

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

BZA APPLICATION FORM

Plan No: BZA-016956-2018

GENERAL INFORMATION

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

Special Permit : ✓ Variance : _____ Appeal : _____

PETITIONER : New Cingular Wireless PCS, LLC - C/O Ryan Lynch, Smartlink, LLC, Authorized

PETITIONER'S ADDRESS : 85 Rangeway Road, Building 3, Suite 102 North Billerica, MA 01862

LOCATION OF PROPERTY : 1815 Massachusetts Ave Cambridge, MA

TYPE OF OCCUPANCY : Private College / University ZONING DISTRICT : Business C-1 Zone

REASON FOR PETITION :

Other: Wireless Communications Facility upgrade

DESCRIPTION OF PETITIONER'S PROPOSAL :

Remove (6) panel antennas and replace with (6) new panel antennas, along with additional associated equipment as part of nationwide network upgrades. Existing wireless site.

SECTIONS OF ZONING ORDINANCE CITED :

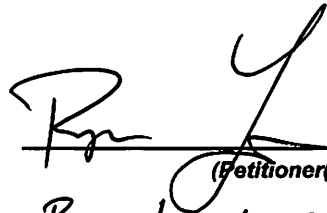
Article 4.000 Section 4.32.G.1. (Telecommunications Facility.)

Article 4.000 Section 4.40 (Footnote 49) (Telecommunications Facility).

Article 10.000 Section 10.40 (Special Permit).

Article 6409 Section Middle Class Tax Relief and Job Creation Act

Original Signature(s) :


(Petitioner(s) / Owner)
Ryan Lynch, Smartlink LLC / AT 9T
(Print Name)

Address :

85 Rangeway Rd, Bldg 3, Ste 102
N. Billerica, MA 01862

Tel. No. :

(781) 392-4070

E-Mail Address :

Ryan.Lynch@smartlinkllc.com

Date :

7/24/18

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 Lesley University - Marylou Batt - Vice President - Administration
(OWNER)

Address: 29 Everett Street, Cambridge, MA 02138

State that I/We own the property located at 1815 Massachusetts Ave., Cambridg, MA 02140
which is the subject of this zoning application.

The record title of this property is in the name of Lesley University

*Pursuant to a deed of duly recorded in the date 4/5/1995, Middlesex South
County Registry of Deeds at Book 35269, Page 543; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

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

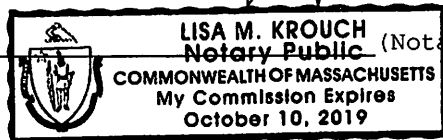
***Written evidence of Agent's standing to represent petitioner may be requested.**

Commonwealth of Massachusetts, County of Middlesex

The above-name Marylou Batt personally appeared before me,
this 18th of April, 2018, and made oath that the above statement is true.

Lisa M. Krouch Notary

My commission expires



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

NOTARIAL PUBLIC STATE OF MASSACHUSETTS

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the Commonwealth of Massachusetts.

Witness my hand and seal this _____ day of _____, 2019.

Notary Public for the State of Massachusetts

My Commission Expires _____

My Office is located at _____

My Office is located at _____

My Office is located at _____

My Office is located at _____

My Office is located at _____

My Office is located at _____

My Office is located at _____

My Office is located at _____

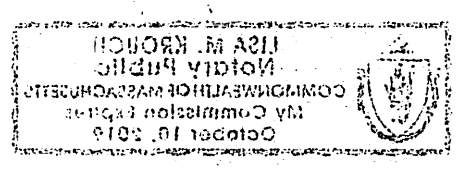
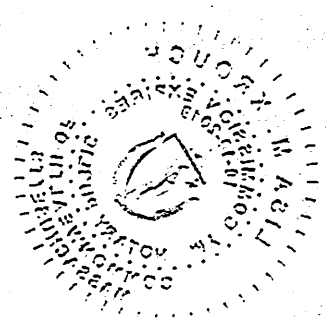
My Office is located at _____

My Office is located at _____

My Office is located at _____

My Office is located at _____

My Office is located at _____



BZA APPLICATION FORM - OWNERSHIP INFORMATION

*To be completed by OWNER, signed before a notary and returned to
The Secretary of the Board of Zoning Appeals.*

I/We Mount Auburn Hospital

(OWNER)

Address: 330 Mt. Auburn Street, Cambridge, MA 02138


State that I/We own the property located at 330 Mt. Auburn Street, Cambridge, MA 02138
which is the subject of this zoning application.

The record title of this property is in the name of Mount Auburn Hospital

*Pursuant to a deed of duly recorded in the date 12/15/2006, Middlesex South
County Registry of Deeds at Book 48678, Page 280; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____

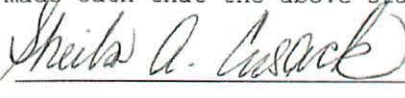

SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

Nicholas T. DiIeso C.O.O.

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

Commonwealth of Massachusetts, County of Middlesex

The above name Nicholas T. DiIeso personally appeared before me,
this 25th of April, 2018, and made oath that the above statement is true.



Notary

My commission expires 7-6-2018 (Notary Seal).

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

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 1815 Massachusetts Ave Cambridge, MA (location) would not be a detriment to the public interest because:

- A)** Requirements of the Ordinance can or will be met for the following reasons:
See attached support statements
- B)** Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
See attached support statements
- C)** The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:
See attached support statements
- D)** Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
See attached support statements
- E)** For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:
See attached support statements

July 10, 2018

Donna P. Lopez, City Clerk City of Cambridge City Hall 795 Massachusetts Avenue Cambridge, MA 02139	Constantine Alexander, Chair Board of Zoning Appeal City Hall 795 Massachusetts Avenue Cambridge, MA 02139
---	--

Applicant: New Cingular Wireless PCS, LLC ("AT&T")
Property Address: 1815 Massachusetts Ave., Cambridge, MA 02140

Re: Assessor's Map 152, Lot 51E (the "Property")
Application for:
(i) Eligible Facilities Request pursuant to Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012, 47 U.S.C. § 1455; or, in the alternative,
(ii) Special Permit under Cambridge Zoning Ordinance Section 4.32(g)(1) and M.G.L. c. 40A, Section 9; and
(iii) Any other zoning relief required.
(All relief if and to the extent necessary, all rights reserved)

Dear Ms. Lopez, Mr. Alexander and Members of the Board of Zoning Appeal:

Pursuant to Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012 (a/k/a the "Spectrum Act" or "Section 6409"), 47 U.S.C. § 1455, as further implemented by the Federal Communications Commission's Report and Order *In re Acceleration of Broadband Deployment by Improving Wireless Facilities Siting Policies*, FCC Docket No. 13-238, Report and Order No. 14-153 (October 17, 2014) (the "FCC Order"), New Cingular Wireless PCS, LLC ("AT&T") hereby submits this Eligible Facilities Request ("Request"); and, in the alternative, applies for a special permit from the City of Cambridge Board of Zoning Appeal (the "Board") under Section 432(g)(1) of the Cambridge Zoning Ordinance (the "Ordinance") to modify its existing "Telephone Exchange including Transmission Facilities to serve a Mobile Communication System" (the "Facility") on and within the existing building located at 1815 Massachusetts Avenue. (the "Special Permit Application").²

Under Section 6409, AT&T's proposed modification of its existing transmission equipment on and within the existing building, previously approved by the Board for use as a wireless

² AT&T submits this Request, Special Permit application and supporting materials subject to a full and complete reservation of AT&T's rights under the Spectrum Act and the FCC Order including without limitation its rights with respect to (i) any submittal requirements or approval criteria that are inconsistent with the prohibitions established by the FCC Order, (ii) any delay beyond the deadlines established in the FCC Order, (iii) the imposition of conditions on any approval that are inconsistent with the FCC Order, and (iv) referral or requirement to a discretionary review process such as a special permit.

communication base station, does “not substantially change the physical dimensions” of the existing building. Therefore, AT&T’s Request must be approved administratively, including the issuance of a building permit, to enable AT&T to make the proposed modifications to its transmission equipment.

In the alternative, as demonstrated in this application letter, the AT&T’s proposed modifications to its existing Facility on the Property located in the PUD-2 & Residence C-3A zoning district satisfy the requirements for the grant of a special permit pursuant to Section 10.43 of the Ordinance.

I. APPLICATION PACKAGE

Enclosed with this application is a check payable to the City of Cambridge in the amount of \$500.00. In addition to the signed original of this letter are copies of the letter and the following materials:

1. The following completed and signed application forms:
 - a. BZA Application Form – General Information;
 - b. BZA Application Form – Ownership Information;
 - c. BZA Application Form – Dimensional Requirements;
 - d. BZA Application Form – Supporting Statement for a Special Permit; and
 - e. BZA Application Form – Check List;
2. AT&T’s relevant FCC License information;
3. The following drawings prepared by Infinigy:

SHEET	TITLE	REV DATE
T1	Title Page	4/4/18
C1	General Notes	4/4/18
C2	Overall and Enlarged Site Plan	4/4/18
C3	Elevation View	4/4/18
C4	Antenna Orientation Plan	4/4/18
C5	Equipment Details	4/4/18
C6	Plumbing Diagram	4/4/18
C7	Grounding Details	4/4/18

4. Manufacturer’s specification sheets for AT&T’s proposed antennas and other featured equipment;
5. Photographs of the existing building and photosimulations of the proposed modifications Facility by Infinigy, dated 4/16/2018;

6. Radio Frequency Coverage Report, demonstrating the public need for the proposed modifications to the Facility, with radio frequency coverage maps showing (a) existing or predicted coverage from neighboring facilities; and (b) coverage with the proposed Facility;
7. Structural Analysis prepared by Infinigy dated 12/14/2017;
8. Maximum Permissible Exposure Study, Theoretical Report, by EBI Consulting
9. Deed to subject property;
10. Attorney General's letters to the Towns of Mount Washington, Lynnfield and Montague;
11. Mount Analysis prepared by Infinigy dated 12/14/2017; and
12. Special Permit for existing Facility granted by BZA dated ____.

II. PROPOSED FACILITY DESIGN

AT&T seeks to modify the existing Facility on and within the building located at the Property. The existing Facility consists of nine (9) panel antennas (Alpha Sector: 3 antennas, Beta Sector: 3 antennas, and Gamma Sector: 3 antennas) that are mounted in three (3) locations. The proposed modifications include the replacement of two (2) antennas per sector. The replacement antennas will be façade mounted to the exterior of the building using mounts consistent with the concealment elements of the existing facility's design. Consistent with the concealment elements of the existing Facility's design, the proposed replacement antennas will be painted to match the color and texture of the existing brick façade. Twelve (12) remote radio units (RRUs) and three (3) surge suppressors will be added in close proximity to the antennas and out of public view.

The Facility's design is shown in detail in the Zoning Drawings attached as Exhibit 3 to this application letter and featured equipment is described in the manufacturers' specification sheets attached as Exhibit 4. The photographs and photosimulations (Exhibit 5) show the existing Facility from various locations in the neighborhood around the Property and as simulated with proposed modifications. A structural analysis and mount analysis for the Facility demonstrates that the building is capable of supporting AT&T's proposed equipment at or near the locations shown on the Drawings (*see Exhibits 7, 11*).

The Facility will continue to bring advanced wireless voice, text and data communications services to the surrounding areas. It will allow residents, professionals, government, businesses and students to communicate locally, nationally and internationally from virtually any location within the coverage area. In the event of an emergency, the improved Facility will allow immediate contact with fire, rescue and other emergency personnel. The improved Facility will thus enhance public health,

safety and welfare both in ordinary daily living and in the event of fire, accident, medical emergency, natural disaster or other dangers.

III. BACKGROUND

AT&T is licensed by the Federal Communications Commission to construct and operate a wireless telecommunications network in various markets throughout the country, including the Commonwealth of Massachusetts and the City of Cambridge. A copy of the AT&T's FCC license that covers the area of the proposed Facility is included with this application (*see* Exhibit 2). AT&T is in the process of designing and constructing additional wireless facilities to its existing telecommunications system to serve Massachusetts. One of the key design objectives of its systems is to provide adequate and reliable 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 extent of use of AT&T's wireless services within the network, and the existing topography and obstructions. 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. In urban settings, this dynamic requires the antennas to be located on buildings at heights and in locations where the signal is not obstructed or degraded by other buildings or by topographical features such as hills.

IV. RF COVERAGE DETERMINATION

AT&T has performed a study of radio frequency coverage for the City of Cambridge and from the Property, the results of which are described in the Radio Frequency Report submitted with this application (*see* Exhibit 6). Without the proposed modifications to its existing Facility, AT&T has a substantial coverage gap in this area of Cambridge including Massachusetts Avenue. AT&T has determined that the proposed modifications to the existing Facility located on the building at the Property will provide needed coverage to the targeted sections of the City and the immediately surrounding area if AT&T's antennas are located on the building's roof at the height and in the configuration requested. The importance of a facility at this location is underscored by AT&T's interest in enhancing its ability to provide its most up-to-date wireless technology, known as long-term evolution technology ("LTE"), in this area to satisfy its customers' ever-increasing needs for high-speed data services. Radio frequency coverage maps included in the report are provided to pictorially and vividly show the differences in existing and proposed wireless coverage at the various bands authorized for AT&T's service. The maps show dramatic improvements to wireless coverage at all three (3) bands with the inclusion of the proposed Facility, namely, at 700, 1900, and 2100 MHz.

V. THE FEDERAL SPECTRUM ACT AND THE FCC ORDER

As set forth below, the proposed modifications constitute an Eligible Facilities Request pursuant to the federal Spectrum Act,³ as further implemented by the FCC Order.⁴

³ Pursuant to Section 6409(a)(2) an "eligible facilities request" means any request for modification of an existing wireless tower or base station that involves—

- (A) collocation of new transmission equipment;
- (B) removal of transmission equipment; or
- (C) replacement of transmission equipment.

Under the Spectrum Act, as further clarified by the FCC Order, the streamlined process for this Eligible Facilities Request is limited to non-discretionary review. Specifically, the FCC Order “adopt[s] an objective standard for determining when a proposed modification will ‘substantially change the physical dimensions’ of an existing tower or base station.” *FCC Order*, ¶ 87. As stated in the FCC Order, Section 6409 “states without equivocation that the reviewing authority ‘may not deny, and shall approve’ any qualifying application. This directive leaves no room for a lengthy and discretionary approach to reviewing an application that meets the statutory criteria.” *FCC Order*, ¶ 116.

In issuing the FCC Order and eliminating discretionary review for eligible facilities requests, the FCC’s goal was to “adopt a test that is defined by specific, objective factors rather than the contextual and entirely subjective standard advocated by the IAC and municipalities.” The FCC intentionally sought to reduce “flexibility” and “open ended context-specific approach” engendered by the discretionary review process:

While we acknowledge that the IAC approach would provide municipalities with maximum flexibility to consider potential effects, we are concerned that it would invite lengthy review processes that conflict with Congress’s intent. Indeed, some municipal commenters anticipate their review of covered requests under a subjective, case-by-case approach could take even longer than their review of collocations absent Section 6409(a). We also anticipate that disputes arising from a subjective approach would tend to require longer and more costly litigation to resolve given the more fact-intensive nature of the IAC’s open-ended and context-specific approach. We find that an objective definition, by contrast, will provide an appropriate balance between municipal flexibility and the rapid deployment of covered facilities. We find further support for this approach in State statutes that have implemented Section 6409(a), all of which establish objective standards.

FCC Order, ¶ 88.

As a result, the FCC Order implementing Section 6409 establishes clear and objective criteria for determining eligibility, limits the types of information that a municipality may require when processing an application for an eligible facilities request, and imposes a “deemed granted” remedy for failure to timely process and eligible facilities request.⁵ The FCC Order also establishes significant limits on the information that can be required to be provided with an eligible facilities request and limits it to only that information “reasonably related to determining

47 U.S.C. § 1455(a)(2).

⁴ The Order was effective on February 9, 2015, except for § 1.40001, which became effective on April 8, 2015, except for §§ 1.40001(c)(3)(i), 1.40001(c)(3)(iii), 1.140001(c)(4), and 17.4(c)(1)(vii), which became effective on May 18, 2015, after approval by the Office of Management and Budget. The FCC Order makes clear that under the Spectrum Act discretionary review is not required or permitted for an Eligible Facilities Request.

⁵ See 47 CFR §§1.40001(c)(1) - (c)(4).

whether the request meets the requirements of this section. A State or local government may not require an applicant to submit any other documentation”. 47 CFR 1.40001(c)(1).

Both before and after the FCC Order was issued, the Massachusetts Attorney General’s Office provided clear guidance that an eligible request cannot be subjected to a discretionary special permit process. *See* Attorney General’s letters to (i) Town of Mount Washington, dated June 12, 2014, p. 3 (ii) Town of Lynnfield, dated February 10, 2015, p. 3 (the “AG Lynnfield Letter”) and (iii) Town of Montague, dated February 23, 2015, p. 2 (all attached hereto). As set forth in each letter [t]he Act’s requirement that a local government ‘may not deny, and shall approve, any eligible facilities request’ means that a request for modification to an existing facility that does not substantially change the physical dimensions of the tower or base station must be approved. ***Such qualifying requests also cannot be subject to a discretionary special permit.***”(Emphasis added). In providing these opinions, the Attorney General’s Office specifically opined that provisions in zoning ordinances that specifically required a special permit for modifications to existing facilities could not be applied to eligible facilities requests. While approving the Town of Lynnfield’s Zoning Bylaw, the Attorney General stated that “Section 8.7.5.1 requires that PWSF may only be erected upon the grant of a special permit. The Town cannot apply this requirement to eligible facilities requests for modification to existing facilities that qualify for required approval under Section 6409 of the Act.” *AG Lynnfield Letter*, p. 3.

Therefore, as set forth in the FCC Order and Attorney General’s opinion letters, the City cannot impose a requirement that AT&T obtain a special permit, or an amendment to an existing special permit utilizing the same discretionary review process, in connection with its eligible facilities request. To the extent that the City of Cambridge’s Zoning Ordinance and any prior decisions by the Board include provisions seeking to further regulate the modification of wireless communication facilities, federal law overrules those requirements. *See Sprint Spectrum L.P. v. Town of Swansea*, 574 F.Supp.2d 227, 236 (2008) (Board is obligated to consider whether its actions would violate federal law even if a different outcome would be permitted under state law). The standard of review for an application to modify an existing wireless communication facility on an existing tower or base station is governed by the Spectrum Act and the FCC Order which require eligible facilities requests to be permitted “by right.”

In addition, the FCC Order establishes a 60-day period for approval from the time of AT&T’s submission. 47 CFR §1.40001(c)(2). Within the context of the Spectrum Act and FCC Order, approval means all necessary approvals to permit the proposed modifications, including the issuance of a building permit, if required. The FCC found that this 60-day period is appropriate due to “the more restricted scope of review applicable to applications under section 6409(a).” *FCC Order*, ¶ 108. If the Request is not acted upon within the 60-day period, it is deemed granted. 47 CFR §1.40001(c)(4).

As set forth below, the proposed modifications constitute an eligible facilities request. Therefore, AT&T respectfully requests the Board to find that Section 4.32(g)(1) of the Ordinance does not apply to its Request.

VI. THE PROPOSED MODIFICATIONS ARE AN ELIGIBLE FACILITIES REQUEST

Under Section 6409 and the FCC Order, a “base station” means “[a] structure or equipment at a fixed location that enables Commission-licensed or authorized wireless communications between user equipment and a communications network.” 47 C.F.R §1.40001(b)(1). A Base Station includes “any structure other than a tower” that supports or houses “authorized wireless communications between user equipment and a communications network.” 47 C.F.R §1.40001(b)(1). Therefore, the existing building that is currently used for FCC-licensed transmissions for personal wireless services is a “base station” for purposes of Section 6409.

AT&T proposes to modify its existing Facility as described above and depicted on the Plans submitted herewith.

The proposed modifications will not require the installation of any part of the facility on the ground outside of the building.

As a result, AT&T’s proposed modifications involving the removal and replacement of the existing transmission equipment constitute an “eligible facilities request” under Section 6409. The proposed eligible facilities request is not a “substantial modification” under Section 6409 and the FCC Order because it does not:

- (i) Result in an increase in “the height of the structure by more than 10% or more than ten feet, whichever is greater” because the proposed replacement antennas will either be mounted and located below the screen wall or utilize the existing equipment mounting frame that therefore will not exceed 10 feet above the existing building;
- (ii) Protrude from the edge of the building by more than six feet because AT&T’s proposed antennas will not protrude more than six feet from building façade;
- (iii) Involve the installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets, because no new radio communications equipment cabinets will be installed;
- (iv) Require any excavation or deployment outside the current site of the tower or base station because all antennas, equipment cabinets and related equipment will be installed entirely on and within the existing building; or
- (v) Otherwise defeat the existing concealment elements of the tower or base station because the proposed replacement antennas will be located behind the existing screen wall or utilize the existing mounting frame and will continue to integrate the Facility into the existing architecture of the building. . Therefore, AT&T’s proposed Facility will remain aesthetically consistent with the exterior finish of the building as well as maintain the concealment elements of the original design.

See FCC Order, §1.40001(b)(7)(i)-(v).

VII. COMPLIANCE WITH THE CAMBRIDGE ZONING ORDINANCE

In the alternative, AT&T respectfully requests that the Board grant a special permit for the proposed modifications to the existing Facility.⁶

A. AT&T complies with the Wireless Communications provisions set forth in Section 4.32(g)(1), and Section 4.40, Footnote 49 of the Ordinance.

AT&T's proposed modifications comply with Section 4.32(g)(1), and Section 4.40, Footnote 49 of the Ordinance as follows:⁷

Section 4.32(g)(1): Section 4.32(g)(1) of the Ordinance allows for the use of a “[t]elephone exchange (including switching, relay, and transmission facilities serving mobile communications systems) and any towers or antennas accessory thereto.” Under the Table of Use Regulations beginning at Section 4.30, AT&T's proposed use of the Facility as a transmission facility serving a mobile communications system is permitted by special permit in the PUD-2 & Residence C-3A zoning district (see the table at Section 4.32(g)(1)).

Section 4.40, Footnote 49: Section 4.32(g)(1) includes a reference to Section 4.40, Footnote 49 which sets out the standards for granting the special permit. AT&T's proposed Facility complies with Footnote 49's standards as noted below:

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

AT&T's Response: AT&T's FCC license is included with this application and the license information included shows that AT&T is authorized to provide wireless service in the area served by the Facility (see Exhibit 2).

- 2. The Board of Zoning Appeal shall consider “[t]he 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.”**

⁶ AT&T's request is made, if and to the extent necessary, with all rights reserved. As discussed above, the FCC Order establishes a 60-day period for receipt of all necessary approvals from the time of AT&T's submission, including a building permit, if required. 47 CFR §1.40001(c)(2). If the Request is not acted upon within the 60-day period, it is deemed granted. 47 CFR §1.40001(c)(4). Therefore, AT&T expressly reserves its rights under 47 CFR §1.40001(c)(2) and (4).

⁷ To the extent that Section 4.32(g)(1), and Section 4.40, Footnote 49 of the Ordinance purport to require the submission of information that is beyond the scope permitted by the FCC Order or Spectrum Act, AT&T expressly reserves, and does not waive, its right to assert that such information is not required under the Spectrum Act and the submission of such information shall not constitute a waiver of AT&T's rights pursuant thereto.

AT&T's Response: The design of the overall Facility, including the choice and placement of replacement antennas and associated equipment, behind the existing screen wall or utilizing the existing mounting frame, minimizes the visual impact of the proposed Facility. This is because any visible antennas and equipment will remain minimally visible and consistent with the elements of the existing Facility, and the proposed modifications are minimally if at all noticeable in terms of any perceived increase in visibility. The minimal visual impact of the Facility is shown in the photographs of the existing Facility and the photosimulations that superimpose the proposed modifications to the existing Facility (*see*, Exhibit 5).

3. **The Board of Zoning Appeal shall consider “[w]here 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 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.**

In granting a special permit the Board of Zoning Appeal shall set forth in its decision under which circumstances or procedures, if any, the permittee shall be allowed to replace and upgrade its equipment without the necessity of seeking a new special permit.”

AT&T's Response: As demonstrated by the Radio Frequency Report and the associated coverage maps, AT&T has demonstrated an immediate and compelling need for the proposed modifications to its existing Facility located at the Property in order to provide substantially improved indoor coverage to residents, businesses, students and faculty, and the general public in that area.⁸ AT&T also seeks to substantially improve its ability to satisfy the ever-increasing need of its customers for data accessibility, navigation and use. This is especially critical in and around the area of Massachusetts Avenue which also serves as home for numerous businesses, Lechmere T Station, and existing and future residential development. AT&T proposes to satisfy its RF coverage needs in the area by adding to the existing Facility the antennas and equipment necessary to provide the latest LTE wireless communications service technology. Nonresidential uses predominate in the vicinity of the Property, as reflected by the use of the Property for a hotel and restaurants, and the use of the surrounding properties for multiple office buildings, restaurants, retail shops, and the Cambridgeside Galleria Mall (including multiple shops, restaurants and another hotel), the Museum of Science, and the Charlesgate Yacht Club. Further, by modifying its existing Facility, and obviating the need to construct an entirely new facility within this area of Cambridge in order to meet its wireless network coverage needs of the residents, businesses, and general public in the area, AT&T’s proposed modifications to its existing Facility are consistent with the existing use and character of the neighborhood.

⁸ AT&T must generate a signal strength of at least -74 dBm to provide serviceable voice and data coverage on its mobile wireless devices in indoor environments. AT&T also seeks to substantially improve its data navigation service coverage in the area by including antennas and equipment that will provide LTE service.

As provided in Footnote 49, AT&T requests that once permission is received from the City to site the Facility at the Property, the Board permit AT&T to replace and upgrade the equipment at this Facility in the future without further zoning proceedings or a new special permit, provided that such equipment shall meet the eligible facilities request criteria set forth in 47 CFR § 1.40001.

B. AT&T complies with the Special Permit Criteria set forth in Section 10.43 of the Ordinance.

Section 10.43 of the Ordinance specifies the following criteria for issuance of a special permit: “Special permits will normally be granted where specific provisions of this Ordinance are met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public interest because:

(a) The requirements of this Ordinance cannot or will not be met, or

AT&T’s Response: As provided above, AT&T’s proposed modifications comply with the requirements set forth in Section 4.32(g), Footnote 49 of the Ordinance, the Spectrum Act and the eligible facilities request criteria set forth in 47 CFR § 1.40001. Granting the special permit would not be a detriment to the public interest and is consistent with the Board’s obligations pursuant to the Spectrum Act and FCC Order.

(b) Traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character for the following reasons, or

AT&T’s Response: The proposed modifications to AT&T’s existing Facility will not result in any change to the existing traffic on or near the Property. The Facility will continue to be unmanned and only require infrequent visits by a technician (typically two times per month for routine diagnostics and/or maintenance, except in cases of emergency), there will be no material increase in traffic or disruption to patterns of access or egress that will cause congestion, hazards or a substantial change in the established neighborhood character. AT&T’s maintenance personnel will make use of the existing access roads and parking at the building. Granting the special permit would not be a detriment to the public interest and is consistent with the Board’s obligations pursuant to the Spectrum Act and FCC Order.

(c) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use, or

AT&T’s Response: As described above and illustrated on the attached photographs and photosimulations (*see Exhibit 5*) the proposed modifications to the existing Facility will result in a *de minimis* change in the appearance of the building. As a result, the Facility as a whole either will be hidden from view or will continue to visually blend with existing characteristics of the building and

the surrounding neighborhood. Because the proposed installation will not generate any traffic, smoke, dust, heat or glare, discharge noxious substances, nor pollute waterways or groundwater, it will not adversely affect residential uses on neighboring streets. Conversely, the surrounding properties and general public will benefit from the potential to enjoy improved wireless communications services. Granting the special permit would not be a detriment to the public interest and is consistent with the Board's obligations pursuant to the Spectrum Act and FCC Order.

- (d) Nuisance or hazard would 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, or**

AT&T's Response: Because the proposed modifications to the existing Facility will not cause the Facility to generate any traffic, smoke, dust, heat or glare, discharge noxious substances, nor pollute waterways or groundwater, no nuisance or hazard will be created to the detriment of the health, safety, or welfare of the occupants of the building or the residents of the City of Cambridge. To the contrary, the proposed Facility 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 that 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 Facility, as modified, will continue to comply with all federal, state and local safety requirements including the standards established by the FCC and Federal Aviation Administration (FAA). (See Exhibit 8 Maximum Permissible Exposure Study, Theoretical Report). Granting the special permit would not be a detriment to the public interest and is consistent with the Board's obligations pursuant to the Spectrum Act and FCC Order.

- (e) For other reasons, the proposed installation would impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this Ordinance, or**

AT&T's Response: The purpose of the Ordinance is multifaceted, the relevant aspects of which relating to wireless telecommunications facilities include the lessening of congestion in the streets, conserving health, securing safety from fire, flood, panic and other danger, conserving the value of land and buildings and natural resources, preventing blight and pollution, encouraging the most rational use of land throughout the city, including encouraging appropriate economic development, and protecting residential neighborhoods from incompatible activities.

As noted above, the proposed modifications to the existing Facility directly accord with the purposes of the Ordinance because the modifications will not result in any traffic, smoke, dust, heat or glare, discharge noxious substances, nor pollute waterways or groundwater. As the Facility will improve the ability of residents, businesses, travelers and drivers in the area to access state-of-the-art wireless technology, the City's ability to provide emergency services will be improved, as will the economic development of the City as more people will be able to conduct commerce by virtue of a mobile platform. Because the proposed modifications to the existing Facility will be installed on an existing building that includes the Facility, and the proposed modifications are consistent with the existing concealment elements, the proposed modifications to the existing Facility are in consistent with the building's character and will not affect the value of the building or the natural resources of the

City. Because the proposed modifications to the existing Facility are designed to be consistent with the existing concealment elements of the Facility and characteristics of the Property, the visual impact on the underlying and adjacent zoning districts will be *de minimis*. As a result, the proposed modifications to the existing Facility are consistent with the Ordinance's purpose to allow for less intrusive wireless telecommunications facilities in all districts (other than Open Space) including the applicable overlay districts, and the underlying PUD-2 & Residence C-3A district. Granting the special permit would not be a detriment to the public interest and is consistent with the Board's obligations pursuant to the Spectrum Act and FCC Order.

(f) The new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30

AT&T's Response: As stated in the Section 19.30, the Citywide Urban Design Objectives ("Objectives") "are intended to provide guidance to property owners and the general public as to the city's policies with regard to the form and character desirable for new development in the city. It is understood that application of these principles can vary with the context of specific building proposals in ways that, nevertheless, fully respect the policies' intent. It is intended that proponents of projects, and city staff, the Planning Board and the general public, where public review or approval is required, should be open to creative variations from the detailed provisions presented in this Section as long as the core values expressed are being served. *A project need not meet all the objectives of this Section 19.30 where this Section serves as the basis for issuance of a special permit. Rather the permit granting authority shall find that on balance the objectives of the city are being served.* Nor shall a project subject to special permit review be required to conform to the Required Building and Site Plan Requirements set forth in Section 11.50." [emphasis added]. For the reasons stated in AT&T's response to this Section 10.43(f) of the Zoning Ordinance and in its application generally, "on balance, the objectives of the city are being served" by the installation of the proposed modifications at the Property so that granting the special permit would not be a detriment to the public interest and is consistent with the Board's obligations pursuant to the Spectrum Act and FCC Order.

The following are the Objectives' headings as appearing in the Ordinance:

19.31: New projects should be responsive to the existing or anticipated pattern of development.

AT&T's Response: The existing Facility is located on and within the existing building, some of the equipment of which is hidden from view behind the screen wall and within the building, or otherwise obstructed from view, and the remaining equipment utilizes the existing antenna mounting frame and blends with the structures and colors of the building to the extent feasible. The proposed modifications to the existing Facility are consistent with the previously approved design and concealment elements of the existing Facility. Therefore, the proposed modifications are responsive to the existing pattern of development in the Property's applicable zoning and overlay districts.

19.32: Development should be pedestrian and bicycle-friendly, with a positive relationship to its surroundings.

AT&T's Response: The existing Facility is located on and within the existing building. The Facility is only accessed by authorized AT&T personnel for routine maintenance one to two times per month and is not accessed by the general public. The proposed modifications to the existing Facility will not result in any increase in routine visits nor otherwise result in a change in traffic patterns in the vicinity of the Property that would affect pedestrian flow or cyclists' access to the building or surrounding areas within the Property's applicable zoning districts.

19.33 The building and site design should mitigate adverse environmental impacts of a development upon its neighbors. Indicators include⁹

(1) Mechanical equipment that is carefully designed, well organized or visually screened from its surroundings and is acoustically buffered from neighbors. Consideration is given to the size, complexity and appearance of the equipment, its proximity to residential areas, and its impact on the existing streetscape and skyline. The extent to which screening can bring order, lessen negative visual impacts, and enhance the overall appearance of the equipment should be taken into account. More specifically:

(a) Reasonable attempts have been made to avoid exposing rooftop mechanical equipment to public view from city streets. Among the techniques that might be considered is the inclusion of screens or a parapet around the roof of the building to shield low ducts and other equipment on the roof from view.

(b) Treatment of the mechanical equipment (including design and massing of screening devices as well as exposed mechanical elements) that relates well to the overall design, massing, scale and character of the building.

(c) Placement of mechanical equipment at locations on the site other than on the rooftop (such as in the basement), which reduces the bulk of elements located on the roof; however, at-grade locations external to the building should not be viewed as desirable alternatives.

(d) Tall elements, such as chimneys and air exhaust stacks, which are typically carried above screening devices for functioning reasons, are carefully designed as features of the building, thus creating interest on the skyline.

(e) All aspects of the mechanical equipment have been designed with attention to their visual impact on adjacent areas, particularly with regard to residential neighborhoods and views and vistas.

AT&T's Response: As shown in the photo simulations (*see* Exhibit 5), the existing Facility, as proposed to be modified herein, will continue to be visually consistent with the color and texture of the building, the concealment elements of the design of the Facility, and with other existing wireless

⁹ Inasmuch as Section 19.33 is most relevant to the Facility, it is stated here in full.

communications facilities from competing carriers located on the building. As a result, AT&T's Facility is in keeping with the building's existing features without adversely affecting the building's overall design, massing, scale or character.

(2) Trash that is handled to avoid impacts (noise, odor, and visual quality) on neighbors, e.g. the use of trash compactors or containment of all trash storage and handling within a building is encouraged.

AT&T's Response: The Facility does not generate trash, therefore this design objective is inapplicable.

(3) Loading docks that are located and designed to minimize impacts (visual and operational) on neighbors.

AT&T's Response: The Facility does not utilize any loading dock, therefore this design objective is inapplicable.

(4) Stormwater Best Management Practices and other measures to minimize runoff and improve water quality are implemented.

AT&T's Response: The existing Facility, and the proposed modifications, are located entirely on and within the existing Building on the Property and have no effect on stormwater runoff, therefore this design objective is inapplicable.

(5) Landscaped areas and required Green Area Open Space, in addition to serving as visual amenities, are employed to reduce the rate and volume of stormwater runoff compared to pre-development conditions.

AT&T's Response: The existing Facility and proposed modifications have no effect any landscaped or Green Area Open Space, therefore this design objective is inapplicable.

(6) The structure is designed and sited to minimize shadow impacts on neighboring lots, especially shadows that would have a significant impact on the use and enjoyment of adjacent open space and shadows that might impact the operation of a Registered Solar Energy System as defined in Section 22.60 of this Zoning Ordinance.

AT&T's Response: The existing Facility and proposed modifications are designed so as not to cause shadows on neighboring lots.

(7) Changes in grade across the lot are designed in ways that minimize the need for structural retaining walls close to property lines.

AT&T's Response: The existing Facility and proposed modifications are located entirely on and within the existing building and have no impact on the grade of the Property, therefore this design objective is inapplicable.

(8) Building scale and wall treatment, including the provision of windows, are sensitive to existing residential uses on adjacent lots.

AT&T's Response: The proposed modifications to the existing Facility will not change the building's scale because antennas and equipment will be mounted behind the existing screen wall or on an existing antenna mounting frame already located on the building (*see Exhibit 3*). The existing Facility and proposed modifications are consistent with characteristics of the existing building design, maintain the existing concealment elements of the Facility and therefore minimize any visual impact from the Facility.

(9) Outdoor lighting is designed to provide minimum lighting and necessary to ensure adequate safety, night vision, and comfort, while minimizing light pollution.

AT&T's Response: The existing Facility does not use any outdoor lighting. The proposed modifications to the Facility do not include any additional lighting of the Facility or building. As a result, this design objective is inapplicable.

(10) The creation of a Tree Protection Plan that identifies important trees on the site, encourages their protection, or provides for adequate replacement of trees lost to development on the site.

AT&T's Response: The existing Facility and proposed modifications are located entirely on and within the existing building and have no effect on any trees on the Property, therefore this design objective is inapplicable.

19.34: Projects should not overburden the City infrastructure services, including neighborhood roads, city water supply system, and sewer system.

AT&T's Response: The existing Facility, including the proposed modifications, is a passive use and will not generate trash, odor, excess noise, or utilize water or wastewater services. As such, it will not burden the City's infrastructure services.

19.35: New construction should reinforce and enhance the complex urban aspects of Cambridge as it has developed historically.

AT&T's Response: The proposed modification of the existing Facility located on and within the existing building, will obviate the need for AT&T to construct an additional Facility to address its wireless network coverage need in this area of Cambridge. The existing Facility and the proposed modifications blend the equipment with the building texture and color, and are consistent with the concealment elements of the Facility's design. As a result, the Facility will reinforce the existing Cambridge landscape as it currently is manifested at the Property.

19.36: Expansion of the inventory of housing in the city is encouraged.

AT&T's Response: The Facility and proposed modifications provide wireless services and will not adversely impact the City's housing inventory.

19.37. Enhancement and expansion of open space amenities in the city should be incorporated into new development in the city.

AT&T's Response: The Facility and proposed modifications are located on and within the existing building. The Facility and proposed modifications will not adversely impact or otherwise reduce open space amenities within the City.

VIII. SUMMARY

For the foregoing reasons AT&T respectfully requests that the Board determine that pursuant to the Spectrum Act and the FCC Order, the Request constitutes an eligible facilities request and therefore AT&T's Request must be approved administratively, including the issuance of a building permit, without the need for further relief from the Board. In the alternative, without waiving its rights, AT&T requests the Board grant the foregoing zoning relief in the form of a Special Permit and such other relief as the Board deems necessary to allow the modification and operation of AT&T's proposed Facility.

Best Regards,

Ryan Lynch
Authorized Agent to New Cingular Wireless PCS, LLC ("AT&T")

cc: Jonathan Elder, Esq.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Ryan Lynch **PRESENT USE/OCCUPANCY:** Wireless Communications
LOCATION: 1815 Massachusetts Ave Cambridge, MA **ZONE:** Business C-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** No change

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>0</u>	<u>0</u>	<u>0</u>	(max.)
<u>LOT AREA:</u>	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	<u>0</u>	<u>0</u>	<u>0</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<u>SIZE OF LOT:</u> <u>WIDTH</u>	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<u>DEPTH</u>	<u>0</u>	<u>0</u>	<u>0</u>	
<u>SETBACKS IN FEET:</u> <u>FRONT</u>	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<u>REAR</u>	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<u>LEFT SIDE</u>	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<u>RIGHT SIDE</u>	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<u>SIZE OF BLDG.:</u> <u>HEIGHT</u>	<u>0</u>	<u>0</u>	<u>0</u>	(max.)
<u>LENGTH</u>	<u>0</u>	<u>0</u>	<u>0</u>	
<u>WIDTH</u>	<u>0</u>	<u>0</u>	<u>0</u>	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>0</u>	<u>0</u>	<u>0</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>0</u>	<u>0</u>	<u>0</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	<u>0</u>	<u>0</u>	<u>0</u>	(min.)

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

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'.



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

2018 JUL 25 AM 11:40

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
Plan No. BZA-016956-2018

GENERAL INFORMATION

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

Special Permit : ✓ Variance : _____ Appeal : _____

PETITIONER : New Cingular Wireless PCS, LLC - C/O Ryan Lynch, Smartlink, LLC, Authorized

PETITIONER'S ADDRESS : 85 Rangeway Road, Building 3, Suite 102 North Billerica, MA 01862

LOCATION OF PROPERTY : 1815 Massachusetts Ave Cambridge, MA

TYPE OF OCCUPANCY : Private College / University ZONING DISTRICT : Business C-1 Zone

REASON FOR PETITION :

Other: Wireless Communications Facility upgrade

DESCRIPTION OF PETITIONER'S PROPOSAL :

Remove (6) panel antennas and replace with (6) new panel antennas, along with additional associated equipment as part of nationwide network upgrades. Existing wireless site.

SECTIONS OF ZONING ORDINANCE CITED :

Article 4.000 Section 4.32.G.1. (Telecommunications Facility.)

Article 4.000 Section 4.40 (Footnote 49) (Telecommunications Facility).

Article 10.000 Section 10.40 (Special Permit).

Article 6409 Section Middle Class Tax Relief and Job Creation Act

Original Signature(s) :

Ryan Lynch
(Petitioner(s) / Owner)

Ryan Lynch, Smartlink LLC/AT&T
(Print Name)

Address :

85 Rangeway Rd
Building 3, Suite 102, Billerica, MA

Tel. No. :

(781) 392-4040

E-Mail Address :

Ryan.Lynch@Smartlinkllc.com

Date :

7/24/18



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2018 JUL 25 AM 11:41

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA-016956-2018.

Address: 1815 Mass Ave

Owner: Lesley University

I _____, Owner, _____
(Print Owner Name) (Print Petitioner Name)

Petitioner or Ryan Lynch, Petitioner's and/or Owner's
(Print Agent/Representative Name)

Agent or Representative, hereby waives the Petitioner's and/or Owner's right to a
Decision by the Board of Zoning Appeal on the above referenced

Case # BZA-016956-2018 within the time period as required by Section 9 or Section
15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General
Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job
Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or
federal regulation or law, as applicable, until _____ 20____.

Date: 7/24/18

Ryan Lynch
Signature

Ryan Lynch
Print Name

☐ Owner

☐ Petitioner

☒ Petitioner's and/or Owner's Agent or
Representative

Cambridge Board of Zoning Appeal

Special Permit Application

1815 Massachusetts Ave., Cambridge, MA

Map 252, Lot 51E

Applicant:

New Cingular Wireless PCS, LLC (“AT&T”)

c/o Ryan Lynch, Smartlink

Ryan.Lynch@smartlinkllc.com

(781.392.4040)

July 10, 2018

July 10, 2018

Donna P. Lopez, City Clerk City of Cambridge City Hall 795 Massachusetts Avenue Cambridge, MA 02139	Constantine Alexander, Chair Board of Zoning Appeal City Hall 795 Massachusetts Avenue Cambridge, MA 02139
---	--

Applicant: New Cingular Wireless PCS, LLC (“AT&T”)
Property Address: 1815 Massachusetts Ave., Cambridge, MA 02140

Re: Assessor’s Map 152, Lot 51E (the “Property”)
Application for:
(i) Eligible Facilities Request pursuant to Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012, 47 U.S.C. § 1455; or, in the alternative,
(ii) Special Permit under Cambridge Zoning Ordinance Section 4.32(g)(1) and M.G.L. c. 40A, Section 9; and
(iii) Any other zoning relief required.
(All relief if and to the extent necessary, all rights reserved)

Dear Ms. Lopez, Mr. Alexander and Members of the Board of Zoning Appeal:

Pursuant to Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012 (a/k/a the “Spectrum Act” or “Section 6409”), 47 U.S.C. § 1455, as further implemented by the Federal Communications Commission’s Report and Order *In re Acceleration of Broadband Deployment by Improving Wireless Facilities Siting Policies*, FCC Docket No. 13-238, Report and Order No. 14-153 (October 17, 2014) (the “FCC Order”), New Cingular Wireless PCS, LLC (“AT&T”) hereby submits this Eligible Facilities Request (“Request”); and, in the alternative, applies for a special permit from the City of Cambridge Board of Zoning Appeal (the “Board”) under Section 432(g)(1) of the Cambridge Zoning Ordinance (the “Ordinance”) to modify its existing “Telephone Exchange including Transmission Facilities to serve a Mobile Communication System” (the “Facility”) on and within the existing building located at 1815 Massachusetts Avenue. (the “Special Permit Application”).²

Under Section 6409, AT&T’s proposed modification of its existing transmission equipment on and within the existing building, previously approved by the Board for use as a wireless

² AT&T submits this Request, Special Permit application and supporting materials subject to a full and complete reservation of AT&T’s rights under the Spectrum Act and the FCC Order including without limitation its rights with respect to (i) any submittal requirements or approval criteria that are inconsistent with the prohibitions established by the FCC Order, (ii) any delay beyond the deadlines established in the FCC Order, (iii) the imposition of conditions on any approval that are inconsistent with the FCC Order, and (iv) referral or requirement to a discretionary review process such as a special permit.

communication base station, does “not substantially change the physical dimensions” of the existing building. Therefore, AT&T’s Request must be approved administratively, including the issuance of a building permit, to enable AT&T to make the proposed modifications to its transmission equipment.

In the alternative, as demonstrated in this application letter, the AT&T’s proposed modifications to its existing Facility on the Property located in the PUD-2 & Residence C-3A zoning district satisfy the requirements for the grant of a special permit pursuant to Section 10.43 of the Ordinance.

I. APPLICATION PACKAGE

Enclosed with this application is a check payable to the City of Cambridge in the amount of \$500.00. In addition to the signed original of this letter are copies of the letter and the following materials:

1. The following completed and signed application forms:
 - a. BZA Application Form – General Information;
 - b. BZA Application Form – Ownership Information;
 - c. BZA Application Form – Dimensional Requirements;
 - d. BZA Application Form – Supporting Statement for a Special Permit; and
 - e. BZA Application Form – Check List;
2. AT&T’s relevant FCC License information;
3. The following drawings prepared by Infinigy:

SHEET	TITLE	REV DATE
T1	Title Page	4/4/18
C1	General Notes	4/4/18
C2	Overall and Enlarged Site Plan	4/4/18
C3	Elevation View	4/4/18
C4	Antenna Orientation Plan	4/4/18
C5	Equipment Details	4/4/18
C6	Plumbing Diagram	4/4/18
C7	Grounding Details	4/4/18

4. Manufacturer’s specification sheets for AT&T’s proposed antennas and other featured equipment;
5. Photographs of the existing building and photosimulations of the proposed modifications Facility by Infinigy, dated 4/16/2018;

6. Radio Frequency Coverage Report, demonstrating the public need for the proposed modifications to the Facility, with radio frequency coverage maps showing (a) existing or predicted coverage from neighboring facilities; and (b) coverage with the proposed Facility;
7. Structural Analysis prepared by Infinigy dated 12/14/2017;
8. Maximum Permissible Exposure Study, Theoretical Report, by EBI Consulting
9. Deed to subject property;
10. Attorney General's letters to the Towns of Mount Washington, Lynnfield and Montague;
11. Mount Analysis prepared by Infinigy dated 12/14/2017; and
12. Special Permit for existing Facility granted by BZA dated ____.

II. PROPOSED FACILITY DESIGN

AT&T seeks to modify the existing Facility on and within the building located at the Property. The existing Facility consists of nine (9) panel antennas (Alpha Sector: 3 antennas, Beta Sector: 3 antennas, and Gamma Sector: 3 antennas) that are mounted in three (3) locations. The proposed modifications include the replacement of two (2) antennas per sector. The replacement antennas will be façade mounted to the exterior of the building using mounts consistent with the concealment elements of the existing facility's design. Consistent with the concealment elements of the existing Facility's design, the proposed replacement antennas will be painted to match the color and texture of the existing brick façade. Twelve (12) remote radio units (RRUs) and three (3) surge suppressors will be added in close proximity to the antennas and out of public view.

The Facility's design is shown in detail in the Zoning Drawings attached as Exhibit 3 to this application letter and featured equipment is described in the manufacturers' specification sheets attached as Exhibit 4. The photographs and photosimulations (Exhibit 5) show the existing Facility from various locations in the neighborhood around the Property and as simulated with proposed modifications. A structural analysis and mount analysis for the Facility demonstrates that the building is capable of supporting AT&T's proposed equipment at or near the locations shown on the Drawings (*see Exhibits 7, 11*).

The Facility will continue to bring advanced wireless voice, text and data communications services to the surrounding areas. It will allow residents, professionals, government, businesses and students to communicate locally, nationally and internationally from virtually any location within the coverage area. In the event of an emergency, the improved Facility will allow immediate contact with fire, rescue and other emergency personnel. The improved Facility will thus enhance public health,

safety and welfare both in ordinary daily living and in the event of fire, accident, medical emergency, natural disaster or other dangers.

III. BACKGROUND

AT&T is licensed by the Federal Communications Commission to construct and operate a wireless telecommunications network in various markets throughout the country, including the Commonwealth of Massachusetts and the City of Cambridge. A copy of the AT&T's FCC license that covers the area of the proposed Facility is included with this application (*see* Exhibit 2). AT&T is in the process of designing and constructing additional wireless facilities to its existing telecommunications system to serve Massachusetts. One of the key design objectives of its systems is to provide adequate and reliable 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 extent of use of AT&T's wireless services within the network, and the existing topography and obstructions. 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. In urban settings, this dynamic requires the antennas to be located on buildings at heights and in locations where the signal is not obstructed or degraded by other buildings or by topographical features such as hills.

IV. RF COVERAGE DETERMINATION

AT&T has performed a study of radio frequency coverage for the City of Cambridge and from the Property, the results of which are described in the Radio Frequency Report submitted with this application (*see* Exhibit 6). Without the proposed modifications to its existing Facility, AT&T has a substantial coverage gap in this area of Cambridge including Massachusetts Avenue. AT&T has determined that the proposed modifications to the existing Facility located on the building at the Property will provide needed coverage to the targeted sections of the City and the immediately surrounding area if AT&T's antennas are located on the building's roof at the height and in the configuration requested. The importance of a facility at this location is underscored by AT&T's interest in enhancing its ability to provide its most up-to-date wireless technology, known as long-term evolution technology ("LTE"), in this area to satisfy its customers' ever-increasing needs for high-speed data services. Radio frequency coverage maps included in the report are provided to pictorially and vividly show the differences in existing and proposed wireless coverage at the various bands authorized for AT&T's service. The maps show dramatic improvements to wireless coverage at all three (3) bands with the inclusion of the proposed Facility, namely, at 700, 1900, and 2100 MHz.

V. THE FEDERAL SPECTRUM ACT AND THE FCC ORDER

As set forth below, the proposed modifications constitute an Eligible Facilities Request pursuant to the federal Spectrum Act,³ as further implemented by the FCC Order.⁴

³ Pursuant to Section 6409(a)(2) an "eligible facilities request" means any request for modification of an existing wireless tower or base station that involves—

- (A) collocation of new transmission equipment;
- (B) removal of transmission equipment; or
- (C) replacement of transmission equipment.

Under the Spectrum Act, as further clarified by the FCC Order, the streamlined process for this Eligible Facilities Request is limited to non-discretionary review. Specifically, the FCC Order “adopt[s] an objective standard for determining when a proposed modification will ‘substantially change the physical dimensions’ of an existing tower or base station.” *FCC Order*, ¶ 87. As stated in the FCC Order, Section 6409 “states without equivocation that the reviewing authority ‘may not deny, and shall approve’ any qualifying application. This directive leaves no room for a lengthy and discretionary approach to reviewing an application that meets the statutory criteria.” *FCC Order*, ¶ 116.

In issuing the FCC Order and eliminating discretionary review for eligible facilities requests, the FCC’s goal was to “adopt a test that is defined by specific, objective factors rather than the contextual and entirely subjective standard advocated by the IAC and municipalities.” The FCC intentionally sought to reduce “flexibility” and “open ended context-specific approach” engendered by the discretionary review process:

While we acknowledge that the IAC approach would provide municipalities with maximum flexibility to consider potential effects, we are concerned that it would invite lengthy review processes that conflict with Congress’s intent. Indeed, some municipal commenters anticipate their review of covered requests under a subjective, case-by-case approach could take even longer than their review of collocations absent Section 6409(a). We also anticipate that disputes arising from a subjective approach would tend to require longer and more costly litigation to resolve given the more fact-intensive nature of the IAC’s open-ended and context-specific approach. We find that an objective definition, by contrast, will provide an appropriate balance between municipal flexibility and the rapid deployment of covered facilities. We find further support for this approach in State statutes that have implemented Section 6409(a), all of which establish objective standards.

FCC Order, ¶ 88.

As a result, the FCC Order implementing Section 6409 establishes clear and objective criteria for determining eligibility, limits the types of information that a municipality may require when processing an application for an eligible facilities request, and imposes a “deemed granted” remedy for failure to timely process and eligible facilities request.⁵ The FCC Order also establishes significant limits on the information that can be required to be provided with an eligible facilities request and limits it to only that information “reasonably related to determining

47 U.S.C. § 1455(a)(2).

⁴ The Order was effective on February 9, 2015, except for § 1.40001, which became effective on April 8, 2015, except for §§ 1.40001(c)(3)(i), 1.40001(c)(3)(iii), 1.40001(c)(4), and 17.4(c)(1)(vii), which became effective on May 18, 2015, after approval by the Office of Management and Budget. The FCC Order makes clear that under the Spectrum Act discretionary review is not required or permitted for an Eligible Facilities Request.

⁵ See 47 CFR §§1.40001(c)(1) - (c)(4).

whether the request meets the requirements of this section. A State or local government may not require an applicant to submit any other documentation”. 47 CFR 1.40001(c)(1).

Both before and after the FCC Order was issued, the Massachusetts Attorney General’s Office provided clear guidance that an eligible request cannot be subjected to a discretionary special permit process. *See* Attorney General’s letters to (i) Town of Mount Washington, dated June 12, 2014, p. 3 (ii) Town of Lynnfield, dated February 10, 2015, p. 3 (the “AG Lynnfield Letter”) and (iii) Town of Montague, dated February 23, 2015, p. 2 (all attached hereto). As set forth in each letter [t]he Act’s requirement that a local government ‘may not deny, and shall approve, any eligible facilities request’ means that a request for modification to an existing facility that does not substantially change the physical dimensions of the tower or base station must be approved. ***Such qualifying requests also cannot be subject to a discretionary special permit.***”(Emphasis added). In providing these opinions, the Attorney General’s Office specifically opined that provisions in zoning ordinances that specifically required a special permit for modifications to existing facilities could not be applied to eligible facilities requests. While approving the Town of Lynnfield’s Zoning Bylaw, the Attorney General stated that “Section 8.7.5.1 requires that PWSF may only be erected upon the grant of a special permit. The Town cannot apply this requirement to eligible facilities requests for modification to existing facilities that qualify for required approval under Section 6409 of the Act.” *AG Lynnfield Letter*, p. 3.

Therefore, as set forth in the FCC Order and Attorney General’s opinion letters, the City cannot impose a requirement that AT&T obtain a special permit, or an amendment to an existing special permit utilizing the same discretionary review process, in connection with its eligible facilities request. To the extent that the City of Cambridge’s Zoning Ordinance and any prior decisions by the Board include provisions seeking to further regulate the modification of wireless communication facilities, federal law overrules those requirements. *See Sprint Spectrum L.P. v. Town of Swansea*, 574 F.Supp.2d 227, 236 (2008) (Board is obligated to consider whether its actions would violate federal law even if a different outcome would be permitted under state law). The standard of review for an application to modify an existing wireless communication facility on an existing tower or base station is governed by the Spectrum Act and the FCC Order which require eligible facilities requests to be permitted “by right.”

In addition, the FCC Order establishes a 60-day period for approval from the time of AT&T’s submission. 47 CFR §1.40001(c)(2). Within the context of the Spectrum Act and FCC Order, approval means all necessary approvals to permit the proposed modifications, including the issuance of a building permit, if required. The FCC found that this 60-day period is appropriate due to “the more restricted scope of review applicable to applications under section 6409(a).” *FCC Order*, ¶ 108. If the Request is not acted upon within the 60-day period, it is deemed granted. 47 CFR §1.40001(c)(4).

As set forth below, the proposed modifications constitute an eligible facilities request. Therefore, AT&T respectfully requests the Board to find that Section 4.32(g)(1) of the Ordinance does not apply to its Request.

VI. THE PROPOSED MODIFICATIONS ARE AN ELIGIBLE FACILITIES REQUEST

Under Section 6409 and the FCC Order, a “base station” means “[a] structure or equipment at a fixed location that enables Commission-licensed or authorized wireless communications between user equipment and a communications network.” 47 C.F.R §1.40001(b)(1). A Base Station includes “any structure other than a tower” that supports or houses “authorized wireless communications between user equipment and a communications network.” 47 C.F.R §1.40001(b)(1). Therefore, the existing building that is currently used for FCC-licensed transmissions for personal wireless services is a “base station” for purposes of Section 6409.

AT&T proposes to modify its existing Facility as described above and depicted on the Plans submitted herewith.

The proposed modifications will not require the installation of any part of the facility on the ground outside of the building.

As a result, AT&T’s proposed modifications involving the removal and replacement of the existing transmission equipment constitute an “eligible facilities request” under Section 6409. The proposed eligible facilities request is not a “substantial modification” under Section 6409 and the FCC Order because it does not:

- (i) Result in an increase in “the height of the structure by more than 10% or more than ten feet, whichever is greater” because the proposed replacement antennas will either be mounted and located below the screen wall or utilize the existing equipment mounting frame that therefore will not exceed 10 feet above the existing building;
- (ii) Protrude from the edge of the building by more than six feet because AT&T’s proposed antennas will not protrude more than six feet from building façade;
- (iii) Involve the installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets, because no new radio communications equipment cabinets will be installed;
- (iv) Require any excavation or deployment outside the current site of the tower or base station because all antennas, equipment cabinets and related equipment will be installed entirely on and within the existing building; or
- (v) Otherwise defeat the existing concealment elements of the tower or base station because the proposed replacement antennas will be located behind the existing screen wall or utilize the existing mounting frame and will continue to integrate the Facility into the existing architecture of the building. . Therefore, AT&T’s proposed Facility will remain aesthetically consistent with the exterior finish of the building as well as maintain the concealment elements of the original design.

See FCC Order, §1.40001(b)(7)(i)-(v).

VII. COMPLIANCE WITH THE CAMBRIDGE ZONING ORDINANCE

In the alternative, AT&T respectfully requests that the Board grant a special permit for the proposed modifications to the existing Facility.⁶

A. **AT&T complies with the Wireless Communications provisions set forth in Section 4.32(g)(1), and Section 4.40, Footnote 49 of the Ordinance.**

AT&T's proposed modifications comply with Section 4.32(g)(1), and Section 4.40, Footnote 49 of the Ordinance as follows:⁷

Section 4.32(g)(1): Section 4.32(g)(1) of the Ordinance allows for the use of a “[t]elephone exchange (including switching, relay, and transmission facilities serving mobile communications systems) and any towers or antennas accessory thereto.” Under the Table of Use Regulations beginning at Section 4.30, AT&T's proposed use of the Facility as a transmission facility serving a mobile communications system is permitted by special permit in the PUD-2 & Residence C-3A zoning district (see the table at Section 4.32(g)(1)).

Section 4.40, Footnote 49: Section 4.32(g)(1) includes a reference to Section 4.40, Footnote 49 which sets out the standards for granting the special permit. AT&T's proposed Facility complies with Footnote 49's standards as noted below:

1. The Board of Zoning Appeal shall consider “[t]he scope of or limitations imposed by any license secured from any state or federal agency having jurisdiction over such matters.”

AT&T's Response: AT&T's FCC license is included with this application and the license information included shows that AT&T is authorized to provide wireless service in the area served by the Facility (see Exhibit 2).

2. The Board of Zoning Appeal shall consider “[t]he 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.”

⁶ AT&T's request is made, if and to the extent necessary, with all rights reserved. As discussed above, the FCC Order establishes a 60-day period for receipt of all necessary approvals from the time of AT&T's submission, including a building permit, if required. 47 CFR §1.40001(c)(2). If the Request is not acted upon within the 60-day period, it is deemed granted. 47 CFR §1.40001(c)(4). Therefore, AT&T expressly reserves its rights under 47 CFR §1.40001(c)(2) and (4).

⁷ To the extent that Section 4.32(g)(1), and Section 4.40, Footnote 49 of the Ordinance purport to require the submission of information that is beyond the scope permitted by the FCC Order or Spectrum Act, AT&T expressly reserves, and does not waive, its right to assert that such information is not required under the Spectrum Act and the submission of such information shall not constitute a waiver of AT&T's rights pursuant thereto.

AT&T's Response: The design of the overall Facility, including the choice and placement of replacement antennas and associated equipment, behind the existing screen wall or utilizing the existing mounting frame, minimizes the visual impact of the proposed Facility. This is because any visible antennas and equipment will remain minimally visible and consistent with the elements of the existing Facility, and the proposed modifications are minimally if at all noticeable in terms of any perceived increase in visibility. The minimal visual impact of the Facility is shown in the photographs of the existing Facility and the photosimulations that superimpose the proposed modifications to the existing Facility (*see*, Exhibit 5).

- 3. The Board of Zoning Appeal shall consider “[w]here 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 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.**

In granting a special permit the Board of Zoning Appeal shall set forth in its decision under which circumstances or procedures, if any, the permittee shall be allowed to replace and upgrade its equipment without the necessity of seeking a new special permit.”

AT&T's Response: As demonstrated by the Radio Frequency Report and the associated coverage maps, AT&T has demonstrated an immediate and compelling need for the proposed modifications to its existing Facility located at the Property in order to provide substantially improved indoor coverage to residents, businesses, students and faculty, and the general public in that area.⁸ AT&T also seeks to substantially improve its ability to satisfy the ever-increasing need of its customers for data accessibility, navigation and use. This is especially critical in and around the area of Massachusetts Avenue which also serves as home for numerous businesses, Lechmere T Station, and existing and future residential development. AT&T proposes to satisfy its RF coverage needs in the area by adding to the existing Facility the antennas and equipment necessary to provide the latest LTE wireless communications service technology. Nonresidential uses predominate in the vicinity of the Property, as reflected by the use of the Property for a hotel and restaurants, and the use of the surrounding properties for multiple office buildings, restaurants, retail shops, and the Cambridge Galleria Mall (including multiple shops, restaurants and another hotel), the Museum of Science, and the Charlesgate Yacht Club. Further, by modifying its existing Facility, and obviating the need to construct an entirely new facility within this area of Cambridge in order to meet its wireless network coverage needs of the residents, businesses, and general public in the area, AT&T’s proposed modifications to its existing Facility are consistent with the existing use and character of the neighborhood.

⁸ AT&T must generate a signal strength of at least -74 dBm to provide serviceable voice and data coverage on its mobile wireless devices in indoor environments. AT&T also seeks to substantially improve its data navigation service coverage in the area by including antennas and equipment that will provide LTE service.

As provided in Footnote 49, AT&T requests that once permission is received from the City to site the Facility at the Property, the Board permit AT&T to replace and upgrade the equipment at this Facility in the future without further zoning proceedings or a new special permit, provided that such equipment shall meet the eligible facilities request criteria set forth in 47 CFR § 1.40001.

B. AT&T complies with the Special Permit Criteria set forth in Section 10.43 of the Ordinance.

Section 10.43 of the Ordinance specifies the following criteria for issuance of a special permit: “Special permits will normally be granted where specific provisions of this Ordinance are met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public interest because:

(a) The requirements of this Ordinance cannot or will not be met, or

AT&T’s Response: As provided above, AT&T’s proposed modifications comply with the requirements set forth in Section 4.32(g), Footnote 49 of the Ordinance, the Spectrum Act and the eligible facilities request criteria set forth in 47 CFR § 1.40001. Granting the special permit would not be a detriment to the public interest and is consistent with the Board’s obligations pursuant to the Spectrum Act and FCC Order.

(b) Traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character for the following reasons, or

AT&T’s Response: The proposed modifications to AT&T’s existing Facility will not result in any change to the existing traffic on or near the Property. The Facility will continue to be unmanned and only require infrequent visits by a technician (typically two times per month for routine diagnostics and/or maintenance, except in cases of emergency), there will be no material increase in traffic or disruption to patterns of access or egress that will cause congestion, hazards or a substantial change in the established neighborhood character. AT&T’s maintenance personnel will make use of the existing access roads and parking at the building. Granting the special permit would not be a detriment to the public interest and is consistent with the Board’s obligations pursuant to the Spectrum Act and FCC Order.

(c) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use, or

AT&T’s Response: As described above and illustrated on the attached photographs and photosimulations (*see* Exhibit 5) the proposed modifications to the existing Facility will result in a *de minimis* change in the appearance of the building. As a result, the Facility as a whole either will be hidden from view or will continue to visually blend with existing characteristics of the building and

the surrounding neighborhood. Because the proposed installation will not generate any traffic, smoke, dust, heat or glare, discharge noxious substances, nor pollute waterways or groundwater, it will not adversely affect residential uses on neighboring streets. Conversely, the surrounding properties and general public will benefit from the potential to enjoy improved wireless communications services. Granting the special permit would not be a detriment to the public interest and is consistent with the Board's obligations pursuant to the Spectrum Act and FCC Order.

(d) Nuisance or hazard would 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, or

AT&T's Response: Because the proposed modifications to the existing Facility will not cause the Facility to generate any traffic, smoke, dust, heat or glare, discharge noxious substances, nor pollute waterways or groundwater, no nuisance or hazard will be created to the detriment of the health, safety, or welfare of the occupants of the building or the residents of the City of Cambridge. To the contrary, the proposed Facility 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 that 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 Facility, as modified, will continue to comply with all federal, state and local safety requirements including the standards established by the FCC and Federal Aviation Administration (FAA). (*See Exhibit 8 Maximum Permissible Exposure Study, Theoretical Report*). Granting the special permit would not be a detriment to the public interest and is consistent with the Board's obligations pursuant to the Spectrum Act and FCC Order.

(e) For other reasons, the proposed installation would impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this Ordinance, or

AT&T's Response: The purpose of the Ordinance is multifaceted, the relevant aspects of which relating to wireless telecommunications facilities include the lessening of congestion in the streets, conserving health, securing safety from fire, flood, panic and other danger, conserving the value of land and buildings and natural resources, preventing blight and pollution, encouraging the most rational use of land throughout the city, including encouraging appropriate economic development, and protecting residential neighborhoods from incompatible activities.

As noted above, the proposed modifications to the existing Facility directly accord with the purposes of the Ordinance because the modifications will not result in any traffic, smoke, dust, heat or glare, discharge noxious substances, nor pollute waterways or groundwater. As the Facility will improve the ability of residents, businesses, travelers and drivers in the area to access state-of-the-art wireless technology, the City's ability to provide emergency services will be improved, as will the economic development of the City as more people will be able to conduct commerce by virtue of a mobile platform. Because the proposed modifications to the existing Facility will be installed on an existing building that includes the Facility, and the proposed modifications are consistent with the existing concealment elements, the proposed modifications to the existing Facility are in consistent with the building's character and will not affect the value of the building or the natural resources of the

City. Because the proposed modifications to the existing Facility are designed to be consistent with the existing concealment elements of the Facility and characteristics of the Property, the visual impact on the underlying and adjacent zoning districts will be *de minimis*. As a result, the proposed modifications to the existing Facility are consistent with the Ordinance's purpose to allow for less intrusive wireless telecommunications facilities in all districts (other than Open Space) including the applicable overlay districts, and the underlying PUD-2 & Residence C-3A district. Granting the special permit would not be a detriment to the public interest and is consistent with the Board's obligations pursuant to the Spectrum Act and FCC Order.

(f) The new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30

AT&T's Response: As stated in the Section 19.30, the Citywide Urban Design Objectives ("Objectives") "are intended to provide guidance to property owners and the general public as to the city's policies with regard to the form and character desirable for new development in the city. It is understood that application of these principles can vary with the context of specific building proposals in ways that, nevertheless, fully respect the policies' intent. It is intended that proponents of projects, and city staff, the Planning Board and the general public, where public review or approval is required, should be open to creative variations from the detailed provisions presented in this Section as long as the core values expressed are being served. *A project need not meet all the objectives of this Section 19.30 where this Section serves as the basis for issuance of a special permit. Rather the permit granting authority shall find that on balance the objectives of the city are being served.* Nor shall a project subject to special permit review be required to conform to the Required Building and Site Plan Requirements set forth in Section 11.50." [emphasis added]. For the reasons stated in AT&T's response to this Section 10.43(f) of the Zoning Ordinance and in its application generally, "on balance, the objectives of the city are being served" by the installation of the proposed modifications at the Property so that granting the special permit would not be a detriment to the public interest and is consistent with the Board's obligations pursuant to the Spectrum Act and FCC Order.

The following are the Objectives' headings as appearing in the Ordinance:

19.31: New projects should be responsive to the existing or anticipated pattern of development.

AT&T's Response: The existing Facility is located on and within the existing building, some of the equipment of which is hidden from view behind the screen wall and within the building, or otherwise obstructed from view, and the remaining equipment utilizes the existing antenna mounting frame and blends with the structures and colors of the building to the extent feasible. The proposed modifications to the existing Facility are consistent with the previously approved design and concealment elements of the existing Facility. Therefore, the proposed modifications are responsive to the existing pattern of development in the Property's applicable zoning and overlay districts.

19.32: Development should be pedestrian and bicycle-friendly, with a positive relationship to its surroundings.

AT&T's Response: The existing Facility is located on and within the existing building. The Facility is only accessed by authorized AT&T personnel for routine maintenance one to two times per month and is not accessed by the general public. The proposed modifications to the existing Facility will not result in any increase in routine visits nor otherwise result in a change in traffic patterns in the vicinity of the Property that would affect pedestrian flow or cyclists' access to the building or surrounding areas within the Property's applicable zoning districts.

19.33 The building and site design should mitigate adverse environmental impacts of a development upon its neighbors. Indicators include⁹

(1) Mechanical equipment that is carefully designed, well organized or visually screened from its surroundings and is acoustically buffered from neighbors. Consideration is given to the size, complexity and appearance of the equipment, its proximity to residential areas, and its impact on the existing streetscape and skyline. The extent to which screening can bring order, lessen negative visual impacts, and enhance the overall appearance of the equipment should be taken into account. More specifically:

(a) Reasonable attempts have been made to avoid exposing rooftop mechanical equipment to public view from city streets. Among the techniques that might be considered is the inclusion of screens or a parapet around the roof of the building to shield low ducts and other equipment on the roof from view.

(b) Treatment of the mechanical equipment (including design and massing of screening devices as well as exposed mechanical elements) that relates well to the overall design, massing, scale and character of the building.

(c) Placement of mechanical equipment at locations on the site other than on the rooftop (such as in the basement), which reduces the bulk of elements located on the roof; however, at-grade locations external to the building should not be viewed as desirable alternatives.

(d) Tall elements, such as chimneys and air exhaust stacks, which are typically carried above screening devices for functioning reasons, are carefully designed as features of the building, thus creating interest on the skyline.

(e) All aspects of the mechanical equipment have been designed with attention to their visual impact on adjacent areas, particularly with regard to residential neighborhoods and views and vistas.

AT&T's Response: As shown in the photo simulations (*see* Exhibit 5), the existing Facility, as proposed to be modified herein, will continue to be visually consistent with the color and texture of the building, the concealment elements of the design of the Facility, and with other existing wireless

⁹ Inasmuch as Section 19.33 is most relevant to the Facility, it is stated here in full.

communications facilities from competing carriers located on the building. As a result, AT&T's Facility is in keeping with the building's existing features without adversely affecting the building's overall design, massing, scale or character.

(2) Trash that is handled to avoid impacts (noise, odor, and visual quality) on neighbors, e.g. the use of trash compactors or containment of all trash storage and handling within a building is encouraged.

AT&T's Response: The Facility does not generate trash, therefore this design objective is inapplicable.

(3) Loading docks that are located and designed to minimize impacts (visual and operational) on neighbors.

AT&T's Response: The Facility does not utilize any loading dock, therefore this design objective is inapplicable.

(4) Stormwater Best Management Practices and other measures to minimize runoff and improve water quality are implemented.

AT&T's Response: The existing Facility, and the proposed modifications, are located entirely on and within the existing Building on the Property and have no effect on stormwater runoff, therefore this design objective is inapplicable.

(5) Landscaped areas and required Green Area Open Space, in addition to serving as visual amenities, are employed to reduce the rate and volume of stormwater runoff compared to pre-development conditions.

AT&T's Response: The existing Facility and proposed modifications have no effect any landscaped or Green Area Open Space, therefore this design objective is inapplicable.

(6) The structure is designed and sited to minimize shadow impacts on neighboring lots, especially shadows that would have a significant impact on the use and enjoyment of adjacent open space and shadows that might impact the operation of a Registered Solar Energy System as defined in Section 22.60 of this Zoning Ordinance.

AT&T's Response: The existing Facility and proposed modifications are designed so as not to cause shadows on neighboring lots.

(7) Changes in grade across the lot are designed in ways that minimize the need for structural retaining walls close to property lines.

AT&T's Response: The existing Facility and proposed modifications are located entirely on and within the existing building and have no impact on the grade of the Property, therefore this design objective is inapplicable.

(8) Building scale and wall treatment, including the provision of windows, are sensitive to existing residential uses on adjacent lots.

AT&T's Response: The proposed modifications to the existing Facility will not change the building's scale because antennas and equipment will be mounted behind the existing screen wall or on an existing antenna mounting frame already located on the building (*see* Exhibit 3). The existing Facility and proposed modifications are consistent with characteristics of the existing building design, maintain the existing concealment elements of the Facility and therefore minimize any visual impact from the Facility.

(9) Outdoor lighting is designed to provide minimum lighting and necessary to ensure adequate safety, night vision, and comfort, while minimizing light pollution.

AT&T's Response: The existing Facility does not use any outdoor lighting. The proposed modifications to the Facility do not include any additional lighting of the Facility or building. As a result, this design objective is inapplicable.

(10) The creation of a Tree Protection Plan that identifies important trees on the site, encourages their protection, or provides for adequate replacement of trees lost to development on the site.

AT&T's Response: The existing Facility and proposed modifications are located entirely on and within the existing building and have no effect on any trees on the Property, therefore this design objective is inapplicable.

19.34: Projects should not overburden the City infrastructure services, including neighborhood roads, city water supply system, and sewer system.

AT&T's Response: The existing Facility, including the proposed modifications, is a passive use and will not generate trash, odor, excess noise, or utilize water or wastewater services. As such, it will not burden the City's infrastructure services.

19.35: New construction should reinforce and enhance the complex urban aspects of Cambridge as it has developed historically.

AT&T's Response: The proposed modification of the existing Facility located on and within the existing building, will obviate the need for AT&T to construct an additional Facility to address its wireless network coverage need in this area of Cambridge. The existing Facility and the proposed modifications blend the equipment with the building texture and color, and are consistent with the concealment elements of the Facility's design. As a result, the Facility will reinforce the existing Cambridge landscape as it currently is manifested at the Property.

19.36: Expansion of the inventory of housing in the city is encouraged.

AT&T's Response: The Facility and proposed modifications provide wireless services and will not adversely impact the City's housing inventory.

19.37. Enhancement and expansion of open space amenities in the city should be incorporated into new development in the city.

AT&T's Response: The Facility and proposed modifications are located on and within the existing building. The Facility and proposed modifications will not adversely impact or otherwise reduce open space amenities within the City.

VIII. SUMMARY

For the foregoing reasons AT&T respectfully requests that the Board determine that pursuant to the Spectrum Act and the FCC Order, the Request constitutes an eligible facilities request and therefore AT&T's Request must be approved administratively, including the issuance of a building permit, without the need for further relief from the Board. In the alternative, without waiving its rights, AT&T requests the Board grant the foregoing zoning relief in the form of a Special Permit and such other relief as the Board deems necessary to allow the modification and operation of AT&T's proposed Facility.

Best Regards,

Ryan Lynch
Authorized Agent to New Cingular Wireless PCS, LLC ("AT&T")

cc: Jonathan Elder, Esq.



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

BZA APPLICATION FORM

Plan No: _____

GENERAL INFORMATION

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

Special Permit : ✓ Variance : _____ Appeal : _____

PETITIONER : New Cingular Wireless PCS LLC d/b/a AT&T Mobility C/O Ryan Lynch

PETITIONER'S ADDRESS : 85 Rangeway Rd, Bldg 3, Suite 102, North Billerica, MA 01862

LOCATION OF PROPERTY : 1815 Massachusetts Ave Cambridge, MA

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Business C Zone

REASON FOR PETITION :

Other: Telecommunications Upgrade

DESCRIPTION OF PETITIONER'S PROPOSAL :

This Application is a Eligible Facilities Request pursuant to Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012, 47 U.S.C 1455; or in the alternative, for a special permit under the Zoning Ordinance as cited above, if and to the extent necessary, all rights reserved.

AT&T will be replacing 6 antennas currently installed on site. AT&T will also be adding and upgrading other telecommunications equipment as part of nationwide network upgrades. These upgrades will be within the existing equipment room or out of public view.

SECTIONS OF ZONING ORDINANCE CITED :

Article <u>4.000</u>	Section <u>4.32.G.1 (Telecommunications Facility).</u>
Article <u>4.000</u>	Section <u>4.40 (Footnote 49) (Telecommunications Facility).</u>
Article <u>10.000</u>	Section <u>10.40 (Special Permit).</u>
Article <u>6409</u>	Section <u>Middle Class Tax Relief and Job Creation Act</u>

Original Signature(s) : _____

(Petitioner(s) / Owner)

Ryan Lynch, Authorized Agent for AT&T

(Print Name)

Address : 85 Rangeway Road
Building 3, Suite 102, Billerica, MA 01862

Tel. No. : 781-392-4040

E-Mail Address : Ryan.Lynch@smartlinkllc.com

Date : 6/25/2018

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT : Smartlink LLC on behalf of AT&T **PRESENT USE/OCCUPANCY :** Education/Telecom
LOCATION : 1815 Massachusetts Ave Cambridge, MA **ZONE :** Business C Zone
PHONE : _____ **REQUESTED USE/OCCUPANCY :** Same

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹
<u>TOTAL GROSS FLOOR AREA:</u>		<u>0</u>	<u>0</u>	<u>0</u> (max.)
<u>LOT AREA:</u>		<u>0</u>	<u>0</u>	<u>0</u> (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u>		<u>0</u>	<u>0</u>	<u>0</u> (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>0</u>	<u>0</u>	<u>0</u> (min.)
<u>SIZE OF LOT:</u>	WIDTH	<u>0</u>	<u>0</u>	<u>0</u> (min.)
	DEPTH	<u>0</u>	<u>0</u>	<u>0</u>
<u>SETBACKS IN FEET:</u>	FRONT	<u>0</u>	<u>0</u>	<u>0</u> (min.)
	REAR	<u>0</u>	<u>0</u>	<u>0</u> (min.)
	LEFT SIDE	<u>0</u>	<u>0</u>	<u>0</u> (min.)
	RIGHT SIDE	<u>0</u>	<u>0</u>	<u>0</u> (min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>0</u>	<u>0</u>	<u>0</u> (max.)
	LENGTH	<u>0</u>	<u>0</u>	<u>0</u>
	WIDTH	<u>0</u>	<u>0</u>	<u>0</u>
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA: 3</u>		<u>0</u>	<u>0</u>	<u>0</u> (min.)
<u>NO. OF DWELLING UNITS:</u>		<u>0</u>	<u>0</u>	<u>0</u> (max.)
<u>NO. OF PARKING SPACES:</u>		<u>0</u>	<u>0</u>	<u>0</u> (min./max)
<u>NO. OF LOADING AREAS:</u>		<u>0</u>	<u>0</u>	<u>0</u> (min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		<u>0</u>	<u>0</u>	<u>0</u> (min.)

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

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

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

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

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

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

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

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

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

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 1815 Massachusetts Ave Cambridge, MA (location) would not be a detriment to the public interest because:

- A)** Requirements of the Ordinance can or will be met for the following reasons:
See Attached Support Statements
- B)** Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
See Attached Support Statements
- C)** The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:
See Attached Support Statements
- D)** Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
See Attached Support Statements
- E)** For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:
See Attached Support Statements

BZA APPLICATION FORM

CHECK LIST

PROPERTY LOCATION: 1815 Massachusetts Ave., Cambridge, MA DATE: 6/25/2018

PETITIONER OR REPRESENTATIVE: New Cingular Wireless PCS, LLC d/b/a AT&T Mobility - c/o Ryan Lynch, Smartlink LLC

ADDRESS & PHONE: 85 Rangeway Rd., Building 3, Suite 102, Billerica, MA 01862 / 781-290-9276

BLOCK: 152 LOT: 51

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

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

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

Petitioners are advised to refer to Attachment A (Procedures for applying to the Board of Zoning Appeal) & consult zoning staff for review.

It is advisable for the Petitioner to discuss the petition with the abutters as listed in the Zoning BZA Case file.

* For Special Permits under Art. 4.32.G.1 (Communication Towers and Antennas), include a photo simulation.

** Can be submitted after subdivision has been approved.

BZA APPLICATION FORM - OWNERSHIP INFORMATION

*To be completed by OWNER, signed before a notary and returned to
The Secretary of the Board of Zoning Appeals.*

I/We Lesley University - Marylou Batt - Vice President - Administration
(OWNER)

Address: 29 Everett Street, Cambridge, MA 02138

State that I/We own the property located at 1815 Massachusetts Ave., Cambridge, MA 02140
which is the subject of this zoning application.

The record title of this property is in the name of Lesley University

*Pursuant to a deed of duly recorded in the date 4/5/1995, Middlesex South
County Registry of Deeds at Book 35269, Page 543; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____.

Marylou Batt

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

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

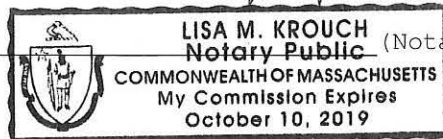
Commonwealth of Massachusetts, County of Middlesex

The above-name Marylou Batt personally appeared before me,
this 18th of April, 2018, and made oath that the above statement is true.

Lisa M. Krouch

Notary

My commission expires



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

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Mount Auburn Hospital

(OWNER)


Address: 330 Mt. Auburn Street, Cambridge, MA 02138

State that I/We own the property located at 330 Mt. Auburn Street, Cambridge, MA 02138 which is the subject of this zoning application.

The record title of this property is in the name of Mount Auburn Hospital

*Pursuant to a deed of duly recorded in the date 12/15/2006, Middlesex South County Registry of Deeds at Book 48678, Page 280; or Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____

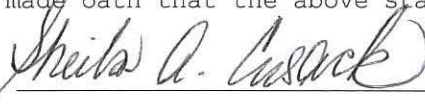

SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

Nicholas T. DiIeso C.O.O.

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

Commonwealth of Massachusetts, County of Middlesex

The above name Nicholas T. DiIeso personally appeared before me, this 25th of April, 2018, and made oath that the above statement is true.



Notary

My commission expires 7-6-2018 (Notary Seal).

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

ULS License

700 MHz Lower Band (Blocks A, B & E) License - WQIZ616 - New Cingular Wireless PCS, LLC

Call Sign	WQIZ616	Radio Service	WY - 700 MHz Lower Band (Blocks A, B & E)
-----------	---------	---------------	---

Status	Active	Auth Type	Regular
--------	--------	-----------	---------

Rural Service Provider Bidding Credit

Is the Applicant seeking a Rural Service Provider (RSP) bidding credit?

Reserved Spectrum

Reserved Spectrum

Market

Market	BEA003 - Boston-Worcester-Lawrence-Lowell-Brockton, MA-NH-RI-VT	Channel Block	E
Submarket	0	Associated Frequencies (MHz)	000722.00000000-000728.00000000

Dates

Grant	06/26/2008	Expiration	03/07/2021
Effective	06/14/2017	Cancellation	

Buildout Deadlines

1st	03/07/2017	2nd	03/07/2021
-----	------------	-----	------------

Notification Dates

1st	03/16/2017	2nd	
-----	------------	-----	--

Licensee

FRN	0003291192	Type	Limited Liability Company
-----	------------	------	---------------------------

Licensee

New Cingular Wireless PCS, LLC 208 S Akard St., RM 1016 Dallas, TX 75202 ATTN Leslie Wilson	P:(855)699-7073 F:(214)746-6410 E:FCCMW@att.com
--	---

Contact

AT&T Mobility LLC 1120 20th Street, NW - Suite 1000 Washington, DC 20036 ATTN Michael P. Goggin	P:(202)457-2055 F:(202)457-3073 E:michael.p.goggin@att.com
--	--

Ownership and Qualifications

Radio Service Type	Fixed, Mobile
Regulatory Status	Common Carrier, Interconnected No

Non-Common
Carrier

Alien Ownership

The Applicant answered "No" to each of the Alien Ownership questions.

Basic Qualifications

The Applicant answered "No" to each of the Basic Qualification questions.

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race

Ethnicity

Gender

REFERENCE COPY

This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.



Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: NEW CINGULAR WIRELESS PCS, LLC

ATTN: LESLIE WILSON
 NEW CINGULAR WIRELESS PCS, LLC
 208 S AKARD ST., RM 1016
 DALLAS, TX 75202

Call Sign WQIZ616	File Number
Radio Service WY - 700 MHz Lower Band (Blocks A, B & E)	

FCC Registration Number (FRN): 0003291192

Grant Date 06-26-2008	Effective Date 06-14-2017	Expiration Date 03-07-2021	Print Date
Market Number BEA003	Channel Block E	Sub-Market Designator 0	
Market Name Boston-Worcester-Lawrence-Lowe			
1st Build-out Date 03-07-2017	2nd Build-out Date 03-07-2021	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).

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.

ULS License

700 MHz Lower Band (Blocks A, B & E) License - WQJU427 - AT&T Mobility Spectrum LLC

Call Sign	WQJU427	Radio Service	WY - 700 MHz Lower Band (Blocks A, B & E)
Status	Active	Auth Type	Regular

Rural Service Provider Bidding Credit

Is the Applicant seeking a Rural Service Provider (RSP) bidding credit?

Reserved Spectrum

Reserved Spectrum

Market

Market	CMA006 - Boston-Lowell-Brockton-Lawrence-Haverhill, MA-NH	Channel Block	B
Submarket	0	Associated Frequencies (MHz)	000704.00000000-000710.00000000-000734.00000000-000740.00000000

Dates

Grant	01/06/2009	Expiration	06/13/2019
Effective	06/08/2017	Cancellation	

Buildout Deadlines

1st	12/13/2016	2nd	06/13/2019
-----	------------	-----	------------

Notification Dates

1st	10/30/2012	2nd	10/30/2012
-----	------------	-----	------------

Licensee

FRN	0014980726	Type	Limited Liability Company
-----	------------	------	---------------------------

Licensee

AT&T Mobility Spectrum LLC 208 S Akard St., RM 1016 Dallas, TX 75202 ATTN Leslie Wilson	P:(855)699-7073 F:(214)746-6410 E:FCCMW@att.com
--	---

Contact

AT&T Mobility LLC Michael P Goggin 1120 20th Street, NW - Suite 1000 Washington, DC 20036 ATTN Michael P. Goggin	P:(202)457-2055 F:(202)457-3073 E:michael.p.goggin@att.com
--	--

Ownership and Qualifications

Radio Service Type Mobile

Regulatory Status Common Carrier Interconnected Yes

Alien Ownership

The Applicant answered "No" to each of the Alien Ownership questions.

Basic Qualifications

The Applicant answered "No" to each of the Basic Qualification questions.

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race

Ethnicity

Gender

REFERENCE COPY

This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.



Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: AT&T MOBILITY SPECTRUM LLC

ATTN: LESLIE WILSON
 AT&T MOBILITY SPECTRUM LLC
 208 S AKARD ST., RM 1016
 DALLAS, TX 75202

Call Sign WQJU427	File Number
Radio Service WY - 700 MHz Lower Band (Blocks A, B & E)	

FCC Registration Number (FRN): 0014980726

Grant Date 01-06-2009	Effective Date 06-08-2017	Expiration Date 06-13-2019	Print Date
Market Number CMA006	Channel Block B	Sub-Market Designator 0	
Market Name Boston-Lowell-Brockton-Lawrenc			
1st Build-out Date 12-13-2016	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).

This license is subject to compliance with the conditions set forth in the Commission's Order of Modification, WT Docket No. 12-69, DA 14-43, released January 16, 2014.

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.

ULS License

700 MHz Lower Band (Blocks C, D) License - WPWU950 - AT&T Mobility Spectrum LLC

Call Sign	WPWU950	Radio Service	WZ - 700 MHz Lower Band (Blocks C, D)
-----------	---------	---------------	---------------------------------------

Status	Active	Auth Type	Regular
--------	--------	-----------	---------

Rural Service Provider Bidding Credit

Is the Applicant seeking a Rural Service Provider (RSP) bidding credit?

Reserved Spectrum

Reserved Spectrum

Market

Market	CMA006 - Boston-Lowell-Brockton-Lawrence-Haverhill, MA-NH	Channel Block	C
Submarket	0	Associated Frequencies (MHz)	000710.00000000-000716.00000000-000740.00000000-000746.00000000

Dates

Grant	01/24/2003	Expiration	06/13/2019
Effective	06/08/2017	Cancellation	

Buildout Deadlines

1st	06/13/2019	2nd	
-----	------------	-----	--

Notification Dates

1st		2nd	
-----	--	-----	--

Licensee

FRN	0014980726	Type	Limited Liability Company
-----	------------	------	---------------------------

Licensee

AT&T Mobility Spectrum LLC 208 S Akard St., RM 1016 Dallas, TX 75202 ATTN Leslie Wilson	P:(855)699-7073 F:(214)746-6410 E:FCCMW@att.com
--	---

Contact

AT&T Mobility LLC Michael P Goggin 1120 20th Street, NW - Suite 1000 Washington, DC 20036 ATTN Michael P. Goggin	P:(202)457-2055 F:(202)457-3073 E:michael.p.goggin@att.com
--	--

Ownership and Qualifications

Radio Service Type Fixed, Mobile, Radio Location

Regulatory Status	Common Carrier, Non-Common Carrier, Private Comm	Interconnected	Yes
-------------------	---	----------------	-----

Alien Ownership

The Applicant answered "No" to each of the Alien Ownership questions.

Basic Qualifications

The Applicant answered "No" to each of the Basic Qualification questions.

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race

Ethnicity

Gender

REFERENCE COPY

This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.



Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: AT&T MOBILITY SPECTRUM LLC

ATTN: LESLIE WILSON
 AT&T MOBILITY SPECTRUM LLC
 208 S AKARD ST., RM 1016
 DALLAS, TX 75202

Call Sign WPWU950	File Number
Radio Service WZ - 700 MHz Lower Band (Blocks C, D)	

FCC Registration Number (FRN): 0014980726

Grant Date 01-24-2003	Effective Date 06-08-2017	Expiration Date 06-13-2019	Print Date
Market Number CMA006	Channel Block C	Sub-Market Designator 0	
Market Name Boston-Lowell-Brockton-Lawrenc			
1st Build-out Date 06-13-2019	2nd Build-out Date	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).

Operation of the facilities authorized herein, are subject to the condition that harmful interference may not be caused to, but must be accepted from UHF TV transmitters in Canada and Mexico as identified in existing and any future agreements with those countries.

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: AT&T MOBILITY SPECTRUM LLC

Call Sign: WPWU950

File Number:

Print Date:

This license is subject to compliance with the conditions set forth in the Commission's Order of Modification, WT Docket No. 12-69, DA 14-43, released January 16, 2014.

Preferred Copy

ULS License

Cellular License - KNKA226 - AT&T Mobility Spectrum LLC

Call Sign	KNKA226	Radio Service	CL - Cellular
Status	Active	Auth Type	Regular

Market

Market	CMA006 - Boston-Lowell-Brockton-Lawrence-Haverhill, MA-NH	Channel Block	A
Submarket	0	Phase	2

Dates

Grant	09/09/2014	Expiration	10/01/2024
Effective	06/08/2017	Cancellation	

Five Year Buildout Date

06/28/1999

Control Points

2 100 LOWDER BROOK DR, NORFOLK, WESTWOOD, MA
P: (617)462-7094

Licensee

FRN	0014980726	Type	Limited Liability Company
-----	------------	------	---------------------------

Licensee

AT&T Mobility Spectrum LLC 208 S Akard St., RM 1016 Dallas, TX 75202 ATTN Leslie Wilson	P:(855)699-7073 F:(214)746-6410 E:FCCMW@att.com
--	---

Contact

AT&T Mobility LLC Michael P Goggin 1120 20th Street, NW - Suite 1000 Washington, DC 20036 ATTN Michael P. Goggin	P:(202)457-2055 F:(202)457-3073 E:michael.p.goggin@att.com
--	--

Ownership and Qualifications

Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes

Alien Ownership

The Applicant answered "No" to each of the Alien Ownership questions.

Basic Qualifications

The Applicant answered "No" to each of the Basic Qualification questions.

Demographics

Race	
Ethnicity	Gender

REFERENCE COPY

This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.



**Federal Communications Commission
Wireless Telecommunications Bureau**

RADIO STATION AUTHORIZATION

LICENSEE: AT&T MOBILITY SPECTRUM LLC

ATTN: LESLIE WILSON
AT&T MOBILITY SPECTRUM LLC
208 S AKARD ST., RM 1016
DALLAS, TX 75202

Call Sign KNKA226	File Number
Radio Service CL - Cellular	
Market Numer CMA006	Channel Block A
Sub-Market Designator 0	

FCC Registration Number (FRN): 0014980726

Market Name Boston-Lowell-Brockton-Lawrenc
--

Grant Date 09-09-2014	Effective Date 06-08-2017	Expiration Date 10-01-2024	Five Yr Build-Out Date	Print Date
---------------------------------	-------------------------------------	--------------------------------------	-------------------------------	-------------------

Site Information:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
15	42-37-42.3 N	070-39-16.8 W	45.7	58.8	

Address: 40 DORY ROAD

City: GLOUCESTER **County:** ESSEX **State:** MA **Construction Deadline:**

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	93.100	97.500	101.800	101.800	100.800	88.700	85.700	101.800
Transmitting ERP (watts)	158.853	205.617	68.628	9.427	0.642	0.431	2.268	29.488
Antenna: 2 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	93.100	97.500	101.800	101.800	100.800	88.700	85.700	101.800
Transmitting ERP (watts)	0.459	5.462	56.429	198.529	168.403	38.276	3.953	0.786
Antenna: 3 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	93.100	97.500	101.800	101.800	100.800	88.700	85.700	101.800
Transmitting ERP (watts)	12.078	0.668	0.599	1.024	10.050	68.014	123.413	62.132

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.

Licensee Name: AT&T MOBILITY SPECTRUM LLC

Call Sign: KNKA226

File Number:

Print Date:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
20	43-03-11.8 N	071-16-02.1 W	179.2	59.4	

Address: 80 Diamond Hill Road

City: Candia County: ROCKINGHAM State: NH Construction Deadline:

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	73.200	111.000	159.400	159.000	98.400	148.300	88.600	75.600
Transmitting ERP (watts)	52.325	70.778	16.988	1.425	0.187	0.144	0.491	7.084
Antenna: 2 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	73.200	111.000	159.400	159.000	98.400	148.300	88.600	75.600
Transmitting ERP (watts)	0.343	3.851	33.085	100.313	84.855	19.494	2.061	0.299
Antenna: 3 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	73.200	111.000	159.400	159.000	98.400	148.300	88.600	75.600
Transmitting ERP (watts)	6.845	0.890	0.107	1.038	6.652	7.633	3.304	6.905

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
24	42-54-55.1 N	071-21-37.4 W	100.9	46.3	1011624

Address: 15 INDEPENDENCE DRIVE

City: LONDONDERRY County: ROCKINGHAM State: NH Construction Deadline:

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	35.900	30.000	44.800	52.100	54.500	72.000	68.000	66.500
Transmitting ERP (watts)	161.221	224.756	47.602	3.692	0.510	0.437	1.233	19.454
Antenna: 2 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	35.900	30.000	44.800	52.100	54.500	72.000	68.000	66.500
Transmitting ERP (watts)	0.510	3.172	43.604	213.248	156.639	22.374	1.350	0.496
Antenna: 3 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	35.900	30.000	44.800	52.100	54.500	72.000	68.000	66.500
Transmitting ERP (watts)	11.168	0.691	0.533	0.586	7.854	87.092	266.329	94.294

Licensee Name: AT&T MOBILITY SPECTRUM LLC

Call Sign: KNKA226

File Number:

Print Date:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
25	42-00-32.6 N	071-19-15.2 W	90.5	51.8	

Address: 75 WASHINGTON SST

City: PLAINVILLE County: NORFOLK State: MA Construction Deadline: 03-29-2013

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	64.500	61.200	95.600	96.100	94.300	64.100	46.000	48.800
Transmitting ERP (watts)	84.752	97.052	31.772	5.158	0.550	0.224	2.803	20.645
Antenna: 2 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	64.500	61.200	95.600	96.100	94.300	64.100	46.000	48.800
Transmitting ERP (watts)	0.380	5.181	37.013	100.829	79.042	20.699	2.118	0.824
Antenna: 3 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	64.500	61.200	95.600	96.100	94.300	64.100	46.000	48.800
Transmitting ERP (watts)	24.577	1.736	0.715	2.292	18.444	139.378	281.180	142.336

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
26	41-46-57.1 N	070-44-06.5 W	12.5	58.8	

Address: KENDRICK ROAD

City: WAREHAM County: PLYMOUTH State: MA Construction Deadline: 03-29-2013

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	30.000	30.000	46.500	56.700	59.800	50.600	39.100	32.800
Transmitting ERP (watts)	186.898	242.551	75.777	10.617	0.738	0.508	2.730	35.860
Antenna: 2 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	30.000	30.000	46.500	56.700	59.800	50.600	39.100	32.800
Transmitting ERP (watts)	0.361	5.818	47.861	150.309	121.062	28.493	2.933	0.991
Antenna: 3 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	30.000	30.000	46.500	56.700	59.800	50.600	39.100	32.800
Transmitting ERP (watts)	18.390	1.111	0.538	1.628	13.482	98.897	203.625	103.938

Licensee Name: AT&T MOBILITY SPECTRUM LLC

Call Sign: KNKA226

File Number:

Print Date:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
27	41-53-35.2 N	070-56-35.0 W	17.7	106.1	1210211

Address: 326 W GROVE ST

City: Middleboro County: PLYMOUTH State: MA Construction Deadline: 03-29-2013

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	47.500	46.300	30.000	37.000	40.900	39.500	51.600	42.300
Transmitting ERP (watts)	125.283	153.432	54.208	6.550	0.674	0.363	2.675	27.340
Antenna: 2 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	47.500	46.300	30.000	37.000	40.900	39.500	51.600	42.300
Transmitting ERP (watts)	0.351	5.901	52.455	151.828	120.612	27.887	2.679	0.991
Antenna: 3 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	47.500	46.300	30.000	37.000	40.900	39.500	51.600	42.300
Transmitting ERP (watts)	14.428	1.006	0.875	1.215	13.317	87.541	159.641	85.795

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
28	42-14-21.9 N	070-51-09.3 W	54.9	55.8	

Address: 168 Turkey Hill Lane

City: Cohasset County: NORFOLK State: MA Construction Deadline: 03-29-2013

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	99.800	98.300	97.600	71.700	64.800	62.900	86.700	99.100
Transmitting ERP (watts)	185.522	243.217	80.727	11.598	0.756	0.499	2.589	34.953
Antenna: 2 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	99.800	98.300	97.600	71.700	64.800	62.900	86.700	99.100
Transmitting ERP (watts)	0.521	6.371	65.693	238.024	196.107	43.191	4.256	0.906
Antenna: 3 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	99.800	98.300	97.600	71.700	64.800	62.900	86.700	99.100
Transmitting ERP (watts)	9.488	0.543	0.538	1.234	8.977	53.553	85.290	45.661

Licensee Name: AT&T MOBILITY SPECTRUM LLC

Call Sign: KNKA226

File Number:

Print Date:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
29	41-56-02.0 N	070-35-08.0 W	82.9	128.0	1007828

Address: 265 STATE ROAD

City: PLYMOUTH County: PLYMOUTH State: MA Construction Deadline: 03-29-2013

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	128.000	128.000	128.000	123.500	92.200	86.600	84.900	120.500
Transmitting ERP (watts)	23.222	24.154	10.475	1.931	0.466	0.109	1.398	6.965
Antenna: 2 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	128.000	128.000	128.000	123.500	92.200	86.600	84.900	120.500
Transmitting ERP (watts)	0.346	4.427	33.055	88.168	72.485	17.790	1.831	0.701
Antenna: 3 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	128.000	128.000	128.000	123.500	92.200	86.600	84.900	120.500
Transmitting ERP (watts)	9.680	0.561	0.550	1.216	9.292	54.685	90.439	45.409

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
30	42-12-47.6 N	071-32-33.4 W	128.0	58.5	

Address: 26 LUMBER STREET

City: HOPKINTON County: MIDDLESEX State: MA Construction Deadline: 03-29-2013

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	68.900	93.200	99.800	91.500	55.300	59.600	35.700	76.400
Transmitting ERP (watts)	158.662	188.312	64.228	8.830	0.704	0.395	4.080	30.535
Antenna: 2 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	68.900	93.200	99.800	91.500	55.300	59.600	35.700	76.400
Transmitting ERP (watts)	0.432	6.612	61.028	195.296	166.263	35.500	3.748	0.703
Antenna: 3 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	68.900	93.200	99.800	91.500	55.300	59.600	35.700	76.400
Transmitting ERP (watts)	18.831	1.074	0.590	1.783	15.144	103.799	219.501	97.060

Licensee Name: AT&T MOBILITY SPECTRUM LLC

Call Sign: KNKA226

File Number:

Print Date:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
31	42-38-27.0 N	070-36-24.8 W	36.6	38.7	

Address: 38 Thatcher Rd

City: ROCKLAND County: ESSEX State: MA Construction Deadline: 03-29-2013

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	69.500	69.500	69.500	69.500	69.500	66.700	58.400	60.100
Transmitting ERP (watts)	170.519	227.554	76.127	10.393	0.706	0.470	2.520	32.796
Antenna: 2 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	69.500	69.500	69.500	69.500	69.500	66.700	58.400	60.100
Transmitting ERP (watts)	0.462	5.689	58.840	206.264	174.760	39.385	4.197	0.837
Antenna: 3 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	69.500	69.500	69.500	69.500	69.500	66.700	58.400	60.100
Transmitting ERP (watts)	20.761	1.510	0.812	1.238	15.269	110.467	237.338	124.965

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
32	42-36-37.9 N	071-33-28.9 W	148.4	46.3	

Address: 142 LOWELL RD

City: GROTON County: MIDDLESEX State: MA Construction Deadline: 03-29-2013

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	129.600	133.000	121.700	118.300	83.000	99.300	81.700	86.000
Transmitting ERP (watts)	209.658	291.175	91.511	11.206	1.156	0.596	4.998	40.617
Antenna: 2 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	129.600	133.000	121.700	118.300	83.000	99.300	81.700	86.000
Transmitting ERP (watts)	0.597	10.042	80.421	284.569	246.599	46.898	5.186	0.906
Antenna: 3 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	129.600	133.000	121.700	118.300	83.000	99.300	81.700	86.000
Transmitting ERP (watts)	18.748	1.375	0.781	1.196	15.487	106.791	230.014	118.184

Licensee Name: AT&T MOBILITY SPECTRUM LLC

Call Sign: KNKA226

File Number:

Print Date:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
33	42-08-01.1 N	070-43-57.5 W	68.3	80.5	1017973

Address: 178 EAMES WAY

City: Marshfield County: PLYMOUTH State: MA Construction Deadline: 03-29-2013

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	125.300	128.600	128.200	125.800	107.800	113.100	97.600	105.400
Transmitting ERP (watts)	156.993	202.510	73.503	10.210	0.666	0.415	2.429	32.615
Antenna: 2 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	125.300	128.600	128.200	125.800	107.800	113.100	97.600	105.400
Transmitting ERP (watts)	0.482	5.988	62.083	217.536	187.313	40.576	4.382	0.869
Antenna: 3 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	125.300	128.600	128.200	125.800	107.800	113.100	97.600	105.400
Transmitting ERP (watts)	21.007	1.466	0.829	1.219	15.907	109.305	228.002	122.541

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
34	41-42-11.1 N	070-46-47.1 W	14.3	59.4	

Address: 55 BENSONBROOK ROAD

City: MARION County: PLYMOUTH State: MA Construction Deadline: 03-29-2013

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	51.300	62.700	66.200	68.700	66.600	60.600	47.100	51.900
Transmitting ERP (watts)	161.079	196.082	67.519	9.213	0.702	0.419	4.077	32.479
Antenna: 2 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	51.300	62.700	66.200	68.700	66.600	60.600	47.100	51.900
Transmitting ERP (watts)	0.446	6.712	62.074	197.767	163.770	38.273	3.886	0.801
Antenna: 3 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	51.300	62.700	66.200	68.700	66.600	60.600	47.100	51.900
Transmitting ERP (watts)	3.819	0.784	0.433	6.729	64.256	202.261	164.916	37.606

Licensee Name: AT&T MOBILITY SPECTRUM LLC

Call Sign: KNKA226

File Number:

Print Date:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
35	42-21-20.1 N	071-33-16.6 W	156.1	26.5	

Address: 157 UNION STREET

City: MARLBOROUGH County: MIDDLESEX State: MA Construction Deadline: 03-29-2013

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	97.800	119.900	113.500	108.400	76.200	73.000	51.900	77.300
Transmitting ERP (watts)	280.304	377.489	119.970	14.810	1.525	0.802	6.660	52.209
Antenna: 2 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	97.800	119.900	113.500	108.400	76.200	73.000	51.900	77.300
Transmitting ERP (watts)	0.801	13.105	105.660	375.949	325.389	63.339	6.978	1.142
Antenna: 3 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	97.800	119.900	113.500	108.400	76.200	73.000	51.900	77.300
Transmitting ERP (watts)	30.606	2.831	1.046	2.632	27.909	187.774	419.392	197.441

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
36	42-39-54.6 N	070-38-19.9 W	59.4	44.5	

Address: 68 JOHNSON ROAD

City: ROCKPORT County: ESSEX State: MA Construction Deadline: 03-29-2013

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	103.000	103.000	103.000	100.400	95.400	85.100	98.100	103.000
Transmitting ERP (watts)	126.741	159.124	54.189	7.443	0.564	0.334	3.098	25.685
Antenna: 2 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	103.000	103.000	103.000	100.400	95.400	85.100	98.100	103.000
Transmitting ERP (watts)	0.353	5.360	49.103	157.255	130.117	30.639	2.895	0.641
Antenna: 3 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	103.000	103.000	103.000	100.400	95.400	85.100	98.100	103.000
Transmitting ERP (watts)	15.787	0.974	0.495	1.442	11.730	84.942	168.331	87.120

Licensee Name: AT&T MOBILITY SPECTRUM LLC

Call Sign: KNKA226

File Number:

Print Date:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
37	42-41-29.8 N	071-47-30.8 W	233.8	47.9	

Address: 1140 Greenville Rd

City: ASHBY County: MIDDLESEX State: MA Construction Deadline: 03-29-2013

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	30.000	138.200	163.500	145.000	68.800	30.000	30.000	30.000
Transmitting ERP (watts)	301.383	343.844	123.915	17.212	1.267	0.862	4.339	57.968
Antenna: 2 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	30.000	138.200	163.500	145.000	68.800	30.000	30.000	30.000
Transmitting ERP (watts)	0.559	6.546	72.077	254.800	226.824	50.359	4.678	0.979
Antenna: 3 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	30.000	138.200	163.500	145.000	68.800	30.000	30.000	30.000
Transmitting ERP (watts)	35.557	2.084	1.375	2.194	29.159	209.483	410.600	215.057

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
38	42-38-54.9 N	071-47-40.6 W	240.8	47.2	

Address: 601-603 FITCHBURG STATE ROAD

City: ASHBY County: MIDDLESEX State: MA Construction Deadline: 03-29-2013

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	31.100	159.800	170.800	147.700	56.300	30.000	30.000	30.000
Transmitting ERP (watts)	204.865	233.420	85.530	11.768	0.897	0.575	2.961	39.554
Antenna: 2 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	31.100	159.800	170.800	147.700	56.300	30.000	30.000	30.000
Transmitting ERP (watts)	0.570	6.676	74.271	261.076	238.587	50.169	4.787	1.001
Antenna: 3 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	31.100	159.800	170.800	147.700	56.300	30.000	30.000	30.000
Transmitting ERP (watts)	24.123	1.410	0.948	1.499	20.272	140.599	280.157	146.756

Licensee Name: AT&T MOBILITY SPECTRUM LLC

Call Sign: KNKA226

File Number:

Print Date:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
40	43-05-58.2 N	070-47-28.6 W	7.6	67.4	

Address: 165 GOSLING RD

City: NEWINGTON County: ROCKINGHAM State: NH Construction Deadline: 03-29-2013

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	34.000	45.500	68.500	72.400	58.800	51.900	57.200	52.000
Transmitting ERP (watts)	205.727	278.300	62.928	5.059	0.711	0.597	1.577	25.136
Antenna: 2 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	34.000	45.500	68.500	72.400	58.800	51.900	57.200	52.000
Transmitting ERP (watts)	0.559	3.335	47.419	236.351	181.187	26.867	1.510	0.563
Antenna: 3 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	34.000	45.500	68.500	72.400	58.800	51.900	57.200	52.000
Transmitting ERP (watts)	10.525	0.618	0.497	0.555	7.391	82.592	243.998	90.540

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
41	43-04-39.1 N	071-07-30.3 W	107.0	60.7	1231475

Address: 150 Raymond Road

City: Nottingham County: ROCKINGHAM State: NH Construction Deadline: 03-29-2013

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	54.900	95.800	122.100	119.300	102.200	66.300	44.100	30.000
Transmitting ERP (watts)	160.334	230.049	54.265	4.271	0.586	0.522	1.415	21.993
Antenna: 2 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	54.900	95.800	122.100	119.300	102.200	66.300	44.100	30.000
Transmitting ERP (watts)	0.493	3.289	48.427	238.724	177.920	27.618	1.619	0.581
Antenna: 3 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	54.900	95.800	122.100	119.300	102.200	66.300	44.100	30.000
Transmitting ERP (watts)	10.353	0.693	0.601	0.662	8.753	100.864	305.315	110.743

Licensee Name: AT&T MOBILITY SPECTRUM LLC

Call Sign: KNKA226

File Number:

Print Date:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
42	43-13-24.3 N	071-14-23.2 W	189.0	38.7	

Address: 50 OLD CANTERBURY RD

City: NORTHWOOD County: ROCKINGHAM State: NH Construction Deadline: 03-29-2013

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	30.000	30.000	43.800	80.800	68.900	30.000	53.500	30.000
Transmitting ERP (watts)	114.248	162.456	37.049	2.808	0.392	0.366	0.961	16.015
Antenna: 2 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	30.000	30.000	43.800	80.800	68.900	30.000	53.500	30.000
Transmitting ERP (watts)	0.544	3.573	49.915	233.638	184.420	30.453	1.413	0.618
Antenna: 3 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	30.000	30.000	43.800	80.800	68.900	30.000	53.500	30.000
Transmitting ERP (watts)	8.132	0.494	0.387	0.467	6.390	72.302	182.164	77.916

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
43	42-59-40.7 N	070-46-58.5 W	12.5	59.4	

Address: 96 GROVE RD

City: RYE County: ROCKINGHAM State: NH Construction Deadline: 03-29-2013

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	49.700	62.100	64.000	64.300	63.700	45.100	38.900	54.200
Transmitting ERP (watts)	146.515	206.846	49.164	3.766	0.505	0.452	1.193	17.877
Antenna: 2 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	49.700	62.100	64.000	64.300	63.700	45.100	38.900	54.200
Transmitting ERP (watts)	0.464	2.913	42.460	206.462	152.606	24.148	1.373	0.460
Antenna: 3 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	49.700	62.100	64.000	64.300	63.700	45.100	38.900	54.200
Transmitting ERP (watts)	10.168	0.644	0.536	0.576	7.457	86.483	257.603	87.494

Control Points:

Control Pt. No. 2

Address: 100 LOWDER BROOK DR

City: WESTWOOD County: NORFOLK State: MA Telephone Number: (617)462-7094

Licensee Name: AT&T MOBILITY SPECTRUM LLC

Call Sign: KNKA226

File Number:

Print Date:

Waivers/Conditions:

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).

Commission approval of this application and the licenses contained therein are subject to the conditions set forth in the Memorandum Opinion and Order, adopted on December 29, 2006 and released on March 26, 2007, and revised in the Order on Reconsideration, adopted and released on March 26, 2007. See AT&T Inc. and BellSouth Corporation Application for Transfer of Control, WC Docket No. 06-74, Memorandum Opinion and Order, FCC 06-189 (rel. Mar. 26, 2007); AT&T Inc. and BellSouth Corporation, WC Docket No. 06-74, Order on Reconsideration, FCC 07-44 (rel. Mar. 26, 2007).

ULS License

**AWS-3 (1695-1710 MHz, 1755-1780 MHz, and 2155-2180 MHz) License
- WQVN675 - AT&T Wireless Services 3 LLC**

Call Sign	WQVN675	Radio Service	AT - AWS-3 (1695-1710 MHz, 1755-1780 MHz, and 2155-2180 MHz)
-----------	---------	---------------	--

Status	Active	Auth Type	Regular
--------	--------	-----------	---------

Rural Service Provider Bidding Credit

Is the Applicant seeking a Rural Service Provider (RSP) bidding credit?

Reserved Spectrum

Reserved Spectrum

Market

Market	BEA003 - Boston-Worcester- Lawrence-Lowell-Brockton, MA-NH- RI-VT	Channel Block	J
Submarket	0	Associated Frequencies (MHz)	001770.00000000- 001780.00000000 002170.00000000- 002180.00000000

Dates

Grant	04/08/2015	Expiration	04/08/2027
Effective	10/21/2017	Cancellation	

Buildout Deadlines

1st	04/08/2021	2nd	04/08/2027
-----	------------	-----	------------

Notification Dates

1st	2nd
-----	-----

Licensee

FRN	0023910920	Type	Limited Liability Company
-----	------------	------	---------------------------

Licensee

AT&T Wireless Services 3 LLC 208 S Akard St., RM 1016 Dallas, TX 75202 ATTN Leslie Wilson	P:(855)699-7073 F:(214)746-6410 E:FCCMW@att.com
--	---

Contact

AT&T MOBILITY LLC Michael P Goggin 1120 20th Street, NW - Suite 1000 Washington, DC 20036 ATTN Michael P. Goggin	P:(202)457-2055 F:(202)457-3073 E:michael.p.goggin@att.com
--	--

Ownership and Qualifications

Radio Service Type	Mobile
Regulatory Status	Common Carrier, Interconnected Yes Non-Common Carrier

Alien Ownership

The Applicant answered "No" to each of the Alien Ownership questions.

Basic Qualifications

The Applicant answered "No" to each of the Basic Qualification questions.

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race

Ethnicity

Gender

REFERENCE COPY

This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.



Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: AT&T WIRELESS SERVICES 3 LLC

ATTN: LESLIE WILSON
AT&T WIRELESS SERVICES 3 LLC
208 S AKARD ST., RM 1016
DALLAS, TX 75202

Call Sign	File Number
WQVN675	
Radio Service	
AT - AWS-3 (1695-1710 MHz, 1755-1780 MHz, and 2155-2180 MHz)	

FCC Registration Number (FRN): 0023910920

Grant Date 04-08-2015	Effective Date 10-21-2017	Expiration Date 04-08-2027	Print Date
Market Number BEA003	Channel Block J	Sub-Market Designator 0	
Market Name Boston-Worcester-Lawrence-Lowe			
1st Build-out Date 04-08-2021	2nd Build-out Date 04-08-2027	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.

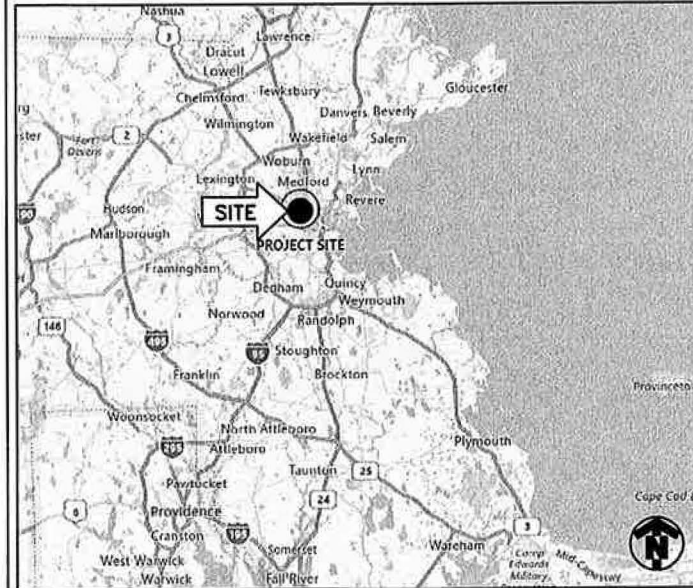
This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in 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.

SHEET INDEX	
NO.	DESCRIPTION
T1	TITLE SHEET
C1	GENERAL NOTES
C2	OVERALL & ENLARGED SITE PLAN
C3	ELEVATION VIEW
C4	ANTENNA ORIENTATION PLAN
C5	EQUIPMENT DETAILS
C6	PLUMBING DIAGRAM
C7	GROUNDING DETAILS

DRIVING DIRECTIONS

FROM 550 COCHITUATE RD.:
GET ON I-90 E/MASSACHUSETTS TURNPIKE, HEAD NORTH-EAST TOWARDS LEGGATT MCCALL CONN, TURN LEFT ONTO LEGGATT MCCALL CONN, CONTINUE ONTO BURR ST, TURN LEFT ONTO COCHITUATE RD, USE THE RIGHT LANE TO TAKE THE SLIP ROAD TO I-90 E/MASSPIKE W/SPRINGFIELD/BOSTON, TOLL ROAD, KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR INTERSTATE 90 E/INTERSTATE 95/MASSACHUSETTS, TURNPIKE/BOSTON AND MERGE ONTO I-90 E/MASSACHUSETTS TURNPIKE, TOLL ROAD, FOLLOW I-90 E/MASSACHUSETTS TURNPIKE TO BOSTON. TAKE EXIT 18 FROM I-90 E/MASSACHUSETTS TURNPIKE, MERGE ONTO I-90 E/MASSACHUSETTS TURNPIKE (SIGNS FOR 90 E/I-95/BOSTON), TOLL ROAD, USE THE LEFT LANE TO TAKE EXIT 18 TOWARDS CAMBRIDGE, PARTIAL TOLL ROAD, TAKE MEMORIAL DR TO MASSACHUSETTS AVE IN CAMBRIDGE, MERGE ONTO CAMBRIDGE ST, TURN LEFT ONTO MEMORIAL DR, TURN RIGHT ONTO PLYMPTON ST, TURN LEFT ONTO MASSACHUSETTS AVE, DESTINATION WILL BE ON THE RIGHT.

LOCATION MAP



PROJECT LTE

SITE NAME

CAMBRIDGE MASS. AVE

CELL SITE ID

MAL02243

FA SITE NUMBER

10072079

PAGE ID

**4C-MRCTB025599/5C-MRCTB025582
6C-MRCTB025523/7C-MRCTB025481**

SITE ADDRESS

**1815 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140**

STRUCTURE TYPE

ROOF TOP

PROJECT TEAM



PROJECT MANAGER



1033 Watervliet Shaker Rd
Albany, NY 12205
Office # (518) 690-0790
Fax # (518) 690-0793
ENGINEER

SCOPE OF WORK (PER LTE RFDS, DATED 11/6/2017, V2.00):

- HANDICAP ACCESS REQUIREMENTS ARE NOT REQUIRED.
- FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
- FACILITY HAS NO PLUMBING OR REFRIGERANTS.
- THIS FACILITY SHALL MEET OR EXCEED ALL FAA AND FCC REGULATORY REQUIREMENTS.
- ALL NEW MATERIAL SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS NOTED OTHERWISE. EQUIPMENT, ANTENNAS/RRU AND CABLES FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR.

GROUND

- SWAP BB WITH 5216
- ADD XMU AND 5216 WITH IDLE
- INSTALL (3) RRUS-E2
- REPLACE DIPLEXERS WITH LBC

ROOF TOP

- REMOVE (6) PANEL ANTENNAS
- INSTALL (6) PANEL ANTENNAS
- REMOVE DIPLEXERS
- ADD LOW BAND COMBINERS
- INSTALL (3) RRUS-32 B66
- INSTALL (3) B14 4478
- INSTALL (3) RRUS-12
- INSTALL (3) DC6 SQUID WITH (6) DC CABLES

PROJECT SUMMARY

SITE NAME: CAMBRIDGE MASS. AVE
CELL SITE ID: MAL02243
FA SITE #: 10072079
SITE ADDRESS: 1815 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140
COUNTY: MIDDLESEX
SITE COORDINATES:
LATITUDE: 42.3869911° N (NAD 83)
LONGITUDE: 71.1190000° W (NAD 83)
ELEVATION: ±30' (AMSL)
RAD CENTER: ±92' (AGL)
LANDLORD: LESLEY UNIVERSITY
29 EVERETT STREET
CAMBRIDGE, MA 02138
APPLICANT: AT&T MOBILITY
550 COCHITUATE RD.
FRAMINGHAM, MA 01701
CLIENT REPRESENTATIVE: SMARTLINK, LLC
85 RANGEWAY RD., BUILDING 3, SUITE 102
NORTH BILLERICA, MA 01862
CONTACT: EDWARD WEISSMAN
(917)528-1857
ENGINEER: INFINIGY
1033 WATERVLIET SHAKER ROAD
ALBANY, NY 12205
CONTACT: ALEX WELLER
(518) 690-0790
BUILDING CODE: MA BUILDING CODE
UNIFORM BUILDING CODE
BUILDING OFFICIALS & CODE ADMINISTRATORS
UNIFORM MECHANICAL CODE
UNIFORM PLUMBING CODE
LOCAL BUILDING CODE
CITY/COUNTY ORDINANCES
ELECTRICAL CODE: NATIONAL ELECTRICAL CODE (LATEST EDITION)



TO OBTAIN LOCATION OF PARTICIPANTS
UNDERGROUND FACILITIES BEFORE
YOU DIG IN MASSACHUSETTS, CALL DIG
SAFE SYSTEM, INC.
TOLL FREE: 1-888-344-7233 OR
www.digsafe.com
MASSACHUSETTS
STATUTE REQUIRES MIN
OF 2 WORKING DAYS
NOTICE BEFORE YOU
EXCAVATE

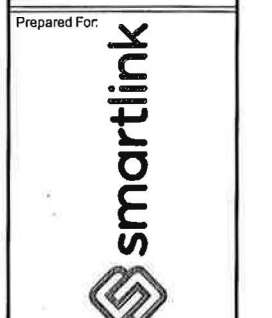
INFINIGY

1033 Watervliet Shaker Rd
Albany, NY 12205
Office # (518) 690-0790
Fax # (518) 690-0793



No.	Submital / Revision	App'd	Date
2	REMOVED FOR PERMIT	BWM	04/04/18
1	ISSUED FOR PERMIT	BWM	12/15/17
0	ISSUED FOR REVIEW	BWM	12/01/17
Project Number: 499-006			

Project Title:
CAMBRIDGE MASS. AVE
MAL02243
FA# 10072079
1815 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140



Drawing Scale:
AS NOTED
Date:
04/04/18
CD

Drawing Title
TITLE PAGE

Drawing Number
T1

GENERAL NOTES

PART 1 – GENERAL REQUIREMENTS

- 1.1 THE WORK SHALL COMPLY WITH APPLICABLE NATIONAL CODES AND STANDARDS, LATEST EDITION, AND PORTIONS THEREOF, INCLUDED BUT NOT LIMITED TO THE FOLLOWING:
- A. GR-63-CORE NEBS REQUIREMENTS: PHYSICAL PROTECTION
 - B. GR-78-CORE GENERIC REQUIREMENTS FOR THE PHYSICAL DESIGN AND MANUFACTURE OF TELECOMMUNICATIONS EQUIPMENT.
 - C. NATIONAL FIRE PROTECTION ASSOCIATION CODES AND STANDARDS (NFPA) INCLUDING NFPA 70 (NATIONAL ELECTRICAL CODE – "NEC").
 - D. AND NFPA 101 (LIFE SAFETY CODE).
 - E. AMERICAN SOCIETY FOR TESTING OF MATERIALS (ASTM).
 - F. INSTITUTE OF ELECTRONIC AND ELECTRICAL ENGINEERS (IEEE).
- 1.2 DEFINITIONS:
- A. WORK: THE SUM OF TASKS AND RESPONSIBILITIES IDENTIFIED IN THE CONTRACT DOCUMENTS.
 - B. COMPANY: AT&T CORPORATION
 - C. ENGINEER: SYNONYMOUS WITH ARCHITECT & ENGINEER AND "A&E". THE DESIGN PROFESSIONAL HAVING PROFESSIONAL RESPONSIBILITY FOR DESIGN OF THE PROJECT.
 - D. CONTRACTOR: CONSTRUCTION CONTRACTOR; CONSTRUCTION VENDOR; INDIVIDUAL OR ENTITY WHO AFTER EXECUTION OF A CONTRACT IS BOUND TO ACCOMPLISH THE WORK.
 - E. THIRD PARTY VENDOR OR AGENCY: A VENDOR OR AGENCY ENGAGED SEPARATELY BY THE COMPANY, A&E, OR CONTRACTOR TO PROVIDE MATERIALS OR TO ACCOMPLISH SPECIFIC TASKS RELATED TO BUT NOT INCLUDED IN THE WORK.
- 1.3 POINT OF CONTACT: COMMUNICATION BETWEEN THE COMPANY AND THE CONTRACTOR SHALL FLOW THROUGH THE SINGLE COMPANY SITE DEVELOPMENT SPECIALIST OR OTHER PROJECT COORDINATOR APPOINTED TO MANAGE THE PROJECT FOR THE COMPANY.
- 1.4 ON-SITE SUPERVISION: THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL EMPLOY A COMPETENT SUPERINTENDENT WHO SHALL BE IN ATTENDANCE AT THE SITE AT ALL TIMES DURING PERFORMANCE OF THE WORK.
- 1.5 DRAWINGS, SPECIFICATIONS AND DETAILS REQUIRED AT JOBSITE: THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A FULL SET OF THE CONSTRUCTION DRAWINGS, STANDARD CONSTRUCTION DETAILS FOR WIRELESS SITES, AND THE STANDARD CONSTRUCTION SPECIFICATIONS FOR WIRELESS SITES AT THE JOBSITE FROM MOBILIZATION THROUGH CONSTRUCTION COMPLETION.
- A. THE JOBSITE DRAWINGS, SPECIFICATIONS AND DETAILS SHALL BE CLEARLY MARKED DAILY IN PENCIL WITH ANY CHANGES IN CONSTRUCTION OVER WHAT IS DEPICTED IN THE DOCUMENTS. AT CONSTRUCTION COMPLETION, THIS JOBSITE MARKUP SET SHALL BE DELIVERED TO THE COMPANY OR COMPANY'S DESIGNATED REPRESENTATIVE TO BE FORWARDED TO THE COMPANY'S A&E VENDOR FOR PRODUCTION OF "AS-BUILT" DRAWINGS.
- 1.6 USE OF JOB SITE: THE CONTRACTOR SHALL CONFINE ALL CONSTRUCTION AND RELATED OPERATIONS INCLUDING STAGING AND STORAGE OF MATERIALS AND EQUIPMENT, PARKING, TEMPORARY FACILITIES, AND WASTE STORAGE TO THE LEASE PARCEL UNLESS OTHERWISE PERMITTED BY THE CONTRACT DOCUMENTS.
- 1.7 NOTICE TO PROCEED:
- A. NO WORK SHALL COMMENCE PRIOR TO COMPANY'S WRITTEN NOTICE TO PROCEED.
 - B. UPON RECEIVING NOTICE TO PROCEED, CONTRACTOR SHALL FULLY PERFORM ALL WORK NECESSARY TO PROVIDE AT&T WITH AN OPERATIONAL WIRELESS FACILITY.

PART 2 – EXECUTION

- 2.1 TEMPORARY UTILITIES AND FACILITIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY UTILITIES AND FACILITIES NECESSARY EXCEPT AS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS. TEMPORARY UTILITIES AND FACILITIES INCLUDE, POTABLE WATER, HEAT, HVAC, ELECTRICITY, SANITARY FACILITIES, WASTE DISPOSAL FACILITIES, AND TELEPHONE/COMMUNICATION SERVICES. PROVIDE TEMPORARY UTILITIES AND FACILITIES IN ACCORDANCE WITH OSHA AND THE AUTHORITY HAVING JURISDICTION. CONTRACTOR MAY UTILIZE THE COMPANY ELECTRICAL SERVICE IN THE COMPLETION OF THE WORK WHEN IT BECOMES AVAILABLE. USE OF THE LESSORS OR SITE OWNER'S UTILITIES OR FACILITIES IS EXPRESSLY FORBIDDEN EXCEPT AS OTHERWISE ALLOWED IN THE CONTRACT DOCUMENTS.
- 2.2 ACCESS TO WORK: THE CONTRACTOR SHALL PROVIDE ACCESS TO THE JOB SITE FOR AUTHORIZED COMPANY PERSONNEL AND AUTHORIZED REPRESENTATIVES OF THE ARCHITECT/ENGINEER DURING ALL PHASES OF THE WORK.
- 2.3 TESTING: REQUIREMENTS FOR TESTING BY THIS CONTRACTOR SHALL BE AS INDICATED HERewith, ON THE CONSTRUCTION DRAWINGS, AND IN THE INDIVIDUAL SECTIONS OF THESE SPECIFICATIONS. SHOULD COMPANY CHOOSE TO ENGAGE ANY THIRD-PARTY TO CONDUCT ADDITIONAL TESTING, THE CONTRACTOR SHALL COOPERATE WITH AND PROVIDE A WORK AREA FOR COMPANY'S TEST AGENCY.

- 2.4 COMPANY FURNISHED MATERIAL AND EQUIPMENT: ALL HANDLING, STORAGE AND INSTALLATION OF COMPANY FURNISHED MATERIAL AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
- A. CONTRACTOR SHALL PROCURE ALL OTHER REQUIRED WORK RELATED MATERIALS NOT PROVIDED BY AT&T TO SUCCESSFULLY CONSTRUCT A WIRELESS FACILITY.
- 2.5 DIMENSIONS: VERIFY DIMENSIONS INDICATED ON DRAWINGS WITH FIELD DIMENSIONS BEFORE FABRICATION OR ORDERING OF MATERIALS. DO NOT SCALE DRAWINGS.
- 2.6 EXISTING CONDITIONS: NOTIFY THE COMPANY REPRESENTATIVE OF EXISTING CONDITIONS DIFFERING FROM THOSE INDICATED ON THE DRAWINGS. DO NOT REMOVE OR ALTER STRUCTURAL COMPONENTS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT AND ENGINEER.

PART 3 – RECEIPT OF MATERIAL & EQUIPMENT

- 3.1 RECEIPT OF MATERIAL AND EQUIPMENT: CONTRACTOR IS RESPONSIBLE FOR AT&T PROVIDED MATERIAL AND EQUIPMENT AND UPON RECEIPT SHALL:
- A. ACCEPT DELIVERIES AS SHIPPED AND TAKE RECEIPT.
 - B. VERIFY COMPLETENESS AND CONDITION OF ALL DELIVERIES.
 - C. TAKE RESPONSIBILITY FOR EQUIPMENT AND PROVIDE INSURANCE PROTECTION AS REQUIRED IN AGREEMENT.
 - D. RECORD ANY DEFECTS OR DAMAGES AND WITHIN TWENTY-FOUR HOURS AFTER RECEIPT, REPORT TO AT&T OR ITS DESIGNATED PROJECT REPRESENTATIVE OF SUCH.
 - E. PROVIDE SECURE AND NECESSARY WEATHER PROTECTED WAREHOUSING.
 - F. COORDINATE SAFE AND SECURE TRANSPORTATION OF MATERIAL AND EQUIPMENT, DELIVERING AND OFF-LOADING FROM CONTRACTOR'S WAREHOUSE TO SITE.

PART 4 – GENERAL REQUIREMENTS FOR CONSTRUCTION

- 4.1 CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH. AT THE COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE FROM THE SITE ALL REMAINING RUBBISH, IMPLEMENTS, TEMPORARY FACILITIES, AND SURPLUS MATERIALS.
- 4.2 EQUIPMENT ROOMS SHALL AT ALL TIMES BE MAINTAINED "BROOM CLEAN" AND CLEAR OF DEBRIS.
- 4.3 CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO DISCOVER AND LOCATE ANY HAZARDOUS CONDITION.
- A. IN THE EVENT CONTRACTOR ENCOUNTERS ANY HAZARDOUS CONDITION WHICH HAS NOT BEEN ABATED OR OTHERWISE MITIGATED, CONTRACTOR AND ALL OTHER PERSONS SHALL IMMEDIATELY STOP WORK IN THE AFFECTED AREA AND NOTIFY COMPANY IN WRITING. THE WORK IN THE AFFECTED AREA SHALL NOT BE RESUMED EXCEPT BY WRITTEN NOTIFICATION BY COMPANY.
 - B. CONTRACTOR AGREES TO USE CARE WHILE ON THE SITE AND SHALL NOT TAKE ANY ACTION THAT WILL OR MAY RESULT IN OR CAUSE THE HAZARDOUS CONDITION TO BE FURTHER RELEASED IN THE ENVIRONMENT, OR TO FURTHER EXPOSE INDIVIDUALS TO THE HAZARD.
- 4.4 CONTRACTOR'S ACTIVITIES SHALL BE RESTRICTED TO THE PROJECT LIMITS. SHOULD AREAS OUTSIDE THE PROJECT LIMITS BE AFFECTED BY CONTRACTOR'S ACTIVITIES, CONTRACTOR SHALL IMMEDIATELY RETURN THEM TO ORIGINAL CONDITION.
- 4.5 CONDUCT TESTING AS REQUIRED HEREIN.



















PART 5 – TESTS AND INSPECTIONS


- 5.1 TESTS AND INSPECTIONS:
- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION TESTS, INSPECTIONS AND PROJECT DOCUMENTATION.
 - B. CONTRACTOR SHALL COORDINATE TEST AND INSPECTION SCHEDULES WITH COMPANY'S REPRESENTATIVE WHO MUST BE ON SITE TO WITNESS SUCH TESTS AND INSPECTIONS.
 - C. WHEN THE USE OF A THIRD PARTY INDEPENDENT TESTING AGENCY IS REQUIRED, THE AGENCY THAT IS SELECTED MUST PERFORM SUCH WORK ON A REGULAR BASIS IN THE STATE WHERE THE PROJECT IS LOCATED AND HAVE A THOROUGH UNDERSTANDING OF LOCAL AVAILABLE MATERIALS, INCLUDING THE SOIL, ROCK, AND GROUNDWATER CONDITIONS.
 - D. THE THIRD PARTY TESTING AGENCY IS TO BE FAMILIAR WITH THE APPLICABLE REQUIREMENTS FOR THE TESTS TO BE DONE, EQUIPMENT TO BE USED, AND ASSOCIATED HEALTH AND SAFETY ISSUES.
 - E. SITE RESISTANCE TO EARTH TESTING PER EXHIBIT: CELL SITE GROUNDING SYSTEM DESIGN.


- F. ANTENNA AND COAX SWEEP TESTS PER EXHIBIT: ANTENNA TRANSMISSION LINE ACCEPTANCE STANDARDS.
- G. ALL OTHER TESTS REQUIRED BY COMPANY OR JURISDICTION.

PART 6 – TRENCHING AND BACKFILLING

- 6.1 TRENCHING AND BACKFILLING: THE CONTRACTOR SHALL PERFORM ALL EXCAVATION OF EVERY DESCRIPTION AND OF WHATEVER SUBSTANCES ENCOUNTERED, TO THE DEPTHS INDICATED ON THE CONSTRUCTION DRAWINGS OR AS OTHERWISE SPECIFIED.
- A. PROTECTION OF EXISTING UTILITIES: THE CONTRACTOR SHALL CHECK WITH THE LOCAL UTILITIES AND THE RESPECTIVE UTILITY LOCATOR COMPANIES PRIOR TO STARTING EXCAVATION OPERATIONS IN EACH RESPECTIVE AREA TO ASCERTAIN THE LOCATIONS OF KNOWN UTILITY LINES. THE LOCATIONS, NUMBER AND TYPES OF EXISTING UTILITY LINES DETAILED ON THE CONSTRUCTION DRAWINGS ARE APPROXIMATE AND DO NOT REPRESENT EXACT INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL LINES DAMAGED DURING EXCAVATION AND ALL ASSOCIATED OPERATIONS. ALL UTILITY LINES UNCOVERED DURING THE EXCAVATION OPERATIONS, SHALL BE PROTECTED FROM DAMAGE DURING EXCAVATION AND ASSOCIATED OPERATIONS. ALL REPAIRS SHALL BE APPROVED BY THE UTILITY COMPANY.
 - B. HAND DIGGING: UNLESS APPROVED IN WRITING OTHERWISE, ALL DIGGING WITHIN AN EXISTING CELL SITE COMPOUND IS TO BE DONE BY HAND.
 - C. DURING EXCAVATION, MATERIAL SUITABLE FOR BACKFILLING SHALL BE STOCKPILED IN AN ORDERLY MANNER A SUFFICIENT DISTANCE FROM THE BANKS OF THE TRENCH TO AVOID OVERLOADING AND TO PREVENT SLIDES OR CAVE-INS. ALL EXCAVATED MATERIALS NOT REQUIRED OR SUITABLE FOR BACKFILL SHALL BE REMOVED AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
 - D. GRADING SHALL BE DONE AS MAY BE NECESSARY TO PREVENT SURFACE WATER FROM FLOWING INTO TRENCHES OR OTHER EXCAVATIONS, AND ANY WATER ACCUMULATING THEREIN SHALL BE REMOVED BY PUMPING OR BY OTHER APPROVED METHOD.
 - E. SHEETING AND SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. UNLESS OTHERWISE INDICATED, EXCAVATION SHALL BE BY OPEN CUT, EXCEPT THAT SHORT SECTIONS OF A TRENCH MAY BE TUNNELED IF, THE CONDUIT CAN BE SAFELY AND PROPERLY INSTALLED AND BACKFILL CAN BE PROPERLY TAMPED IN SUCH TUNNEL SECTIONS. EARTH EXCAVATION SHALL COMPRISE ALL MATERIALS AND SHALL INCLUDE CLAY, SILT, SAND, MUCK, GRAVEL, HARDPAN, LOOSE SHALE, AND LOOSE STONE.
 - F. TRENCHES SHALL BE OF NECESSARY WIDTH FOR THE PROPER LAYING OF THE CONDUIT OR CABLE, AND THE BANKS SHALL BE AS NEARLY VERTICAL AS PRACTICABLE. THE BOTTOM OF THE TRENCHES SHALL BE ACCURATELY GRADED TO PROVIDE UNIFORM BEARING AND SUPPORT FOR EACH SECTION OF THE CONDUIT OR CABLE ON UNDISTURBED SOIL AT EVERY POINT ALONG ITS ENTIRE LENGTH. EXCEPT WHERE ROCK IS ENCOUNTERED, CARE SHALL BE TAKEN NOT TO EXCAVATE BELOW THE DEPTHS INDICATED. WHERE ROCK EXCAVATIONS ARE NECESSARY, THE ROCK SHALL BE EXCAVATED TO A MINIMUM OVER DEPTH OF 6 INCHES BELOW THE TRENCH DEPTHS INDICATED ON THE CONSTRUCTION DRAWINGS OR SPECIFIED. OVER DEPTHS IN THE ROCK EXCAVATION AND UNAUTHORIZED OVER DEPTHS SHALL BE THOROUGHLY BACK FILLED AND TAMPED TO THE APPROPRIATE GRADE. WHENEVER WET OR OTHERWISE UNSTABLE SOIL THAT IS INCAPABLE OF PROPERLY SUPPORTING THE CONDUIT OR CABLE IS ENCOUNTERED IN THE BOTTOM OF THE TRENCH, SUCH SOLID SHALL BE REMOVED TO A MINIMUM OVER DEPTH OF 6 INCHES AND THE TRENCH BACKFILLED TO THE PROPER GRADE WITH EARTH OF OTHER SUITABLE MATERIAL, AS HEREINAFTER SPECIFIED.
 - G. BACKFILLING OF TRENCHES. TRENCHES SHALL NOT BE BACKFILLED UNTIL ALL SPECIFIED TESTS HAVE BEEN PERFORMED AND ACCEPTED. WHERE COMPACTED BACKFILL IS NOT INDICATED THE TRENCHES SHALL BE CAREFULLY BACKFILLED WITH SELECT MATERIAL SUCH AS EXCAVATED SOILS THAT ARE FREE OF ROOTS, SOD, RUBBISH OR STONES, DEPOSITED IN 6 INCH LAYERS AND THOROUGHLY AND CAREFULLY RAMMED UNTIL THE CONDUIT OR CABLE HAS A COVER OF NOT LESS THAN 1 FOOT. THE REMAINDER OF THE BACKFILL MATERIAL SHALL BE GRANULAR IN NATURE AND SHALL NOT CONTAIN ROOTS, SOD, RUBBING, OR STONES OF 2-1/2 INCH MAXIMUM DIMENSION. BACKFILL SHALL BE CAREFULLY PLACED IN THE TRENCH AND IN 1 FOOT LAYERS AND EACH LAYER TAMPED. SETTling THE BACKFILL WITH WATER WILL BE PERMITTED. THE SURFACE SHALL BE GRADED TO A REASONABLE UNIFORMITY AND THE MOUNDING OVER THE TRENCHES LEFT IN A UNIFORM AND NEAT CONDITION.

SYMBOL	DESCRIPTION
	CIRCUIT BREAKER
	NON-FUSIBLE DISCONNECT SWITCH
	FUSIBLE DISCONNECT SWITCH
	SURFACE MOUNTED PANEL BOARD
	TRANSFORMER
	KILOWATT HOUR METER
	JUNCTION BOX
	PULL BOX TO NEC/TELCO STANDARDS
	UNDERGROUND UTILITIES
	EXOTHERMIC WELD CONNECTION
	MECHANICAL CONNECTION
	GROUND ROD
	GROUND ROD WITH INSPECTION SLEEVE
	GROUND BAR
	120AC DUPLEX RECEPTACLE
	GROUND CONDUCTOR
	DC POWER AND FIBER OPTIC TRUNK CABLES
	DC POWER CABLES

 REPRESENTS DETAIL NUMBER

 REF. DRAWING NUMBER

ABBREVIATIONS

CIGBE	COAX ISOLATED GROUND BAR EXTERNAL
MIGB	MASTER ISOLATED GROUND BAR
SST	SELF SUPPORTING TOWER
GPS	GLOBAL POSITIONING SYSTEM
TYP.	TYPICAL
DWG	DRAWING
BCW	BARE COPPER WIRE
BFG	BELOW FINISH GRADE
PVC	POLYVINYL CHLORIDE
CAB	CABINET
C	CONDUIT
SS	STAINLESS STEEL
G	GROUND
AWG	AMERICAN WIRE GAUGE
RGS	RIGID GALVANIZED STEEL
AHJ	AUTHORITY HAVING JURISDICTION
TLNA	TOWER TOP LOW NOISE AMPLIFIER
UNO	UNLESS NOTED OTHERWISE
EMT	ELECTRICAL METALLIC TUBING
AGL	ABOVE GROUND LEVEL

INFINIGY

1033 Watervliet Shaker Rd
Albany, NY 12205
Office # (518) 680-0790
Fax # (518) 680-0793



UNRECORDED/CONTRACTOR'S ACTION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS

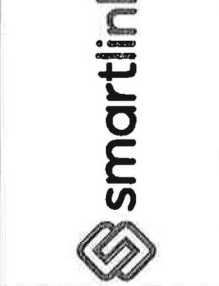
2	REVISED FOR PERMIT	BMM	04/04/18
1	ISSUED FOR PERMIT	BMM	12/15/17
0	ISSUED FOR REVIEW	BMM	12/01/17
No.	Submital / Revision	App'd	Date
Drawn:	RSP	Date:	12/01/17
Designed:	ASW	Date:	12/01/17
Checked:	AJD	Date:	12/01/17

Project Number:
499-006

Project Title:
CAMBRIDGE MASS. AVE

MAL02243
FA# 10072079
1815 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140

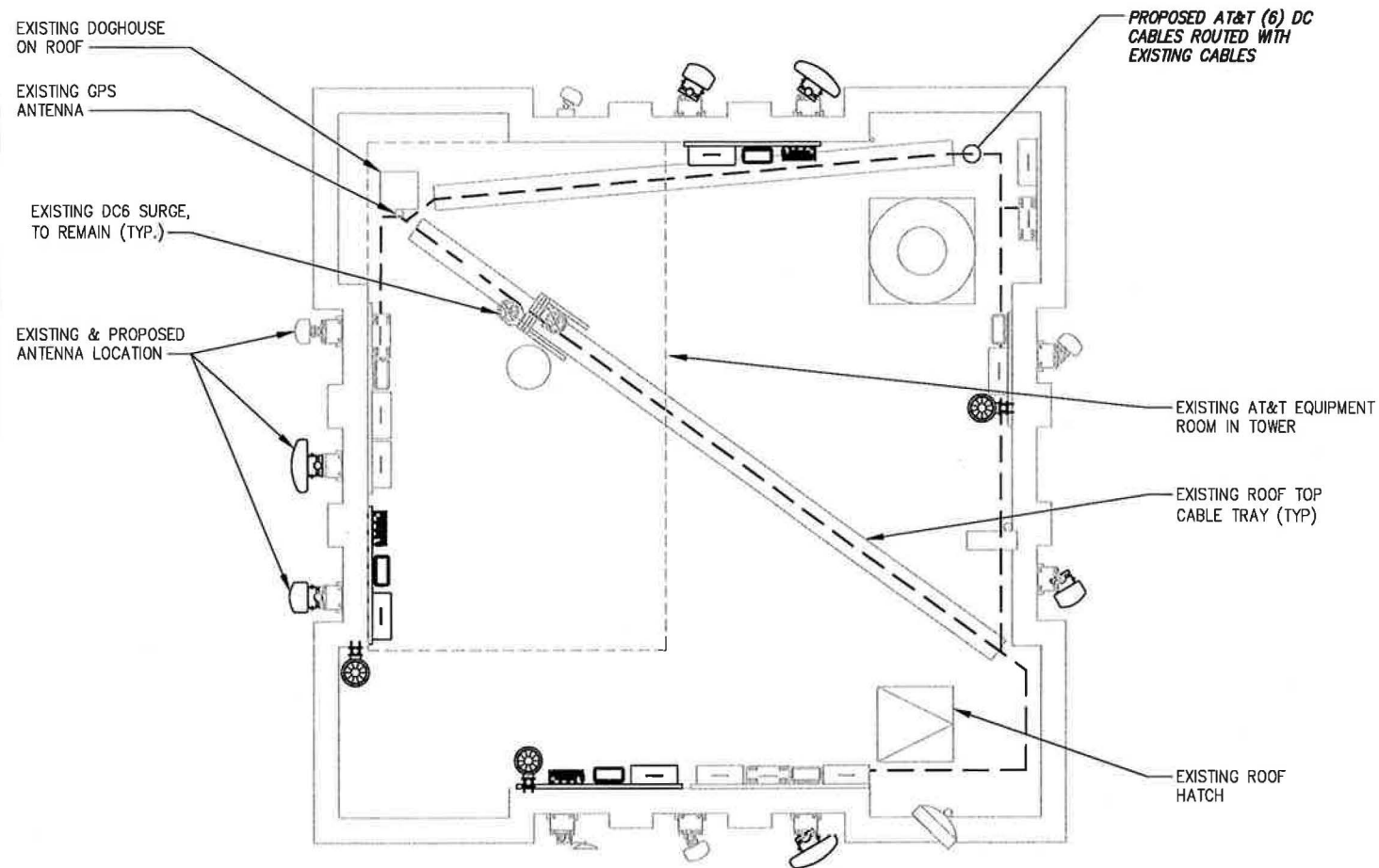
Prepared For:
smartlink



Drawing Scale:
AS NOTED
Date:
04/04/18
CD

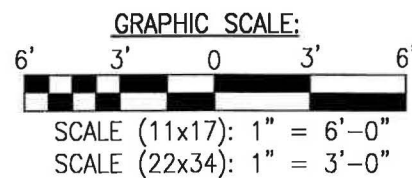
Drawing Title
GENERAL NOTES

Drawing Number
C1

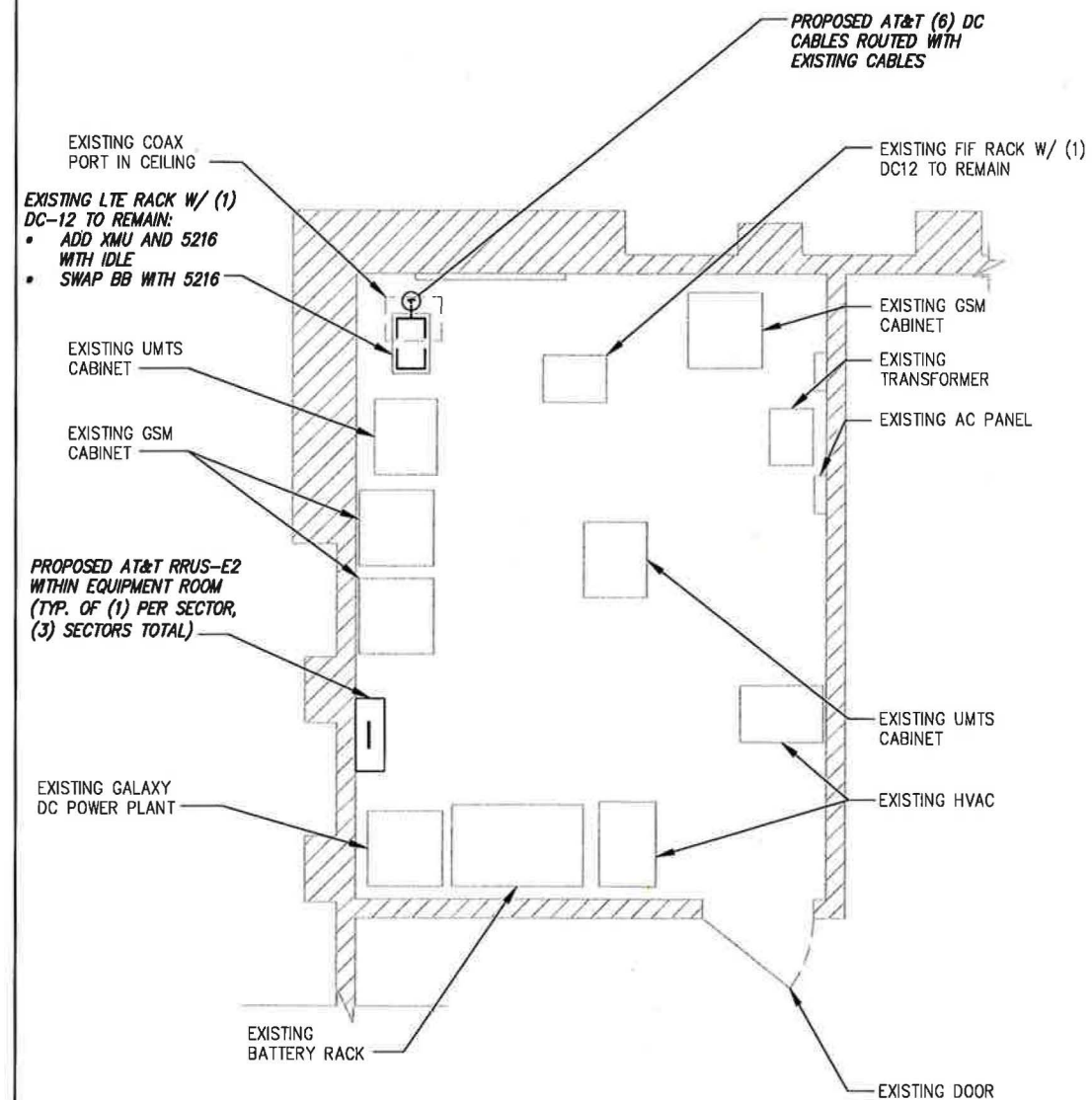


TRUE NORTH

1 SITE PLAN
SCALE: AS NOTED

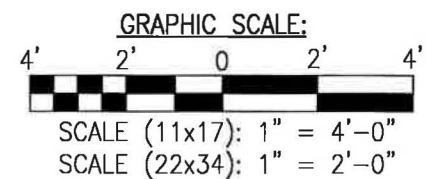


BASEMAPPING PREPARED FROM A SITE WALK PERFORMED BY INFINIGY ENGINEERING ON 09/20/17 AND PROVIDED INFORMATION, AND DOES NOT REPRESENT AN ACTUAL FIELD SURVEY.



TRUE NORTH

2 ENLARGED EQUIPMENT PLAN
SCALE: AS NOTED



INFINIGY
1033 Watervliet Shaker Rd
Albany, NY 12205
Office # (518) 690-0790
Fax # (518) 690-0793



UNRECORDED QUALIFICATION FOR DESIGN TO THE MINIMUM OF APPLICABLE STANDARDS AND LOCAL LAWS

No.	Submittal / Revision	App'd	Date
2	REVISED FOR PERMIT	BWM	04/04/18
1	ISSUED FOR PERMIT	BWM	12/15/17
0	ISSUED FOR REVIEW	BWM	12/01/17

Drawn: BCD Date: 12/01/17
Designed: ASW Date: 12/01/17
Checked: BCD Date: 12/01/17

Project Number: 499-006

Project Title: CAMBRIDGE MASS. AVE

MAL02243
FA# 10072079
1815 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140



Drawing Scale: AS NOTED
Date: 04/04/18

Drawing Title: **OVERALL & ENLARGED SITE PLAN**

Drawing Number: **C2**

- NOTE:
- 3 FEET MINIMUM SEPARATION BETWEEN LTE ANTENNAS
 - 6 FEET MINIMUM SEPARATION BETWEEN 700 BC AND 700 DE

- STRUCTURAL NOTES:
- FOR ADDITIONAL STRUCTURAL INFORMATION SEE: STRUCTURAL ANALYSIS REPORT COMPLETED BY INFINIGY, DATED 12/14/2017
 - AT&T LTE 3C/4C/5C MOUNT ANALYSIS COMPLETED BY INFINIGY DATED 12/15/2017

INFINIGY

1033 Watervliet Shaker Rd
Albany, NY 12205
Office # (518) 690-0790
Fax # (518) 690-0793



UNAUTHORIZED REPRODUCTION OR ALTERATION OF THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND LOCAL LAWS

No.	Submital / Revision	Appr.	Date
2	REVISED FOR PERMIT	BMM	04/04/18
1	ISSUED FOR PERMIT	BMM	12/15/17
0	ISSUED FOR REVIEW	BMM	12/01/17

Drawn: SD Date: 12/01/17
Designed: ASW Date: 12/01/17
Checked: AJD Date: 12/01/17

Project Number: 499-006

Project Title: CAMBRIDGE MASS. AVE

MAL02243

FA# 10072079

1816 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140

Prepared For:



Drawing Scale: AS NOTED

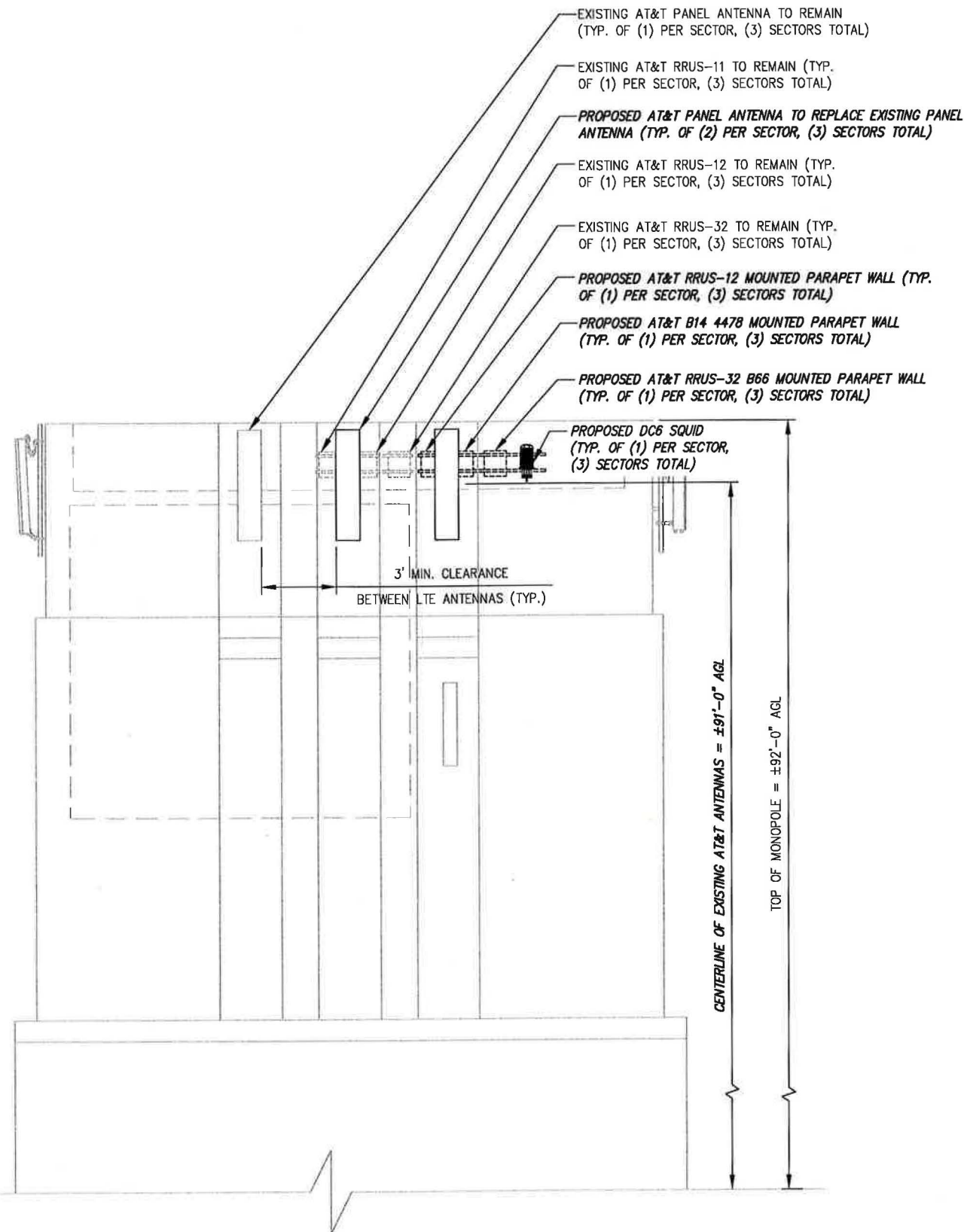
Date: 04/04/18

Drawing Title

ELEVATION VIEW

Drawing Number

C3



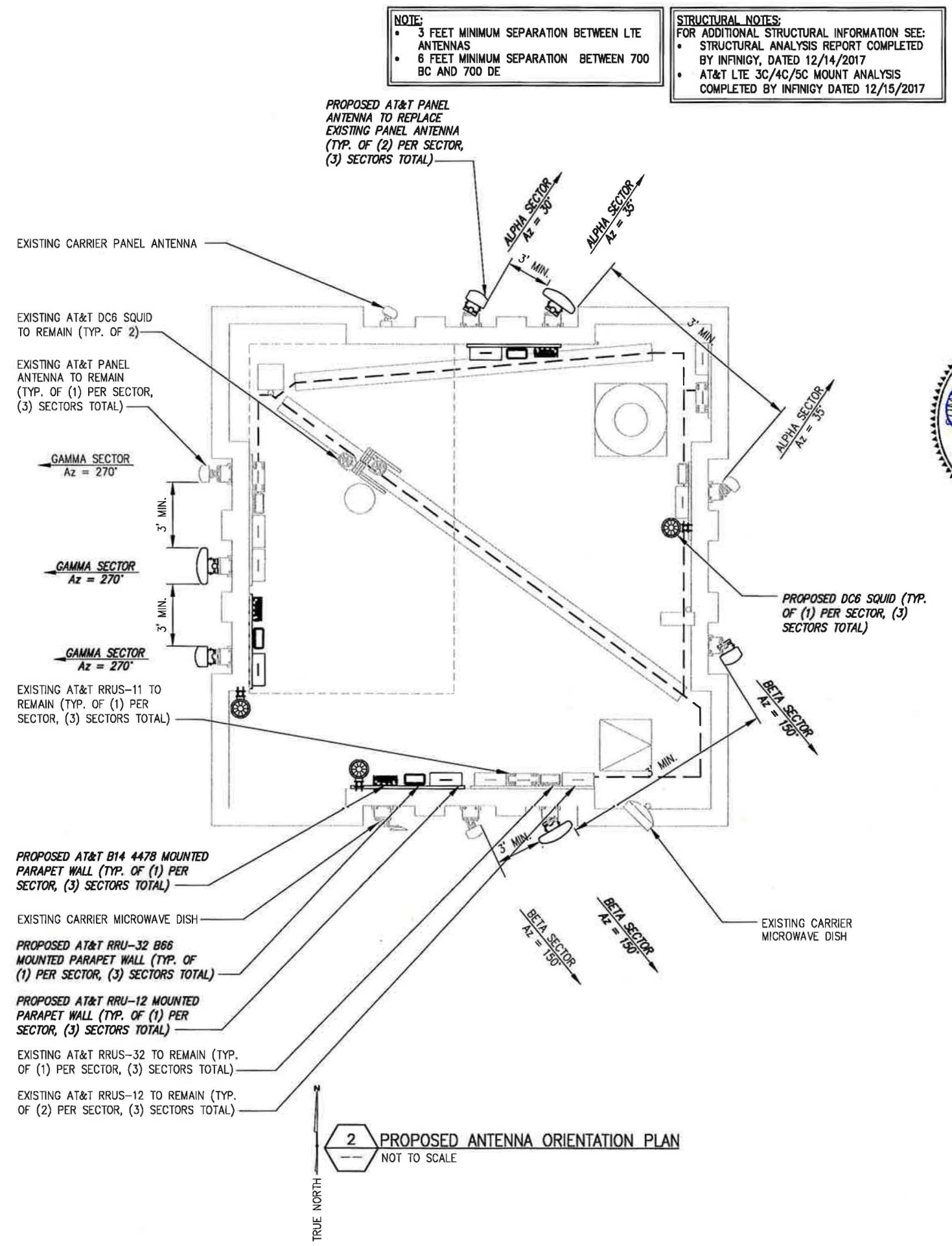
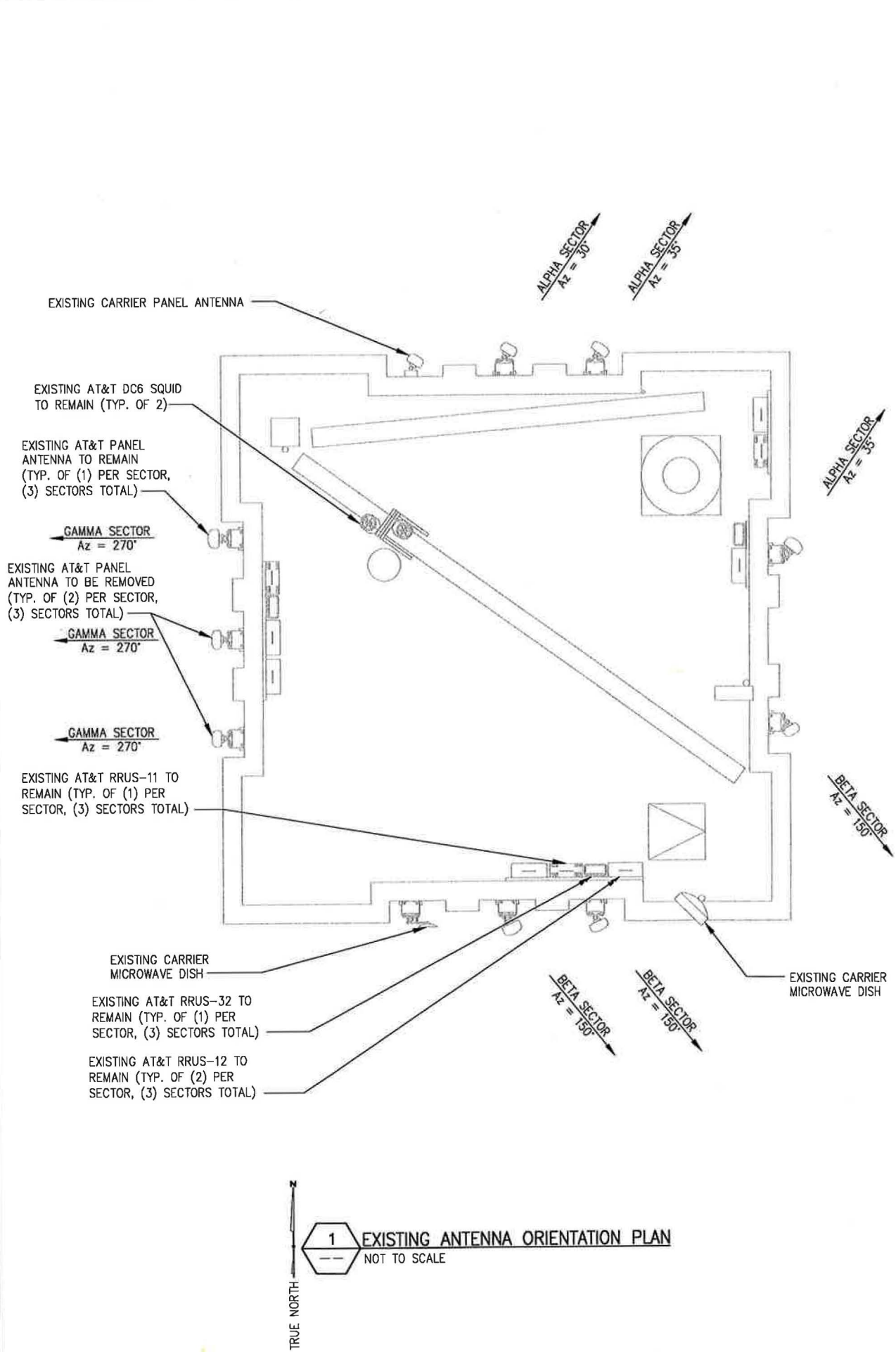
FINAL ANTENNA CONFIGURATION & CABLE SCHEDULE BASED ON LTE RFDS DATED 11/06/17, V 2.00										
SECTOR	ANTENNA POSITION	ANTENNA STATUS & TECHNOLOGY	ANTENNA MANF/MODEL	TMA/ DIPLEXER	RRUS	AZIMUTH	ANTENNA H. HEIGHT	CABLE FEEDER		RAYCAP UNIT
								TYPE	LENGTH	
ALPHA	A-1	(P) UMTS 850 LTE 700	ANDREW SBNHH-1D85A	(1) DTMAP7819VG12A (1) DBC0061F1V51-2	(1) (P) RRUS-E2 (GROUND)	30°	±91'	(1) (E) FIBER (2) (E) DC CABLES (2) (E) 7/8" COAX CABLES	±32'	(2) (E) DC6 SQUID (3) (P) DC6 SQUID
	A-2	(P) LTE 700/ WCS/AWS	KMW EPBQ-654L8H6-L2	--	(1) (P) B14 4478 (1) (P) RRUS-32 B66 (1) (E) RRUS-32	35°	±91'	(2) (P) DC CABLES	±32'*	
	A-4	(E) LTE 700/ 850/1900	COMMSCOPE SBNHH-1D65A	(1) DBC0061F1V51-2	(1) (E) RRUS-11 (1) (P) RRUS-12 (2) (E) RRUS-12	35°	±91'	SEE A-1 FOR CABLE INFORMATION	--	
BETA	B-1	(P) UMTS 850 LTE 700	ANDREW SBNHH-1D85A	(1) DTMAP7819VG12A (1) DBC0061F1V51-2	(1) (P) RRUS-E2 (GROUND)	150°	±91'	(1) (E) FIBER (2) (E) DC CABLES (2) (E) 7/8" COAX CABLES	±32'	
	B-2	(P) LTE 700/ WCS/AWS	KMW EPBQ-654L8H6-L2	--	(1) (P) B14 4478 (1) (P) RRUS-32 B66 (1) (E) RRUS-32	150°	±91'	(2) (P) DC CABLES	±32'	
	B-4	(E) LTE 700/ 850/1900	COMMSCOPE SBNHH-1D65A	(1) DBC0061F1V51-2	(1) (E) RRUS-11 (1) (P) RRUS-12 (2) (E) RRUS-12	150°	±91'	SEE B-1 FOR CABLE INFORMATION	--	
GAMMA	G-1	(P) UMTS 850 LTE 700	ANDREW SBNHH-1D85A	(1) DTMAP7819VG12A (1) DBC0061F1V51-2	(1) (P) RRUS-E2 (GROUND)	270°	±91'	(1) (E) FIBER (2) (E) DC CABLES (2) (E) 7/8" COAX CABLES	±32'	
	G-2	(P) LTE 700/ WCS/AWS	KMW EPBQ-654L8H6-L2	--	(1) (P) B14 4478 (1) (P) RRUS-32 B66 (1) (E) RRUS-32	270°	±91'	(2) (P) DC CABLES	±32'	
	G-4	(E) LTE 700/ 850/1900	COMMSCOPE SBNHH-1D65A	(1) DBC0061F1V51-2	(1) (E) RRUS-11 (1) (P) RRUS-12 (2) (E) RRUS-12	270°	±91'	SEE G-1 FOR CABLE INFORMATION	--	

* CABLE LENGTH FROM RFDS (CONTRACTOR TO VERIFY PRIOR TO ORDERING)

2 AT&T ANTENNA SCHEDULE
NOT TO SCALE

1 ELEVATION VIEW
SCALE: AS NOTED

GRAPHIC SCALE:
6' 3' 0 3' 6'
SCALE (11x17): 1" = 6'-0"
SCALE (22x34): 1" = 3'-0"

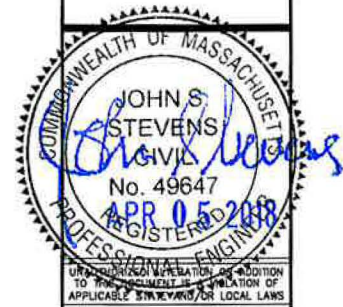


NOTE:

- 3 FEET MINIMUM SEPARATION BETWEEN LTE ANTENNAS
- 6 FEET MINIMUM SEPARATION BETWEEN 700 BC AND 700 DE

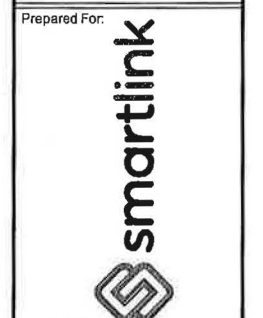
STRUCTURAL NOTES:
 FOR ADDITIONAL STRUCTURAL INFORMATION SEE:
 • STRUCTURAL ANALYSIS REPORT COMPLETED BY INFINIGY, DATED 12/14/2017
 • AT&T LTE 3C/4C/5C MOUNT ANALYSIS COMPLETED BY INFINIGY DATED 12/15/2017

INFINIGY
 1033 Watervliet Shaker Rd
 Albany, NY 12205
 Office # (518) 690-0790
 Fax # (518) 690-0793



No.	Submittal / Revision	App'd	Date
2	REVISED FOR PERMIT	BMW	04/04/18
1	ISSUED FOR PERMIT	BMW	12/15/17
0	ISSUED FOR REVIEW	BMW	12/01/17
Drawn: RCO Date: 12/01/17			
Designed: ASW Date: 12/01/17			
Checked: A.D. Date: 12/01/17			
Project Number: 499-006			

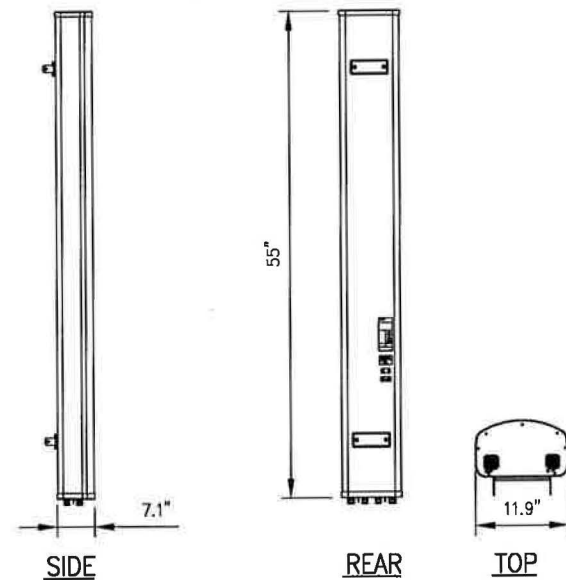
Project Title:
CAMBRIDGE MASS. AVE
MAL02243
FA# 10072079
 1815 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02140



Drawing Scale:
 AS NOTED
 Date:
 04/04/18
CD

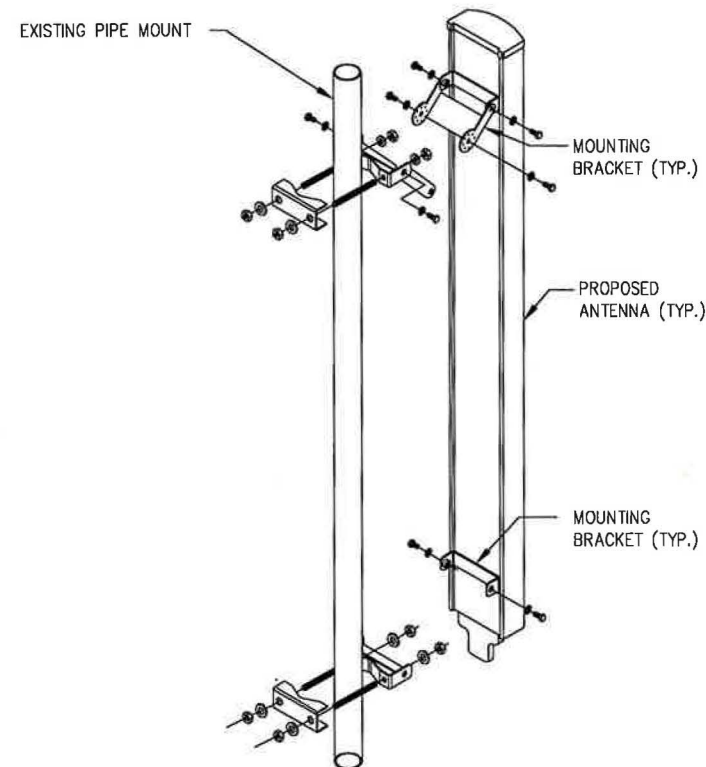
Drawing Title:
ANTENNA ORIENTATION PLAN

Drawing Number
C4

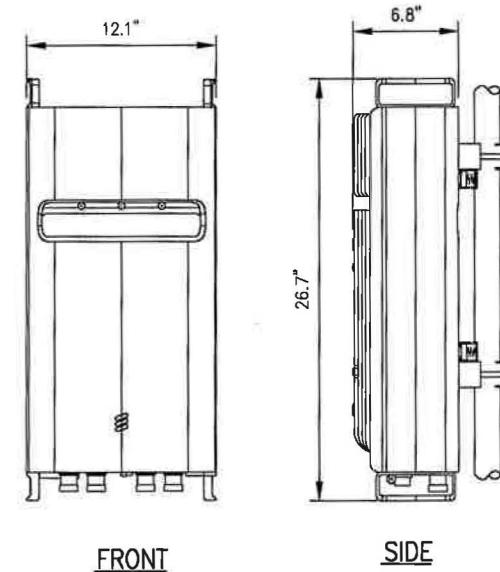


ANDREW MODEL NO. SBNHH-1D85A	
RADOME MATERIAL:	FIBERGLASS
RADOME COLOR:	LIGHT GRAY
DIMENSIONS, HxWxD:	(55.0"x11.9"x7.1")
WEIGHT, W/	
PRE-MOUNTED BRACKETS:	33.5 LBS
CONNECTOR:	7-16 DIN FEMALE

1 ANTENNA DETAIL
NOT TO SCALE

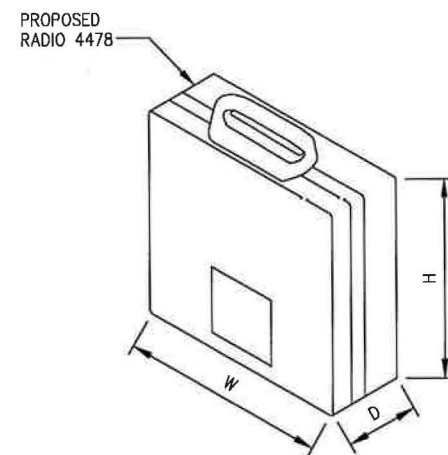


2 ANTENNA MOUNTING DETAIL
NOT TO SCALE



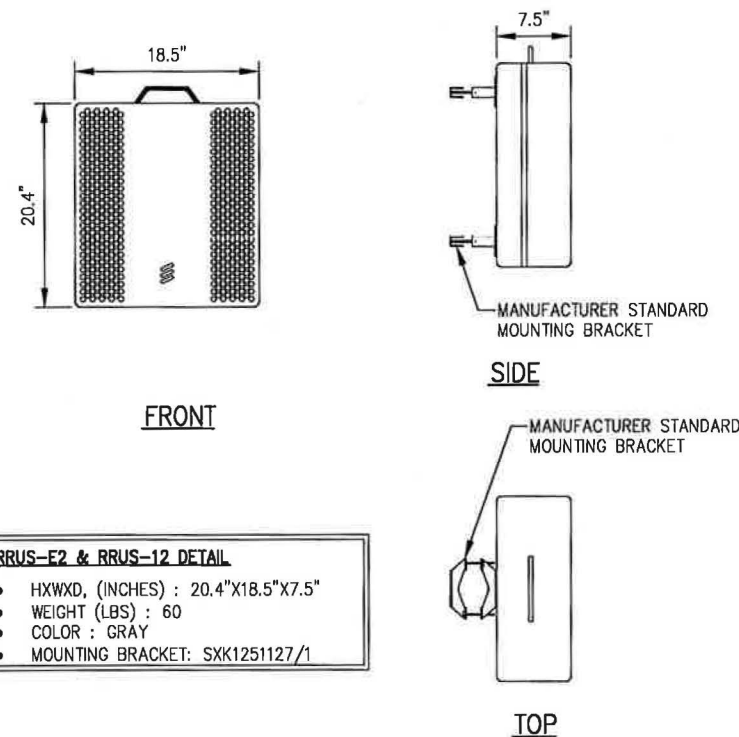
RRUS-32 B66 SPECIFICATIONS	
• HXWxD, (INCHES) :	26.7"x12.1"x6.8"
• WEIGHT (LBS) :	50.8
• COLOR :	GRAY
• MOUNTING BRACKET:	SXK1251127/1

3 ERICSSON RRUS-32 B66 DETAIL
NOT TO SCALE



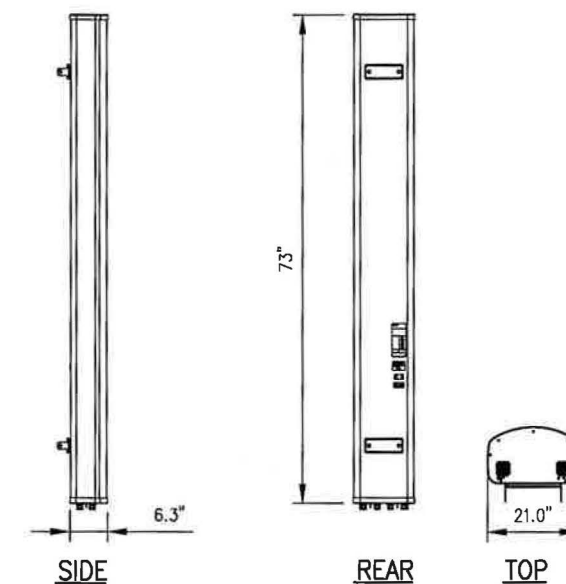
RADIO 4478 SPECIFICATIONS	
• HXWxD, (INCHES) :	TBD
• WEIGHT (LBS) :	59.5
• COLOR :	GRAY
• MOUNTING BRACKET:	SXK1251127/1

4 ERICSSON RADIO 4478 DETAIL
NOT TO SCALE



RRUS-E2 & RRUS-12 DETAIL	
• HXWxD, (INCHES) :	20.4"x18.5"x7.5"
• WEIGHT (LBS) :	60
• COLOR :	GRAY
• MOUNTING BRACKET:	SXK1251127/1

5 RRUS-E2 & RRUS-12 DETAIL
NOT TO SCALE

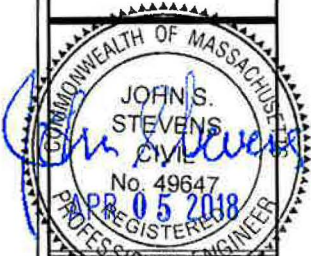


KMW MODEL NO. EPBQ-654L8H6-L2	
RADOME MATERIAL:	FIBERGLASS
RADOME COLOR:	LIGHT GRAY
DIMENSIONS, HxWxD:	(73.0"x21.0"x6.3")
WEIGHT, W/	
PRE-MOUNTED BRACKETS:	72.8 LBS
CONNECTOR:	7-16 DIN FEMALE

6 ANTENNA DETAIL
NOT TO SCALE

INFINIGY

1033 Watervliet Shaker Rd
Albany, NY 12205
Office # (518) 690-0790
Fax # (518) 690-0793



UNAPPROVED ALTERATION OR ADDITION
TO THIS DOCUMENT IS A VIOLATION OF
APPLICABLE STATE AND LOCAL LAWS

No.	Submittal / Revision	App'd	Date
2	REVISED FOR PERMIT	BMM	04/04/18
1	ISSUED FOR PERMIT	BMM	12/15/17
0	ISSUED FOR REVIEW	BMM	12/01/17

Drawn: RCP Date: 12/01/17
Designed: ASW Date: 12/01/17
Checked: ASW Date: 12/01/17

Project Number: 499-006

Project Title: CAMBRIDGE MASS. AVE

MAL02243
FA# 10072079
1815 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140

Prepared For:



Drawing Scale: AS NOTED
Date: 04/04/18
CD

Drawing Title: EQUIPMENT DETAILS

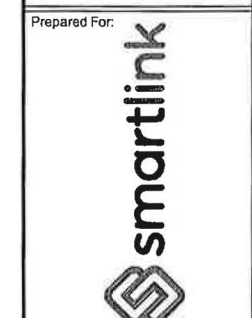
Drawing Number: C5



UNLAWFUL TO REPRODUCE OR TRANSMIT IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

No.	Submittal / Revision	App'd	Date
2	REVISED FOR PERMIT	BMW	04/04/18
1	ISSUED FOR PERMIT	BMW	12/15/17
0	ISSUED FOR REVIEW	BMW	12/01/17
No.	Submittal / Revision	App'd	Date
Drawn:	BCD	Date:	12/01/17
Designed:	ASW	Date:	12/01/17
Checked:	ASW	Date:	12/01/17
Project Number:	499-006		

Project Title:
CAMBRIDGE MASS. AVE
MAL02243
FA# 10072079
1815 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140

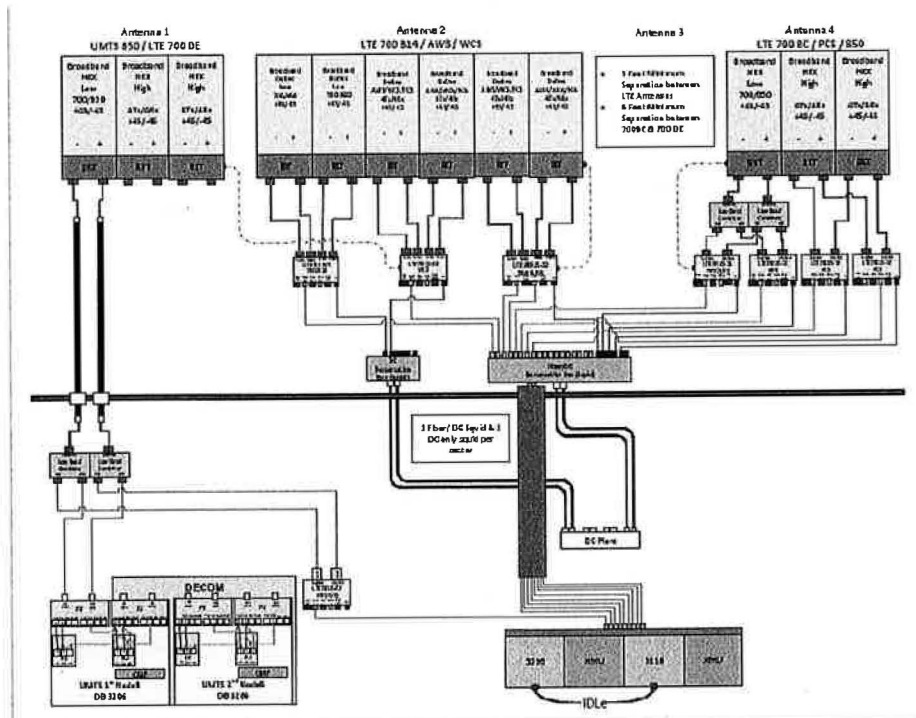


Drawing Scale:
AS NOTED
Date:
04/04/18

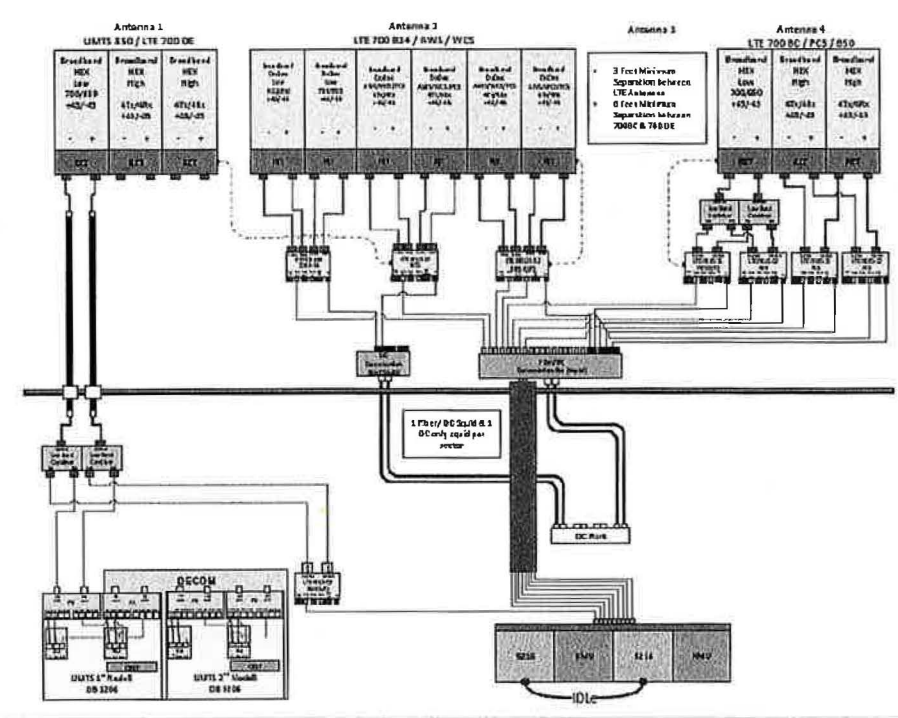
Drawing Title:
**PLUMBING
DIAGRAM**

Drawing Number:
C6

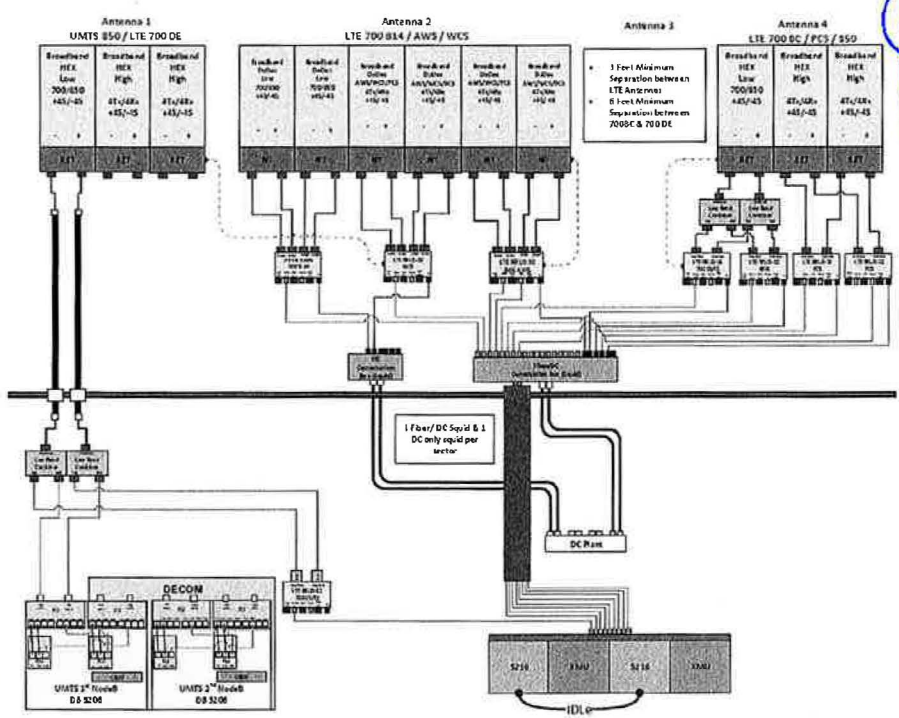
*BASED ON LTE RFDS,
DATED 11/06/2017, V2.00



ALPHA SECTOR

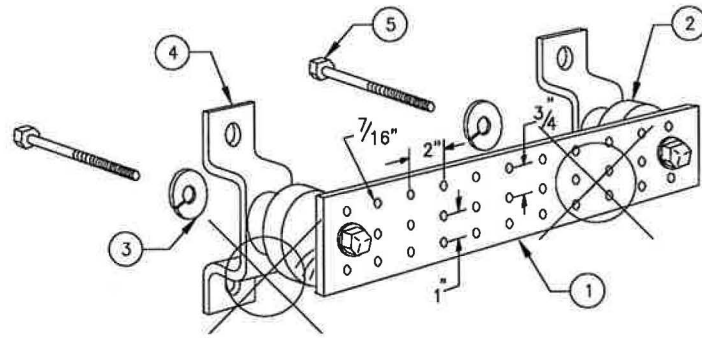


BETA SECTOR



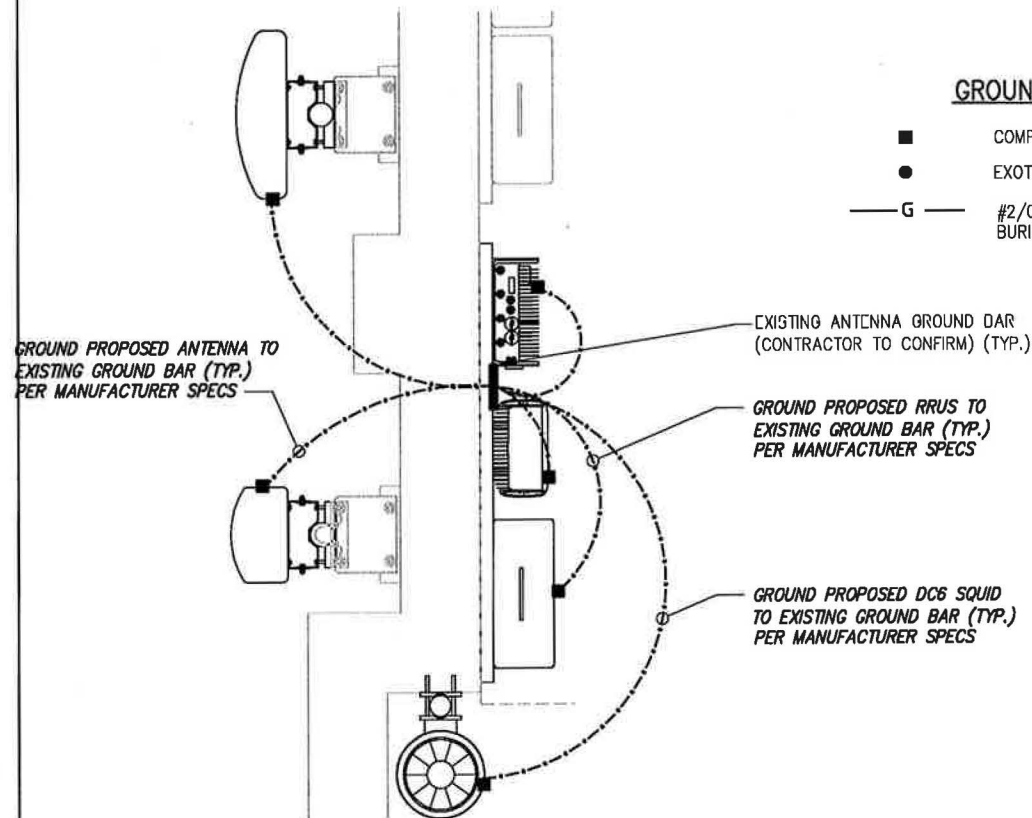
GAMMA SECTOR

1 PLUMBING DIAGRAM (FINAL CONFIGURATION)
NOT TO SCALE



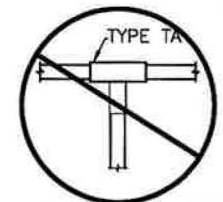
LEGEND

- 1 - SOLID TINNED COPPER GROUND BAR, 1/4"x 4"x 20" MIN., NEWTON INSTRUMENT CO. HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION
- 2 - INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4
- 3 - 5/8" LOCKWASHERS, NEWTON INSTRUMENT CO. CAT. NO. 3015-8
- 4 - WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO. CAT NO. A-6056
- 5 - 5/8-11 X 1" H.H.C.S. BOLTS, NEWTON INSTRUMENT CO. CAT NO. 3012-1
- 6 - GROUND BAR SHALL BE SIZED TO ACCOMODATE ALL GROUNDING CONNECTIONS REQUIRED PLUS PROVIDE 50% SPARE CAPACITY
- 7 - GROUND BARS SHALL NEITHER BE FIELD FABRICATED NOR NEW HOLES DRILLED
- 8 - GROUND LUGS SHALL MATCH THE HOLE SPACING ON THE BAR
- 9 - HARDWARE DIAMETER SHALL BE MINIMUM 3/8"

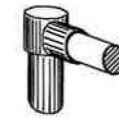


GROUNDING SYMBOLS

- COMPRESSION TYPE CONNECTION
- EXOTHERMIC WELD TYPE CONNECTION
- G— #2/0 BTS COPPER CONDUCTOR BURIED GROUND CABLE



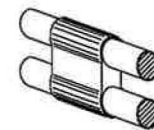
NOT PERMITTED



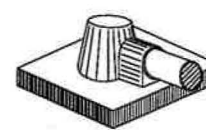
TYPE GR



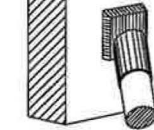
TYPE SV



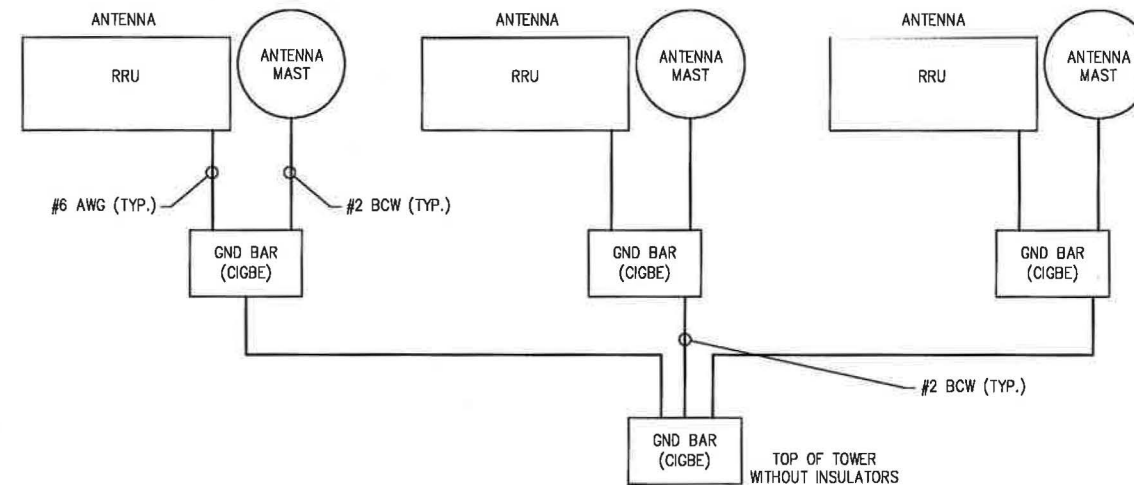
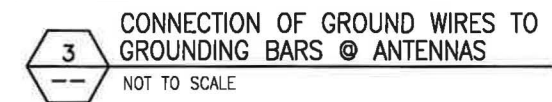
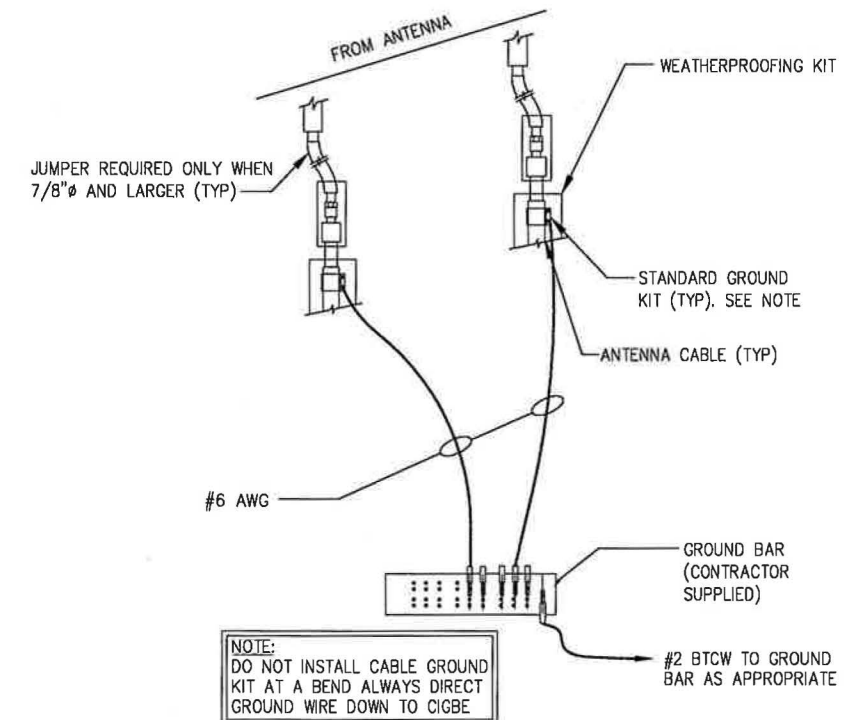
TYPE PH



TYPE KA



TYPE VS



INFINIGY

1033 Watervliet Spaker Rd
Albany, NY 12205
Office # (518) 880-0790
Fax # (518) 880-0793



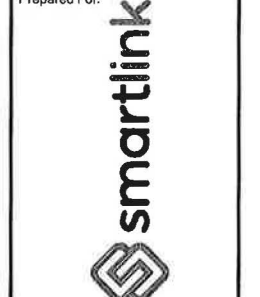
No.	Submittal / Revision	App'd	Date
2	REVISED FOR PERMIT	BMW	04/04/18
1	ISSUED FOR PERMIT	BMW	12/15/17
0	ISSUED FOR REVIEW	BMW	12/01/17

Project Number: 499-006

Project Title: CAMBRIDGE MASS. AVE

MAL02243
FA# 10072079
1815 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140

Prepared For: smartlink



Drawing Scale: AS NOTED
Date: 04/04/18
CD

Drawing Title: GROUNDING DETAILS

Drawing Number: C7



KMW Communications - 6' Broadband Antenna with 12 ports

TESSCO SKU : 599514 Mfg Part #: EPBQ-654L8H6-B Qty/UOM : 1 EACH UPC: 729198596682

KMW 6' Multi-broadband (700/850/PCS/AWS/ WCS) 12-PORT (4LO+8HI) X-Pol., 65 Degree horizontal beamwidth.

To View Y

[Log in or Regis](#)

Qty:

[View](#)

Technical Specs

Options

Specific Frequency	698-894 MHz / 1695-2400 MHz
Gain dBi	14.5 dBi / 14.6 dBi / 17.2 dBi / 17.1 dBi / 17.5 dBi / 17.8 dBi
Minimum Front Back Ratio	27 dB
Horizontal Beamwidth	68 deg / 64 deg / 60 deg / 63 deg / 61 deg / 57 deg
Maximum VSWR	1.5:1
Maximum Power	400 W / 250 W
Variable Electrical Downtilt	0-12 deg / 0-10 deg
Connector Placement	Bottom
Maximum Rated Wind Velocity	150 mile/h



SBNHH-1D85A

6-port sector antenna, 2x 698–896 and 4x 1695–2360 MHz, 85° HPBW, 3x RET

- Interleaved dipole technology providing for attractive, low wind load mechanical package
- Three internal RETs for independent tilt on all three bands

Electrical Specifications

Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2200	2300–2360
Gain, dBi	13.0	13.0	15.9	16.6	16.8	17.1
Beamwidth, Horizontal, degrees	84	87	81	79	80	77
Beamwidth, Vertical, degrees	18.9	17.1	7.9	7.3	6.9	6.0
Beam Tilt, degrees	2–18	2–18	1–9	1–9	1–9	1–9
USLS (First Lobe), dB	15	15	14	15	15	14
Isolation, dB	25	25	25	25	25	25
Isolation, Intersystem, dB	30	30	25	25	25	25
VSWR Return Loss, dB	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0
PIM, 3rd Order, 2 x 20 W, dBc	-153	-153	-153	-153	-153	-153
Input Power per Port at 50°C, maximum, watts	300	300	250	250	250	200
Polarization	±45°	±45°	±45°	±45°	±45°	±45°
Impedance	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm

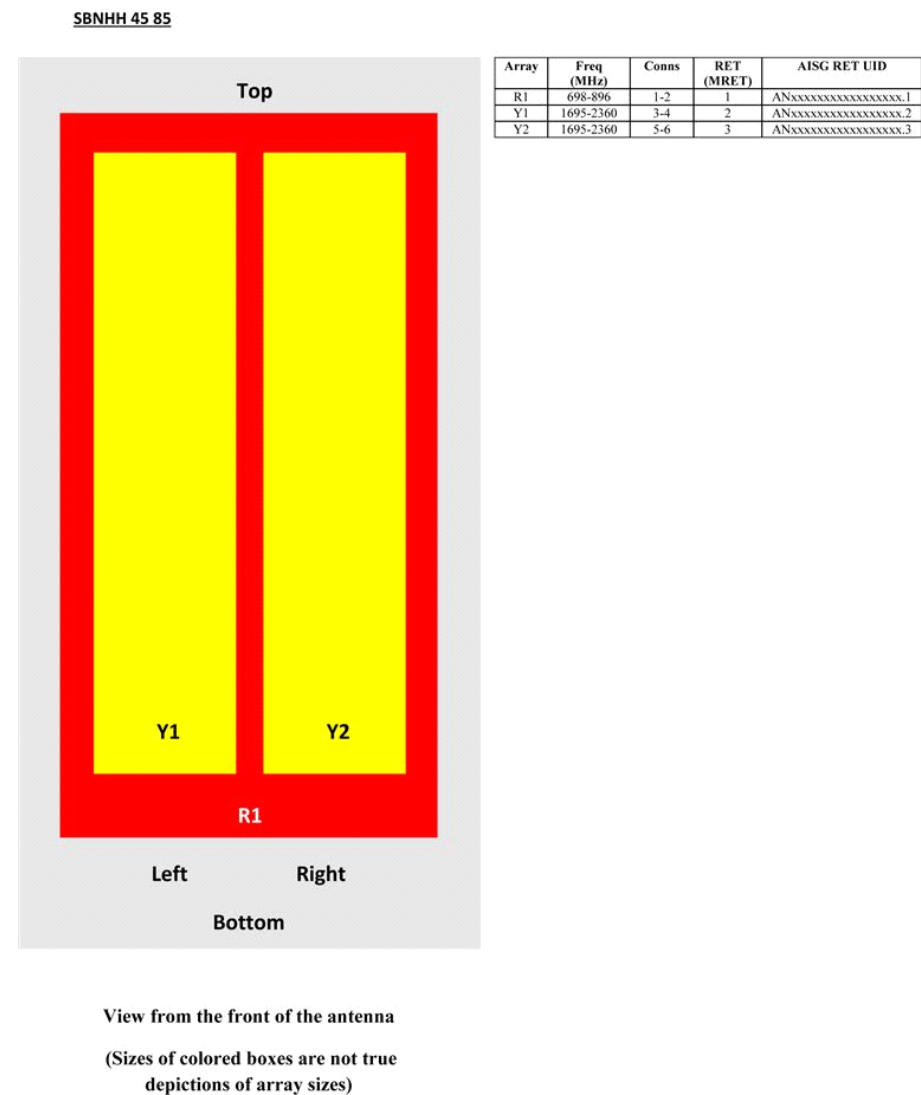
Electrical Specifications, BASTA*

Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2200	2300–2360
Gain by all Beam Tilts, average, dBi	12.8	12.8	15.4	16.3	16.5	16.9
Gain by all Beam Tilts Tolerance, dB	±0.2	±0.3	±0.7	±0.3	±0.3	±0.3
	2 ° 12.9	2 ° 12.8	1 ° 15.3	1 ° 16.2	1 ° 16.4	1 ° 16.9
Gain by Beam Tilt, average, dBi	10 ° 12.8	10 ° 12.8	5 ° 15.4	5 ° 16.3	5 ° 16.6	5 ° 17.0
	18 ° 12.6	18 ° 12.4	9 ° 15.4	9 ° 16.2	9 ° 16.4	9 ° 16.7
Beamwidth, Horizontal Tolerance, degrees	±2.3	±1.9	±3.9	±3.3	±4.4	±3.5
Beamwidth, Vertical Tolerance, degrees	±1.1	±1.2	±0.4	±0.3	±0.5	±0.2
USLS, beampeak to 20° above beampeak, dB	16	17	14	16	16	14
Front-to-Back Total Power at 180° ± 30°, dB	22	22	26	27	26	25
CPR at Boresight, dB	20	19	17	17	18	20
CPR at Sector, dB	15	11	10	11	9	7

* CommScope® supports NGMN recommendations on Base Station Antenna Standards (BASTA). To learn more about the benefits of BASTA, [download the whitepaper Time to Raise the Bar on BSAs.](#)

Array Layout

SBNHH-1D85A



General Specifications

Operating Frequency Band	1695 – 2360 MHz 698 – 896 MHz
Antenna Type	Sector
Band	Multiband
Performance Note	Outdoor usage

Mechanical Specifications

RF Connector Quantity, total	6
RF Connector Quantity, low band	2
RF Connector Quantity, high band	4
RF Connector Interface	7-16 DIN Female

SBNHH-1D85A

Color	Light gray
Grounding Type	RF connector inner conductor and body grounded to reflector and mounting bracket
Radiator Material	Aluminum Low loss circuit board
Radome Material	Fiberglass, UV resistant
Reflector Material	Aluminum
RF Connector Location	Bottom
Wind Loading, frontal	173.0 N @ 150 km/h 38.9 lbf @ 150 km/h
Wind Loading, lateral	142.0 N @ 150 km/h 31.9 lbf @ 150 km/h
Wind Loading, maximum	334.0 N @ 150 km/h 75.1 lbf @ 150 km/h
Wind Speed, maximum	241 km/h 150 mph

Dimensions

Length	1219.0 mm 48.0 in
Width	301.0 mm 11.9 in
Depth	180.0 mm 7.1 in
Net Weight, without mounting kit	14.4 kg 31.7 lb

Remote Electrical Tilt (RET) Information

Input Voltage	10–30 Vdc
Internal RET	High band (2) Low band (1)
Power Consumption, idle state, maximum	2 W
Power Consumption, normal conditions, maximum	13 W
Protocol	3GPP/AISG 2.0 (Multi-RET)
RET Interface	8-pin DIN Female 8-pin DIN Male
RET Interface, quantity	1 female 1 male

Packed Dimensions

Length	1339.0 mm 52.7 in
Width	409.0 mm 16.1 in
Depth	299.0 mm 11.8 in
Shipping Weight	24.8 kg 54.7 lb

Regulatory Compliance/Certifications

Agency

RoHS 2011/65/EU
China RoHS SJ/T 11364-2006
ISO 9001:2008

Classification

Compliant by Exemption
Above Maximum Concentration Value (MCV)
Designed, manufactured and/or distributed under this quality management system



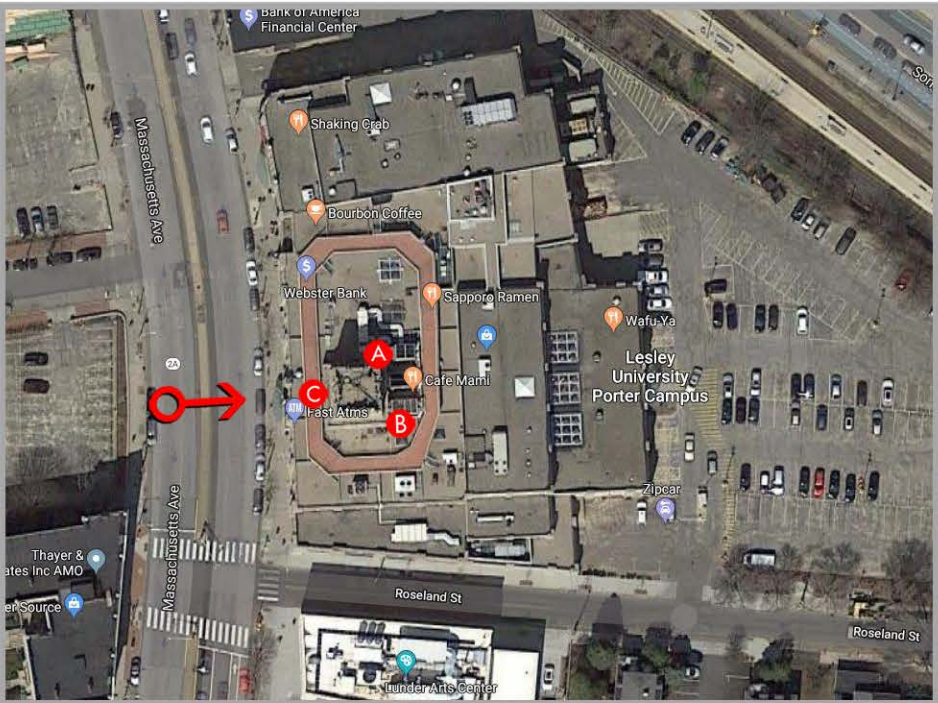
SBNHH-1D85A

Included Products

BSAMNT-1 — Wide Profile Antenna Downtilt Mounting Kit for 2.4 - 4.5 in (60 - 115 mm) OD round members. Kit contains one scissor top bracket set and one bottom bracket set.

* Footnotes

Performance Note	Severe environmental conditions may degrade optimum performance
------------------	---



LOCATION

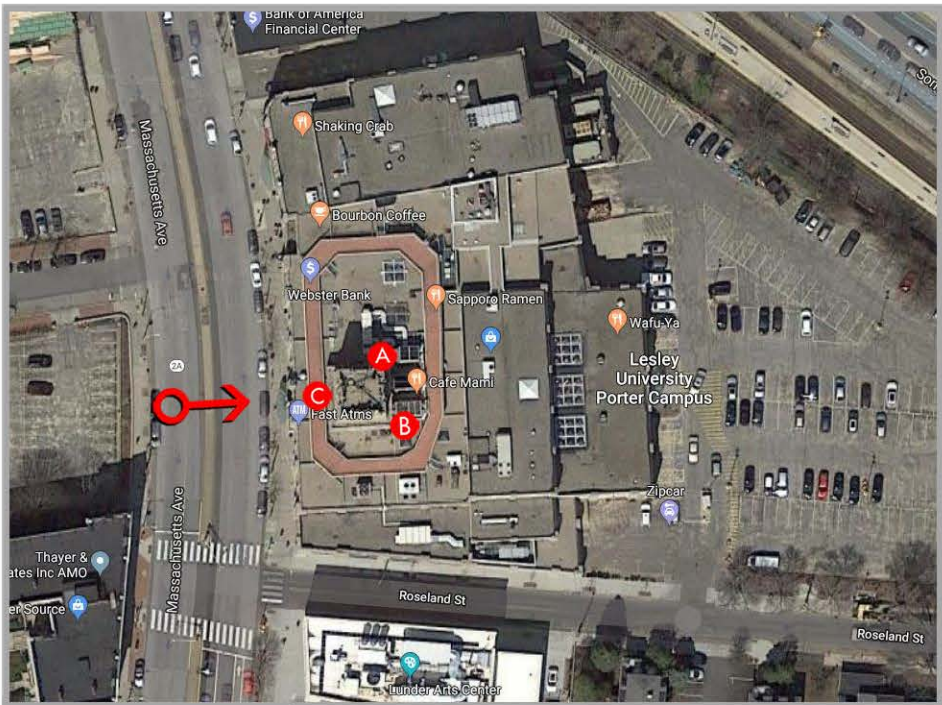
@2016 Google Maps



EXISTING

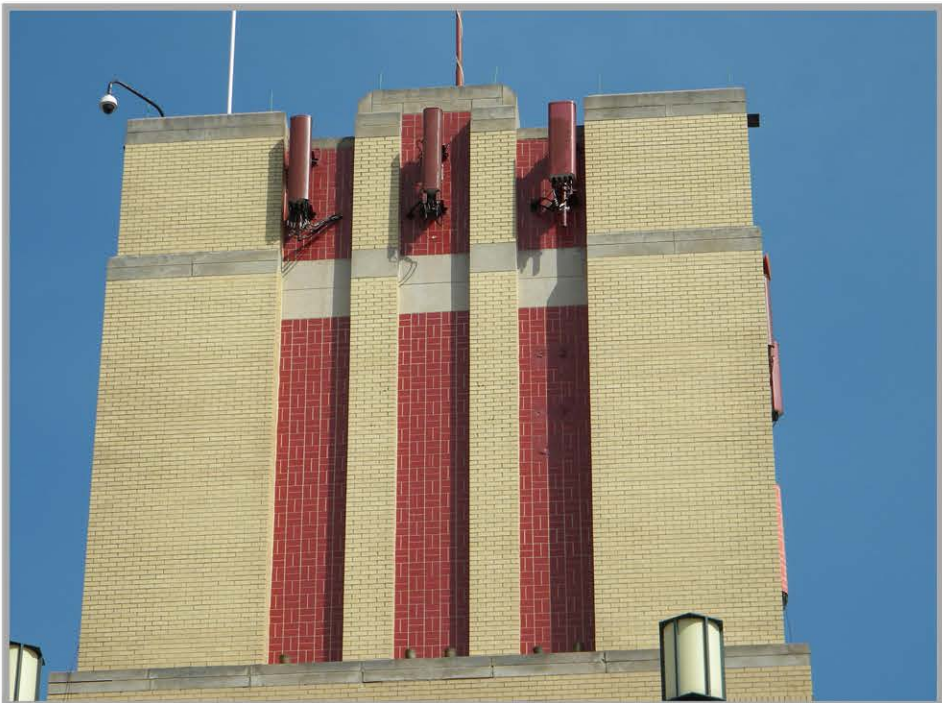


PROPOSED



LOCATION

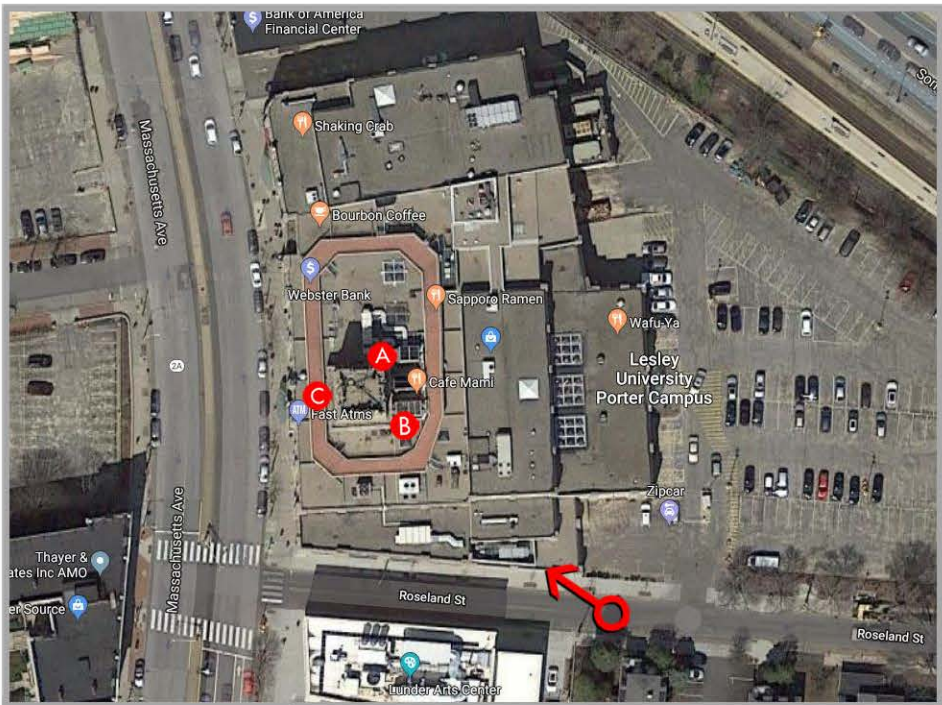
@2016 Google Maps



EXISTING



PROPOSED



LOCATION

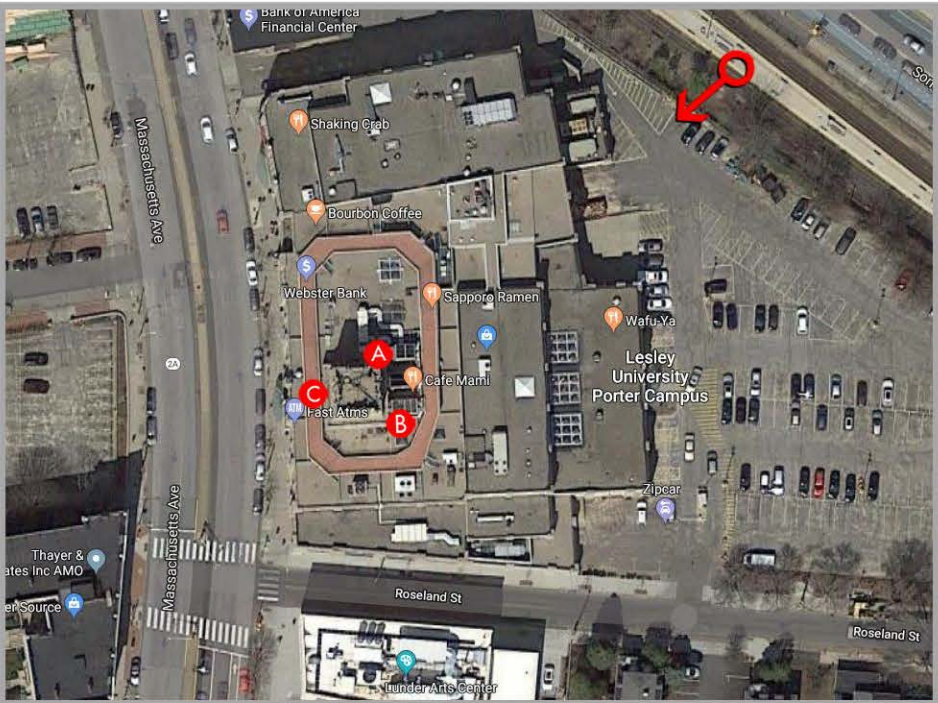
@2016 Google Maps



EXISTING



PROPOSED



LOCATION

@2016 Google Maps



EXISTING



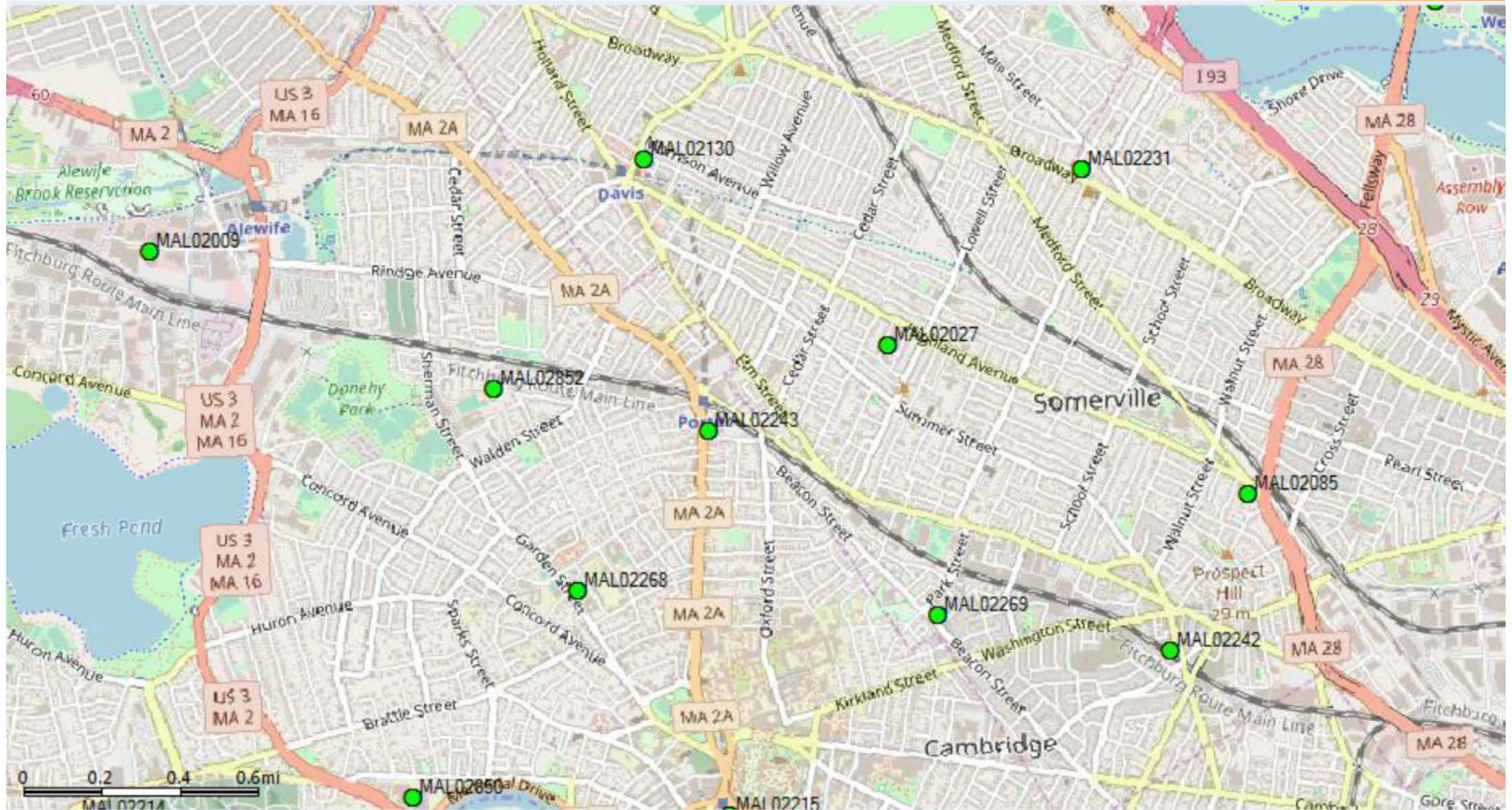
PROPOSED

MAL02243 LTE AWS Plots

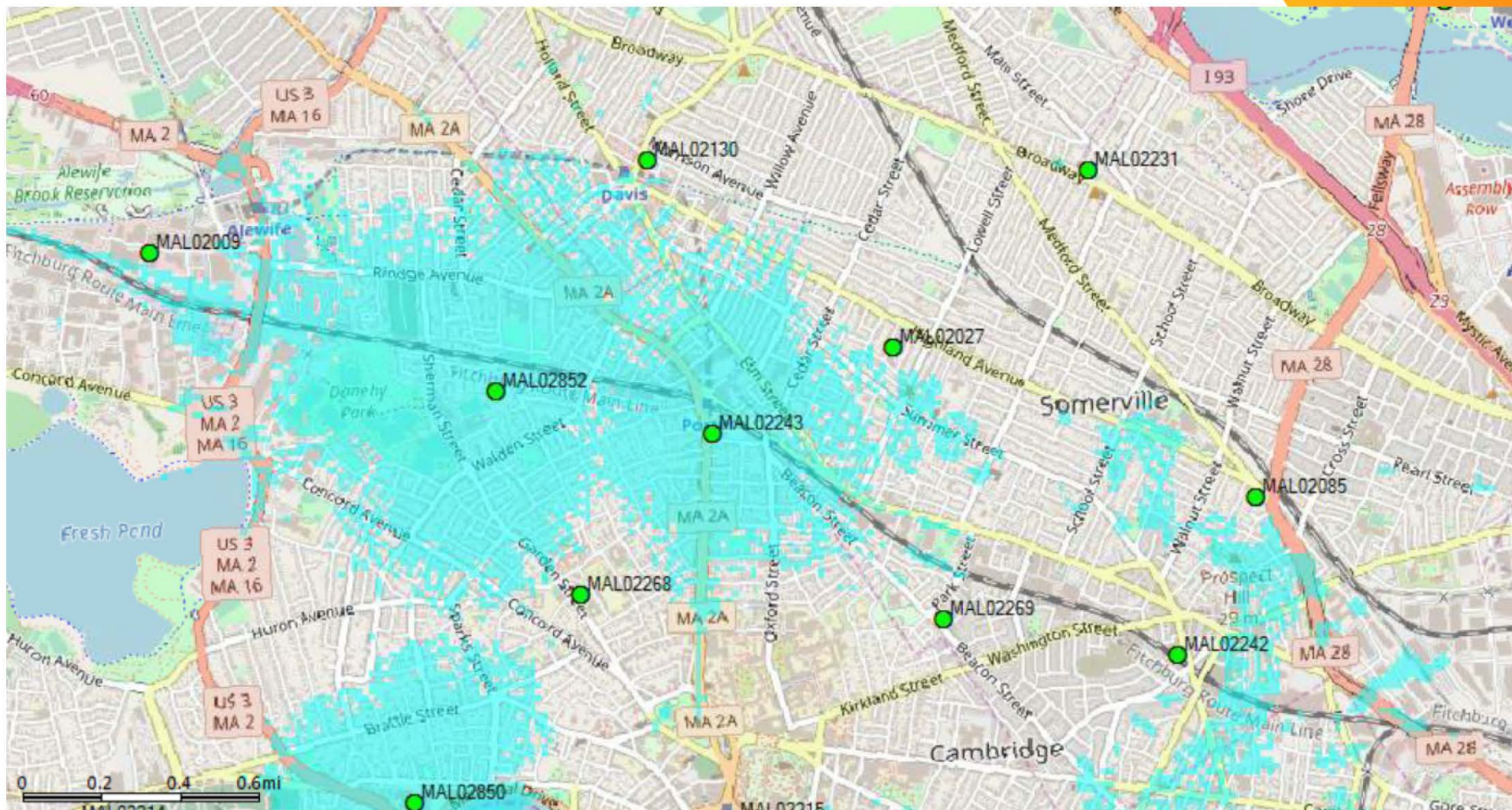
- Zoning Plots



Current LTE AWS Band Coverage



Proposed New LTE AWS Band Coverage



AT&T Proprietary (Internal Use Only). Not for use or disclosure outside the AT&T companies except under written agreement





FROM ZERO TO INFINIGY
the solutions are endless

Structural Analysis Report

December 14, 2017

AT&T FA Number	10072079
AT&T Site Name	CAMBRIDGE MASS. AVE (MA0188
PACE #	MRCTB025599; MRCTB025582; MRCTB025523; MRCTB025481
PTN #	2101A0DAZE; 2101A0DAY4; 2101A0DAWV; 2101A0DB75
Infinigy Job Number	499-006
Client	Smartlink
Proposed Carrier	AT&T
Site Location	1815 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02140 42° 23' 13.17" N NAD83 71° 7' 8.4" W NAD83
Structure Type	Rooftop
Structural Usage Ratio	16.9%
Overall Result	Pass

Upon reviewing the results of this analysis, it is our opinion that the structure does not meet the specified TIA code requirements. The design of tower modifications is outside of the current scope of work therefore they will be designed in a subsequent project.



Edilberto Barrera, E.I.T.
Structural Engineer

AZ CA CO FL GA IL MD NC NH NJ NY TN TX WA



Contents

Introduction.....	3
Supporting Documentation.....	3
Analysis Code Requirements.....	3
Conclusion.....	3
Existing & Reserved Loading.....	4
To Be Removed Loading.....	4
Proposed Loading.....	5
Final Loading Configuration.....	6
Structure Usages.....	6
Anchor Reactions.....	7
Assumptions and Limitations.....	7
Calculations.....	Appended

Introduction

Infinigy Engineering has been requested to perform a structural analysis on the existing antenna supporting structures. All supporting documents have been obtained from the client and are assumed to be accurate and applicable to this site. The antenna mounts were analyzed using RISA 3D v. 16.0.1 software.

Supporting Documentation

Proposed Loading	AT&T RFDS, dated April 23, 2017
Previous Analysis	Structural Analysis by Hudson Design Group, dated September 15, 2014
Construction Drawings	Construction Drawings by Infinigy Engineering, dated December 12, 2017

Analysis Code Requirements

Wind Speed	104 mph (3-Second Gust, V_{asd}) / 128 mph (3-Second Gust, V_{ult})
Wind Speed w/ ice	40mph (3-Second Gust) w/ 3/4" ice
TIA Revision	ANSI/TIA-222-G
Adopted IBC	2015 / 2017 Massachusetts State Building Code, 9 th Ed.
Structure Class	II
Exposure Category	B
Topographic Category	1
Calculated Crest Height	0 ft.

Conclusion

Upon reviewing the results of this analysis, it is our opinion that the structure does not meet the specified TIA code requirements. The design of tower modifications is outside of the current scope of work therefore they will be designed in a subsequent project.

If you have any questions, require additional information, or actual conditions differ from those as detailed in this report please contact me via the information below:

Edilberto Barrera, E.I.T.
Structural Engineer I | Infinigy Engineering, PLLC
2500 West Higgins Road, Suite 500, Hoffman Estates, IL 60169
(O) (847) 648-4068 | (M) (224) 213-3819
ebarrera@infinigy.com | www.infinigy.com

Existing & Reserved Loading

Rad Center (ft)	Qty.	Appurtenance	Mount Type	Sector
91.0	1	CCI OPA-65R-LCUU-H4	Pipe Mount	Alpha
	1	Kathrein 800 10121		
	1	Commscope SBNHH-1D65A		
	1	Ericsson RRUS 11		
	2	Ericsson RRUS 12		
	1	Ericsson RRUS 32		
	1	Raycap DC6-48-60-18-8F		
91.0	1	CCI OPA-65R-LCUU-H4	Pipe Mount	Beta
	1	Kathrein 800 10121		
	1	Commscope SBNHH-1D65A		
	1	Ericsson RRUS 11		
	2	Ericsson RRUS 12		
	1	Ericsson RRUS 32		
	1	Raycap DC6-48-60-18-8F		
91.0	1	CCI OPA-65R-LCUU-H4	Pipe Mount	Gamma
	1	Kathrein 800 10121		
	1	Commscope SBNHH-1D65A		
	1	Ericsson RRUS 11		
	2	Ericsson RRUS 12		
	1	Ericsson RRUS 32		
	1	Raycap DC6-48-60-18-8F		

To Be Removed Loading

Rad Center (ft)	Qty.	Appurtenance	Mount Type	Sector
91.0	1	CCI OPA-65R-LCUU-H4	Pipe Mount	Alpha
	1	Kathrein 800 10121		
91.0	1	CCI OPA-65R-LCUU-H4	Pipe Mount	Beta
	1	Kathrein 800 10121		
91.0	1	CCI OPA-65R-LCUU-H4	Pipe Mount	Gamma
	1	Kathrein 800 10121		

Proposed Loading

Rad Center (ft)	Qty.	Appurtenance	Mount Type	Sector
91.0	1	Andrew SBNHH-1D85A	Pipe Mount	Alpha
	1	KMW EPBQ-654L8H6-L2		
	2	DBC0061F1V51-2		
	1	Ericsson RRUS-E2		
	1	Ericsson B14 4478		
	1	Ericsson RRUS 32-B66		
	1	Raycap DC6-48-60-18-8F		
91.0	1	Andrew SBNHH-1D85A	Pipe Mount	Beta
	1	KMW EPBQ-654L8H6-L2		
	2	DBC0061F1V51-2		
	1	Ericsson RRUS-E2		
	1	Ericsson B14 4478		
	1	Ericsson RRUS 32-B66		
	1	Raycap DC6-48-60-18-8F		
91.0	1	Andrew SBNHH-1D85A	Pipe Mount	Gamma
	1	KMW EPBQ-654L8H6-L2		
	2	DBC0061F1V51-2		
	1	Ericsson RRUS-E2		
	1	Ericsson B14 4478		
	1	Ericsson RRUS 32-B66		

Final Loading Configuration

Rad Center (ft)	Qty.	Appurtenance	Mount Type	Sector
91.0	1	Andrew SBNHH-1D85A	Pipe Mount	Alpha
	1	KMW EPBQ-654L8H6-L2		
	1	Commscope SBNHH-1D65A		
	2	DBC0061F1V51-2		
	1	Ericsson RRUS 11		
	2	Ericsson RRUS 12		
	1	Ericsson RRUS 32		
	1	Ericsson B14 4478		
	1	Ericsson RRUS 32-B66		
	2	Raycap DC6-48-60-18-8F		
91.0	1	Andrew SBNHH-1D85A	Pipe Mount	Beta
	1	KMW EPBQ-654L8H6-L2		
	1	Commscope SBNHH-1D65A		
	2	DBC0061F1V51-2		
	1	Ericsson RRUS 11		
	2	Ericsson RRUS 12		
	1	Ericsson RRUS 32		
	1	Ericsson B14 4478		
	1	Ericsson RRUS 32-B66		
	2	Raycap DC6-48-60-18-8F		
91.0	1	Andrew SBNHH-1D85A	Pipe Mount	Gamma
	1	KMW EPBQ-654L8H6-L2		
	1	Commscope SBNHH-1D65A		
	2	DBC0061F1V51-2		
	1	Ericsson RRUS 11		
	2	Ericsson RRUS 12		
	1	Ericsson RRUS 32		
	1	Ericsson B14 4478		
	1	Ericsson RRUS 32-B66		
	1	Raycap DC6-48-60-18-8F		

Structure Usages

Pipe Mount 16.9% Pass

RATING= 16.9% Pass

Mount Connection Reactions

Pipe U-bolts			
Reaction Data	Design Reactions	Analysis Reactions	Result
Shear (kip)	15.9	0.22	1.3%
Axial (kip)	25.6	0.23	0.9%

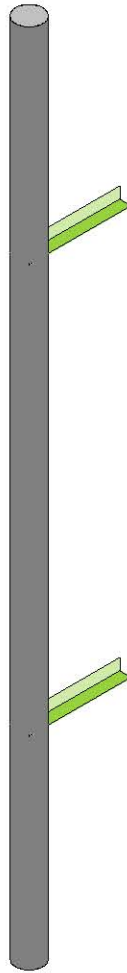
*Assuming (2) ½" Dia. A307 U-bolts

Assumptions and Limitations

Our structural calculations are completed assuming all information provided to Infinigy Engineering is accurate and applicable to this site. For the purposes of calculations, we assume an overall structure condition of “like new” and all members, connections, anchors, and masonry to be free of corrosion and/or structural defects. The structure owner and/or contractor shall verify the structure’s condition prior to installation of any proposed equipment. If actual conditions differ from those described in this report Infinigy Engineering should be notified immediately to complete a revised evaluation.

Our evaluation is completed using standard TIA, AISC, ACI, and ASCE methods and procedures. Our structural results are proprietary and should not be used by others as their own. Infinigy Engineering is not responsible for decisions made by others that are or are not based on our supplied assumptions and conclusions.

This report is an evaluation of the rooftop mounted equipment and/or antenna supporting structures to be proposed or modified as shown in the referenced construction drawings. Applicable building element adequacy to support these structures is also evaluated when the applied forces increase significantly based on engineering judgment.



Envelope Only Solution

Infinigy Engineering PLLC	MAL02243	Existing Configuration
EB		Dec 12, 2017 at 8:45 PM
499-009		MAL02243.r3d

Ö^&ÄFÊG€Fï
ìKHFÁE†
Ô@&^åÁÓ^K''''

	Šəˈʌ	Ōˈāːc	Rˈāːc	Sˈāːc	ÜˈcæːGˈʌˈD	Üˈāːſˈc	Üˈcæˈʌ	Vˈˆ	Öˈˆːāˈ	Šˈāːc	Tˈæːˆˆˆ	Öˈˆːāˈ	Äˈˆˆːˆˆˆ
F	TÚF	þF	þG			Üāˈſˈc	Öˈæ	þ[]ˆ	þ[]ˆ	ÖſˈHÖˈÖ	Vˈˆˆˆ	þ[]ˆ	þ[]ˆ
G	TG	þH	þÍ			ÜÖÖ	þ[]ˆ	þ[]ˆ	þ[]ˆ	ÜÖÖ	Vˈˆˆˆ	þ[]ˆ	þ[]ˆ
H	TH	þI	þÎ			ÜÖÖ	þ[]ˆ	þ[]ˆ	þ[]ˆ	ÜÖÖ	Vˈˆˆˆ	þ[]ˆ	þ[]ˆ

F	Tæɪəp	Ùä^	Úä&•	Š} * cǝ́ á	Y^ä cǝ́ Óá
G	ÜöÖ		G	Fî	€
H	V[cǝ́ Ö^}^!æ		G	Fî	€
I					
Í	P[cǝ́ ^äÜc^				
Î	Ö HÖ:Ö	ÚÜÖ' G€	F	Ï G	G€
Ï	V[cǝ́ PÜÜc^		F	Ï G	G€

[illegible][illegible]

Ö^&ÁFÊZG€Fï
 ÌKIGÁ€
 Ô@&^åÁÓ^K''''

AT&T Radio Frequency Safety Survey Report Prediction (RFSSRP)

Site Name: Cambridge Mass. Ave
FA#: 10072079
USID: 3109
Site ID: MAL02243
Address: 1815 Massachusetts Avenue
Cambridge, Massachusetts 02140
County: Middlesex
Latitude: 42.386991
Longitude: -71.119000

M-RFSC Name: Mohammed Rahman
Site Structure Type: Rooftop
PACE#:
MRCTB025599/MRCTB025582/MRCTB025523/MRCTB025481
Prepared For: AT&T Mobility, LLC
c/o Smartlink, LLC
85 Rangeway Road, Suite 102, Building 3
North Billerica, MA 1862



Report Information:

Report Writer: Rebecca Sinisgalli
Report Date: April 25, 2018

CDs: MAL02243 - Construction Drawings
RFDS: NEW-ENGLAND_BOSTON_MAU2243_2018-LTE-Next-Carrier_LTE_mr673a_2101A0DAZE_10072079_3109_04-23-2017_As-Built-In-Progress_v4.00

Compliance Statement:

AT&T Mobility Compliance Statement: Based on the information collected, AT&T Mobility will be Compliant with FCC Rules and Regulations at the nearest walking surface if recommendations in the Compliance Summary are implemented.



TABLE OF CONTENTS

1.0	EXECUTIVE SUMMARY.....	1
2.0	SITE SCALE MAP	3
3.0	ANTENNA INVENTORY.....	4
4.0	WORST-CASE PREDICTIVE MODELING.....	7
5.0	ROOFVIEW® EXPORT FILE.....	12
6.0	COMPLIANCE SUMMARY	13
7.0	APPENDICES.....	14
APPENDIX A:	FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS.....	15
APPENDIX B:	AT&T RF EXPOSURE POLICY REQUIREMENTS.....	18
APPENDIX C:	AT&T SIGNAGE AND MITIGATION.....	19
APPENDIX D:	LIMITATIONS	20
APPENDIX E:	ROOFVIEW®.....	21
APPENDIX F:	CERTIFICATIONS	22

I.0 EXECUTIVE SUMMARY

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) modeling for AT&T Site MAL02243 located at 1815 Massachusetts Avenue in Cambridge, Massachusetts to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Appendix A of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This document addresses the compliance of AT&T's transmitting facilities independently and in relation to all collocated facilities at the site.

I.1 SITE SUMMARY

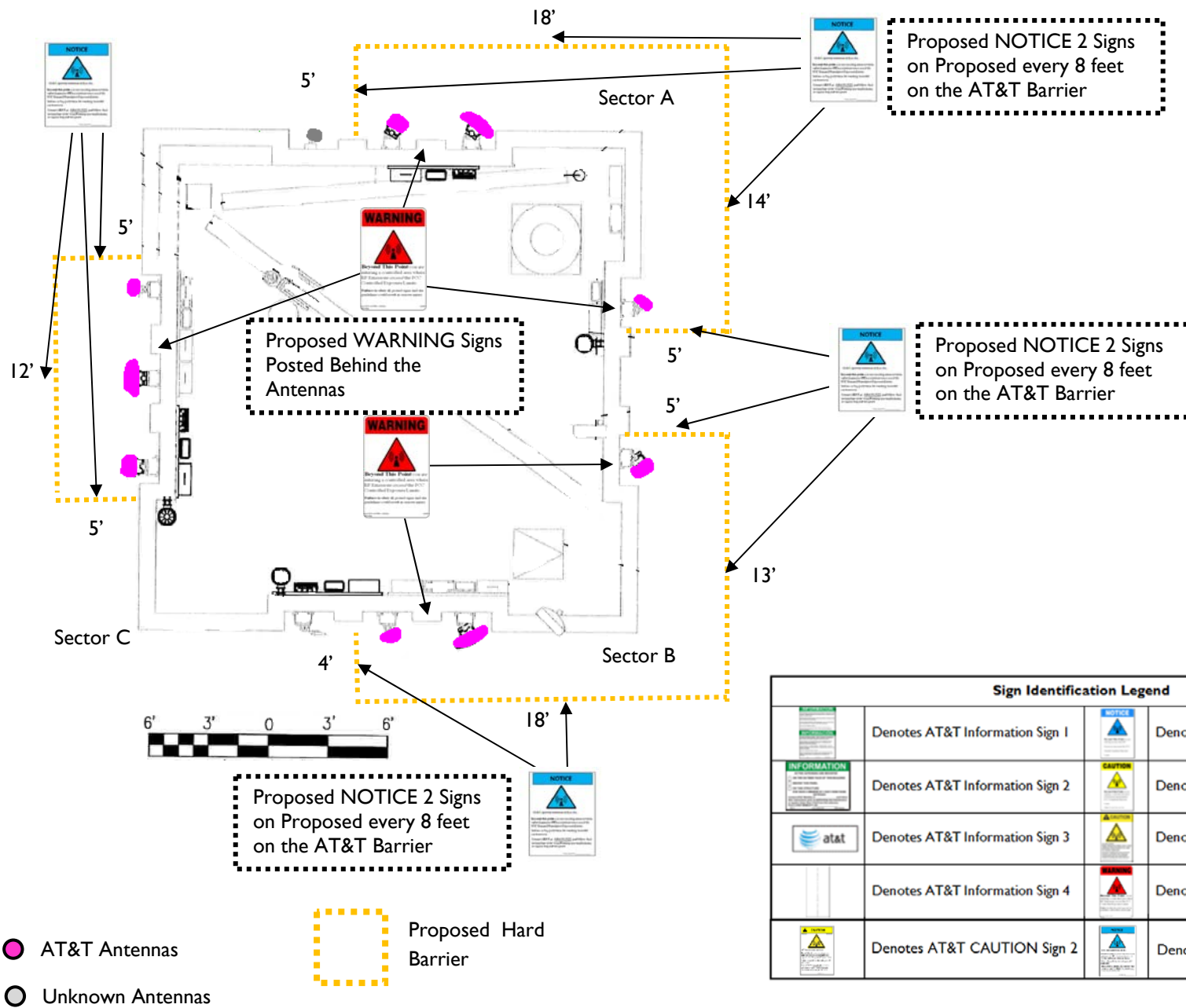
Recommended Mitigation at the Site:

- Access Point(s):
 - To reduce the risk of exposure and/or injury, EBI recommends that access to the rooftop or areas associated with the active antenna installation be restricted and secured where possible.
- Signage at AT&T Mobility Sectors:
 - A: Red WARNING signs posted behind the antennas on the upper roof level. Blue NOTICE 2 signs posted every 8 feet on the barrier near the antennas.
 - B: Red WARNING signs posted behind the antennas on the upper roof level. Blue NOTICE 2 signs posted every 8 feet on the barrier near the antennas.
 - C: Red WARNING signs posted behind the antennas on the upper roof level. Blue NOTICE 2 signs posted every 8 feet on the barrier near the antennas.
- Barriers at AT&T Mobility Sectors:
 - A: 5', 18', 14', and 5' barrier in front of the antennas on the lower roof level.
 - B: 5', 13', 18', and 4' barrier in front of the antennas on the lower roof level.
 - C: 5' x 12' barrier in front of the antennas on the lower roof level.

Predictive Modeling Results:

The maximum predictive power density generated by the antennas is approximately 7,614.60 percent of the FCC's general public limit (1,522.92 percent of the FCC's occupational limit) at the upper roof level.

At ground level, the maximum predictive power density generated by the antennas is approximately 6.4 percent of the FCC's general public limit (1.28 percent of the FCC's occupational limit).



3.0 ANTENNA INVENTORY

Antenna #	Operator	Antenna Type	TX Freq (MHz)	# of TX	ERP (Watts)	Gain (dBd)	Antenna Model	Azimuth (deg.)	Length (feet)	Horizontal Beamwidth (Degrees)	X	Y	Z (upper roof level)	Z (lower roof)	Z (Ground)
ATT A1	AT&T	Panel	UMTS 850	1	410.10	10.85	Andrew SBNHH-ID85A	35	4.0	87	30	49	3.0	12	89.0
ATT A1	AT&T	Panel	LTE 700	1	1475.71	10.85	Andrew SBNHH-ID85A	35	4.0	84	30	49	3.0	12	89.0
ATT A2	AT&T	Panel	LTE 700	1	2951.41	12.35	KMW EPBQ-654L8H6-L2	35	6.0	68	37	49	2.0	11	88.0
ATT A2	AT&T	Panel	LTE 2300	1	1285.29	15.65	KMW EPBQ-654L8H6-L2	35	6.0	57	37	49	2.0	11	88.0
ATT A2	AT&T	Panel	LTE 2100	1	5070.26	15.35	KMW EPBQ-654L8H6-L2	35	6.0	61	37	49	2.0	11	88.0
ATT A4	AT&T	Panel	LTE 700	1	1475.71	10.95	Commscope SBNHH-ID65A	35	4.6	66	50	35	2.7	11.71	88.7
ATT A4	AT&T	Panel	LTE 850	1	1000.00	10.95	Commscope SBNHH-ID65A	35	4.6	61	50	35	2.7	11.71	88.7
ATT A4	AT&T	Panel	LTE 1900	1	7328.75	14.35	Commscope SBNHH-ID65A	35	4.6	65	50	35	2.7	11.71	88.7
ATT B1	AT&T	Panel	UMTS 850	1	410.10	10.85	Andrew SBNHH-ID85A	150	4.0	87	50	21	3.0	12	89.0
ATT B1	AT&T	Panel	LTE 700	1	1475.71	10.85	Andrew SBNHH-ID85A	150	4.0	84	50	21	3.0	12	89.0
ATT B2	AT&T	Panel	LTE 700	1	2951.41	12.35	KMW EPBQ-654L8H6-L2	150	6.0	68	36	7	2.0	11	88.0
ATT B2	AT&T	Panel	LTE 2300	1	1285.29	15.65	KMW EPBQ-654L8H6-L2	150	6.0	57	36	7	2.0	11	88.0

Antenna #	Operator	Antenna Type	TX Freq (MHz)	# of TX	ERP (Watts)	Gain (dBd)	Antenna Model	Azimuth (deg.)	Length (feet)	Horizontal Beamwidth (Degrees)	X	Y	Z (upper roof level)	Z (lower roof)	Z (Ground)
ATT B2	AT&T	Panel	LTE 2100	1	5070.26	15.35	KMW EPBQ-654L8H6-L2	150	6.0	61	36	7	2.0	11	88.0
ATT B4	AT&T	Panel	LTE 700	1	1475.71	10.95	Commscope SBNHH-ID65A	150	4.6	66	29	7	2.7	11.71	88.7
ATT B4	AT&T	Panel	LTE 850	1	1000.00	10.95	Commscope SBNHH-ID65A	150	4.6	61	29	7	2.7	11.71	88.7
ATT B4	AT&T	Panel	LTE 1900	1	7328.75	14.35	Commscope SBNHH-ID65A	150	4.6	65	29	7	2.7	11.71	88.7
ATT C1	AT&T	Panel	UMTS 850	1	410.10	10.85	Andrew SBNHH-ID85A	270	4.0	87	8	21	3.0	12	89.0
ATT C1	AT&T	Panel	LTE 700	1	1475.71	10.85	Andrew SBNHH-ID85A	270	4.0	84	8	21	3.0	12	89.0
ATT C2	AT&T	Panel	LTE 700	1	2951.41	12.35	KMW EPBQ-654L8H6-L2	270	6.0	68	8	28	2.0	11	88.0
ATT C2	AT&T	Panel	LTE 2300	1	1285.29	15.65	KMW EPBQ-654L8H6-L2	270	6.0	57	8	28	2.0	11	88.0
ATT C2	AT&T	Panel	LTE 2100	1	5070.26	15.35	KMW EPBQ-654L8H6-L2	270	6.0	61	8	28	2.0	11	88.0
ATT C4	AT&T	Panel	LTE 700	1	1475.71	10.95	Commscope SBNHH-ID65A	270	4.6	66	8	36	2.7	11.71	88.7
ATT C4	AT&T	Panel	LTE 850	1	1000.00	10.95	Commscope SBNHH-ID65A	270	4.6	61	8	36	2.7	11.71	88.7
ATT C4	AT&T	Panel	LTE 1900	1	7328.75	14.35	Commscope SBNHH-ID65A	270	4.6	65	8	36	2.7	11.71	88.7
UNK A1	Unknown	Panel	850	1	794.33	12.00	Unknown	30	4.0	63	23	48	3.0	12	89.0

- Note there are only 3 AT&T antennas per sector at this site. For clarity, the different frequencies for each antenna are entered on separate lines.
- Note that EBI uses an assumed set of antenna specifications and powers for unknown and other carrier antennas for modeling purposes.

- Note that the microwaves were not included in the predictive modeling analysis because microwaves onsite are considered compliant. RoofView is not suitable for modeling microwave dish antennas because these units are designed for point-to-point operations at the elevations of the installed equipment rather than ground-level coverage.

4.0 WORST-CASE PREDICTIVE MODELING

In accordance with AT&T's RF Exposure policy, EBI performed theoretical modeling using RoofView® software to estimate the worst-case power density at the site rooftop-level and nearby rooftops resulting from operation of the antennas.

For this report, EBI utilized antenna and power data provided by AT&T and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65.

The assumptions used in the modeling are based upon information provided by AT&T and information gathered from other sources. One Unknown Carrier also has antennas on the rooftop. Information about these antennas was included in the modeling analysis.

Per AT&T's corporate policy, the FCC's general population limits are applicable to all rooftop sites, regardless of the level of access control. Based on worst-case predictive modeling, the worst-case emitted power density may exceed the FCC's general public limit within approximately 29 feet of AT&T's Sector A antennas and 30 feet of AT&T's Sectors B and C antennas at the upper roof level and 4 feet of AT&T's Sectors A and B antennas and 3 feet of AT&T's Sector C antennas on the lower roof level. Modeling also indicates that the worst-case emitted power density may exceed the FCC's occupational limit within approximately 11 feet of AT&T's Sector A antennas, 13 feet of AT&T's Sector B antennas, and 12 feet of AT&T's Sector C antennas at the upper roof level. Modeling also indicates that the worst-case emitted power density may exceed ten times the FCC's occupational limit within approximately 1 foot of AT&T's Sectors A, B, and C antennas at the upper roof level. Additionally, there are areas where elevated workers may be exposed to power densities greater than the occupational limits. The worst-case emitted power density may exceed the FCC's occupational limit within approximately 17 feet of AT&T's proposed antennas at the antenna face level. Workers and the general public should be informed about the presence and locations of antennas and their associated fields.

At the nearest walking/working surfaces to the AT&T antennas on the rooftop, the maximum power density generated by the AT&T antennas is approximately 7,614.60 percent of the FCC's general public limit (1,522.92 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 7,614.60 percent of the FCC's general public limit (1,522.92 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna. Based on worst-case predictive modeling, there are no areas at ground/street level related to the proposed AT&T antennas that exceed the FCC's occupational or general public exposure limits at this site. At ground/street level, the maximum power density generated by the antennas is approximately 6.4 percent of the FCC's general public limit (1.28 percent of the FCC's occupational limit).

There were also worst-case predicted exposures above the general public MPE in front of the Sector A Unknown Carrier antennas. Modeling indicates that the AT&T contribution to these areas is less than 5% of the general public MPE and, as such, under FCC regulations, AT&T is not responsible for these predicted exceedances.

It should be noted that RoofView® is not suitable for modeling microwave dish antennas; however, these units are designed for point-to-point operations at the elevations of the installed equipment rather than ground-level coverage. Based on AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, microwave antennas are considered compliant if they are higher than 20 feet above any accessible walking/working surface. It was noted that T-Mobile and Clearwire had microwave antennas on site. These antennas were not included in the modeling analysis because there was not enough information available to model them.

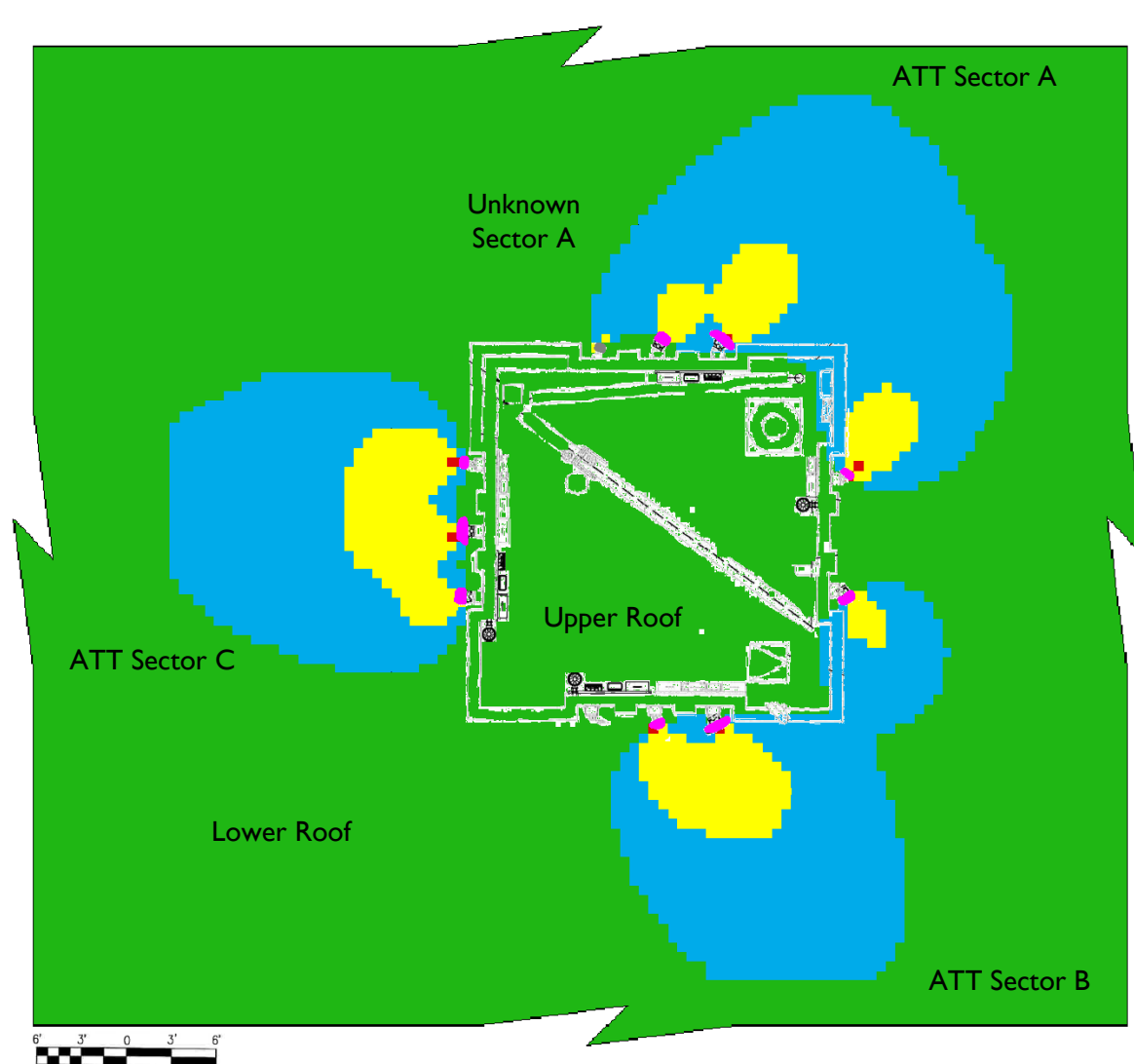
Site Name: Cambridge Mass. Ave
Site FA: 10072079

EBI Project Number: 6218002977

8

Upper Roof Level Simulation

- AT&T Antennas
- Unknown Antennas



% FCC Public Exposure Limit

Red	Exposure Level $\geq 5,000$
Yellow	$500 < \text{Exposure Level} \leq 5,000$
Blue	$100 < \text{Exposure Level} \leq 500$
Green	Exposure Level ≤ 100

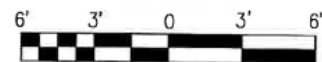
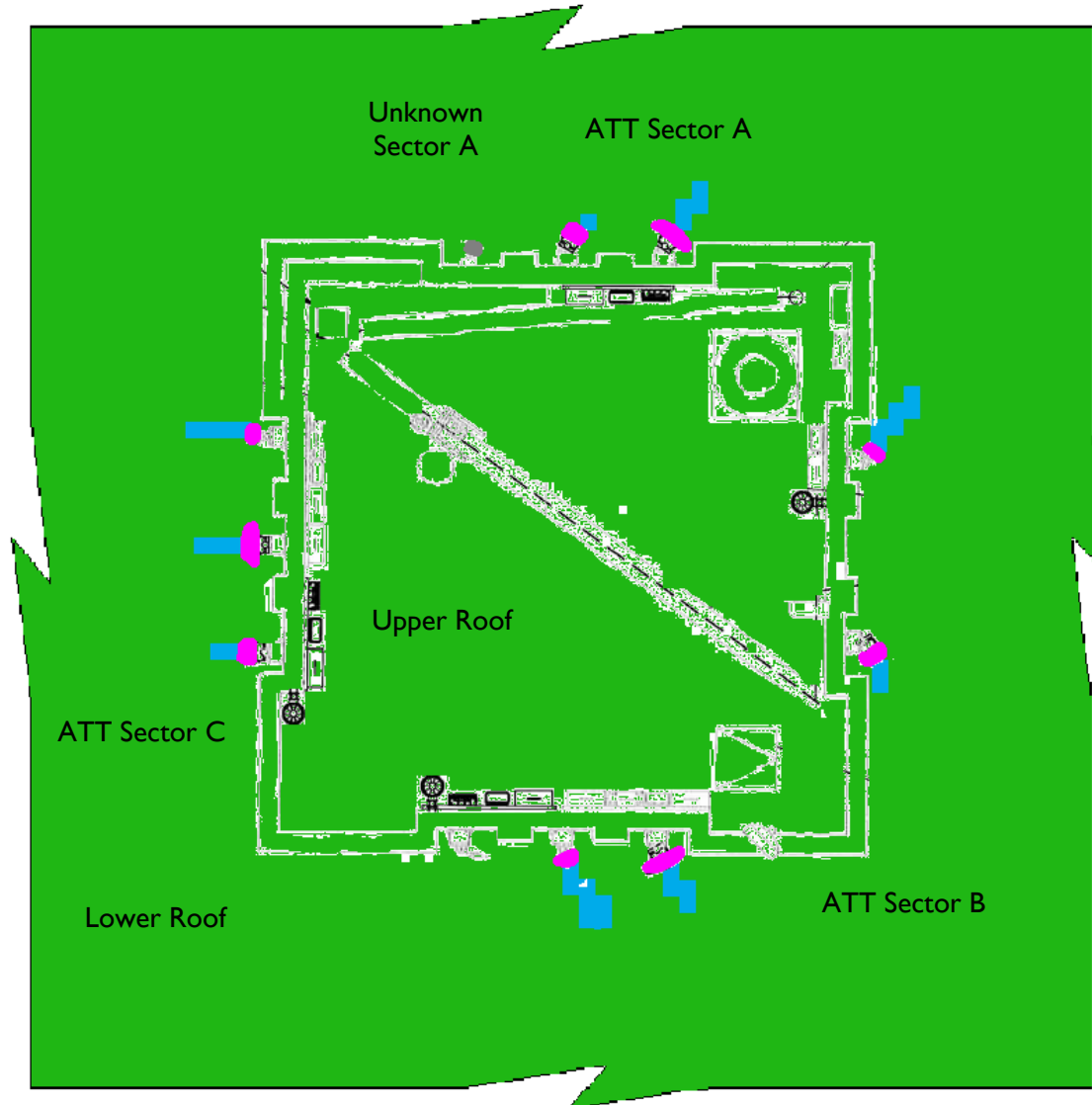
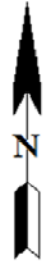
Site Name: Cambridge Mass. Ave
Site FA: 10072079

EBI Project Number: 6218002977

9

Lower Roof Level Simulation

- AT&T Antennas
- Unknown Antennas



% FCC Public Exposure Limit

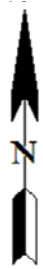
Red	Exposure Level $\geq 5,000$
Yellow	$500 < \text{Exposure Level} \leq 5,000$
Blue	$100 < \text{Exposure Level} \leq 500$
Green	Exposure Level ≤ 100

Site Name: Cambridge Mass. Ave
Site FA: 10072079

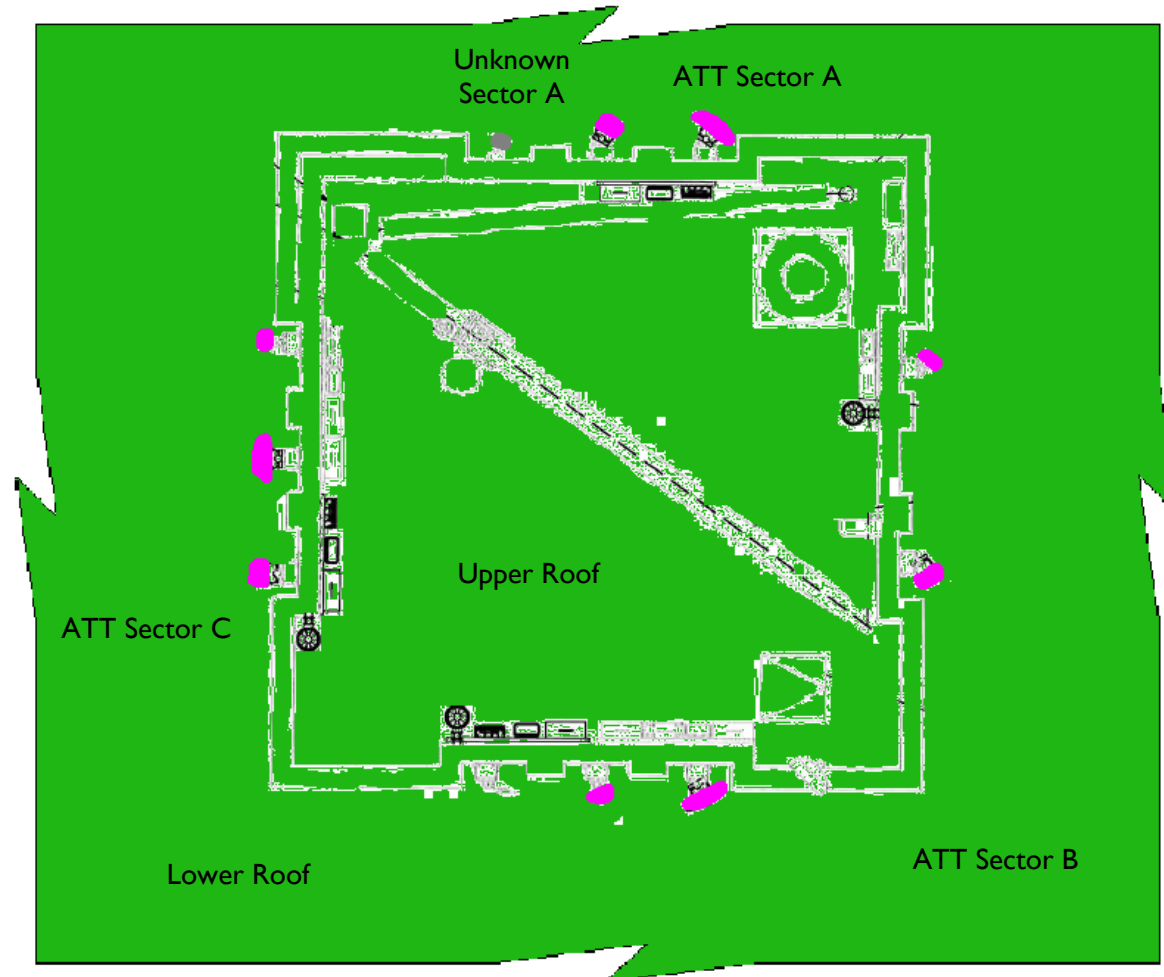
Ground Level Simulation

EBI Project Number: 6218002977

- AT&T Antennas
- Unknown Antennas



Ground Level



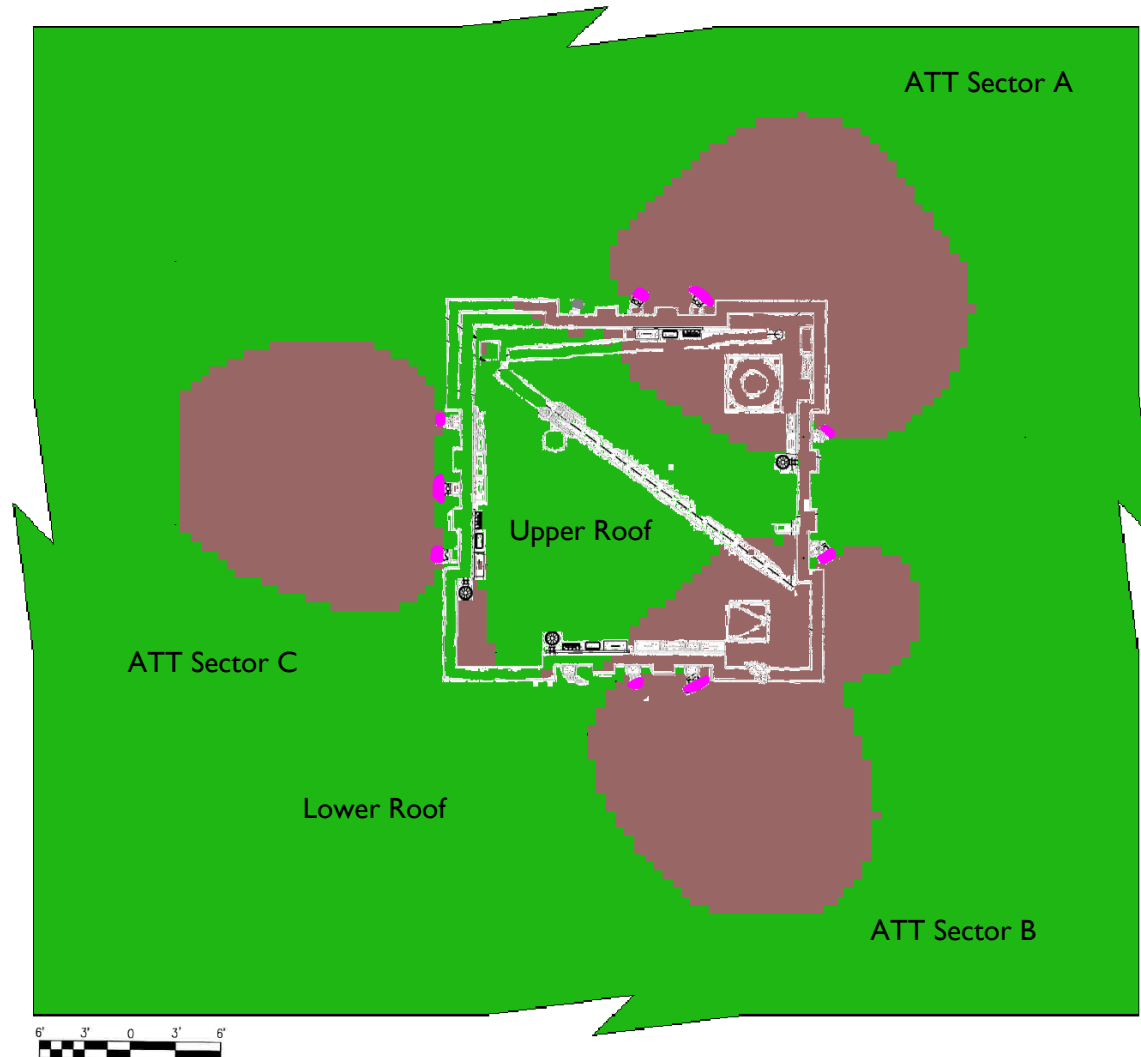
% FCC Public Exposure Limit	
■	Exposure Level $\geq 5,000$
■	$500 < \text{Exposure Level} \leq 5,000$
■	$100 < \text{Exposure Level} \leq 500$
■	Exposure Level ≤ 100



Site Name: Cambridge Mass. Ave
Site FA: 10072079

EBI Project Number: 6218002977

11

- AT&T Antennas
- Unknown Antennas



% FCC Public Exposure Limit	
	Exposure Level > 5
	Exposure Level ≤ 5

Note that the areas shown in brown are where AT&T antennas contribute more than 5% of the FCC's general exposure RF limit. These do not overlap any areas in front of other carrier antennas exceeding the FCC's general exposure RF limit because all other carriers' exposures are less than the FCC limits as shown in Figure 1. Under FCC regulations, AT&T is therefore not responsible for any predicted exceedances of another carrier's antennas.

Site Name: Cambridge Mass. Ave
Site FA: 10072079

EBI Project Number: 6218002977
12

5.0 ROOFVIEW® EXPORT FILE

StartMapDefinition

Roof Max X Roof Max Y Map Max X Map Max Y Offset X Offset Number of envelope
120 100 150 120 20 20 1 \$AES\$81:\$D\$AES\$81:\$D\$200

List Of Areas
\$AES\$81:\$D\$200

StartSettingsData

Standard Method Uptime Scale Factor Low Thr Low Color Mid Thr Mid Color Hi Thr Hi Color Over Color Ap Ht Mult Ap Ht Method
4 2 1 1 100 1 500 4 5000 2 3 1.5 1

StartAntennaData

It is advisable to provide an ID (ant 1) for all antennas

ID	Name	Freq (MHz)	Trans Power	Trans Count	Coax Len	Coax Type	Other Loss	Input Power	Calc Power	Mfg	Model	(ft) X	(ft) Y	(ft) Z	Type	(ft) Aper	dBd Gain	BWdth Pt Dir	Uptime Profile	ON flag
ATT A1	UMTS	850	33.72017	1	0	0	0	33.72017	Andrew	SBNHH-1D	30	49	3	3	4	10.85	87:35	ON		
ATT A1	LTE	700	121.3389	1	0	0	0	121.3389	Andrew	SBNHH-1D	30	49	3	3	4	10.85	84:35	ON		
ATT A2	LTE	700	171.8027	1	0	0	0	171.8027	KMW	EPB Q-654L	37	49	2	2	6	12.35	68:35	ON		
ATT A2	LTE	2300	34.99452	1	0	0	0	34.99452	KMW	EPB Q-654L	37	49	2	2	6	15.65	57:35	ON		
ATT A2	LTE	2100	147.9211	1	0	0	0	147.9211	KMW	EPB Q-654L	37	49	2	2	6	15.35	61:35	ON		
ATT A4	LTE	700	118.5769	1	0	0	0	118.5769	Commsco	SBNHH-1D	50	35	2.71	2.71	4.58	10.95	66:35	ON		
ATT A4	LTE	850	80.35261	1	0	0	0	80.35261	Commsco	SBNHH-1D	50	35	2.71	2.71	4.58	10.95	61:35	ON		
ATT A4	LTE	1900	269.1721	1	0	0	0	269.1721	Commsco	SBNHH-1D	50	35	2.71	2.71	4.58	14.35	65:35	ON		
ATT B1	UMTS	850	33.72017	1	0	0	0	33.72017	Andrew	SBNHH-1D	50	21	3	3	4	10.85	87:150	ON		
ATT B1	LTE	700	121.3389	1	0	0	0	121.3389	Andrew	SBNHH-1D	50	21	3	3	4	10.85	84:150	ON		
ATT B2	LTE	700	171.8027	1	0	0	0	171.8027	KMW	EPB Q-654L	36	7	2	2	6	12.35	68:150	ON		
ATT B2	LTE	2300	34.99452	1	0	0	0	34.99452	KMW	EPB Q-654L	36	7	2	2	6	15.65	57:150	ON		
ATT B2	LTE	2100	147.9211	1	0	0	0	147.9211	KMW	EPB Q-654L	36	7	2	2	6	15.35	61:150	ON		
ATT B4	LTE	700	118.5769	1	0	0	0	118.5769	Commsco	SBNHH-1D	29	7	2.71	2.71	4.58	10.95	66:150	ON		
ATT B4	LTE	850	80.35261	1	0	0	0	80.35261	Commsco	SBNHH-1D	29	7	2.71	2.71	4.58	10.95	61:150	ON		
ATT B4	LTE	1900	269.1721	1	0	0	0	269.1721	Commsco	SBNHH-1D	29	7	2.71	2.71	4.58	14.35	65:150	ON		
ATT C1	UMTS	850	33.72017	1	0	0	0	33.72017	Andrew	SBNHH-1D	8	21	3	3	4	10.85	87:270	ON		
ATT C1	LTE	700	121.3389	1	0	0	0	121.3389	Andrew	SBNHH-1D	8	21	3	3	4	10.85	84:270	ON		
ATT C2	LTE	700	171.8027	1	0	0	0	171.8027	KMW	EPB Q-654L	8	28	2	2	6	12.35	68:270	ON		
ATT C2	LTE	2300	34.99452	1	0	0	0	34.99452	KMW	EPB Q-654L	8	28	2	2	6	15.65	57:270	ON		
ATT C2	LTE	2100	147.9211	1	0	0	0	147.9211	KMW	EPB Q-654L	8	28	2	2	6	15.35	61:270	ON		
ATT C4	LTE	700	118.5769	1	0	0	0	118.5769	Commsco	SBNHH-1D	8	36	2.71	2.71	4.58	10.95	66:270	ON		
ATT C4	LTE	850	80.35261	1	0	0	0	80.35261	Commsco	SBNHH-1D	8	36	2.71	2.71	4.58	10.95	61:270	ON		
ATT C4	LTE	1900	269.1721	1	0	0	0	269.1721	Commsco	SBNHH-1D	8	36	2.71	2.71	4.58	14.35	65:270	ON		
UNKA1	Unknown	850	100	1	0	0	0	50.11872	Unknown	Unknown	23	48	3	3	4	12	63:30	ON		

StartSymbolData

Sym	Map Mark	Roof X	Roof Y	Map Label	Description (notes for this table only)
Sym		5	35	AC Unit	Sample symbols
Sym		14	5	Roof Access	
Sym		45	5	AC Unit	
Sym		45	20	Ladder	

6.0 COMPLIANCE SUMMARY

Based on the information collected, AT&T Mobility will be Compliant with FCC Rules and Regulations at the nearest walking surface if recommendations in the Compliance Summary are implemented.

The following mitigation measures are recommended for this site.

- **Access Point(s):**

- To reduce the risk of exposure and/or injury, EBI recommends that access to the rooftop or areas associated with the active antenna installation be restricted and secured where possible.

- **AT&T Mobility Sectors:**

- **Sector A:**

- 5', 18', 14', and 5' barrier in front of antennas
- Blue NOTICE 2 signs posted every 8 feet on the barrier near the antennas.
- Red WARNING signs posted behind the antennas.

- **Sector B:**

- 5', 13', 18', and 4' barrier in front of antennas
- Blue NOTICE 2 signs posted every 8 feet on the barrier near the antennas.
- Red WARNING signs posted behind the antennas.

- **Sector C:**

- 5' x 12' barrier in front of antennas
- Blue NOTICE 2 signs posted every 8 feet on the barrier near the antennas.
- Red WARNING signs posted behind the antennas.

7.0 APPENDICES

Appendix A: FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm² and an uncontrolled MPE of 0.57 mW/cm². For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE is 2.33 mW/cm² and an uncontrolled MPE of 0.47 mW/cm². These limits are considered protective of these populations.

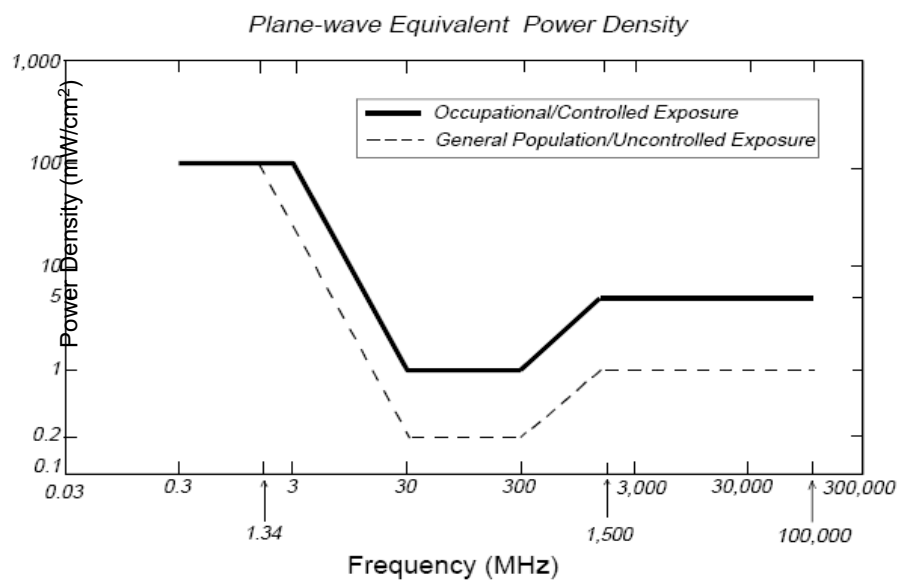
Table I: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6

Table 1: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm ²	0.47 mW/cm ²
Most Restrictive Freq. Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

Appendix B: AT&T RF EXPOSURE POLICY REQUIREMENTS

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, requires that:












1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Appendix C: AT&T SIGNAGE AND MITIGATION

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

Informational Signs		Alerting Signs	
	INFO 1		
	INFO 2		
	INFO 3		
	INFO 4		

Appendix D: LIMITATIONS

This report was prepared for the use of AT&T Mobility, LLC to meet requirements outlined in AT&T's corporate RF safety guidelines. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

Appendix E: ROOFVIEW®

RoofView® is a widely-used predictive modeling program that has been developed by Richard Tell Associates to predict both near field and far field RF power density values for roof-top and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

Site Name: Cambridge Mass. Ave
Site FA: 10072079

EBI Project Number: 6218002977
22

Appendix F: CERTIFICATIONS

Preparer Certification

I, Rebecca Sinisgalli, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified “occupational” under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have been trained in on the procedures outlined in AT&T’s RF Exposure: Responsibilities, Procedures & Guidelines document (dated October 28, 2014) and on RF-EME modeling using RoofView® modeling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

Rebecca Sinisgalli

89

This Instrument Prepared by and
After Recording Return to:
Donald L. Shulman, Esq.
Goulston & Storrs
400 Atlantic Avenue
Boston, MA 02110-3333

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Lesley Realty Corp., a Massachusetts corporation, having a mailing address c/o Lesley College, 29 Everett Street, Cambridge Massachusetts 02138 (hereinafter "Grantor"), for consideration paid of One (\$1.00) Dollar, the receipt and sufficiency of which is hereby acknowledged by the parties hereto, hereby grants unto Lesley College, a Massachusetts corporation, having a mailing address of 29 Everett Street, Cambridge, Massachusetts 02138 (hereinafter "Grantee"),
with QUITCLAIM COVENANTS

those certain parcels of land together with all buildings and improvements thereon located at 1815 Massachusetts Avenue, 1826 Massachusetts Avenue, 1840 Massachusetts Avenue, 25 - 27 Roseland Street, 33 - 35 Roseland Street, 39 - 41 Roseland Street and 49 Roseland Street, Cambridge, ^{Middlesex County} Massachusetts, as more particularly described in Exhibit A attached hereto and made a part hereof (the "Real Estate").

THIS DEED is an absolute conveyance of title in effect as well as form and is not intended as a mortgage, trust conveyance or security of any kind, and is being recorded to vest title in Lesley College the sole shareholder of Lesley Realty Corp. The Real Estate is conveyed together with all recorded easements, conditions, restrictions, and agreements that lawfully apply to the Real Estate or any part thereof and to the indebtedness evidenced in part by the instruments described on Exhibit B attached hereto and made a part hereof. The Real Estate is conveyed subject to the indebtedness evidenced in part by the instruments described on said Exhibit B.

Being the same premises conveyed to Lesley Realty Corp., by deed of Peter Wasserman and Sharon Cerny as Trustees of 1815 Realty Trust dated July 27, 1994, and recorded in the Middlesex County (South District) Registry of Deeds on August 5, 1994, in Book 24763, Page 155 and filed with the Middlesex County South Registry District of the Land Court as Document No. 954925.

The consideration for this deed is such that no documentary stamps are required.

WITNESS the execution hereof under seal this 4th day of April, 1995.

Sup in Land Court

MSD 04/05/95 01:53:48 414 30.00

LESLEY REALTY CORP., a
Massachusetts corporation,

By: [Signature]
Its President

By: [Signature]
Its VP - Treas

COMMONWEALTH OF MASSACHUSETTS

Cambridge
Middlesex, ss. MA

April 4, 1995

Then personally appeared ALAN FEIN to me known, who, being by me duly sworn, did depose and say that s/he is the Vice President of Lesley Realty Corp.; that s/he knows the seal of Lesley Realty Corp.; that the seal affixed to said instrument is the official seal of said Lesley Realty Corp.; and s/he acknowledged said instrument to be the free act and deed of said Lesley Realty Corp., before me,

Charles L. Sperry
Notary Public
My Commission Expires:
3/27/98

Exhibit AParcel 1 - Unregistered Land

The land in Cambridge, Middlesex County, Massachusetts, with the buildings thereon, shown upon a plan by William S. Crocker, dated May 23, 1946, recorded with a deed from Sears, Roebuck and Co. to State Street Trust Company dated January 31, 1946, and recorded with Middlesex South Registry of Deeds, Book 7053, Page 401, and bounded and described as follows:

WESTERLY	By Massachusetts Avenue by two lines, two hundred sixty-nine and 83/100 (269.83) feet and thirty-six and 25/100 (36.25) feet;
NORTHERLY	By land now or formerly of Whitney, ninety and 72/100 (90.72) feet;
WESTERLY	By land now or formerly of Olive, one hundred and two and 61/100 (102.61) feet;
NORTHEASTERLY	By land now or formerly of Boston and Maine Railroad, two hundred eighty-nine and 73/100 (289.73) feet;
NORTHERLY	By the same, five and 45/100 (5.45) feet;
NORTHEASTERLY	By the same, one hundred nineteen and 10/100 (119.10) feet;
EASTERLY	By land now or formerly of Whynor, one hundred thirteen and 50/100 (113.50) feet;
SOUTHERLY	By land now or formerly of Russell, twenty-nine and 55/100 (29.55) feet;
SOUTHEASTERLY	By the same, by two lines, twelve and 35/100 (12.35) feet and twelve and 40/100 (12.40) feet;
EASTERLY	By the same, seventy-six and 46/100 (76.46) feet;
SOUTHERLY	By Roseland Street; seven (7.00) feet;
WESTERLY	By land now or formerly of Peterson, one hundred (100) feet;
SOUTHERLY	By the same, forty-one and (41.00) feet;
EASTERLY	By the same, one hundred (100) feet; and

SOUTHERLY By Roseland Street, two hundred eighty-one and 50/100
(281.50) feet.

Containing 112,796 sq. ft., more or less, according to said plan and
be any and all measurements or contents more or less.

Excepting so much of the premises as was taken by Orders of Taking of
Massachusetts Bay Transportation Authority, the first such Order being,
M.B.T.A. Order No. 89, dated May 10, 1978, recorded with Middlesex South
District Registry of Deeds in Book 13438, Page 688, and the second such
Order being M.B.T.A. Order No. 296, dated November 16, 1982, recorded
with Middlesex South District Registry of Deeds in Book 14800, Page 199,
the premises being conveyed subject to all matters contained or referred
to said Order of Taking.

Parcel 2 - Registered Land

A certain parcel of registered land situated in Cambridge, Middlesex
County, Commonwealth of Massachusetts, and being shown as ~~Parcel 1~~ ^{Parcel 2} on a
plan entitled "Subdivision Plan of Land in Cambridge, MA, Middlesex
County", dated December 4, 1986, prepared by William S. Crocker Co.,
Survey Engineers and filed as Land Court Plan No. 17751~~8~~ on December 12,
1986, being a subdivision of Land Court Plan No. 17751A.

Parcel 2A - Unregistered Land - 1826 Massachusetts Avenue

Beginning at a point at the SOUTHWESTERLY intersection of
Massachusetts Avenue and Mt. Vernon Street, said point being the
NORTHEASTERLY corner of Parcel 1, thence running

SOUTHERLY	114.06 feet by a curve to the right having a radius of 685.47 feet, along the westerly sideline of Massachusetts Avenue to a point of non-tangency; thence turning and running
S 80° 12' 41" W	108.03 feet by land now or formerly of Southview Co-Operative Housing Corp. to a point; thence turning and running
N 03° 50' 31" E	22.06 feet to a point of curvature; thence running
NORTHERLY	92.59 feet by a curve to the left having a radius of 580.47 feet to a point, said last two courses being by Parcel 2; thence turning and running
N 80° 16' 47" E	105.27 feet along the southerly sideline of Mt. Vernon Street to the point of beginning.

Containing 1,115 square meters, more or less, or 12,007 square feet, more
or less.

Parcel 4 - 25-27 Roseland Street

Two adjoining parcels of land on Roseland Street, Cambridge, bounded and described as follows:

Parcel #1 A parcel of land with the buildings thereon being at present number 25 - 27 Roseland Street, being shown as Lot 2 on a plan recorded with Middlesex So. Dist. Deeds at the end of Book 3660, bounded:

SOUTHERLY	By Roseland Street, thirty-four (34) feet;
WESTERLY	By land of owners unknown, one hundred (100) feet;
NORTHERLY	By Lot 3 on said plan, twenty-nine and 55/100 (29.55) feet;
EASTERLY	By the westerly line of Roseland Park as shown on said plan by three lines respectively, twelve and 35/100 (12.35) feet, twelve and 40/100 (12.40) feet and seventy-six and 46/100 (76.46) feet.

Containing 3,328 square feet of land, more or less.

Parcel #2 A parcel of land situated on the Northerly side of said Roseland Street being the westerly half of a parcel of land shown as Roseland Park on said plan, bounded:

SOUTHERLY	By Roseland Street, seven (7) feet;
WESTERLY	By Lot 2 on said plan by three lines respectively, seventy-six and 46/100 (76.46) feet, twelve and 40/100 (12.40) feet and twelve and 35/100 (12.35) feet;
NORTHERLY	By Lot 3 on said plan, eleven and 45/100 (11.45) feet;
EASTERLY	By the middle line of said Roseland Park, one hundred (100) feet.

Be all the measurements of either parcel more or less or however otherwise bounded or described.

Subject to and with the benefit of restrictions of record so far as in force.

Parcel 5 - 39 - 41 Roseland Street

A certain parcel of land with the buildings thereon, situated in said Cambridge and Somerville in said county on the Northerly side of Roseland Street, containing 16,770 square feet of land, being Lot No. 7 on a plan by W. A. Mason, dated April 1868, and recorded with the Middlesex South District Deeds Book 15, Plan 19 and bounded and described as follows:

SOUTHWESTERLY By Roseland Street, 82 feet.

NORTHWESTERLY By Lot No. 6 as shown on said plan, 231.33 feet.

NORTHEASTERLY By land of Fitchburg Railroad Co. on said plan, 98 feet.

SOUTHEASTERLY By Lot No. 8 as shown on said plan 177.71 feet; containing, according to said plan, 16,770 square feet of land, or however otherwise said premises may be bounded and described and be all or any of said measurements or contents more or less.

Subject to restrictions of record.

Parcel 6 - 33 - 35 Roseland Street

A certain parcel of land with the buildings thereon now known as and numbered 33 and 35 Roseland Street in said Cambridge, shown as Lot 1 on plan of land by W. A. Mason and Son, surveyors, dated October, 1911, recorded with Middlesex South District Deeds, at the end of Book 3660, bounded and described as follows:

SOUTHERLY By Roseland Street, thirty-four (34) feet;

WESTERLY By Roseland Park, by three lines as shown on said plan, seventy-six and forty-six one hundredths (76.46) feet, twelve and forty-one hundredths (12.40) feet, and twelve and thirty-five one hundredths (12.35) feet, respectively;

NORTHERLY By Lot 3 shown on said plan, twenty nine and fifty-five and one-hundredths (29.55) feet;

EASTERLY By land of owners unknown, one hundred (100) feet;

Containing according to said plan 3,328 square feet, more or less.

Parcel 7 - 49 Roseland Street

A certain parcel of land with the buildings thereon now numbered 49 Roseland Street, situated partly in Cambridge and partly in Somerville, being shown as the greater portion of Lot 8 on a plan entitled "Plan of House Lots in Cambridge and Somerville, owned by J. H. Lockey", W. A. Mason, Surveyor, dated April 1868, duly recorded with Middlesex South District Deeds, Plan Book 15, Plan 19, bounded and described, all according to said plan, as follows:

SOUTHERLY	By said Roseland Street, eighty-two (82) feet;
WESTERLY	By Lot 7 on said plan, one hundred sixty-five and 71/100 (165.71) feet;
NORTHERLY	By the remaining portion of said Lot 8, being land of the Fitchburg Railroad Company, ninety-eight (98) feet; and
EASTERLY	By Lot 9 on said plan, one hundred fourteen and 10/100 (114.10) feet.

Containing 11.374 square feet of land, more or less.

Exhibit B**Documents Evidencing Indebtedness**

1. A certain Secured Promissory Note, dated November 15, 1991, in the original principal amount of Sixteen Million Three Hundred Seventy Thousand and 00/100 Dollars (\$16,370,000.00) (the "Note");
2. As security for the Note, a certain Amended and Restated Mortgage and Security Agreement, dated November 15, 1991, recorded with the Middlesex County (South District) Registry of Deeds (the "Registry") on March 31, 1992, as Instrument No. 1573, in Book 21898, Page 464, and filed with the Middlesex County (South) Registry District of the Land Court, (the "Land Court District") as Document No. 865419 (the "Mortgage"); and which Mortgage is assigned by Assignment from Resolution Trust Corporation, as Receiver for HomeFed Bank, F.A. to Lesley College, dated July 27, 1994, recorded with the Registry in Book 24763, Page 181 and filed with said Land Court District as Document No. 954929.
3. As additional security for the Note, a certain Assignment of Leases and Rents, dated as of November 14, 1986, recorded with the Registry in Book 17584, Page 534, and filed with the Land Court District as Document 727569 (the "Assignment of Leases"); and which Assignment of Leases is assigned by Assignment of Assignment of Rents and Leases by Resolution Trust Corporation, as Receiver for HomeFed Bank, F.A. to Lesley College, dated July 27, 1994, recorded with the Registry in Book 24763, Page 180 and filed with the Land Court District as Document No. 954930.
4. A certain Secured Promissory Note, dated as of November 15, 1991, in the original principal amount of Twenty-One Million Five Hundred Thousand Dollars (\$21,500,000.00) (the "Second Note");
5. As security for the Second Note, a certain Mortgage Deed, dated as of November 15, 1991, recorded with the Registry on March 31, 1992, as Instrument No. 1577, in Book 21898, Page 576, and filed with the Land Court District as Document No. 865423 (the "Second Mortgage"); as assignment by Assignment of Mortgage by Lewis A. Sassoon, Trustee, to Lesley College, dated July 27, 1994, recorded with the Registry in Book 24763, Page 175 and filed with the Land Court District as Document No. 954927; and

6. As additional Security for the ²¹⁸⁹⁸~~Second~~ Note, a certain Assignment of Leases and Rents, dated as of November 15, 1991, recorded with the Registry on March 31, 1992, as Instrument No. 1578, and filed with the Land Court District as Document No. 865424 (the "Second Assignment of Leases"); assigned by an Assignment of Assignment of Rents and Leases by Lewis A. Sassoon, Trustee, to Lesley College recorded in the Registry in Book 24763, Page 177, and filed with the Land Court District as Document No. 954928.



MARTHA COAKLEY
ATTORNEY GENERAL

THE COMMONWEALTH OF MASSACHUSETTS OFFICE OF THE ATTORNEY GENERAL

CENTRAL MASSACHUSETTS DIVISION
10 MECHANIC STREET, SUITE 301
WORCESTER, MA 01608

(508) 792-7600
(508) 795-1991 fax
www.mass.gov/ago

June 12, 2013

Gail Garrett, Town Clerk
Town of Mount Washington
118 East Street
Mount Washington, MA 01258

**RE: Mount Washington Special Town Meeting of April 1, 2013 - Case # 6642
Warrant Articles # 1, 2, and 3 (Zoning)**

Dear Ms. Garrett:

Articles 1, 2, and 3 - We approve the amendments to the Town by-laws adopted under Articles 1, 2, and 3 on the warrant for the Mount Washington Special Town Meeting that convened on April 1, 2013, and the map pertaining to Article 3. Our comments on Articles 1 and 2 are provided below.

Article 1 - The amendments adopted under Article 1 add a new Section 215-27 to the zoning by-laws entitled "Wireless Telecommunication Facility Zoning Bylaw." We approve the new Section 215-27, but offer the following comments.

I. **Applicable Law**

The federal Telecommunications Act of 1996, 47 U.S.C. § 332 (7) preserves state and municipal zoning authority to regulate personal wireless service facilities, subject to the following limitations:

1. Zoning regulations "shall not unreasonably discriminate among providers of functionally equivalent services." 47 U.S.C. §332(7) (B) (i) (I)
2. Zoning regulations "shall not prohibit or have the effect of prohibiting the provisions of personal wireless services." 47 U.S.C. § 332 (7) (B) (i) (II).
3. The Zoning Authority "shall act on any request for authorization to place, construct, or modify personal wireless service facilities within a reasonable period of time." 47 U.S.C.

§ 332 (7) (B) (ii).

4. Any decision “to deny a request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record.” 47 U.S.C. § 332 (7) (B) (iii).
5. “No state or local government or instrumentality thereof may regulate the placement, construction and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the [Federal Communications] Commission’s regulations concerning emissions.” 47 U.S.C. § 332(7) (B) (iv).

Federal courts have construed the limitations listed under 47 U.S.C. § 332(7) as follows. First, even a facially neutral by-law may have the effect of prohibiting the provision of wireless coverage if its application suggests that no service provider is likely to obtain approval. “If the criteria or their administration effectively preclude towers no matter what the carrier does, they may amount to a ban ‘in effect’....” Town of Amherst, N.H. v. Omnipoint Communications Enters, Inc., 173 F.3d 9, 14 (1st Cir. 1999).

Second, local zoning decisions and by-laws that prevent the closing of significant gaps in wireless coverage have been found to effectively prohibit the provision of personal wireless services in violation of 47 U.S.C. § 332(7). See, e.g., Nat’l Tower, LLC v. Plainville Zoning Bd. of Appeals, 297 F.3d 14, 20 (1st Cir. 2002) (“local zoning decisions and ordinances that prevent the closing of significant gaps in the availability of wireless services violate the statute”); Omnipoint Communications MB Operations, LLC v. Town of Lincoln, 107 F. Supp. 2d 108, 117 (D. Mass. 2000) (by-law resulting in significant gaps in coverage within town had effect of prohibiting wireless services).

Third, whether the denial of a permit has the effect of prohibiting the provision of personal wireless services depends in part upon the availability of reasonable alternatives. See 360 Degrees Communications Co. v. Bd. of Supervisors, 211 F.3d 79, 85 (4th Cir. 2000). Zoning regulations must allow cellular towers to exist somewhere. Towns may not effectively ban towers throughout the municipality, even under the application of objective criteria. See Virginia Metronet, Inc. v. Bd. of Supervisors, 984 F. Supp. 966, 971 (E.D. Va. 1998).

State law also establishes certain limitations on a municipality’s authority to regulate wireless communications facilities and service providers. Under General Laws Chapter 40A, Section 3, wireless service providers may apply to the Department of Telecommunications and Cable for an exemption from local zoning requirements. If a telecommunication provider does not apply for or is not granted an exemption under c. 40A, § 3, it remains subject to local zoning requirements pertaining to cellular towers. See Building Comm’r of Franklin v. Dispatch Communications of New England, Inc., 48 Mass. App. Ct. 709, 722 (2000). Also, G.L. c. 40J, § 6B, charges the Massachusetts Broadband Institute with the task of promoting broadband access throughout the state. Municipal regulation of broadband service providers must not frustrate the achievement of this statewide policy.

In addition, Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012

requires that “[A] state or local government *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.” (emphasis added). The Act defines “eligible facilities request” as any request for modification of an existing wireless tower or base station that involves: 1) collocation of new transmission equipment; 2) removal of transmission equipment; or 3) replacement of transmission equipment. The Act applies “[n]otwithstanding section 704 of the Telecommunications Act of 1996.” The Act’s requirement that a local government “may not deny, and shall approve, any eligible facilities request” means that a request for modification to an existing facility that does not substantially change the physical dimensions of the tower or base station must be approved. Such qualifying requests also cannot be subject to a discretionary special permit.

We approve the new Section 215-27. However, the Town must apply the by-law in a manner consistent with the applicable law outlined above. In particular, Section IV of the new by-law requires that Wireless Telecommunication Facilities are only allowed by special permit in the Wireless Telecommunication Overlay District. This requirement cannot be applied to eligible facilities requests for modification to existing facilities which qualify for required approval under Section 6409 of the Act, as described above. We urge the Town to consult closely with Town Counsel regarding the appropriate response to applications for collocation in light of these recent amendments.

II. Analysis of Mount Washington’s Wireless Telecommunication Facility By-Law

A. Section VIII “Criteria For Approval and Conditions”.

This section provides as follows:

5. The applicant will remove the Facility, should the Facility be abandoned or cease to operate. The Planning Board may require the applicant to provide a bond, or other form of financial guarantee acceptable to the Planning Board to cover the cost of removal of the Facility, should the Facility be abandoned or cease to operate, and ensure other compliance hereunder.

The Town must apply any bond or other financial guarantee proceeds in a manner consistent with state law. Bond proceeds do not become Town funds unless and until the applicant defaults on the obligation under the proposed by-law. Moreover, if the Town must use the bond to pay for removal of a wireless communication facility or the repair and/or restoration of the premises, an appropriation is required before expenditure is made to do the work. General Laws Chapter 44, Section 53, provides that “[a]ll moneys received by a city, town or district officer or department, except as otherwise provided by special acts and except fees provided for by statute, shall be paid by such officers or department upon their receipt into the city, town or district treasury.” Under Section 53 all moneys received by the Town become a part of the general fund, unless the Legislature has expressly made other provisions that are applicable to such receipt. In the absence of any general or special law to the contrary, performance security funds of the sort contemplated here must be deposited with the Town Treasurer and made part of the Town’s general fund, pursuant to G.L. c. 44, § 53. The Town must then appropriate the money for the specific purpose of completing the work required for removal and/or restoration.

B. Section X “Permit Revocation For Non-Performance”.

Section X authorizes the Planning Board to revoke a special permit for failure to comply with certain conditions. We approve Section X. However, before the Planning Board revokes a permit for failure to comply with certain conditions provided in Section X, the Planning Board should discuss with Town Counsel what due process, including notice and hearing requirements, are required. We suggest that the Town discuss this issue in more detail with Town Counsel.

Finally, the word “ordinance” is used in the by-law. Towns enact “by-laws” and cities enact “ordinances.” The Town may wish delete the word “ordinance” from the new Section 215-27 and insert the word “by-law” at a future Town Meeting.

Article 2 - The amendments adopted under Article 2 add a new Section 215-28, “Solar Photovoltaic Installation Moratorium Bylaw,” to the Town’s zoning by-laws. The temporary moratorium (through one year from the date of enactment of Section 215-28) on solar photovoltaic installation other than those mounted on an existing structure provides as follows:

Whereas, the Town of Mount Washington is undertaking a comprehensive study with respect to regulating the use of land for Solar Photovoltaic Installations, and

Whereas, there have been significant changes in law regarding Solar Photovoltaic Installations; and,

Whereas, the Town wishes to act carefully in a field with evolving law and technology, to investigate ways to preserve the character of the community while serving the needs of its people, and to devise an orderly process for granting permits by drafting an amendment to the Bylaw which is comprehensive, practical, equitable, and addresses the concerns of the Town on number, size, appearance, site standards, and location of Solar Photovoltaic Installations; and,

Whereas, it is desired to protect the Town from ill-advised and inappropriate development of Solar Photovoltaic Installations pending a thorough review and the formulation of such a zoning amendment; and,

Whereas, the Planning Board has determined that one year is necessary for such a comprehensive review and development of a Bylaw Subsection on Solar Photovoltaic Installations.

Now, therefore, no Solar Photovoltaic Installations other than those mounted on an existing structure, in the usual manner, shall be permitted for one year from the date of enactment of this Bylaw.

We approve the temporary moratorium adopted under Article 2 because the Town has the authority to “impose reasonable time limitations on development, at least where those restrictions are temporary and adopted to provide controlled development while the municipality engages in comprehensive planning studies.” Sturges v. Chilmark, 380 Mass. 246, 252-253 (1980). Such a temporary moratorium is within the Town’s zoning power where there is a stated need for “study, reflection and decision on a subject matter of [some] complexity...” W.R.

Grace v. Cambridge City Council, 56 Mass. App. Ct. 559, 569 (2002) (City's temporary moratorium on building permits in two districts was within city's authority to zone for public purposes.) The time limit Mount Washington has selected for its temporary moratorium (one year from the date of enactment of the by-law) appears to be reasonable in the circumstances. The moratorium is limited in time period and scope (to the use of land and structures for solar photovoltaic installations), and thus does not present the problem of a rate-of-development bylaw of unlimited duration which the Zuckerman court determined was unconstitutional. Zuckerman v. Hadley, 442 Mass. 511, 512 (2004) ("[A]bsent exceptional circumstances not present here, restrictions of unlimited duration on a municipality's rate of development are in derogation of the general welfare and thus are unconstitutional.")

While we approve the temporary one year moratorium on solar photovoltaic installations, we note that G.L. c. 40A, § 3, protects solar energy systems and the building of structures that facilitate the collection of solar energy from certain local zoning requirements. General Laws Chapter 40A, Section 3, provides in pertinent part as follows:

No zoning ordinance or by-law shall prohibit or unreasonably regulate the installation of solar energy systems or the building of structures that facilitate the collection of solar energy, except where necessary to protect the public health, safety or welfare.

General Laws Chapter 40A, Section 3, prohibits towns from adopting zoning by-laws that prohibit or *unreasonably regulate* the installation of solar energy systems or the building of structures that facilitate the collection of solar energy, except where necessary to protect the public health, safety or welfare. A temporary moratorium longer than one year may be vulnerable to a challenge in court that it is an unreasonable regulation of solar energy systems under G.L. c. 40A, § 3. We suggest the Town consult closely with Town Counsel on this issue.

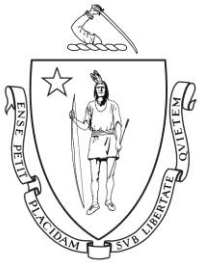
Note: Pursuant to G.L. c. 40, § 32, neither general nor zoning by-laws take effect unless the Town has first satisfied the posting/publishing requirements of that statute. Once this statutory duty is fulfilled, (1) general by-laws and amendments take effect on the date these posting and publishing requirements are satisfied unless a later effective date is prescribed in the by-law, and (2) zoning by-laws and amendments are deemed to have taken effect from the date they were approved by the Town Meeting, unless a later effective date is prescribed in the by-law.

Very truly yours,
MARTHA COAKLEY
ATTORNEY GENERAL

Kelli E. Gunagan

By: Kelli E. Gunagan
Assistant Attorney General
Municipal Law Unit
10 Mechanic Street, Suite 301
Worcester, MA 01608
(508) 792-7600

cc: Town Counsel Joel Bard (via electronic mail)



THE COMMONWEALTH OF MASSACHUSETTS OFFICE OF THE ATTORNEY GENERAL

CENTRAL MASSACHUSETTS DIVISION
10 MECHANIC STREET, SUITE 301
WORCESTER, MA 01608

MAURA HEALEY
ATTORNEY GENERAL

(508) 792-7600
(508) 795-1991 fax
www.mass.gov/ago

February 23, 2015

Debra A. Bourbeau, Town Clerk
Town of Montague
1 Avenue A
Montague, MA 01376

**RE: Montague Special Town Meeting of October 29, 2014 - Case # 7451
Warrant Article # 17 (Zoning)**

Dear Ms. Bourbeau:

Article 17 - We approve Article 17 from the October 29, 2014 Montague Special Town Meeting. Article 17 amends several portions of the Town's zoning by-laws pertaining to site plan review.

1. Section 5.2 (d), Permitted Uses and Special Permits - Procedures

Section 5.2 (d) was deleted in its entirety and replaced with new text that provides as follows (with emphasis added):

All applications for Special Permits and Site Plan Review from the Board of Appeals or the Planning Board shall be subject to the procedural requirements established by the respective Board. The Board of Appeals or Planning Board may determine that the assistance of outside professional expertise is required due to the size, scale, or complexity of a given project or its potential impact on the health, safety, and welfare of the Town. When outside review is determined to be necessary, the Board may require the applicant pay all reasonable expenses for this purpose, in accordance with the Board's regulations and M.G.L. Chapter 44 Section 53G.

General Laws Chapter 44, Section 53G, authorizes zoning boards, planning boards, boards of health, and conservation commissions, acting under authority conferred by G.L. c. 40A, § 9 and 12, c. 41, § 81Q, c. 40B, § 21, c. 111; and c. 40, § 8C, to impose consultant review fees, to disburse the funds collected, and to return unused portions to the applicant. However, the Legislature did not include Boards acting under the authority conferred solely by a local law within the small class of local boards that enjoy the benefits of G.L. c. 44, § 53G. When the Board is reviewing a site plan application based solely on the authority granted under local law, it cannot avail itself of the provisions of G.L. c. 44, § 53G. We suggest that the Town discuss this issue in more detail with Town Counsel.

2. Section 7.5.2, Telecommunication Facilities - General Provisions

Section 7.5.2, was deleted in its entirety and replaced with new text that provides as follows:

Telecommunication Facilities may be allowed by Special Permit from the Board of Appeals pursuant to Sections 5.2 and Section 7.5. Conditions shall maximize the shared use of any new or existing structures to minimize the required number of such facilities; and shall minimize[e] adverse visual impacts through careful design, siting, and screening. No facility shall be located in a (RS) Residential District. (see: Section 2, Definitions).

Section 7.5.2 must be applied in a manner consistent with Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012, which requires that “[A] state or local government *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.” (emphasis added). The Act defines “eligible facilities request” as any request for modification of an existing wireless tower or base station that involves: 1) collocation of new transmission equipment; 2) removal of transmission equipment; or 3) replacement of transmission equipment. The Act applies “[n]otwithstanding section 704 of the Telecommunications Act of 1996.” The Act’s requirement that a local government “may not deny, and shall approve, any eligible facilities request” means that a request for modification to an existing facility that does not substantially change the physical dimensions of the tower or base station must be approved. Such qualifying requests also cannot be subject to a discretionary special permit.

The Town must apply Section 7.5.2 in a manner consistent with the applicable law outlined above. We also urge the Town to consult closely with Town Counsel regarding the appropriate response to applications for collocation in light of these recent amendments.

Note: Pursuant to G.L. c. 40, § 32, neither general nor zoning by-laws take effect unless the Town has first satisfied the posting/publishing requirements of that statute. Once this statutory duty is fulfilled, (1) general by-laws and amendments take effect on the date these posting and publishing requirements are satisfied unless a later effective date is prescribed in the by-law, and (2) zoning by-laws and amendments are deemed to have taken effect from the

date they were approved by the Town Meeting, unless a later effective date is prescribed in the by-law.

Very truly yours,

MAURA HEALEY
ATTORNEY GENERAL

Nicole B. Caprioli

By: Nicole B. Caprioli
Assistant Attorney General
Municipal Law Unit
10 Mechanic Street, Suite 301
Worcester, MA 01608
(508) 792-7600 ext. 4418
nicole.caprioli@state.ma.us

cc: Town Counsel Gregg J. Corbo



MAURA HEALEY
ATTORNEY GENERAL

THE COMMONWEALTH OF MASSACHUSETTS OFFICE OF THE ATTORNEY GENERAL

CENTRAL MASSACHUSETTS DIVISION
10 MECHANIC STREET, SUITE 301
WORCESTER, MA 01608

(508) 792-7600
(508) 795-1991 fax
www.mass.gov/ago

February 10, 2015

Trudy L. Reid, Town Clerk
Town of Lynnfield
55 Summer Street
Lynnfield, MA 01940

RE: Lynnfield Fall Annual Town Meeting of October 20, 2014 - Case # 7408
Warrant Articles # 12, 13 and 14 (Zoning)
Warrant Articles # 16 and 17 (General)

Dear Ms. Reid:

Articles 12, 13, 14, 16 and 17 - We approve Articles 12, 13, 14, 16 and 17 from the October 20, 2014 Lynnfield Fall Annual Town Meeting. Our comments regarding Article 14 are provided below.

Article 14 - Article 14 makes a number of changes to the Town's zoning by-laws pertaining to Radio Telecommunication Facilities (RTF) and Personal Wireless Service Facilities (PWSF) including adding new definitions to Section 2, amending Section 7.4, "Site Plan" to add a new sub-section 7.4A "Additional Requirements for Personal Wireless Service Facilities"; and amending Section 8, "Special Permits" to add a new sub-section 8.7, "Siting of Radio Telecommunications Facilities."

I. Applicable Law

The federal Telecommunications Act of 1996, 47 U.S.C. § 332 (7) preserves state and municipal zoning authority to regulate personal wireless service facilities, subject to the following limitations:

1. Zoning regulations "shall not unreasonably discriminate among providers of functionally equivalent services." 47 U.S.C. §332(7) (B) (i) (I)
2. Zoning regulations "shall not prohibit or have the effect of prohibiting the provisions of personal wireless services." 47 U.S.C. § 332 (7) (B) (i) (II).
3. The Zoning Authority "shall act on any request for authorization to place, construct, or modify personal wireless service facilities within a reasonable period of time." 47 U.S.C. § 332 (7) (B) (ii).

4. Any decision “to deny a request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record.” 47 U.S.C. § 332 (7) (B) (iii).
5. “No state or local government or instrumentality thereof may regulate the placement, construction and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the [Federal Communications] Commission’s regulations concerning emissions.” 47 U.S.C. § 332(7) (B) (iv).

Federal courts have construed the limitations listed under 47 U.S.C. § 332(7) as follows. First, even a facially neutral by-law may have the effect of prohibiting the provision of wireless coverage if its application suggests that no service provider is likely to obtain approval. “If the criteria or their administration effectively preclude towers no matter what the carrier does, they may amount to a ban ‘in effect’....” Town of Amherst, N.H. v. Omnipoint Communications Enters, Inc., 173 F.3d 9, 14 (1st Cir. 1999).

Second, local zoning decisions and by-laws that prevent the closing of significant gaps in wireless coverage have been found to effectively prohibit the provision of personal wireless services in violation of 47 U.S.C. § 332(7). See, e.g., Nat’l Tower, LLC v. Plainville Zoning Bd. of Appeals, 297 F.3d 14, 20 (1st Cir. 2002) (“local zoning decisions and ordinances that prevent the closing of significant gaps in the availability of wireless services violate the statute”); Omnipoint Communications MB Operations, LLC v. Town of Lincoln, 107 F. Supp. 2d 108, 117 (D. Mass. 2000) (by-law resulting in significant gaps in coverage within town had effect of prohibiting wireless services).

Third, whether the denial of a permit has the effect of prohibiting the provision of personal wireless services depends in part upon the availability of reasonable alternatives. See 360 Degrees Communications Co. v. Bd. of Supervisors, 211 F.3d 79, 85 (4th Cir. 2000). Zoning regulations must allow cellular towers to exist somewhere. Towns may not effectively ban towers throughout the municipality, even under the application of objective criteria. See Virginia Metronet, Inc. v. Bd. of Supervisors, 984 F. Supp. 966, 971 (E.D. Va. 1998).

State law also establishes certain limitations on a municipality’s authority to regulate wireless communications facilities and service providers. Under General Laws Chapter 40A, Section 3, wireless service providers may apply to the Department of Telecommunications and Cable for an exemption from local zoning requirements. If a telecommunication provider does not apply for or is not granted an exemption under c. 40A, § 3, it remains subject to local zoning requirements pertaining to cellular towers. See Building Comm’r of Franklin v. Dispatch Communications of New England, Inc., 48 Mass. App. Ct. 709, 722 (2000). Also, G.L. c. 40J, § 6B, charges the Massachusetts Broadband Institute with the task of promoting broadband access throughout the state. Municipal regulation of broadband service providers must not frustrate the achievement of this statewide policy.

In addition, Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012 requires that “[A] state or local government *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.” (emphasis added). The Act defines “eligible facilities request” as any request for modification of an existing wireless tower or base station that involves: 1) collocation of new transmission equipment; 2) removal of transmission equipment; or 3) replacement of transmission equipment. The Act applies “[n]otwithstanding section 704 of the Telecommunications Act of 1996.” The Act’s requirement that a local government “may not deny, and shall approve, any eligible facilities request” means that a request for modification to an existing facility that does not substantially change the physical dimensions of the tower or base station must be approved. Such qualifying requests also cannot be subject to a discretionary special permit.

The Town must apply Article 14 in a manner consistent with the applicable law outlined above. In particular, Section 8.7.5.1 requires that PWSF may only be erected upon the grant of a special permit. The Town cannot apply this requirement to eligible facilities requests for modification to existing facilities that qualify for required approval under Section 6409 of the Act. We also urge the Town to consult closely with Town Counsel regarding the appropriate response to applications for collocation in light of these recent amendments.

II. Section 8.7, Siting of Radio Telecommunications Facilities

A. Section 8.7.2, Purpose

Section 8.7.2 provides that the purpose of the by-law is to establish general guidelines for the siting of RTFs. Section 8.7.2 (4) establishes one of the by-law’s goals as “[t]o make all RTF locations available for municipal agencies use where feasible.”

It is unclear whether Section 8.7.2 (4) would require the Town’s use of the RTF, and whether such use would be compensated or uncompensated. When applying the by-law, the Town cannot require an applicant to transfer property to the public without fair compensation. “The Fifth Amendment to the United States Constitution, made applicable to the States through the Fourteenth Amendment, provides that private property shall not ‘be taken for public use, without just compensation.’” This protection is “designed to bar Government from forcing some people alone to bear public burdens which, in all fairness and justice, should be borne by the public as a whole.” Giovanella v. Conservation Commission of Ashland, 447 Mass. 720, 724 (2006) (*quoting* Armstrong v. United States, 364 U.S. 40, 49 (1960)). More recently, the court in Collins v. Stow, 79 Mass. App. Ct. 447 (2011) ruled that a town cannot condition subdivision approval on the dedication of open space for public use and actual conveyance of the land to the Town in exchange for waivers. “Although a planning board’s authority under the subdivision control law certainly encompasses, in appropriate circumstances, requiring open space, it does not extend to requiring the transfer of that open space to the public for reasons unrelated to adequate access and safety of the subdivision without providing just compensation.” *Id.* at 453. We suggest that the Town consult with Town Counsel regarding the proper application of Section 8.7.2 (4).

B. Section 8.7.5.4, General

Section 8.7.5.4.1 provides in relevant part that:

An undertaking shall be required, secured by a BOND appropriate in form and amount for removal of the PWSF within 6 months of cessation of operation of said facility or such other activity which may be appropriate to prevent the structures from becoming a nuisance or aesthetic blights.

The Town must apply any bond proceeds in a manner consistent with state law. Bond proceeds do not become Town funds unless and until the applicant defaults on the obligation under the by-law. Moreover, if the Town must use the bond to pay for removal of a PWSF or for other activity to prevent nuisance or blight, an appropriation is required before expenditure is made to do the work. General Laws Chapter 44, Section 53, provides that “[a]ll moneys received by a city, town or district officer or department, except as otherwise provided by special acts and except fees provided for by statute, shall be paid by such officers or department upon their receipt into the city, town or district treasury.” Under Section 53 all moneys received by the Town become a part of the general fund, unless the Legislature has expressly made other provisions that are applicable to such receipt. In the absence of any general or special law to the contrary, performance security funds of the sort contemplated here must be deposited with the Town Treasurer and made part of the Town’s general fund, pursuant to G.L. c. 44, § 53. The Town must then appropriate the money for the specific purpose of completing the work required for removal and/or other activities. The Town should consult with Town Counsel regarding the proper application of Section 8.7.5.4.

C. Section 8.7.5.5, Application Procedures

Section 8.7.5.5 pertaining to the Special Permit application provides in relevant part, that:

The Application Phase of the process begins with the receipt by the SPGA of a complete application including all materials required by the Zoning Bylaw and any applicable regulations.

Within 30 days of receipt, the SPGA or its designee shall review the application for consistency and completeness with respect to the Application Requirements in the bylaw and any applicable regulations and shall notify the Applicant in writing of any deficiency in the completeness of the application.

The SPGA shall take regulatory notice of the Federal Communications Commission (FCC) presumption that the final action of the SPGA on a new Antenna Tower should take no more than 150 days from the date of receipt of the completed application, and that final action on a Collocation or Site Sharing application should take no more than 90 days from the date of receipt of the completed application except upon written

extension of these timelines by mutual agreement between the SPGA and the Applicant.

Section 8.7.5.5 must be applied in a manner consistent with the time limits established in G.L. c. 40A, § 9. General Laws Chapter 40A, Section 9, requires that the special permit granting authority “shall hold a public hearing for which notice has been given as provided in section eleven, on any application for a special permit within sixty-five days from the date of filing of such application. . . . The decision of the special permit granting authority shall be made within ninety days following the date of such public hearing. . . . Failure by the special permit granting authority to take final action within . . . ninety days . . . shall be deemed to be a grant of the special permit.” (emphasis added).

Pursuant to G.L. c. 40A, § 9, the filing of a special permit application “starts the clock” on the time period within which the special permitting authority must act. Section 8.7.5.5 cannot be applied in a manner that “starts the clock” only when a *completed* application is filed. The Town must apply Section 8.7.5.5 consistent with G.L. c. 40A, § 9. See Massachusetts Broken Stone Co. v. Town of Weston, 430 Mass. 637, 642 (2000). The Town should consult with Town Counsel regarding the proper application of Section 8.7.5.5.

Note: Pursuant to G.L. c. 40, § 32, neither general nor zoning by-laws take effect unless the Town has first satisfied the posting/publishing requirements of that statute. Once this statutory duty is fulfilled, (1) general by-laws and amendments take effect on the date these posting and publishing requirements are satisfied unless a later effective date is prescribed in the by-law, and (2) zoning by-laws and amendments are deemed to have taken effect from the date they were approved by the Town Meeting, unless a later effective date is prescribed in the by-law.

Very truly yours,

MAURA HEALEY
ATTORNEY GENERAL

Nicole B. Caprioli

By: Nicole B. Caprioli
Assistant Attorney General
Municipal Law Unit
10 Mechanic Street, Suite 301
Worcester, MA 01608
(508) 792-7600 ext. 4418
nicole.caprioli@state.ma.us

cc: Town Counsel Thomas Mullen

CITY OF CAMBRIDGE, MASSACHUSETTS
P L A N N I N G B O A R D
CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE

January 27, 2016

To: The Board of Zoning Appeal

From: The Planning Board

RE: BZA #9059- 2016, 1815 Massachusetts Avenue

The Planning Board reviewed the Special Permit application for the communication antenna at Lesley University and finds that the proposals are no worse than the current installations. The Planning Board does suggest that the antennas be located in such a way as to not break the roof line when viewed from the street, and that they be painted to match the facades. For example to match either the red brick or the gray stone band around the top of the tower.

INFINIGY®

FROM ZERO TO INFINIGY

the solutions are endless

1033 WATERVLIET SHAKER RD, ALBANY, NY 12205

December 14, 2017

Edward A. Weissman, Esq.

Project Manager

Smartlink

(m) 917.528.1857

RE: AT&T LTE 4C/5C/6C/7C Mount Analysis

AT&T FA Number:	10072079
AT&T Site Name:	CAMBRIDGE MASS. AVE (MA0188)
PACE #:	MRCTB025599; MRCTB025582; MRCTB025523; MRCTB025481
PTN #:	2101A0DAZE; 2101A0DAY4; 2101A0DAWV; 2101A0DB75
Cell Site ID:	MAL02243
Site Address:	1815 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02140
Building Code:	2015 / 2017 Massachusetts State Building Code, 9 th Ed.
Design Standard:	ANSI/TIA-222-G
Result:	Pass
Usage:	16.9%
Note:	--

Dear Mr. Weissman:

At your request, Infinigy Engineering, PLLC has reviewed the existing AT&T tower mounted equipment supports at the above referenced site for adequacy to support the existing and proposed loads for the referenced project. This evaluation is based on a review of the information from the Photos (dated 09/20/17), Construction Drawings (dated 12/01/17) provided by Infinigy Engineering, and the RFDS (dated 04/23/17) provided by AT&T.

This evaluation assumes that all structural members are in good condition, have not been altered from the manufacturer's original design, and have been installed per the manufacturer's requirements. Prior to installation of any new appurtenances, the contractor shall inspect the condition of all relevant members and connections and shall tighten all connections. The contractor is responsible for the means and methods of construction and shall notify Infinigy Engineering, PLLC immediately if any field conditions differ from those listed above.

Should there be any questions, please do not hesitate to contact us at (518) 690-0790.

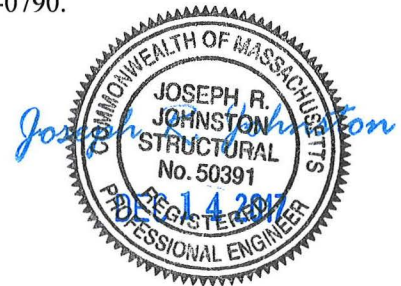
Sincerely,

Joseph R. Johnston, P.E.

VP Structural Engineering/Principal

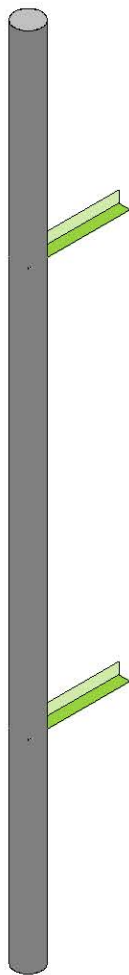
structural@infinigy.com

Massachusetts P.E. License Number: 50391



AZ CA CO FL GA IL MD NC NH NJ NY TX WA

INFINIGY®



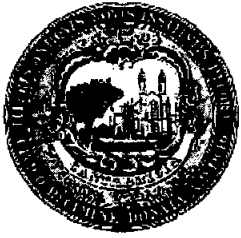
Envelope Only Solution

Infinigy Engineering PLLC	MAL02243	Existing Configuration
EB		Dec 12, 2017 at 8:45 PM
499-009		MAL02243.r3d

Ö^&ÄFÊG€Fï
ìKHFÁE†
Ô@&^åÁÓ^K''''

[illegible]

Ö^&ÁFÊZG€Fï
 ÌKIGÁE
 Ô@&^åÁÓ^K''''



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

2016 FEB -9 PM 3:06
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

CASE NO: BZA-009059-2015

Business C Zone

LOCATION: 1815 Massachusetts Ave
Cambridge, MA

Pool 25269 Page 543

PETITIONER: New Cingular Wireless PCS LLC d/b/a AT&T Mobility C/O Timothy Greene

owner: Lesley College

PETITION: Special Permit: This Application is a Eligible Facilities Request pursuant to Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012, 47 U.S.C 1455; or in the alternative, for a special permit under the Zoning Ordinance as cited above, if and to the extent necessary, all rights reserved. AT&T will be replacing 3 antennas currently installed on site. AT&T will also be adding and upgrading other telecommunications equipment as part of nationwide network upgrades. These upgrades will be within the existing equipment room or out of public view.

VIOLATION :

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

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

DATE OF PUBLIC HEARING: January 28, 2016;

MEMBERS OF THE BOARD:

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

☒
☐
☐
☒

ASSOCIATE MEMBERS:

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

☒
☒
☐
☐
☐
☒
☐



2016 00033762

Bk: 66883 Pg: 233 Doc: DECIS
Page: 1 of 5 03/03/2016 01:46 PM

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-009059-2015
Location: 1815 Massachusetts Avenue
Petitioner: New Cingular Wireless PCS LLC d/b/a AT&T Mobility

On January 28, 2015, Petitioner's attorney Arthur Kreiger appeared before the Board of Zoning Appeal requesting a special permit in order to apply for an Eligible Facilities Request pursuant to Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012, 47 U.S.C 1455 or in the alternative, for a special permit under the Zoning Ordinance, if and to the extent necessary, all rights reserved, where AT&T will be replacing three antennas currently installed on site and adding and upgrading other telecommunications equipment as part of nationwide network upgrades, and where the upgrades will be within the existing equipment room or out of public view. The Petitioner requested relief under Article 4, Sections 4.32.G.1 and 4.40 (Footnote 49) and Article 10, Section 10.40 of the Cambridge Zoning Ordinance ("Ordinance"), and Article 6409 of the Middle Class Tax Relief and Job Creation Act. The Petitioner submitted application materials including information about the project, plans, and photographs.

Mr. Kreiger stated that the proposal was to replace three antennas at the existing telecommunications facility with three similarly sized antennas painted to match the building. He stated that he was making an Eligible Facility Request under Article 6409 of the Middle Class Tax Relief and Job Creation Act. He stated that the request was not a substantial modification to the facility because the height was not increasing, the protrusion was only increasing by inches, there were no additional cabinets, there was no excavation, the antennas would be painted to match the structure and so would not defeat existing concealment elements, and the conditions of the prior special permit would be met. He stated that the proposal also met the requirements of the Special Permit criteria. He stated that the antennas would be lowered in order to comply with a request from the Planning Board.

The Chair asked if anyone wished to be heard on the matter, no one indicated such. The Chair read a letter of support from the Planning Board with the request to lower the antennas.

After discussion, the Chair moved that the Board grant the special permit under the Ordinance to replace three antennas currently installed on site and adding and upgrading other telecommunications equipment as part of nationwide network upgrades, and where the upgrades will be within the existing equipment room or out of public view based on the finding that that the requirements of the Ordinance could not be met without a special permit. The Chair moved 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. The Chair moved that the Board find that the continued operation or development of adjacent uses would not be adversely affected by what was proposed. The Chair moved that the Board find that no nuisance or hazard would be created to the detriment of the health, safety, and/or welfare of the occupant of the structure or the citizens of the City. The Chair moved 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. The Chair moved that the Board find that what was proposed did not substantially change the physical dimensions of the existing wireless tower or base station at such facility within the meaning of Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, also known as the Spectrum Act. The Chair moved that the Board grant the Special Permit under the Ordinance subject to compliance with the following conditions:

1. that the work proceed in accordance with the plans submitted by the petitioner, as initialed by the Chair,
2. that upon completion of the work, the physical appearance and impact of the proposed work be consistent with the photo simulations submitted by the petitioner as initialed by the Chair, except that the antennas be lowered so as to not break the roof line when viewed from the street,
3. that the petitioner shall at all times maintain the proposed work so that its physical appearance and impact remains consistent with the photo simulations previously referred to,
4. that if the petitioner cease to utilize the proposed equipment for a period of six months, it shall be removed promptly and the building be restored to its prior condition and appearance to the extent reasonably practical,
5. that the petitioner continue to comply with, in all respects, the conditions imposed by this Board with regard to the previous Special Permits granted to the petitioner, with regard to this site,
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 wave emissions emanating from all 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 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 regulation, whether with regard to the emission 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 granted tonight shall ipso facto terminate if any of the petitioner's federal licenses are suspended, revoked, or terminated.

- c. that to the extent that the Special Permit has terminated pursuant to the foregoing paragraphs a and b, the petitioner may apply to the Board for a new Special Permit provided that the public notice concerning such application discloses in reasonable detail that the application has been filed because of a termination of a 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 the installation of the equipment, 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 with a geographical area that includes Cambridge stating that:
 - i. he or she has such responsibility and
 - ii. that the equipment being installed pursuant to the Special Permit we are granting tonight 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 radiofrequency radiation under federal law.

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

After the vote, Mr. Kreiger stated that he wanted to register an objection to the condition regarding filing reports, particularly the automatic termination provision.

Mr. Kreiger then asked that the Board make the section 6409 finding as alternative relief due to its not being subject to the same appeals or appeal periods. The Chair stated that the Legal Department took the view that making a 6409 finding as alternative relief was not appropriate.

Mr. Kreiger then offered to write the decision in order to expedite the process, stating that the deadline for a Building Permit was about two weeks away. The Chair declined the offer.

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

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

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


Constantine Alexander, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 2/9/16 by Maria P. Kops, 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: March 3, 2016

Deanna P. Kops

City Clerk.



CAMBRIDGE HISTORICAL COMMISSION

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

Telephone: 617 349 4683 TTY: 617 349 6112

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

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 1815 Massachusetts Avenue

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

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

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

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

CHC staff initials SLB

Date July 16, 2018

Received by Uploaded to Energov
Relationship to project BZA 16956-2018

Date July 16, 2018

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

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

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

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

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

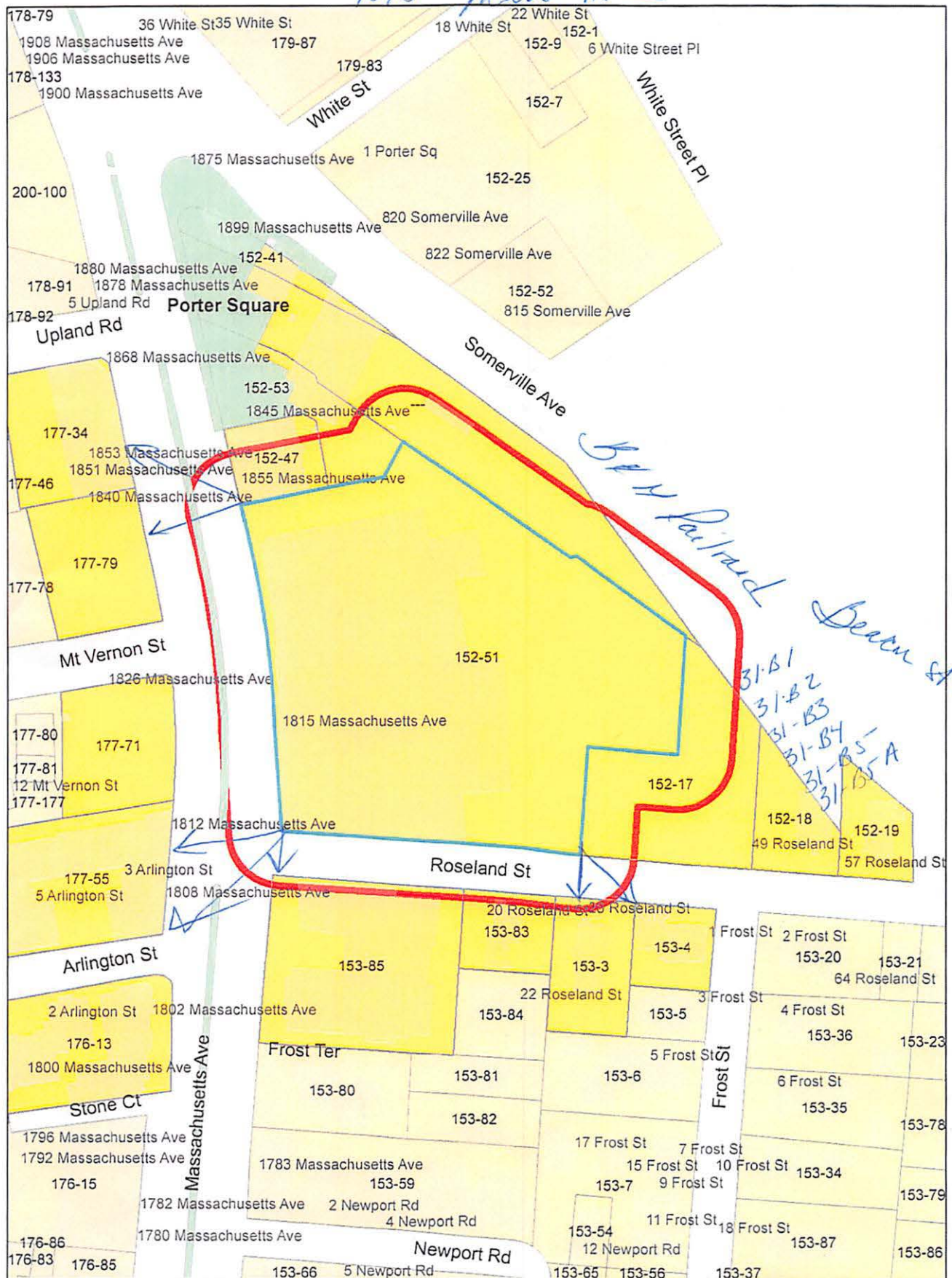
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that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

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

July 2003

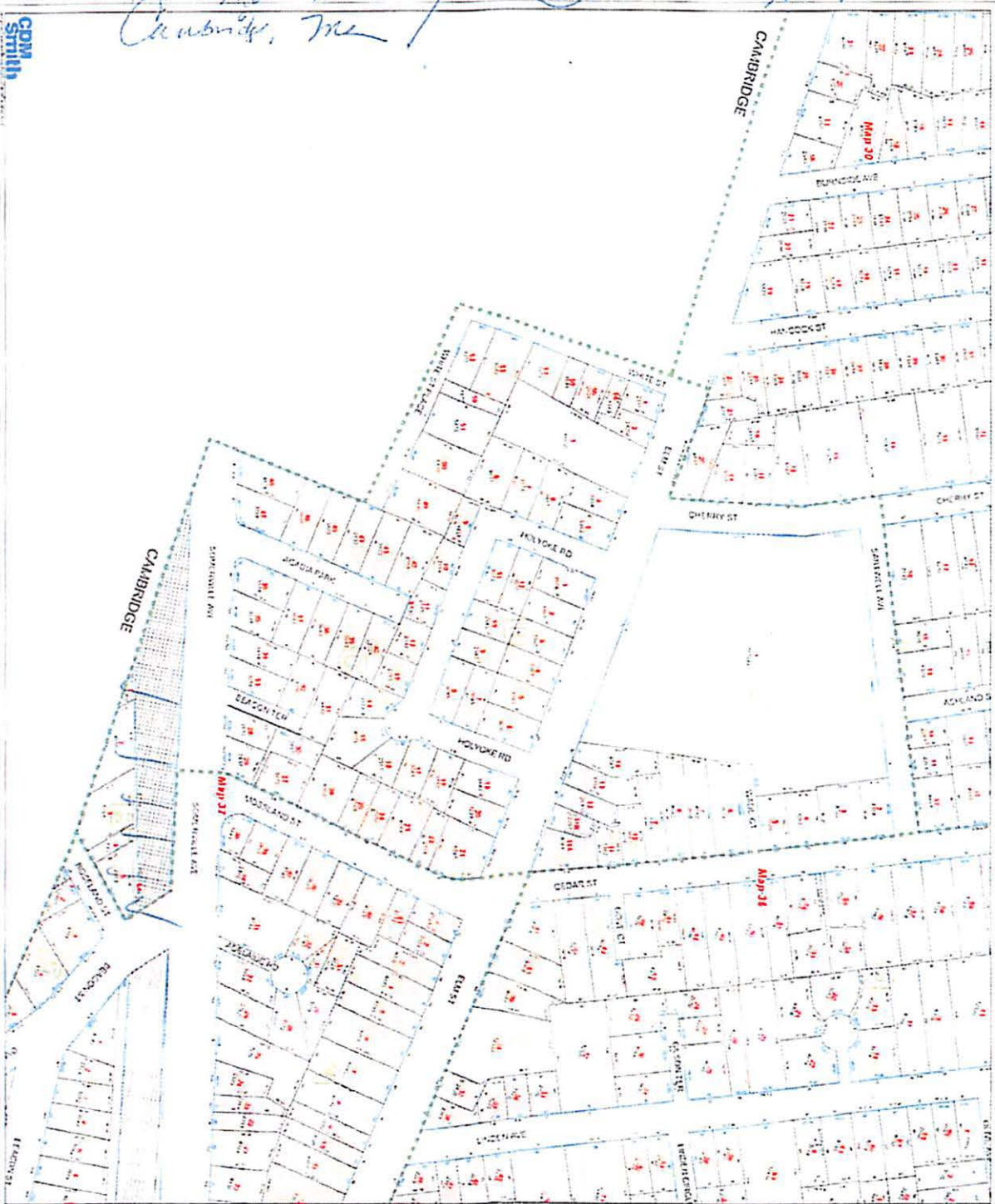
Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>

1815 Mass Ave



1515 Mass Ave / Somerville Map
Cambridge, MA

GM
Smith

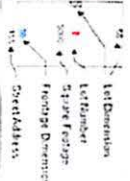


City of
Somerville
Massachusetts



Assessors Map

- Property Boundary
- Lot Boundary
- Former ROW Boundary
- Assessor's Map
- Water Body
- Highway
- Intersecting



Scale
1" = 427'
July 1, 2012

This map is for informational purposes only and does not constitute a legal document. It is not to be used for legal proceedings or other official purposes. The map is subject to change without notice.



31

152-17-18-51 / 177-71-79/31-B1&B2
LESLEY COLLEGE
29 EVERETT ST
CAMBRIDGE, MA 02138

177-55
MCDONAGH, JOHN P
5 ARLINGTON ST.
CAMBRIDGE, MA 02140

SMARTLINK, LLC
C/O RYAN LYNCH, AGENT FOR AT&T
85 RANGEWAY RD. BLDG 3, Suite 102
NORTH BILLERICA, MA 01862

152-47
MAYER, EDWARD A. & LOUISE M. MAYER
140 TREBLE COVE RD
BILLERICA, MA 01821

152-19
RICCI, DOMENICK & JOSEPHINE RICCI
C/O MAREK JITKA
57 ROSELAND STREET #3
SOMERVILLE, MA 02143

153-85
LESLEY UNIVERSITY
39 EVERETT ST.
CAMBRIDGE, MA 02138

153-3-4
FARRINGTON REALTY LLC,
28 ROSELAND ST., #1
CAMBRIDGE, MA 02140

177-55
1812 MASSACHUSETTS AVENUE LLC,
C/O W.T. PHELAN INS. AGENCY
63 TRAPELO ROAD
BELMONT, MA 02478

153-83
FARRINGTON, SARAH M., SAMUEL F. &
JOHN L. FARRINGTON
28 ROSELAND ST., #1
CAMBRIDGE, MA 02140

176-13
CROWLEY, STEPHEN A.
2 ARLINGTON ST., UNIT #1
CAMBRIDGE, MA 02139

176-13
COLLINS, MARGARET R.
2-6 ARLINGTON ST., #2
CAMBRIDGE, MA 02140

176-13
SPILKER, HAROLD D. III &
KIRSTEN OLSON SPILKER
11 CAMPBELL PARK
SOMERVILLE, MA 02144

176-13
WFB FUTURAMA RENTALS LLC.
C/O RESOURCE CAPITAL GROUP
17 IVALOO ST
SOMERVILLE, MA 02143

176-13
LIU, HUI & KE SHEN
4 ARLINGTON ST. UNIT#1
CAMBRIDGE, MA 02140

176-13
THEALL, STEPHEN J. JR.
4 ARLINGTON ST., UNIT #2
CAMBRIDGE, MA 02140

177-55
OXFORD COURTS REALTY INC.
ARLINGTON STREET REAL ESTATE TRUST
C/O THAYER & ASSOCIATES
1812 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

177-55
MORSE, PHILIP
TRUSTEE OF PHILIP MORSE TRUST
7 ARLINGTON ST. UNIT# 7/57
CAMBRIDGE, MA 02140

177-55
STONEWELL, CAROLYN & BRIAN STONEWELL
7 ARLINGTON ST #56
CAMBRIDGE, MA 02140

176-13
SMITH, JULIA
4 ARLINGTON ST., UNIT #6
CAMBRIDGE, MA 02139

176-13
BERKELEY, JEROME
4 ARLINGTON ST. UNIT#4/7
CAMBRIDGE, MA 02139

176-13
CROWLEY, JR. , STEPHEN ANTHONY &
ANGELA MARIE BISANTI
2610 MARINE AVE., SW, UNIT A
SEATTLE, WA 98116

177-55
CHAN, SZE HAM
7 ARLINGTON ST. UNIT#54
CAMBRIDGE, MA 02140

176-13
WEJKSNORA, RUTH & LILA GARROTT
C/O D'AMBROSIO, OLIVIA
2-6 ARLINGTON ST 6/1
CAMBRIDGE, MA 02140

176-13
LIGRESTI, LEONARDO & SILVA SPRINGOLO
VIA MILAZZO 7,
35139 PADOVA, _ _

176-13
PALMER, DOUGLAS J.,
C/O OXFORD STREET REALTY, INC.
1644 MASS AVE
CAMBRIDGE, MA 02138

176-13
SCHILLER, LAUREN E.
5421 S. CORNELL AVE #9
CHICAGO, IL 60615

176-13
NEELY, CLAIRE G.
2 ARLINGTON ST #11
CAMBRIDGE, MA 02140

176-13
RUHELA, VIJAY & ARUN BHATIA
2 ARLINGTON ST. UNIT#12
CAMBRIDGE, MA 02140

176-13
CHU, ANDREW C.
10849 N STERLING ROAD
CUPERTINO, CA 95014

176-13
CHANG, CHRISTINE Z. & PATRICK C. MCLEAN
2-6 ARLINGTON ST., #2/21
CAMBRIDGE, MA 02140

176-13
KEIFER, SUSAN MARGARET
1216 CONGRESSIONAL LANE
WILMINGTON, NC 28411

176-13
WHITE, ROSEMARY D. & MARY H. WHITE
2 ARLINGTON ST. UNIT#23
CAMBRIDGE, MA 02140

176-13
LEE, HYEJIN
1 EARHART ST #506
CAMBRIDGE, MA 02141

176-13
RABB, INTISAR
2 ARLINGTON ST. UNIT#32
CAMBRIDGE, MA 02140

176-13
BOARDMAN, RICHARD B. & LYNNE A. STANTON
2 ARLINGTON ST. UNIT#33
CAMBRIDGE, MA 02140

176-13
POWELL, MARTHA
4 ARLINGTON ST. UNIT#10
CAMBRIDGE, MA 02139

176-13
HOFFMAN, JANICE, TRUSTEE THE JANICE
HOFFMAN 2016LIV TRUST
64 BETTS RD
BELMONT, MA 02478

177-55
YANG, CHIANHWA
7 ARLINGTON ST #47
CAMBRIDGE, MA 02140

176-13
STUART, SEBASTIAN & STEPHEN D. MCCAULEY
4 ARLINGTON ST #21
CAMBRIDGE, MA 02140

176-13
LANDERS, DEBORAH D.
4 ARLINGTON ST., UNIT #22
CAMBRIDGE, MA 02140

176-13
CANNAVA, CHRISTINE M.
4 ARLINGTON ST #31
CAMBRIDGE, MA 02140

176-13
BROOKS, JAMES E.
364 SPRING ST
PORTLAND, ME 04102

176-13
PODBELSKI, JANA J.
334 PROVIDENCE RD
SO. GRAFTON, MA 01560

176-13
DALTON, KATHY L.
6 ARLINGTON ST #12
CAMBRIDGE, MA 02140

176-13
POPE, WILLARD R. & SYLVIA C. POPE
6 ARLINGTON ST., #21
CAMBRIDGE, MA 02140

176-13
BOWDEN, SHAREN K.
C/O R C G
17 IVALOO ST, STE 100
SOMERVILLE, MA 02143

176-13
FREIDBERG, SUSANNE
6 ARLINGTON ST., UNIT #6/31
CAMBRIDGE, MA 02140

176-13
HU, CHIA-LING & CINDY HU
6 ARLINGTON ST., #32
CAMBRIDGE, MA 02140

176-13
JI, XIAOAN & ZHAODIAN JI
4 ARLINGTONST. UNIT#11A
CAMBRIDGE, MA 02140

176-13
BROMBERGER, SYLVAIN &
NANCY L. BROMBERGE
4 ARLINGTON ST., UNIT #12A
CAMBRIDGE, MA 02140

176-13
PARUCHURI, SRINIVAS S.K. & S.R.A. PARUCHURI
1060 OAKTREE LN
BLOOMFIELD HILLS, MI 48304

177-55
VU, LIM DINH & NG A HONG LY
7 ARLINGTON ST. UNIT#45
CAMBRIDGE, MA 02140

176-13
SIMONS, REBECCA L.
1800 MASS AVE, #3
CAMBRIDGE, MA 02140

176-13
TSERLIN, ELINA
1800 MASS AVE. UNIT#4
CAMBRIDGE, MA 02140

176-13
LIN, ALEXANDER & CHUN PI LIN HUANG
1800 MASSACHUSETTS AVE.
UNIT 800/5
CAMBRIDGE, MA 02140

176-13
DANBERG, SEYMOUR A.
TR. DANBERG CAMBRIDGE REALTY TRUST
P.O. BOX 425091
CAMBRIDGE, MA 02140

176-13
PARUCHURI, ANJUAN EYULU
1060 OAKTREE LN
BLOOMFIELD HILLS, MI 48304

176-13
AZABU, LLC
1-3-15 MINAMI
AZABU, MINATOKI, _ _

176-13
GOODCHILD, ANDREW, KAYOKO TAZAWA &
CITY OF CAMBRIDGE TAX TITLE
1800 MASSACHUSETTS AVE., UNIT 800/9
CAMBRIDGE, MA 02139

176-13
S.R.A. PARUCHURI
1060 OAKTREE LN
BLOOMFIELD HILLS, MI 48304

176-13
CHAO, HUNG-HSING
1800 MASSACHUSETTS AVE., #11
CAMBRIDGE, MA 02140

176-13
BOWDEN, KRISTEN M.
C/O ALEX STEINBERGH & R. STANLEY BOWDEN
17 IVALOO ST., SUITE#100
SOMERVILLE, MA 02143

176-13
HARRIS, RICHARD A. & PATRICIA HARRIS
1800 MASS AVE. UNIT#14
CAMBRIDGE, MA 02140

176-13
LIFSEY, ANGELA
1800 MASS AVENUE, UNIT 80021
CAMBRIDGE, MA 02140

176-13
BOWDEN, MELISSA L.
C/O RCG
17 IVALOO ST., SUITE #100
SOMERVILLE, MA 02143

176-13
GRAZIOSI, ANDREA
VIA ISOLA MADRE 3
00141
ROMA, - --

176-13
SHIUE, REN-JYE & CHIH-WEI CHANG
1800 MASSACHUSETTS AVE., #80031
CAMBRIDGE, MA 02140

176-13
MARGULIS T. N.
C/O RCG LLC,
17 IVALOO ST., SUITE#100
SOMERVILLE, MA 02143

176-13
HUANG, CHUN PI LIN
1800 MASS AVE. UNIT#33
CAMBRIDGE, MA 02140

176-13
PERDIKOLOGOS, CONSTANTINA &
FOTINI PERDIKOLOGOS
1802 MASS AVE., #11
CAMBRIDGE, MA 02139

176-13
LIU, HONG,
TR. 1802 MASS AVE REALTY TRUST
1673 CAMBRIDGE ST.
CAMBRIDGE, MA 02138

177-55
LU, JIANJUN & YANKANG JIANG
51 AMBERWOOD DR.
WINCHESTER, MA 01890

177-55
EKSTROM, GORAN A.
7 ARLINGTON ST #52
CAMBRIDGE, MA 02140

176-13
WEISS, JUDITH
21 ORCHARD ST., #2
CAMBRIDGE, MA 02140

177-55
GILES, RICHARD H. & SUZANNE E. LAKE,
TRS OF ARLINGTON OXFORD REALTY TRUST
36 SPRING RD
CONCORD, MA 01742

177-34
1868 MASS AVE LLC
109 SCHOOL ST
WATERTOWN, MA 02472

177-55
JALAL, AYESHA
92 ORCHARD ST.
SOMERVILLE, MA 02144

177-55
UCHIDA, YOKO
4348 WAIALAE AVE
923
HONOLULU, HI 96816

177-55
KNOLL, VANESSA
3 ARLINGTON ST., #3/3
CAMBRIDGE, MA 02140

177-55
CARTAGINE, CARLOS
3 ARLINGTON ST. UNIT#3/4
CAMBRIDGE, MA 02139

177-55
SORRENTINO, MARIE SANDY
SORRENTINO REAL ESTATE LLC
262 COLLAMER RD
HILTON, NY 14468

177-55
WU, FEI
3 ARLINGTON ST., #3/6
CAMBRIDGE, MA 02140

177-55
ABID, ZEHRA & CITY OF CAMBRIDGE TAX TITLE
1-7 ARLINGTON ST., UNIT #3/7
CAMBRIDGE, MA 02140

177-55
FERNANDEZ, MERCEDES
3333 NE 34TH ST #1505
FT. LAUDERDALE, FL 33308

177-55
BHADURI, SHAHANA
5 ARLINGTON ST. APT 1
CAMBRIDGE, MA 02140

177-55
SHAO, MIN & YING CHEN
C/O PHILIP TSENG
63 WHEELLOCK ROAD
WALTHAM, MA 02453

177-55
SCOTT, LAURIE A.
5 ARLINGTON ST #3
CAMBRIDGE, MA 02140

177-55
PLAYFAIR, SUSAN R.
249 JERUSALEM RD.
COHASSET, MA 02025

177-55
DURSO, JAMES E & ELIZABETH L. FOSNIGHT
C/O OXFORD STREET REALTY
1644 MASS AVE
CAMBRIDGE, MA 02138

177-55
LOCSIN, JEAN LOUIS.
5 ARLINGTON ST. UNIT#22
CAMBRIDGE, MA 02140

177-55
FILENE, JACOB F.
5500 SOUTH KRAMERIA STREET
GREENWOOD VILLAGE, CO 80111

177-55
JAMES, WILLIAM D. & NANCY B. JAMES
7 ARLINGTON ST #2
CAMBRIDGE, MA 02140

177-55
HYRA, BARBARA K.
7 ARLINGTON ST #46
CAMBRIDGE, MA 02140

177-55
MYERS, ALAN G.
7 ARLINGTON ST #4
CAMBRIDGE, MA 02140

177-55
ORFALI, MERCEDES
3333 NE 34TH ST #1505
FT. LAUDERDALE, FL 33308

177-55
MARENTES LUIS A. & NEGAR TARADJI
31 WILLOW ST
CONCORD, MA 01742

177-55
ASHLEY, GISELA
7 ARLINGTON ST #7
CAMBRIDGE, MA 02140

177-55
TERWILLIGER, CYNTHIA J.
7 ARLINGTON ST #8
CAMBRIDGE, MA 02140

177-55
TOBIN, SUSANNAH BARTON
3 ARLINGTON ST. UNIT# 21
CAMBRIDGE, MA 02140

177-55
DONG, HUI,
TRUSTEE THE ARLINGTON PORTER TRUST
PO BOX 456
WINCHESTER, MA 01890

177-55
LU, CHENCHEN & QIHAN LIU
3 ARLINGTON ST., #23
CAMBRIDGE, MA 02140

177-55
HUGHES, ELISABETH
3 ARLINGTON ST., UNIT #24
CAMBRIDGE, MA 02140

177-55
THORNE, NELL
3 ARLINGTON ST., UNIT #3/25
CAMBRIDGE, MA 02140

177-55
ROVINELLI, H. PAUL
3 ARLINGTON ST. UNIT#26
CAMBRIDGE, MA 02140

177-55
LAW, MICHAEL
3 ARLINGTON STREET UNIT #3-27
CAMBRIDGE, MA 02140

177-55
FU, BING & JING WANG
3 ARLINGTON ST., #3/31
CAMBRIDGE, MA 02140

177-55
LOI, SALLY
3 ARLINGTON ST. UNIT#32
CAMBRIDGE, MA 02140

177-55
ARTHUR, DAVID T. & NOOREEN T. RUBIN
3 ARLINGTON ST., #33
CAMBRIDGE, MA 02140

177-55
ALTMAN, ALISON, & SUSAN ALTMAN,
TRS THE ALISON ALTMAN LIV TRUST
C/O SUSAN ALTMAN
7905 PALO DURO AVE NE
ALBUQUERQUE, NM 87110

177-55
SAVAGE, ELIZABETH B.
3 ARLINGTON ST., #3/35
CAMBRIDGE, MA 02140

177-55
JI, XIAOAN & ZHAODIAN JI
4 ARLINGTON ST., #11A
CAMBRIDGE, MA 02139

177-55
CARDELLICHIO, PETER A
7 ARLINGTON ST #44
CAMBRIDGE, MA 02140

177-55
GOPINATH, DINESH
3 ARLINGTON STREET #3/41
CAMBRIDGE, MA 02140

177-55
HUANG, IRENE C. & ANDREW WANG
166 WOODCLIFF ROAD
NEWTON, MA 02161

177-55
SUTHERLAND, LUCY R. TR. THE SUTHERLAND
ARLINGTON STREET REALTY TRUST
3 ARLINGTON ST., UNIT #43
CAMBRIDGE, MA 02140

177-55
BRAV, JULIA, PETER BRAV & JANET BRAV
3 ARLINGTON ST., UNIT #3/44
CAMBRIDGE, MA 02140

177-55
PAOLINI, ELENA L.
3 ARLINGTON ST. UNIT#45
CAMBRIDGE, MA 02140

177-55
CHANG, NANCY T.
TRUSTEE OF NANCY T. CHANG REVOCABLE TR.
REVOCABLE TRUST
1644 MASS AVE
CAMBRIDGE, MA 02138

177-55
ORFALI, MERCEDES
3333 NE 34TH ST #1505
FT. LAUDERDALE, FL 33308

177-55
HOFMANN, ANDREAS G., TRUSTEE OF THE
ROSEMARIE HOFMANN IRREVOCABLE TRS
3 ARLINGTON ST., UNIT 3/51
CAMBRIDGE, MA 02140

177-55
THAYER DOUGLAS G. &
DONALD THAYER ARLINGTON ST REAL ESTATE TRUST
C/O THAYER & ASSOCIATES
1812 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

177-55
MCNULTY, JAMES P.
3 ARLINGTON ST #55
CAMBRIDGE, MA 02140

177-55
BENNETT, MONICA M. & MICHAEL F. BENNETT
TRUSTEE OF M.M.B. LIVING TRUST
5 ARLINGTON ST. UNITS/21
CAMBRIDGE, MA 02140

177-55
SOLOMON, LESLIE J.
5 ARLINGTON ST UNIT #24
CAMBRIDGE, MA 02140

177-55
MOORES, MARJORIE J.
5 ARLINGTON ST #31
CAMBRIDGE, MA 02140

177-55
BANKLER, BETH A.
5 ARLINGTON ST #34
CAMBRIDGE, MA 02140

177-55
BUFFUM, TIMOTHY A.
5 ARLINGTON ST. UNIT#41
CAMBRIDGE, MA 02140

177-55
RUBINSKY, MELISSA B.
5 ARLINGTON ST #44
CAMBRIDGE, MA 02140

177-55
FANTASIA, MEREDITH
5 ARLINGTON ST., #5/51
CAMBRIDGE, MA 02140

177-55
LICUANAN, FRANCISCO & VICTORIA LICUANAN
5 ARLINGTON ST., UNIT #54
CAMBRIDGE, MA 02140

177-55
SIMMONS, ALFRED M.
3 ARLINGTON ST., UNIT #3
CAMBRIDGE, MA 02140

177-55
DAHER, SALEH JR. & JONE ABOITIZ DAHER
3 ARLINGTON ST., UNIT #57
CAMBRIDGE, MA 02140

177-55
YU, KONGJIAN
5 ARLINGTON ST. UNIT#22
CAMBRIDGE, MA 02140

177-55
PETERS, ANNE C.,
TRUSTEE THE ANNE C. PETERS TRUST
5 ARLINGTON ST., #5/25
CAMBRIDGE, MA 02140

177-55
THAYER, JR., DONALD F. & DOUGLAS G. THAYER,
TRS OF THE D-M REALTY TRUST
P.O. BOX 196400
CAMBRIDGE, MA 02140

177-55
SCORDATO, CHRISTINE A.
5 ARLINGTON ST. UNIT#5/35
CAMBRIDGE, MA 02141

177-55
MATTHEWS, DAVID LEE & TERRI HUME OLIVER
5 ARLINGTON ST. UNIT#42
CAMBRIDGE, MA 02140

177-55
FLANNERY, SUSAN M. & STEPHEN A. COREN
5 ARLINGTON ST #45
CAMBRIDGE, MA 02140

177-55
JAMES, DAVID L. & SHEILA F. JAMES
TRS. OF THE JAMES ADVANTAGE TRUST
229 BRANNAN ST., APT#4J
SAN FRANCISCO, CA 94107

177-55
LENIHAN, WINIFRED
5 ARLINGTON ST #55
CAMBRIDGE, MA 02140

177-55
MURPHY, KATHLEEN M.,
TRUSTEE THE MOLLY SOLOMON TRUST
P.O. BOX 427
MARBLEHEAD, MA 01945

177-55
ROBERTS, KAY GEORGE
7 ARLINGTON ST #43
CAMBRIDGE, MA 02140

177-55
COLLINS, JOHN A. C/O ANDY ZWICK
350 WEST 42ND ST #37C
NEW YORK, NY 10036

177-55
BISHKO, ADRIANE
5 ARLINGTON ST. UNIT#5/26
CAMBRIDGE, MA 02140

177-55
GILES, RICHARD H. AND SUZANNE E. LAKE,
TRS OF ARLINGTON OXFORD REALTY TRUST
36 SPRING ST
CONCORD, MA 01742

177-55
BORINS, LAWRENCE A.
5 ARLINGTON ST #36
CAMBRIDGE, MA 02140

177-55
COLLINS, HALSEY B
150 LINCOLN ST., UNIT #4A
BOSTON, MA 02111

177-55
HAYES, KATHLEEN M.
5 ARLINGTON ST #46
CAMBRIDGE, MA 02140

177-55
FOGEL, TERRI D.
1587 ROSEWOOD AVE
LAKEWOOD, OH 44107

177-55
LICUANAN, ANA
5 ARLINGTON ST., #5/56
CAMBRIDGE, MA 02140

177-55
JOYCE, MARYBETH M.
5 ARLINGTON ST #B1
CAMBRIDGE, MA 02140

177-55
DUONG, LOC
7 ARLINGTON ST., UNIT #7/21
CAMBRIDGE, MA 02140

177-55
BRAND, SUSAN F.
7 ARLINGTON ST #22
CAMBRIDGE, MA 02140

177-55
BRAND, SUSAN F.
7 ARLINGTON ST #23
CAMBRIDGE, MA 02140

177-55
BANG, YOONSHIN
7 ARLINGTON ST. UNIT#24
CAMBRIDGE, MA 02138

177-55
KNAPP, MARY M
9 SHEFFIELD WAY
WESTBOROUGH, MA 01581

177-55
MILBOUER, LANCE E.
7 ARLINGTON ST #26
CAMBRIDGE, MA 02140

177-55
KIMBALL, WILLIAM S.
7 ARLINGTON ST #27
CAMBRIDGE, MA 02140

177-55
KINDER, PETER D.
P.O. BOX 400167
CAMBRIDGE, MA 02140

177-55
ROBERTS, KAY G.
7 ARLINGTON ST #42
CAMBRIDGE, MA 02140

177-55
THUMM, ANGELIKA
REINSBURG STR 129
70197 STUTTGART, _

177-55
MCNULTY JAMES P. & SIRI C. STEINLE
210 GARDEN ST
CAMBRIDGE, MA 02138

177-55
THAYER, MARJORIE E. & DOUGLAS G. THAYER,
TRS OF THE M-D REALTY TRUST
P.O. BOX 196400
CAMBRIDGE, MA 02140

177-55
OLBERT, STANISLAW & NORMA L. OLBERT TRUSTEE
STANISLAW & NORMA L. OLBERT TR.
7 ARLINGTON ST., UNIT #36
CAMBRIDGE, MA 02140

177-55
PALMER, ALBERT S.
7 ARLINGTON ST #37
CAMBRIDGE, MA 02140

31/B3 & B4
MAREK JITKA
57 ROSELAND ST. #3
SOMERVILLE, MA 02143

31/B/5-1
ANTHONY DANGERFIELD
5 JOHNSON RD.
MEDFORD, MA 02155

31/B/5/10
JOHN & JENNIFER GOTTLIEB
401 WASHINGTON ST
SOMERVILLE, MA 02143

31/B/5/3
JEFFREY BROWN
TR. SPRING MOUNTAIN REATLY TR,
691 MASS AVENUE – SUITE #3
ARLINGTON, MA 02476

31/B/5/2
TRINCA LLC
30 NEWBERNE ST. #1
SOMERVILLE, MA 02144

31/B/5/4
JAMES M. IGOE, III
40 SKEHAN STREET
SOMERVILLE, MA 02143

31/B/5/5 & 6
EMILY H. BAILEY
105 LEXINGTON STREET
CAMBRIDGE, MA 02138

31/B/5/7 & 8
THEODORE P. WASIX, MD
TRACEY A. DECHERT, MD
20 ALBION PL.
CHARLESTOWN, MA 02139

31/B/5/9
LANGOSY ZOE
TR. TN TRUST
20 CHILTON STREET #3
CAMBRIDGE, MA 02138

MBTA
C/O MARK DOYLE, R E DIRECTOR
10 PARK PLAZA, SUITE 5720
BOSTON, MA 02116

ROSELAND ST

Location ROSELAND ST

Mblu 31/ B/ 1/752

Acct# 19611020

Owner LESLEY COLLEGE

Assessment \$158,600

PID 328

Building Count 1

Current Value

Valuation Year	Assessment		Land	Total
	Improvements			
2017	\$1,500		\$157,100	\$158,600

Owner of Record

Owner LESLEY COLLEGE
 Co-Owner
 Address 29 EVERETT ST
 CAMBRIDGE, MA 02138

Sale Price \$1
 Certificate
 Book & Page 25269/ 543
 Sale Date 04/05/1995
 Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LESLEY COLLEGE	\$1		25269/ 543	1F	04/05/1995
LESLEY REALTY CORP	\$10		24763/ 155	1F	08/05/1994
C D I A INC TRUSTEE	\$0				

Building Information

Building 1 : Section 1

Year Built:
 Living Area: 0
 Replacement Cost: \$0
 Building Percent
 Good:
 Replacement Cost
 Less Depreciation: \$0

Building Photo

Building Attributes

Field	Description
Style	Outbuildings
Model	
Grade:	

57 ROSELAND ST

Location 57 ROSELAND ST

Mblu 31/ B/ 3/ 17 84

Acct# 18572090

Owner MAREK JITKA

Assessment \$889,100

PID 6085

Building Count 1

Current Value

Valuation Year	Assessment		Land	Total
	Improvements			
2017	\$393,900		\$495,200	\$889,100

Owner of Record

Owner MAREK JITKA

Sale Price \$314,000

Co-Owner

Certificate

Address 57 ROSELAND ST 3
SOMERVILLE, MA 02143

Book & Page 21567/ 082

Sale Date 11/27/1991

Instrument A

Ownership History

Owner	Sale Price	Ownership History			Sale Date
		Certificate	Book & Page	Instrument	
MAREK JITKA	\$314,000		21567/ 082	A	11/27/1991
FREDERIC RAPHAEL	\$0				

Building Information**Building 1 : Section 1**

Year Built: 1860
 Living Area: 3,364
 Replacement Cost: \$615,494
 Building Percent: 64
 Good:
 Replacement Cost
 Less Depreciation: \$393,900

Building Photo

Building Attributes	
Field	Description
Style	3 fam Conv
Model	Residential
Grade:	Average +10
Stories:	2 3/4 Stories

61 ROSELAND ST #1

Location 61 ROSELAND ST #1

Mblu 31/ B/ S/ 1/

Owner DANGERFIELD ANTHONY

Acct# 20131100

Assessment \$110,700

PID 110218

Building Count 1

Current Value

Assessment		
Valuation Year	Improvements	Land
2017	\$110,700	\$0
Total		\$110,700

Owner of Record

Owner DANGERFIELD ANTHONY

Sale Price \$99,000

Certificate

Book & Page 56921/ 151

Co-Owner 5 JOHNSON RD

Address NEEDFORD, MA 02155

Sale Date 05/31/2011

Instrument 00

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Instrument
DANGERFIELD ANTHONY	\$99,000		56921/ 151	00
BEAUDET DOUGLAS S	\$480,000		54931/ 211	1P
				07/01/2010

Building Information

Building 1 : Section 1

Building Photo

Year Built 2010
Living Areas 207
Replacement Cost \$97,569
Building Percent 100
Grade:
Replacement Cost
Less Depreciation \$109,600

Building Attributes	
Field	Description
STYLE	Condo Office
MODEL	Condo Condo
Stories	1
Grade	Luxurious +

61 ROSELAND ST #10**Location** 61 ROSELAND ST #10**Mblu** 31/ 8/ 5/ 10/**Acct#** 20131190**Owner** GOTTLIEB JENNIFER & JOHN**Assessment** \$97,700**PID** 110227**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$97,700	\$0	\$97,700

Owner of Record

Owner GOTTLIEB JENNIFER & JOHN
Co-Owner
Address 401 WASHINGTON ST
 SOMERVILLE, MA 02143

Sale Price \$80,000
Certificate
Book & Page 56525/ 015
Sale Date 02/25/2011
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GOTTLIEB JENNIFER & JOHN	\$80,000		56525/ 015	00	02/25/2011
BEAUDET DOUGLAS S	\$480,000		54831/ 211	1P	07/01/2010

Building Information**Building 1 : Section 1**

Year Built: 2010
Living Areas: 124
Replacement Cost: \$58,447
Building Percent: 100
Good:
Replacement Cost
Less Depreciation: \$97,700

Building Photo

Building Attributes	
Field	Description
STYLE	Condo Office
MODEL	Condo
Stories:	1
Grade	Luxurious +

61 ROSELAND ST #3**Location** 61 ROSELAND ST #3**Mblu** 31/ 8/ 5/ 3/**Acct#** 20131120**Owner** BROWN JEFFREY L TRUSTEE**Assessment** \$74,000**PID** 110220**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$74,000	\$0	\$74,000

Owner of Record

Owner BROWN JEFFREY L TRUSTEE
Co-Owner SPRING MOUNTAIN REALTY TRUST
Address 691 MASSACHUSETTS AVE SUITE #3
 ARLINGTON, MA 02476

Sale Price \$65,000
Certificate
Book & Page 57223/ 458
Sale Date 07/29/2011
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BROWN JEFFREY L TRUSTEE	\$65,000		57223/ 458	00	07/29/2011
BBAUDET DOUGLAS S	\$480,000		54931/ 211	1P	07/01/2010

Building Information**Building 1 : Section 1**

Year Built: 2010
Living Area: 140
Replacement Cost: \$65,989
Building Percent: 100
Grade:
Replacement Cost
Less Depreciation: \$74,000

Building Photo

Building Attributes	
Field	Description
STYLE	Condo Office
MODEL	Condo
Stories:	1
Grade	Luxurious +

61 ROSELAND ST #2**Location** 61 ROSELAND ST #2**Mblu** 31/ B/ 5/ 2/**Acct#** 20131110**Owner** TRINCA LLC**Assessment** \$56,300**PID** 110219**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$56,300	\$0	\$56,300

Owner of Record**Owner** TRINCA LLC**Sale Price** \$40,000**Co-Owner****Certificate****Address** 30 NEWBERNE ST #1
SOMERVILLE, MA 02144**Book & Page** 58801/ 250**Sale Date** 03/02/2012**Instrument** 00**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TRINCA LLC	\$40,000		58801/ 250	00	03/02/2012
BEAUDET DOUGLAS S	\$480,000		54931/ 211	1P	07/01/2010
WOMANS MENTAL HEALTH COLLECTIVE INC	\$65,000		13698/ 567	1K	05/23/1979

Building Information**Building 1 : Section 1**

Year Built: 2010
Living Area: 135
Replacement Cost: \$51,224
Building Percent Good: 100
Replacement Cost Less Depreciation: \$56,300

Building Photo

Building Attributes	
Field	Description
STYLE	Condo Office
MODEL	Condo
Stories	1

61 ROSELAND ST #4**Location** 61 ROSELAND ST #4**Mblu** 31/ B/ 5/ 4/**Acct#** 20131130**Owner** IGOE III JAMES M**Assessment** \$109,900**PID** 110221**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$109,900	\$0	\$109,900

Owner of Record

Owner IGOE III JAMES M
Co-Owner
Address 40 SKEHAN ST
 SOMERVILLE, MA 02143

Sale Price \$100,000
Certificate
Book & Page 56675/ 068
Sale Date 03/31/2011
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
IGOE III JAMES M	\$100,000		56675/ 068	00	03/31/2011
BEAUDET DOUGLAS S	\$480,000		54931/ 211	1P	07/01/2010

Building Information**Building 1 : Section 1**

Year Built 2010
Living Area: 204
Replacement Cost: \$96,155
Building Percent 100
Good:
Replacement Cost
Less Depreciation: \$108,100

Building Photo

Building Attributes	
Field	Description
STYLE	Condo Office
MODEL	Condo
Stories:	1
Grade	Luxurious +

61 ROSELAND ST #5**Location** 61 ROSELAND ST #5**Mblu** 31/ B/ 5/ 5/**Acct#** 20131140**Owner** BAILEY EMILY H**Assessment** \$102,900**PID** 110222**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$102,900	\$0	\$102,900

Owner of Record

Owner BAILEY EMILY H
Co-Owner
Address 105 LEXINGTON ST
 CAMBRIDGE, MA 02138

Sale Price \$215,000
Certificate
Book & Page 56813/ 351
Sale Date 05/03/2011
Instrument 1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BAILEY EMILY H	\$215,000		56813/ 351	1G	05/03/2011
BEAUDET DOUGLAS S	\$480,000		54931/ 211	1P	07/01/2010

Building Information**Building 1 : Section 1**

Year Built 2010
Living Area: 192
Replacement Cost: \$90,499
Building Percent 100
Good:
Replacement Cost
Less Depreciation: \$101,700

Building Photo

Building Attributes	
Field	Description
STYLE	Condo Office
MODEL	Condo
Stories:	1
Grade	Luxurious +

61 ROSELAND ST #6**Location** 61 ROSELAND ST #6**Mblu** 31/ B/ 5/ 6/**Acct#** 20131150**Owner** BAILEY EMILY H**Assessment** \$89,400**PID** 110223**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$89,400	\$0	\$89,400

Owner of Record

Owner BAILEY EMILY H
Co-Owner
Address 105 LEXINGTON ST
 CAMBRIDGE, MA 02138

Sale Price \$215,000
Certificate
Book & Page 56813/ 351
Sale Date 05/03/2011
Instrument 1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BAILEY EMILY H	\$215,000		56813/ 351	1G	05/03/2011
BEAUDET DOUGLAS S	\$480,000		54931/ 211	1P	07/01/2010

Building Information**Building 1 : Section 1**

Year Built 2010
Living Area: 169
Replacement Cost: \$79,658
Building Percent 100
Good:
Replacement Cost
Less Depreciation: \$89,400

Building Photo

Building Attributes	
Field	Description
STYLE	Condo Office
MODEL	Condo
Stories	1
Grade	Luxurious +

61 ROSELAND ST #7**Location** 61 ROSELAND ST #7**Mblu** 31/ B/ 5/ 7/**Acct#** 20131160**Owner** WASIK MD THEODORE P**Assessment** \$46,500**PID** 110224**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$46,500	\$0	\$46,500

Owner of Record

Owner WASIK MD THEODORE P
Co-Owner DECKERT MD TRACEY A
Address 20 ALBION PL
 CHARLESTOWN, MA 02129

Sale Price \$150,000
Certificate
Book & Page 57090/ 481
Sale Date 07/01/2011
Instrument 1V

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WASIK MD THEODORE P	\$150,000		57090/ 481	1V	07/01/2011
BEAUDET DOUGLAS S	\$460,000		54931/ 211	1P	07/01/2010

Building Information**Building 1 : Section 1**

Year Built 2010
Living Area: 88
Replacement Cost: \$41,479
Building Percent 100
Good:
Replacement Cost
Less Depreciation: \$46,500

Building Photo

Building Attributes	
Field	Description
STYLE	Condo Office
MODEL	Condo
Stories:	1
Grade	Luxurious +

61 ROSELAND ST #8**Location** 61 ROSELAND ST #8**Mblu** 31/ 8/ 5/ 8/**Acct#** 20131170**Owner** WASIK MD THEODORE P**Assessment** \$114,700**PID** 110225**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$114,700	\$0	\$114,700

Owner of Record

Owner WASIK MD THEODORE P
Co-Owner DECHERT MD TRACEY A
Address 20 ALBION PL
 CHARLESTOWN, MA 02129

Sale Price \$150,000
Certificate
Book & Page 57090/ 481
Sale Date 07/01/2011
Instrument 1V

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WASIK MD THEODORE P	\$150,000		57090/ 481	1V	07/01/2011
SEAUDET DOUGLAS S	\$480,000		54931/ 211	1P	07/01/2010

Building Information**Building 1 : Section 1**

Year Built 2010
Living Area 217
Replacement Cost \$102,283
Building Percent 100
Good:
Replacement Cost
Less Depreciation: \$114,700

Building Photo

Building Attributes	
Field	Description
STYLE	Condo Office
MODEL	Condo
Stories	1
Grade	Luxurious +

61 ROSELAND ST #9**Location** 61 ROSELAND ST #9**Mblu** 31/ B/ 5/ 9/**Acct#** 20131180**Owner** LANGOSY ZOE TRUSTEE**Assessment** \$98,400**PID** 110226**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$98,400	\$0	\$98,400

Owner of Record

Owner LANGOSY ZOE TRUSTEE
Co-Owner TN TRUST
Address 20 CHILTON ST #3
 CAMBRIDGE, MA 02138

Sale Price \$100,000
Certificate
Book & Page 58147/ 509
Sale Date 12/22/2011
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LANGOSY ZOE TRUSTEE	\$100,000		58147/ 509	00	12/22/2011
BEAUDET DOUGLAS S	\$480,000		54931/ 211	1P	07/01/2010

Building Information**Building 1 : Section 1**

Year Built 2010
Living Area: 186
Replacement Cost: \$87,671
Building Percent 100
Good:
Replacement Cost
Less Depreciation: \$98,400

Building Photo

Building Attributes	
Field	Description
STYLE	Condo Office
MODEL	Con Condo
Stories:	1
Grade	Luxurious +

000R BEACON ST

Location 000R BEACON ST

Mblu 31/ B/ 5/A /

Acct# 20131200

Owner MBTA

Assessment \$158,000

PID 110228

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$0	\$158,000	\$158,000

Owner of Record

Owner MBTA
 Co-Owner C/O MARK DOYLE R E DIRECTOR
 Address 10 PARK PLAZA SUITE 5720
 BOSTON, MA 02116

Sale Price \$0
 Certificate
 Book & Page 00000/ 000
 Sale Date 01/01/1970

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
MBTA	\$0		00000/ 000	01/01/1970

Building Information**Building 1 : Section 1**

Year Built:
 Living Area: 0
 Replacement Cost: \$0
 Building Percent
 Good:
 Replacement Cost
 Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	

Building Photo

(<http://images.vgsi.com/photos/SomervilleMAPhotos//default..>)