAR CONNECTION DETAIL
G-1 SCALE: N.T.S.



3 ANTENNA CABLE GROUNDING
G-1 SCALE: N.T.S.



4 GROUND WIRE TO GROUND BAR CONNECTION DETAIL
G-1 SCALE: N.T.S.



5 ONE LINE POWER DIAGRAM
G-1 SCALE: N.T.S.



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April 21, 2022

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:	80 Erie Street (179 Sidney St.), Cambridge, MA 02140 Assessor's Map 96, lot 126 (the " Property ")
Applicant:	T-Mobile Northeast, LLC (" Applicant ")

Dear Honorable Members of the Board of Zoning Appeals:

This firm represents T-Mobile Northeast LLC 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 Special District-10 zoning district (the "**SD-10 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 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.

The Applicant seeks to modify its existing wireless communications facility by replacing the existing antennas, Remote Radio Heads, (“**RRHs**”), Tower Mounted Amplifiers (“**TMA**s”), and ancillary equipment located on the rooftop of the building (the “**Building**”) on the Property, collectively the “**Proposed Facility**”. The Applicant’s Proposed Facility is described in more detail below and is 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

The Applicant’s existing Facility consists of three (3) sectors (Alpha, Beta and Gamma) with each sector having two (2) panel antennas, and ancillary equipment on the rooftop and within the Building. The Gamma and Beta antennas and RRU are façade mounted on the Building’s penthouses, and the Alpha sector antennas are concealed within faux vent pipes on the rooftop of the Building. The Applicant proposes to modify its existing Facility by replacing all six (6) existing panel antennas with six (6) new like kind panel antennas, by replacing the existing nine (9) TMA’s with six (6) like kind RRUs, and by modifying ancillary equipment on the rooftop and within an equipment room of the Building. The Gamma and Beta sector antennas will be installed at the same locations as the existing antennas on the facade of the penthouses and painted to match the façade. The replaced Alpha sector antennas will be installed within the existing faux vent pipe and a new faux vent pipe, designed to conform to the existing characteristics of the building. All of the replaced antennas will be either concealed or painted to match the color of the Building. Consequently, the visual change to the Applicant’s existing facility will be de minimus.

The Applicant’s proposal is consistent with the previous decisions of the Board for this

facility, the first of which is dated August 25, 2005, (Case No.9141) (the “**Original Decision**”), and a second decision dated July 28, 2016 (Case No. BZA-010667-2016) (the “**2nd Decision**” and together with the Original Decision shall hereafter be referred to as the “**Decisions**”).

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 SD-10 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 SD-10 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 SD-10 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 will have a minimal visual impact on the existing facility and Building. The Proposed Facility will be installed on the façade and of the penthouse of the Building, and within faux vent pipes, and in conformity with the Decisions.

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 SD-10 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

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.

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.

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 SD-10 District.

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,



Adam F. Braillard

Direct: 617-456-8153

Email: abraillard@princelobel.com

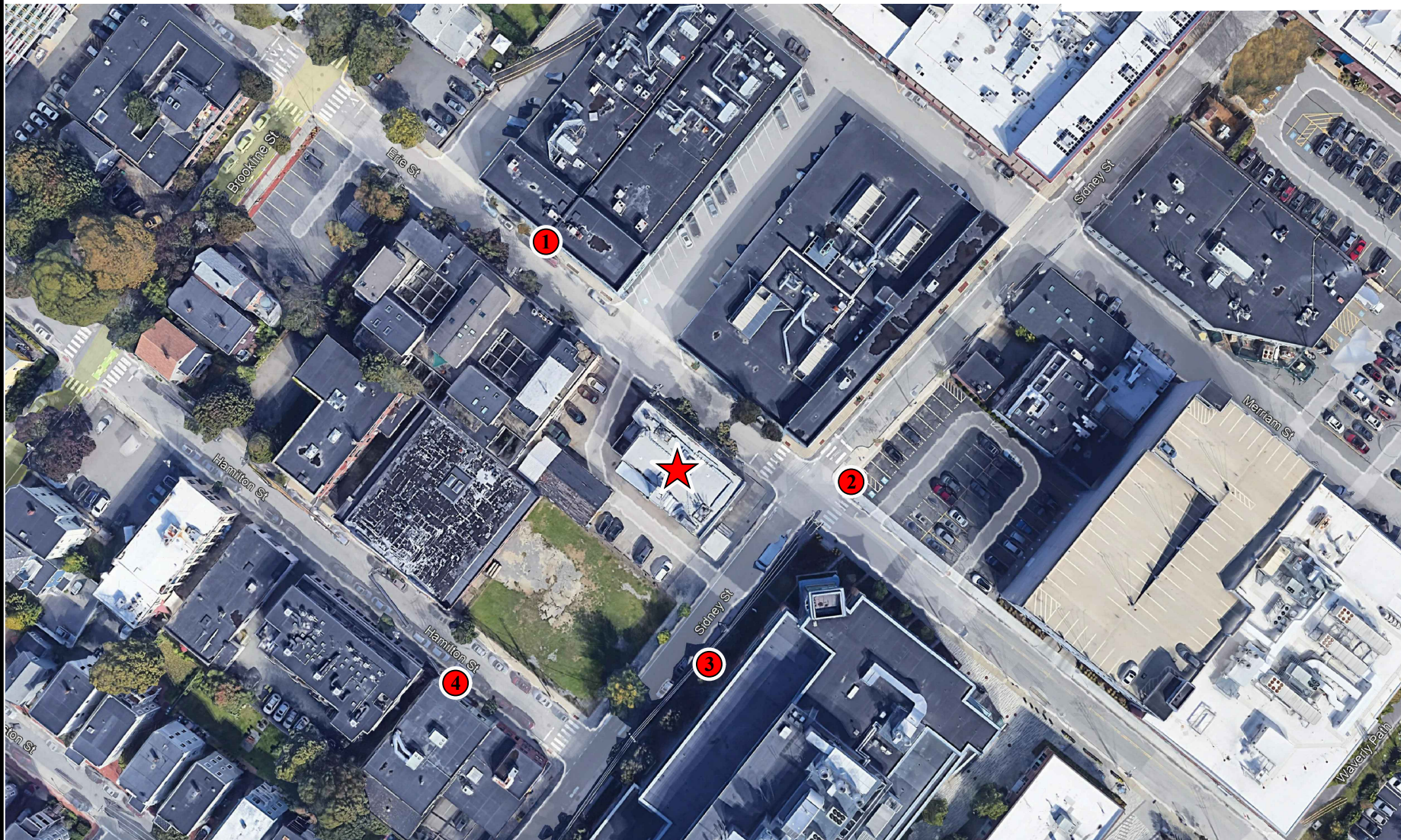
MAP SYMBOL LEGEND



SUBJECT TOWER SITE LOCATION



PHOTO LOCATION (VISIBLE)



PREPARED FOR:

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

PREPARED BY:

**ADVANCED**
ENGINEERING GROUP, P.C.
Civil Engineering - Site Development
Surveying - Telecommunications
500 NORTH BROADWAY
EAST PROVIDENCE, 02914
PH: (401) 354-2403
FAX: (401) 633-6354

SITE NUMBER: 4BN0447F

SITE NAME: BS447/179 SIDNEY STREET

ADDRESS: 80 ERIE STREET
CAMBRIDGE, MA 02139

KEY MAP OF PHOTOS

PAGE: MAP1

DATE: 4/07/2022

DRAWN BY: MR

REVISION: 0



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SITE NUMBER: 4BN0447F

SITE NAME: BS447/179 SIDNEY STREET

ADDRESS: 80 ERIE STREET
CAMBRIDGE, MA 02139

VIEW #1
EXISTING VIEW FROM THE NORTH,
ON ERIE STREET

PAGE: V-1E

DATE: 4/07/2022

DRAWN BY: MR

REVISION: 0



PREPARED FOR:

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15 COMMERCE WAY, SUITE B
NORTON, MA 02766
OFFICE: (508) 286-2700
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SITE NUMBER: 4BN0447F

SITE NAME: BS447/179 SIDNEY STREET

ADDRESS: 80 ERIE STREET
CAMBRIDGE, MA 02139

VIEW #1
PROPOSED VIEW FROM THE NORTH,
ON ERIE STREET

PAGE: V-1P

DATE: 4/07/2022

DRAWN BY: MR

REVISION: 0



PREPARED FOR:

T-MOBILE NORTHEAST, LLC
15 COMMERCE WAY, SUITE B
NORTON, MA 02766
OFFICE: (508) 286-2700
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PH: (401) 354-2403
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SITE NUMBER: 4BN0447F

SITE NAME: BS447/179 SIDNEY STREET

ADDRESS: 80 ERIE STREET
CAMBRIDGE, MA 02139

VIEW #2

EXISTING VIEW FROM THE EAST,
AT THE INTERSECTION OF SIDNEY
STREET AND ERIE STREET

PAGE: V-2E

DATE: 4/07/2022

DRAWN BY: MR

REVISION: 0



PREPARED FOR:

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15 COMMERCE WAY, SUITE B
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OFFICE: (508) 286-2700
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SITE NUMBER: 4BN0447F

SITE NAME: BS447/179 SIDNEY STREET

ADDRESS: 80 ERIE STREET
CAMBRIDGE, MA 02139

VIEW #2
PROPOSED VIEW FROM THE EAST,
AT THE INTERSECTION OF SIDNEY
STREET AND ERIE STREET

PAGE: V-2P

DATE: 4/07/2022

DRAWN BY: MR

REVISION: 0



PREPARED FOR:

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



SITE NUMBER: 4BN0447F

SITE NAME: BS447/179 SIDNEY STREET

ADDRESS: 80 ERIE STREET
CAMBRIDGE, MA 02139

VIEW #3
EXISTING VIEW FROM THE SOUTH,
ON SIDNEY STREET

PAGE: V-3E

DATE: 4/07/2022

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REVISION: 0



PROPOSED T-MOBILE
ANTENNAS ON EXTERIOR
WALL OF STAIR PENTHOUSE

PROPOSED T-MOBILE
ANTENNAS ON EXTERIOR
WALL OF PENTHOUSE

PREPARED FOR:

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

PREPARED BY:

ADVANCED
ENGINEERING GROUP, P.C.
Civil Engineering - Site Development
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500 NORTH BROADWAY
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PH: (401) 354-2403
FAX: (401) 633-6354

SITE NUMBER: 4BN0447F

SITE NAME: BS447/179 SIDNEY STREET

ADDRESS: 80 ERIE STREET
CAMBRIDGE, MA 02139

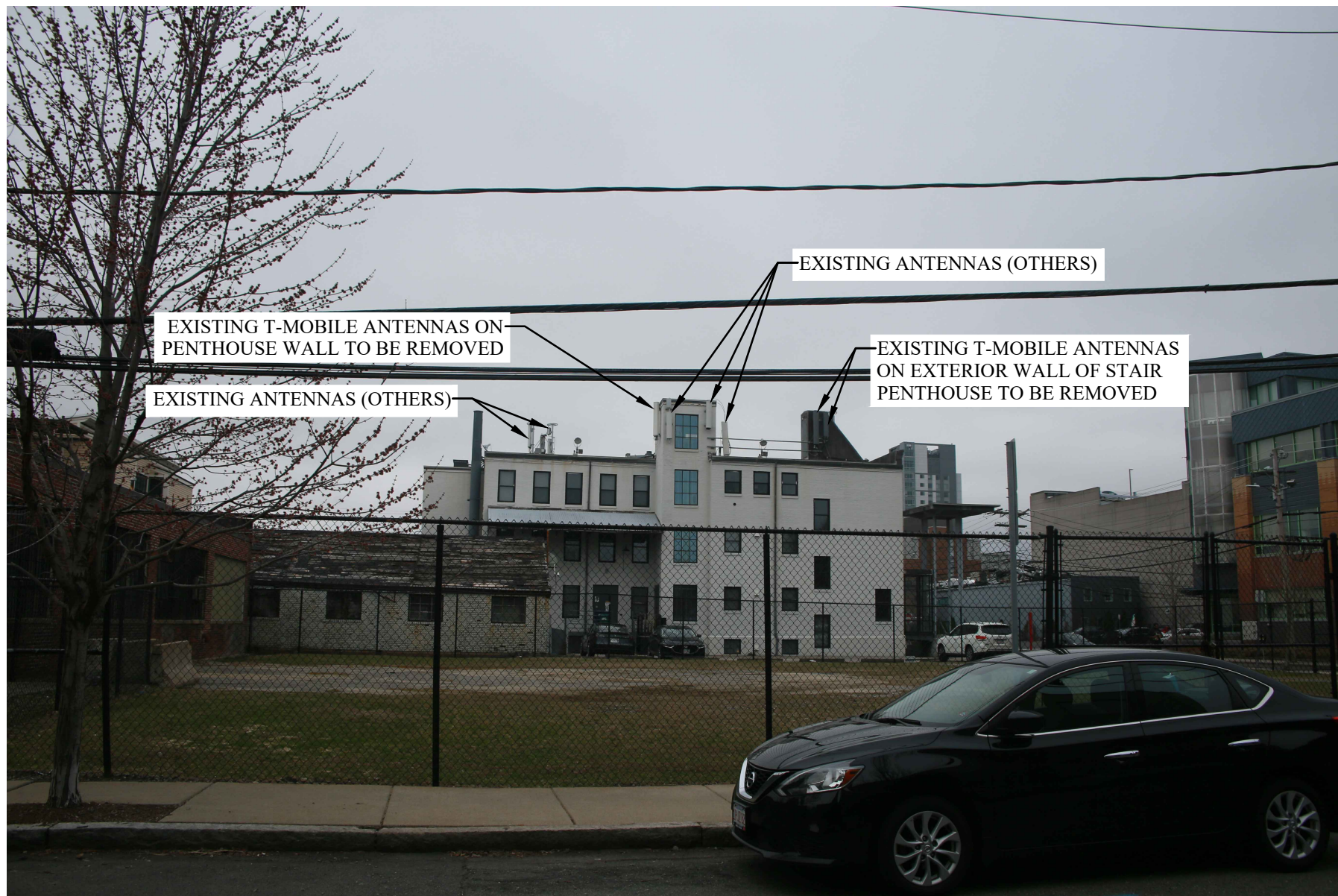
VIEW #3
PROPOSED VIEW FROM THE SOUTH,
ON SIDNEY STREET

PAGE: V-3P

DATE: 4/07/2022

DRAWN BY: MR

REVISION: 0



EXISTING T-MOBILE ANTENNAS ON
PENTHOUSE WALL TO BE REMOVED

EXISTING ANTENNAS (OTHERS)

EXISTING ANTENNAS (OTHERS)

EXISTING T-MOBILE ANTENNAS
ON EXTERIOR WALL OF STAIR
PENTHOUSE TO BE REMOVED

PREPARED FOR:

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

PREPARED BY:

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ENGINEERING GROUP, P.C.
Civil Engineering - Site Development
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500 NORTH BROADWAY
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SITE NUMBER: 4BN0447F

SITE NAME: BS447/179 SIDNEY STREET

ADDRESS: 80 ERIE STREET
CAMBRIDGE, MA 02139

VIEW #4

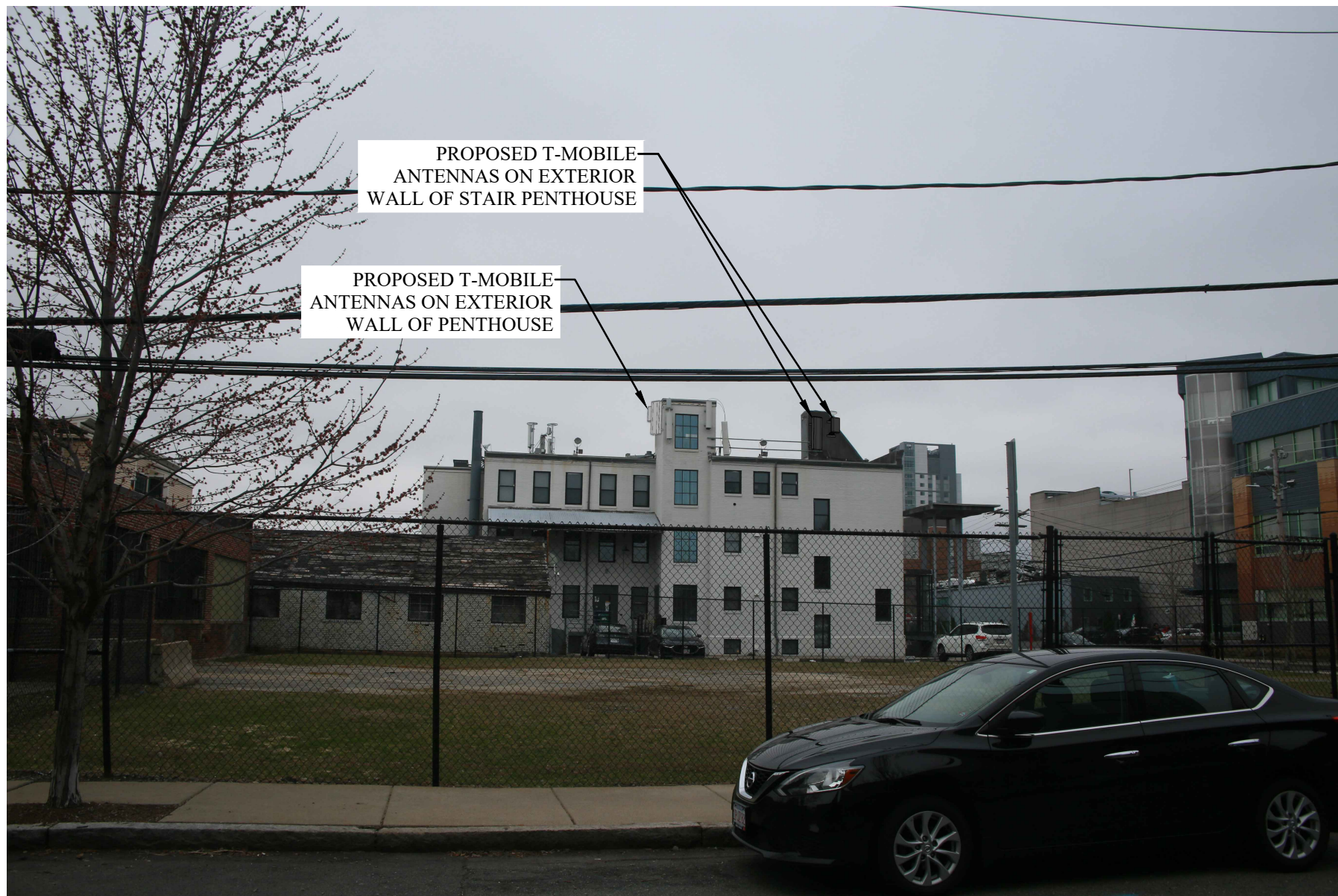
EXISTING VIEW FROM THE SOUTHWEST,
ON HAMILTON STREET

PAGE: V-4E

DATE: 4/07/2022

DRAWN BY: MR

REVISION: 0



PROPOSED T-MOBILE
ANTENNAS ON EXTERIOR
WALL OF STAIR PENTHOUSE

PROPOSED T-MOBILE
ANTENNAS ON EXTERIOR
WALL OF PENTHOUSE

PREPARED FOR:

T-MOBILE NORTHEAST, LLC
15 COMMERCE WAY, SUITE B
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SITE NUMBER: 4BN0447F

SITE NAME: BS447/179 SIDNEY STREET

ADDRESS: 80 ERIE STREET
CAMBRIDGE, MA 02139

VIEW #4

PROPOSED VIEW FROM THE SOUTHWEST,
ON HAMILTON STREET

PAGE: V-4P

DATE: 4/07/2022

DRAWN BY: MR

REVISION: 0

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

ATTN: FCC REGULATORY COMPLIANCE
T-MOBILE LICENSE LLC
12920 SE 38TH STREET
BELLEVUE, WA 98006

Call Sign WQIZ578	File Number 0008577570
Radio Service WY - 700 MHz Lower Band (Blocks A, B & E)	

FCC Registration Number (FRN): 0001565449

Grant Date 05-30-2019	Effective Date 05-30-2019	Expiration Date 06-13-2029	Print Date 05-31-2019
Market Number BEA003	Channel Block A	Sub-Market Designator 0	
Market Name Boston-Worcester-Lawrence-Lowe			
1st Build-out Date	2nd Build-out Date 06-13-2019	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

License renewal granted on a conditional basis, subject to the outcome of FCC proceeding WT Docket No. 10-112 (see FCC 10-86, paras. 113 and 126).

Conditions:

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

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: T-MOBILE LICENSE LLC

Call Sign: WQIZ578

File Number: 0008577570

Print Date: 05-31-2019

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

T-MOBILE LICENSE LLC
12920 SE 38TH STREET
BELLEVUE, WA 98006

Call Sign WQZL852	File Number
Radio Service WT - 600 MHz Band	

FCC Registration Number (FRN): 0001565449

Grant Date 06-14-2017	Effective Date 06-15-2017	Expiration Date 06-14-2029	Print Date
Market Number PEA007	Channel Block B	Sub-Market Designator 0	
Market Name Boston, MA			
1st Build-out Date 06-14-2023	2nd Build-out Date 06-14-2029	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

NONE

Conditions:

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

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Licensee Name: T-MOBILE LICENSE LLC

Call Sign: WQZL852

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

T-MOBILE LICENSE LLC
12920 SE 38TH STREET
BELLEVUE, WA 98006

Call Sign WQZL853	File Number
Radio Service WT - 600 MHz Band	

FCC Registration Number (FRN): 0001565449

Grant Date 06-14-2017	Effective Date 06-15-2017	Expiration Date 06-14-2029	Print Date
Market Number PEA007	Channel Block C	Sub-Market Designator 0	
Market Name Boston, MA			
1st Build-out Date 06-14-2023	2nd Build-out Date 06-14-2029	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

NONE

Conditions:

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

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Licensee Name: T-MOBILE LICENSE LLC

Call Sign: WQZL853

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

ATTN: FCC REGULATORY COMPLIANCE
T-MOBILE LICENSE LLC
12920 SE 38TH ST.
BELLEVUE, WA 98006

Call Sign WRAM889	File Number 0008585885
Radio Service CW - PCS Broadband	

FCC Registration Number (FRN): 0001565449

Grant Date 05-30-2019	Effective Date 05-30-2019	Expiration Date 06-30-2029	Print Date 05-31-2019
Market Number BTA201	Channel Block C	Sub-Market Designator 4	
Market Name Hyannis, MA			
1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

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.

License renewal granted on a conditional basis, subject to the outcome of FCC proceeding WT Docket No. 10-112 (see FCC 10-86, paras. 113 and 126).

Conditions:

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

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Licensee Name: T-MOBILE LICENSE LLC

Call Sign: WRAM889

File Number: 0008585885

Print Date: 05-31-2019

Spectrum Lease associated with this license. See Spectrum Leasing Arrangement Letter dated 07/27/2004 and File No. 0001765259.

Licensee Name: T-MOBILE LICENSE LLC

Call Sign: WRAM889

File Number: 0008585885

Print Date: 05-31-2019

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

ATTN: FCC REGULATORY COMPLIANCE
T-MOBILE LICENSE LLC
12920 S.E. 38TH STREET
BELLEVUE, WA 98006

Call Sign KNLH311	File Number 0007725350
Radio Service CW - PCS Broadband	

FCC Registration Number (FRN): 0001565449

Grant Date 06-08-2017	Effective Date 06-08-2017	Expiration Date 06-27-2027	Print Date 06-09-2017
Market Number BTA201	Channel Block D	Sub-Market Designator 0	
Market Name Hyannis, MA			
1st Build-out Date 06-27-2002	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

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.

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Conditions:

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Licensee Name: T-MOBILE LICENSE LLC

Call Sign: KNLH311

File Number: 0007725350

Print Date: 06-09-2017

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.

Licensee Name: T-MOBILE LICENSE LLC

Call Sign: KNLH311

File Number: 0007725350

Print Date: 06-09-2017

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

ATTN: FCC REGULATORY COMPLIANCE
T-MOBILE LICENSE LLC
12920 SE 38TH ST.
BELLEVUE, WA 98006

Call Sign WPOJ753	File Number 0008585870
Radio Service CW - PCS Broadband	

FCC Registration Number (FRN): 0001565449

Grant Date 05-30-2019	Effective Date 05-30-2019	Expiration Date 06-30-2029	Print Date 05-31-2019
Market Number BTA229	Channel Block C	Sub-Market Designator 3	
Market Name Kingsport-Johnston City, TN-Br			
1st Build-out Date 06-30-2004	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

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.

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Licensee Name: T-MOBILE LICENSE LLC

Call Sign: WPOJ753

File Number: 0008585870

Print Date: 05-31-2019

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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



2006 00079798

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OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

CASE NO: 9141

LOCATION: 80 Erie Street (179 Sidney St.) Special District (10-H)
Cambridge, MA

PETITIONER: Omnipoint Holdings, Inc.
C/o Adam Brailard, Esq.

Owner: First C-G Limited
Partnership
BK/PG: 17749/503

PETITION: Special Permit: To install telecommunication antennas and base station
equipment cabinets.

VIOLATIONS: Art. 4.000, Sec. 4.32.G.1 (Telecommunication Facility).

DATE OF PUBLIC NOTICE: August 5 & 12, 2005

DATE OF PUBLIC HEARING: August 25, 2005

MEMBERS OF THE BOARD:	THOMAS SIENIEWICZ – CHAIR	_____
	JENNIFER PINCK – VICE CHAIR	✓
	SUSAN SPURLOCK	_____
	KEEFE B. CLEMONS	_____
	CONSTANTINE ALEXANDER	✓

ASSOCIATE MEMBERS:	BRENDAN SULLIVAN	✓
	CHRISTOPHER CHAN	✓
	PAUL D. GRIFFIN	_____
	EDWARD W. WAYLAND	_____
	TIMOTHY HUGHES	✓

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.

Mail to: Prince, Lobel, Glavsky + Tye
Attn: Adam Brailard
100 Cambridge St.
Suite 2200
Boston, MA 02114

Case No. 9141
Location: 80 Erie Street
Petitioner: Omnipoint Holdings, Inc. c/o Adam Braillard

On March 9, 2006, Petitioner's attorney Adam Braillard appeared before the Board of Zoning Appeal requesting a special permit to install telecommunication antennas and base station equipment cabinets. The petitioners submitted plans and photographs.

This case had been continued from August 25, 2005, October 20, 2005, and December 15, 2005, in order to allow the petitioner the opportunity to revise their design of a chimney-like antenna enclosure.

Mr. Braillard stated that the "chimney" would now be a direct replacement for the existing 8-foot chimney, rather than the originally proposed 16-foot, in response to the Board's and neighbor's concerns. He stated that he had the required FCC license.

Charles Studen president of the condominium association at 98 Erie Street, spoke in opposition to the proposal based on his wish that the chimney be removed altogether rather than be replaced with the proposed chimney like antenna enclosure. Don Grossman, the building owner, spoke in favor of the proposal.

After discussion, the Acting-Chair moved that the Board grant the special permit in Case No. 9141, 80 Erie Street, a.k.a. 179 Sidney Street to install telecommunication antennas and bay station equipment cabinets, based on the fact that the Board has found that the petitioner is utilizing the existing mechanical elements and texture and color in such a way as to not create more visual clutter and not have any impact on the neighborhood. The Acting-Chair moved that the Board grant the special permit on the following conditions:

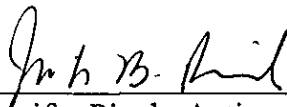
1. that the work be consistent with the plans submitted in support of the application entitled T1-1, Z-1, and Z-2,
2. that the petitioner remove the equipment when it is obsolete or if the petitioner were to lose its lease to utilize the space on the roof.

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

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

- 1) The meeting of the requirements of the Ordinance;
- 2) Traffic generated or patterns of access or egress would not cause congestion, hazard, or substantial change in the established neighborhood character;
- 3) The continued operation of or the development of adjacent uses as permitted in the Ordinance would not be adversely affected by the nature of the proposed uses;
- 4) Nuisance or hazard would not be created to the detriment of the health, safety and /or welfare of the occupants of the proposed use;
- 5) The proposed use would not impair the integrity of the district or adjoining district or otherwise derogate 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 regulation of the other local agencies, including, but not limited to the Historical Commission, License Commission and/or compliance with requirements pursuant to the Building Code and other applicable codes.



Jennifer Pinck, Acting-Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 4-7-06 by Marie Osheco, 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: May 2, 06 E. Margaret Chung City Clerk.

RECEIVED & FILED
MIDDLESEX COUNTY
REGISTER OF DEEDS
SOUTHERN DISTRICT
ATTEST:


REGISTER



**CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100**



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APPROVED BY THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

CASE NO: BZA-010667-2016 Special District-10

LOCATION: 80 Erie St
Cambridge, MA

PETITIONER: T-Mobile Northeast LLC - C/O Ricardo Sousa, Esq.

PETITION: Special Permit: To modify its existing Wireless Telecommunications Facility by collocating three (3) new L700 antennas on the roof of the existing building, together with supporting equipment. Two (2) of the proposed antennas will be facade mounted to the existing penthouse, adjacent to the existing T-Mobile antennas and one (1) proposed antenna will be installed within a 24" X 10' tall fiberglass container. The existing Remote Radio Head Units will also be replaced with new units and one (1) existing antenna will be relocated. 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.

VIOLATION :

Article 4.000	Section 4.32.G.1 (Telecommunications Facility).
Article 4.000	Section 4.40 (Footnote 49) Telecommunication Facility).
Article 6409	Section Middle Class Tax Relief & Job Creation Act.
Article 10.000	Section 10.40 (Special Permit).

DATE OF PUBLIC NOTICE: July 14, 2016 and July 21, 2016

DATE OF PUBLIC HEARING: July 28, 2016;

MEMBERS OF THE BOARD:

CONSTANTINE ALEXANDER - CHAIR
BRENDAN SULLIVAN - VICE-CHAIR
THOMAS SCOTT
JANET O. GREEN
PATRICK TEDESCO

ASSOCIATE MEMBERS:

DOUGLAS MYERS
SLATER W. ANDERSON
ANDREA A. HICKEY
ALISON HAMMER
JIM MONTEVERDE
GEORGE BEST
LAURA WERNICK

MARGINAL REFERENCE REQUESTED

BOOK 17749 PAGE 503

First C-G
Limited Partnership

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.

Case No. BZA-010667-2016
Location: 80 Erie Street
Petitioner: T-Mobile Northeast LLC – c/o Ricardo Sousa, Esq.

On July 28, 2016, Petitioner's attorney Daniel Glissman appeared before the Board of Zoning Appeal requesting a special permit in order to modify its existing Wireless Telecommunications Facility by collocating three new antennas on the roof of the existing building, together with supporting equipment, where two of the proposed antennas would be façade mounted to the existing penthouse, adjacent to the existing T-Mobile antennas and one proposed antenna would be installed within a 24" x 10' tall fiberglass container, where the existing Remote Radio Head Units would also be replaced with new units; and where one existing antenna would be relocated. The Petitioner requested relief under Article 4, Section 4.32.G.1 and Article 10, Section 10.40 of the Cambridge Zoning Ordinance ("Ordinance") and Section 6409 of the Middle Class Tax Relief & Job Creation Act. The Petitioner submitted materials in support of their application including information about the project, plans, and photographs.

Mr. Glissman stated that as part of a system wide upgrade, the Petitioner wished to alter and add three new antennas to an existing telecommunications site. He stated that Planning Board suggestions had been incorporated into the design. He stated that the Petitioner complied with the requirements of Section 6409 because the height of the facility would not increase, the protrusion from the penthouse would be less than six feet, no additional cabinets would be installed, no excavation would occur, the existing stealth elements would not be defeated, and the Petitioner would comply with all conditions of the previous special permit.

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

After discussion, the Chair moved that the Board make the following findings based upon the application materials submitted and all evidence before the Board and that based upon the findings the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board: that the Board find that the requirements of the Ordinance could not be met without the requested Special Permit; that the Board find that traffic generated or patterns of access or egress resulting from what was proposed would not cause congestion, hazard, or substantial change in established neighborhood character; that the Board find that the continued operation or development of adjacent uses as permitted by the Ordinance would not be adversely affected by what was proposed; that the Board find that no nuisance or hazard would be created to the detriment of the health, safety, and/or welfare of the proposed use or the citizens of the City; that the Board find that what was proposed would not impair the integrity of the district or adjoining district or otherwise derogate from the intent and purpose of the Ordinance; and that the Board find that the proposed modification of the existing telecommunication facility would not substantially change the physical dimensions of the

existing wireless tower or base station at the facility within the meeting of Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, also known as the Spectrum Act.

The Chair further moved that based upon all the information presented the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board on the following conditions:

1. that the work proceed in accordance with plans submitted by the petitioner, as initialed by the Chair,
2. that upon completion of the work, the physical appearance and visual impact of the proposed work be consistent with the photo simulations submitted by the petitioner, as initialed by the Chair,
3. that the petitioner at all times maintain the proposed work so that its physical appearance and visual impact remain consistent with the photo simulations previously referred to,
4. that should the petitioner cease to utilize the equipment approved tonight for a continuous period of six months or more, it promptly thereafter remove such equipment and restore the building on which it was located to its prior condition and appearance to an extent reasonably practicable,
5. that the petitioner continue to comply with the conditions imposed by the Board with respect to previous Special Permits granted to the petitioner with regard to the site in question,
6. that inasmuch as the health effects of the transmission of electromagnetic energy waves is a matter of ongoing societal concern and scientific study, the Special Permit is also subject to the following conditions:
 - A. that the petitioner shall file with the Inspectional Services Department each report it files with the federal authorities regarding electromagnetic energy wave emissions emanating from all of the petitioner's equipment on the site. Each such report shall be filed with the Inspectional Services Department no later than ten business days after the report has been filed with the federal authorities. Failure to timely file any such report with the Inspectional Services Department shall ipso facto terminate the Special Permit granted tonight.
 - B. that in the event that at any time federal authorities notify the petitioner that its equipment on the site, including, but not limited to the special permit granted tonight, fails to comply with the requirements of law or governmental regulations, whether with regard to the emissions of electromagnetic energy waves or otherwise, the petitioner, within ten business days of receipt of such notification of such failure, shall file with the Inspectional Services Department a report disclosing in reasonable detail that such failure has occurred and the basis for such

- claimed failure. The special permit shall ipso facto terminate if any of the petitioner's federal licenses are suspended, revoked, or terminated.
- C. that to the extent a special permit has terminated pursuant to the foregoing paragraphs A and B, the petitioner may apply to this Board for a new special permit provided that the public notice containing such application discloses in reasonable detail that the application has been filed because of a termination of the special permit pursuant to paragraphs A or B above. Any such new application shall not be deemed a repetitive petition and therefore will not be subject to the two-year period during which repetitive petitions may not be filed.
- D. that within ten business days after receipt of a Building Permit for installation of equipment subject to this petition, the petitioner shall file with the Inspectional Services Department a sworn Affidavit of the person in charge of the installation of equipment by the petitioner of the geographical area that includes Cambridge. Stating that A, he or she has such responsibility, and B that the equipment being installed pursuant to the special permit will comply with all federal safety rules and will be situated and maintained in locations with appropriate barricades and other protections, such that individuals, including nearby residents and occupants of nearby structures, will be sufficiently protected from excessive radio frequency radiation under federal law.

The five member Board voted four in favor of granting the special permit with the above conditions (Alexander, Sullivan, Green, and Tedesco) with one abstention (Myers). Therefore, the special permit is granted as conditioned.

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.



Constantine Alexander, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 8-16-16 by Maria Pacheco, 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: 9/13/16 Donna P. Lopez City Clerk.

SEP 15 2016

CERTIFIED COPY

Donna P. Lopez
City Clerk

April 21, 2022

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 **80 Erie Street (179 Sidney St.) Cambridge, MA 02139.**

Dear Mr. Singanayagam:

A. T-Mobile is Filing an Eligible Facilities Request

Prince Lobel Tye LLP, on behalf of T-Mobile Northeast LLC is submitting the attached Eligible Facilities Request application to add, remove, modify, or replace Transmission Equipment at an Existing Base Station located at 80 Erie Street, Cambridge, MA 02139.

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

Section 6409(a) of the Spectrum Act mandates that state and local governments “*may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station.*” Under Section 6409(a)(2)(A)-(C) an Eligible Facilities Request is any request to modify a Tower or Base Station that involves “collocations of new Transmission Equipment,” “removal,” or “replacement” of Transmission Equipment.

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

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

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 forty-six feet (46’) 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 forty-six (46’) feet high. The proposed replacement and addition of the antennas will not affect the height of the Base Station, as the proposed modifications will take place at a height of forty-six (46’) feet.
2. *The modifications to the Transmission Equipment do not protrude from the edge of the support structure by more than six (6) feet.*

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Boston, MA 02110
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- a. The proposed replacement antennas will not protrude from the edge of the building by more than six (6) feet, and therefore the facility will not exceed the six (6) foot limitation. All of the antennas will be either concealed within stealth enclosures or façade mounted to the penthouse of the Building. As such, the proposed modification will not protrude from the edge of the building by more than six (6) feet.
3. *The modifications to the Transmission Equipment do not involve the installation of more than the standard number of equipment cabinets for the technology involved, not to exceed four.*
 - a. The Applicant proposes no additional equipment cabinets.
4. *The modifications to the Transmission Equipment do not entail any excavation or deployment outside of the Base Station site.*
 - a. There will be no excavation or deployment outside of the Base Station site.
5. *The modifications to the Transmission Equipment do not defeat any existing concealed or stealth-design.*
 - a. Pursuant to the previous decisions by the Board of Zoning Appeal for the City of Cambridge (the “**Board**”) for this site, dated August 25, 2005 (Case No. 9141) (the “**Original Decision**”) and a second decision dated July 28, 2016 (Case No. BZA-010667-2016) (the “**2nd Decision**”) and together with the Original Decision, the “**Decisions**”), the existing panel antennas are located in the preferred location on the building. The replacement of the existing six (6) antennas with six (6) new antennas will not defeat the intent of the existing design, as all of the new antennas will be installed at the same locations as the existing antennas and concealed behind faux vent pipes, or painted to match the color of the Building. Furthermore, all proposed antennas will be integrated into the Building to the extent possible. As such, modifications to the existing facility will be in conformity with the Decisions and do not defeat the existing 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.*

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- 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 80 Erie Street, Cambridge, MA 02139, contained in this Eligible Facilities Request fully conform to Section 6409(a) as enacted by Congress and as interpreted by the FCC. Accordingly, this Eligible Facilities Request must be approved within 60 days, as required by federal law and FCC implementing regulations.

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

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

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

Sincerely,



Adam F. Braillard

Direct: 617-456-8153

Email: abraillard@princelobel.com

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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: 80 Erie Street (aka 179 Sidney Street)

Existing Facilities

The Existing Facility is comprised of six (6) panel antennas, four (4) of which are concealed within an existing faux chimney and two (2) of which is façade mounted to the existing penthouse on the roof of the Building, together with ancillary remote radio head units (“RRH”) and supporting equipment. All installed on the roof of the building.

Height of Base Station

Height above ground level of the tallest point on the existing base station: 46' 8" (feet)

Height above ground level of the tallest point of the existing base station after the installation of the *proposed* equipment: 46' 8"(feet)

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

☐ Yes ☒ No

Width of Base Station

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

☐ Yes ☒ No

Excavation or Equipment Placement

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

☐ Yes ☒ No

Equipment Cabinets

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

☐ Yes ☒ No

Concealed or Stealth-Designed Wireless Facilities

5)

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

☒ Yes ☐ No

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

☐ Yes ☒ No

Compliance with Preexisting Conditions of Approval for the Base Station

6)

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

☒ Yes ☐ No

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

☐ Yes ☒ No

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

☒ Yes ☐ No

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

Explanatory Comments:

Question No.5 (b)

Comment: Pursuant to the previous decisions by the Board of Zoning Appeal for the City of Cambridge (the “Board”) for this site, dated August 25, 2005 (Case No. 9141) (the “Original Decision”) and a second decision dated and a second decision dated July 28, 2016 (Case No. BZA-010667-2016) (the “2nd Decision” and together with the Original Decision shall hereafter be referred to as the “Decisions”), the existing panel antennas are located in the preferred location on the roof. The replacement of the existing (6) panel antennas will not defeat the existing stealth design as they will continue to be concealed within stealth chimneys and façade mounted to the penthouse of the existing building and painted to match. Furthermore, all replacement antennas will be integrated into the building to the extent possible. As such, the replacement antennas will be in conformity with the Decisions 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 Original Decision attached hereto.

Question No.6 (c)

Comment: Notwithstanding the aforementioned showing that the proposed modification to this site does not substantially change the physical dimensions of the existing Base Station and is subject to the Spectrum Act, this site is the proper location for a wireless installation pursuant to the 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 21st day of April 2022.



Signature

Adam F. Braillard, Esq. Counsel for T-Mobile Northeast LLC
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): _____

This is a detailed street map of a neighborhood in Boston, Massachusetts. The map shows a grid of streets including Brookline St, Hamilton St, Allston St, Putnam Ave, Grove Ave, Waverly St, Reardon St, and Talbot St. Lot numbers are provided for many of the properties. Two parks are highlighted in green: Fulmore Park and Fort Washington Park. A red line highlights a specific area, and blue arrows indicate a path or direction of travel.

Streets: Brookline St, Hamilton St, Allston St, Putnam Ave, Grove Ave, Waverly St, Reardon St, Talbot St, Sidney St, Merriam St.

Parks: Fulmore Park, Fort Washington Park.

Lot Numbers: 94-215, 94-12, 94-11, 94-9, 94-8, 186 Brookline St, 95-4, 95-5, 95-71, 95-72, 149 Sidney St, 67-47, 148 Sidney St, 67-48, 167 Sidney St, 160 Sidney St, 162 Sidney St, 67-14, 67-56, 57 Erie St, 67-61, 67-65, 47 Erie St, 67-67, 21 Erie St, 40 Erie St, 65 Waverly St, 66-99, 95 Waverly St, 66-74, 64-RAIL, 61-12, 66-73, 130 Waverly St, 66-29, 620 Putnam Ave, 66-94, 66-124, 625 Putnam Ave, 66-133, 66-134, 66-49, 96-48, 602 Putnam Ave, 96-112, 96-111, 96-149, 223 Sidney St, 96-71, 96-72, 96-73, 96-74, 96-69, 96-70, 82 Allston St, 67 Allston St, 73 Allston St, 79 Allston St, 90 Allston St, 85 Allston St, 96-94, 96-95, 96-96, 96-53, 96-115, 96-109, 90 Hamilton St, 84 Hamilton St, 96-110, 96-102, 96-124, 96-127, 96-126, 96-117, 75 Hamilton St, 72 Hamilton St, 66 Hamilton St, 62 Hamilton St, 60 Hamilton St, 96-98, 96-130, 197 Sidney St, 201 Sidney St, 202 Sidney St, 210 Sidney St, 66-43, 66-53, 43 Allston St, 49 Allston St, 59 Allston St, 63 Allston St, 66-88, 66-89, 66-90, 96-92, 96-93, 96-100, 96-101, 96-102, 96-103, 96-104, 96-105, 96-106, 96-107, 96-108, 96-109, 96-110, 96-111, 96-112, 96-113, 96-114, 96-115, 96-116, 96-117, 96-118, 96-119, 96-120, 96-121, 96-122, 96-123, 96-124, 96-125, 96-126, 96-127, 96-128, 96-129, 96-130, 96-131, 96-132, 96-133, 96-134, 96-135, 96-136, 96-137, 96-138, 96-139, 96-140, 96-141, 96-142, 96-143, 96-144, 96-145, 96-146, 96-147, 96-148, 96-149, 96-150, 96-151, 96-152, 96-153, 96-154, 96-155, 96-156, 96-157, 96-158, 96-159, 96-160, 96-161, 96-162, 96-163, 96-164, 96-165, 96-166, 96-167, 96-168, 96-169, 96-170, 96-171, 96-172, 96-173, 96-174, 96-175, 96-176, 96-177, 96-178, 96-179, 96-180, 96-181, 96-182, 96-183, 96-184, 96-185, 96-186, 96-187, 96-188, 96-189, 96-190, 96-191, 96-192, 96-193, 96-194, 96-195, 96-196, 96-197, 96-198, 96-199, 96-200, 96-201, 96-202, 96-203, 96-204, 96-205, 96-206, 96-207, 96-208, 96-209, 96-210, 96-211, 96-212, 96-213, 96-214, 96-215, 96-216, 96-217, 96-218, 96-219, 96-220, 96-221, 96-222, 96-223, 96-224, 96-225, 96-226, 96-227, 96-228, 96-229, 96-230, 96-231, 96-232, 96-233, 96-234, 96-235, 96-236, 96-237, 96-238, 96-239, 96-240, 96-241, 96-242, 96-243, 96-244, 96-245, 96-246, 96-247, 96-248, 96-249, 96-250, 96-251, 96-252, 96-253, 96-254, 96-255, 96-256, 96-257, 96-258, 96-259, 96-260, 96-261, 96-262, 96-263, 96-264, 96-265, 96-266, 96-267, 96-268, 96-269, 96-270, 96-271, 96-272, 96-273, 96-274, 96-275, 96-276, 96-277, 96-278, 96-279, 96-280, 96-281, 96-282, 96-283, 96-284, 96-285, 96-286, 96-287, 96-288, 96-289, 96-290, 96-291, 96-292, 96-293, 96-294, 96-295, 96-296, 96-297, 96-298, 96-299, 96-300, 96-301, 96-302, 96-303, 96-304, 96-305, 96-306, 96-307, 96-308, 96-309, 96-310, 96-311, 96-312, 96-313, 96-314, 96-315, 96-316, 96-317, 96-318, 96-319, 96-320, 96-321, 96-322, 96-323, 96-324, 96-325, 96-326, 96-327, 96-328, 96-329, 96-330, 96-331, 96-332, 96-333, 96-334, 96-335, 96-336, 96-337, 96-338, 96-339, 96-340, 96-341, 96-342, 96-343, 96-344, 96-345, 96-346, 96-347, 96-348, 96-349, 96-350, 96-351, 96-352, 96-353, 96-354, 96-355, 96-356, 96-357, 96-358, 96-359, 96-360, 96-361, 96-362, 96-363, 96-364, 96-365, 96-366, 96-367, 96-368, 96-369, 96-370, 96-371, 96-372, 96-373, 96-374, 96-375, 96-376, 96-377, 96-378, 96-379, 96-380, 96-381, 96-382, 96-383, 96-384, 96-385, 96-386, 96-387, 96-388, 96-389, 96-390, 96-391, 96-392, 96-393, 96-394, 96-395, 96-396, 96-397, 96-398, 96-399, 96-400, 96-401, 96-402, 96-403, 96-404, 96-405, 96-406, 96-407, 96-408, 96-409, 96-410, 96-411, 96-412, 96-413, 96-414, 96-415, 96-416, 96-417, 96-418, 96-419, 96-420, 96-421, 96-422, 96-423, 96-424, 96-425, 96-426, 96-427, 96-428, 96-429, 96-430, 96-431, 96-432, 96-433, 96-434, 96-435, 96-436, 96-437, 96-438, 96-439, 96-440, 96-441, 96-442, 96-443, 96-444, 96-445, 96-446, 96-447, 96-448, 96-449, 96-450, 96-451, 96-452, 96-453, 96-454, 96-455, 96-456, 96-457, 96-458, 96-459, 96-460, 96-461, 96-462, 96-463, 96-464, 96-465, 96-466, 96-467, 96-468, 96-469, 96-470, 96-471, 96-472, 96-473, 96-474, 96-475, 96-476, 96-477, 96-478, 96-479, 96-480, 96-481, 96-482, 96-483, 96-484, 96-485, 96-486, 96-487, 96-488, 96-489, 96-490, 96-491, 96-492

179 Sidney St -

Petitioner

96-60-74-75-61 /67-56
MIT 99 ERIE LLC C/O ARE EQUITIES,INC
C/O ARE-MA REGION NO. 33 LLC
P.O. BOX 847
CARLSBAD, CA 92018

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CAMBRIDGE, MA 02139

96-127
STUDEN CHARLES R & LAURA R
TRS CHARLES R STUDEN TR
98 100 ERIE ST - UNIT 13
CAMBRIDGE, MA 02139

96-127
LANDRIGAN, MARK
100 ERIE ST #10
CAMBRIDGE, MA 02139

96-127
ENGELMAN, KEVIN & RHONA ENGELMAN
98-100 ERIE ST., UNIT #11
CAMBRIDGE, MA 02139

96-59
TAYLOR, RENFORD G. & PATRICIA D. TAYLOR,
TRS. TAYLOR REALTY TRUST
210 BROOKLINE ST
CAMBRIDGE, MA 02139

96-127
WILLIAMS KEITH N TRS KEITH N WILLIAMS TR
45-075 WAIKALUA RD - UNIT H
KANE OHE, HI 96744

96-126
FIRST C-G LIMITED PARTNERSHIP
179 SIDNEY STREET
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96-127
PROCINO, MARC DAVID & LISA ISRAEL PROCINO
98-100 ERIE ST., UNIT #8
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96-127
TATE, KARIN
98-100 ERIE ST.,UNIT #9
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SULLIVAN, MARY E.
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96-127
VERLINDEN, MATTHEW C.
98-100 ERIE ST. UNIT#15
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96-117
MIT 75 HAMILTON ST FEE OWNER LLC
C/O MIT INVESTMENT MANAGEMENT CO
ONE BROADWAY. 9TH FL, SUITE 200
CAMBRIDGE, MA 02142

96-118
MIT 187 SIDNEY STREET FEE OWNER LLC
C/O MIT INVESTMENT MANAGEMENT CO
ONE BROADWAY, 9TH FL, SUITE 200
CAMBRIDGE, MA 02142

96-124
MILTENYI BIOTEC, INC
2303 LINDBERGH ST
AUBURN, CA 95602

96-127
TESKEY, GORDON
98 ERIE ST., UNIT #2
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96-127
CEBERS, GVIDO & ALETA CEBERS
98-100 ERIE ST., #6
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96-127
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98-100 ERIE ST., #1
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HOPKINS, ALBERT
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98-100 ERIE ST. UNIT#5
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66-153
BMR-200 SIDNEY STREET LLC,
C/O RYAN LLC
P.O. BOX 847
CARLSBAD , CA 92018

April 21, 2022

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:	80 Erie Street (179 Sidney St.), Cambridge, MA 02140 Assessor's Map 96, lot 126 (the " Property ")
Applicant:	T-Mobile Northeast, LLC (" Applicant ")

Dear Honorable Members of the Board of Zoning Appeals:

This firm represents T-Mobile Northeast LLC 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 Special District-10 zoning district (the "**SD-10 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 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.

The Applicant seeks to modify its existing wireless communications facility by replacing the existing antennas, Remote Radio Heads, (“RRHs”), Tower Mounted Amplifiers (“TMAs”), and ancillary equipment located on the rooftop of the building (the “**Building**”) on the Property, collectively the “**Proposed Facility**”. The Applicant’s Proposed Facility is described in more detail below and is 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

The Applicant’s existing Facility consists of three (3) sectors (Alpha, Beta and Gamma) with each sector having two (2) panel antennas, and ancillary equipment on the rooftop and within the Building. The Gamma and Beta antennas and RRU are façade mounted on the Building’s penthouses, and the Alpha sector antennas are concealed within faux vent pipes on the rooftop of the Building. The Applicant proposes to modify its existing Facility by replacing all six (6) existing panel antennas with six (6) new like kind panel antennas, by replacing the existing nine (9) TMAs with six (6) like kind RRUs, and by modifying ancillary equipment on the rooftop and within an equipment room of the Building. The Gamma and Beta sector antennas will be installed at the same locations as the existing antennas on the facade of the penthouses and painted to match the façade. The replaced Alpha sector antennas will be installed within the existing faux vent pipe and a new faux vent pipe, designed to conform to the existing characteristics of the building. All of the replaced antennas will be either concealed or painted to match the color of the Building. Consequently, the visual change to the Applicant’s existing facility will be de minimus.

The Applicant’s proposal is consistent with the previous decisions of the Board for this

facility, the first of which is dated August 25, 2005, (Case No.9141) (the “**Original Decision**”), and a second decision dated July 28, 2016 (Case No. BZA-010667-2016) (the “**2nd Decision**” and together with the Original Decision shall hereafter be referred to as the “**Decisions**”).

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 SD-10 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 SD-10 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 SD-10 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 will have a minimal visual impact on the existing facility and Building. The Proposed Facility will be installed on the façade and of the penthouse of the Building, and within faux vent pipes, and in conformity with the Decisions.

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 SD-10 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

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.

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.

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 SD-10 District.

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,



Adam F. Braillard

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