



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 APR 21 AM 10:18  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 171153**

### General Information

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

Special Permit:   X   Variance:            Appeal:           

**PETITIONER:** T-Mobile Northeast LLC, for Piedmont-One Brattle Square I, LLC C/O Adam Brailard, Esq., of Prince Lobel Tye LLP

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

**LOCATION OF PROPERTY:** 1 Brattle Sq., Cambridge, MA

**TYPE OF OCCUPANCY:** Business and Telecommunications

**ZONING DISTRICT:** Business B Zone

### **REASON FOR PETITION:**

/Telecommunication Facility (antenna)/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

The Applicant proposes to modify its existing wireless telecommunications facility currently operating on the façade of penthouse of the Building by replacing six (6) existing panel antennas and one (1) microwave dish antennas with nine (9) new panel antennas, along with adding remote radio units (RRUs). All of the proposed placement antennas will be installed on the façade of the penthouse of the building and painted to match the color of the facade. Also, the Applicant proposes to install its radio cabinets and ancillary equipment within the existing equipment shelter on the rooftop of the building and out of view.

### **SECTIONS OF ZONING ORDINANCE CITED:**

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

Original Signature  
(s):

(Petitioner (s) / Owner)

Adam F. Brailard, Esq., of Prince Lobel Tye LLP

(Print Name)

Once International Place, Suite 3700, Boston, MA

Address:

Tel. No.

E-Mail Address:

617-456-8153

abraillard@princelobel.com



**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

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

I/We Piedmont-One Brattle Square I, LLC  
(OWNER)

Address: 5565 Glenridge Connector, Suite 450, Atlanta, GA 30342

State that I/We own the property located at 1 Brattle Square, Cambridge, MA 02138,  
which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
Piedmont-One Brattle Square I, LLC

\*Pursuant to a deed of duly recorded in the date 3/2/2004, Middlesex South  
County Registry of Deeds at Book 42156, Page 500; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

By: Piedmont Operating Partnership  
By: Piedmont Office Realty Trust  
By: \_\_\_\_\_

George Wells, EUP  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

Commonwealth of Massachusetts, County of \_\_\_\_\_

The above-name George Wells personally appeared before me,  
this 17 of August, 2021, and made oath that the above statement is true.

Helen Todd Notary

My commission expires August 3, 2025 (Notary Seal).

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







April 18, 2022

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

Re: Eligible Facilities Request pursuant to Section 6409 of the  
Spectrum Act and an Application for Special Permit, in the  
alternative  
Property Address: 1 Brattle Square, Cambridge, MA 02138  
Assessor's Map 34, Lot 138 (the "**Property**")  
Applicant: T-Mobile Northeast LLC (the "**Applicant**")

Dear Honorable Members of the Board of Zoning Appeals:

This firm represents the Applicant in connection with an application for a special permit from the City of Cambridge Board of Zoning Appeals (the "**Board**"), to modify an existing wireless communications facility on the Property. The Property is located in the Business B zoning district. To the extent that the Board determines that the requirements of Article 4 Section 4.32G.1 of the City of Cambridge Zoning Ordinance (the "**Ordinance**") apply, the use of the Property for a wireless telecommunications facility is permitted by special permit from the Board<sup>1</sup>. The Applicant's proposal satisfies the requirements for the grant of a special permit pursuant to Section 10-43 of the Ordinance.

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

The Applicant seeks to modify its existing wireless communications facility by replacing six (6) existing panel antennas and one (1) microwave dish antennas with nine (9)

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



new panel antennas, along with adding remote radio units (RRUs) (the “**Proposed Facility**”). All of the proposed placement antennas will be installed on the façade of the penthouse of the building (the “**Building**”) painted to match the color of the facade. The Applicant’s facilities are shown on the Plans attached hereto and incorporated herein by reference (the “**Plans**”).

## **I. Background**

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

## **II. Project Description**

As noted above, the Applicant proposes to modify its existing wireless facility currently operating on the façade of penthouse of the Building by replacing six (6) existing panel antennas and one 91) microwave dish antenna with nine (9) new panel antennas, and install eight (8) RRUs, together with supporting equipment. The panel antennas will be installed on the façade of the penthouse of the Building in similar locations as the existing antenna and all panel antennas will be painted to match the façade of the penthouse. The RRUs will be installed on the rooftop of the penthouse of the Building and out of view. The Applicant’s proposal is consistent with the previous decisions of the Board and of the City of Cambridge Planning Board, for this facility, (the “**Decisions**”). Consequently, the visual change to the Applicant’s existing facility will be de minimus.

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



### III. Legal Arguments

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

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

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

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

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

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

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



*dimensions of such tower or base station.*” Under Section 6409(a)(2)(A)-(C) an Eligible Facilities Request is any request to modify a Tower or Base Station that involves “collocations of new Transmission Equipment,” “removal,” or “replacement” of Transmission Equipment.

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

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

The Applicant’s design minimizes the visual impact on the Building, as panel antennas associated with the Proposed Facility will be installed on the façade of the penthouse of the Building and painted to match the color of the façade. The proposed replacement antennas will be painted to match the color of the existing Building thereby minimizing any visual impacts.

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

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

The Proposed Facility is located in the Business B Zoning District, and as such, this is not applicable.



**B. The Applicant complies with the Special Permit Criteria set forth in Section 10-43 of the Ordinance<sup>2</sup>:**

**1. The requirements of the Ordinance can be met:**

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

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

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

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

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

As described above and illustrated on the attached photograph simulations, the modification of the existing facility will produce a minimal change in the appearance of the Building. The modification of the existing facility will blend with the existing characteristics of the Building and the surrounding neighborhood. Moreover, the proposed installation will not generate any traffic, smoke, dust, heat, glare, discharge of noxious substances, nor will it pollute

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



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

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

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

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

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

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

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

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

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

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



#### IV. Conclusion

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

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

Sincerely,



Adam F. Braillard

Direct: 617-456-8153

Email: [abraillard@princelobel.com](mailto:abraillard@princelobel.com)



Date: \_\_\_\_\_

**BZA Application Form****DIMENSIONAL INFORMATION****Applicant:** T-Mobile Northeast LLC, for Piedmont-One  
Brattle Square I, LLC**Location:** 1 Brattle Sq., Cambridge, MA**Phone:** 617-456-8153**Present Use/Occupancy:** Business and  
Telecommunications**Zone:** Business B Zone**Requested Use/Occupancy:** Telecommunications




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

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

The proposed installation involves a modification of an existing Wireless Telecommunications Facility, more commonly referred to as a "collocation".

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



PROJECT INFORMATION		<div>SITE NUMBER: 4BSM457A</div> <div>SITE NAME: 1 BRATTLE SQ CAMBRIDGE RT</div> <div>1 BRATTLE STREET CAMBRIDGE, MA 02138 MIDDLESEX COUNTY</div> <div>DESIGN CONFIGURATION: 67E5A998E P6230</div>																																										
SCOPE OF WORK: UNMANNED TELECOMMUNICATIONS FACILITY MODIFICATIONS  SITE ADDRESS: 1 BRATTLE STREET CAMBRIDGE, MA 02138  LATITUDE: 42.3732911100° N LONGITUDE: 71.1214719400° W  JURISDICTION: NATIONAL, STATE & LOCAL CODES OR ORDINANCES  CURRENT USE: TELECOMMUNICATIONS FACILITY  PROPOSED USE: TELECOMMUNICATIONS FACILITY  PROJECT TYPE: ANCHOR  DESIGN CONFIGURATION: 67E5A998E P6230																																												
DRAWING INDEX		REV	LOCUS MAP		GENERAL NOTES																																							
<div>T-1 TITLE SHEET</div> <div>GN-1 GENERAL NOTES</div> <div>A-1 PARTIAL ROOF &amp; EQUIPMENT SHELTER PLANS</div> <div>A-2 ELEVATION</div> <div>A-3 ELEVATION</div> <div>A-4 ELEVATION</div> <div>A-5 EXISTING ANTENNA PLANS</div> <div>A-6 PROPOSED ANTENNA PLANS</div> <div>A-7 DETAILS &amp; EQUIPMENT SCHEDULE</div> <div>A-8 DETAILS</div> <div>S-1 STRUCTURAL DETAILS</div> <div>G-1 GROUNDING, ONE-LINE DIAGRAM &amp; DETAILS</div>		<div>6</div> <div>6</div> <div>6</div> <div>6</div> <div>6</div> <div>6</div> <div>6</div> <div>6</div> <div>6</div> <div>6</div> <div>6</div>			<div>1. THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF T-MOBILE NORTHEAST, LLC. ANY DUPLICATION OR USE WITHOUT EXPRESS WRITTEN CONSENT IS STRICTLY PROHIBITED. DUPLICATION AND USE BY GOVERNMENT AGENCIES FOR THE PURPOSES OF CONDUCTING THEIR LAWFULLY AUTHORIZED REGULATORY AND ADMINISTRATIVE FUNCTIONS IS SPECIFICALLY ALLOWED.</div> <div>2. THE FACILITY IS AN UNMANNED PRIVATE AND SECURED EQUIPMENT INSTALLATION. IT IS ONLY ACCESSED BY TRAINED TECHNICIANS FOR PERIODIC ROUTINE MAINTENANCE AND THEREFORE DOES NOT REQUIRE ANY WATER OR SANITARY SEWER SERVICE. THE FACILITY IS NOT GOVERNED BY REGULATIONS REQUIRING PUBLIC ACCESS PER ADA REQUIREMENTS.</div> <div>3. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE T-MOBILE REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.</div>																																							
SIGNATURES		<div><div>CONSTRUCTION</div><div>RF ENGINEERING</div><div>ZONING / SITE ACQ.</div><div>OPERATIONS</div><div>LANDLORD</div></div> <div><div>DATE</div><div>DATE</div><div>DATE</div><div>DATE</div><div>DATE</div></div> <div></div>																																										
<div><div>ADVANCED ENGINEERING GROUP, P.C. <small>Civil Engineering - Site Development - Surveying - Telecommunications 500 North Broadway East Providence, RI 02914 Phone: (401) 354-2403 Fax: (401) 633-6354</small></div></div>		<div><div>CENTERLINE COMMUNICATIONS <small>95 RYAN DRIVE, SUITE 1 RAYNHAM, MA 02767</small></div></div>	SITE NUMBER: 4BSM457A SITE NAME: 1 BRATTLE SQ CAMBRIDGE RT 1 BRATTLE STREET CAMBRIDGE, MA 02138 MIDDLESEX COUNTY		T-MOBILE NORTHEAST LLC 15 COMMERCE WAY, SUITE B NORTON, MA 02766 OFFICE: (508) 286-2700 FAX: (508) 286-2893		<table><tr><td>NO.</td><td>DATE</td><td>REVISIONS</td><td>BY</td><td>CHK</td></tr><tr><td>0</td><td>07/28/20</td><td>ISSUED FOR REVIEW</td><td>AB/MR</td><td>MRC</td></tr><tr><td>1</td><td>02/17/21</td><td>ISSUED FOR CONSTRUCTION</td><td>JWH</td><td>MRC</td></tr><tr><td>2</td><td>04/13/21</td><td>REVISED</td><td>JWH</td><td>MRC</td></tr><tr><td>3</td><td>04/15/21</td><td>REVISED</td><td>MER</td><td>MRC</td></tr><tr><td>4</td><td>06/07/21</td><td>REVISED</td><td>MER</td><td>MRC</td></tr><tr><td>5</td><td>11/08/21</td><td>REVISED</td><td>MER</td><td>MRC</td></tr></table>	NO.	DATE	REVISIONS	BY	CHK	0	07/28/20	ISSUED FOR REVIEW	AB/MR	MRC	1	02/17/21	ISSUED FOR CONSTRUCTION	JWH	MRC	2	04/13/21	REVISED	JWH	MRC	3	04/15/21	REVISED	MER	MRC	4	06/07/21	REVISED	MER	MRC	5	11/08/21	REVISED	MER	MRC	TITLE SHEET	
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				SHEET NO.		T-1																																						



GENERAL NOTES

1. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.
2. THE ARCHITECT/ENGINEER HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
3. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE LESEE/LICENSEE REPRESENTATIVE OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.
4. THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
5. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS / CONTRACT DOCUMENTS.
7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S / VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
8. THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
9. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY CONSTRUCTION CONTROL SURVEYS, ESTABLISHING AND MAINTAINING ALL LINES AND GRADES REQUIRED TO CONSTRUCT ALL IMPROVEMENTS AS SHOWN HEREIN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.
12. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
13. THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.

14. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
15. THE CONTRACTOR SHALL NOTIFY THE LESEE/LICENSEE REPRESENTATIVE WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL CONFLICT IS RESOLVED BY THE LESEE/LICENSEE REPRESENTATIVE.
16. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE JOB.
17. ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL THE FOLLOWING FOR ALL PRE-CONSTRUCTION NOTIFICATION 72-HOURS PRIOR TO ANY EXCAVATION ACTIVITY: DIG SAFE SYSTEM (MA, ME, NH, RI, VT): 1-888-344-7233 CALL BEFORE YOU DIG (CT): 1-800-922-4435
18. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY CONSTRUCTION CONTROL SURVEYS AND MAINTAINING ALL LINES AND GRADES REQUIRED TO CONSTRUCT ALL IMPROVEMENTS SHOWN HEREIN.
19. ALL DIMENSIONS SHOWN THUS ± ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS WHICH EFFECT THE CONTRACTORS WORK. CONTRACTOR TO VERIFY ALL DIMENSIONS WITH PROJECT OWNER PRIOR TO CONSTRUCTION.
20. NORTH ARROW SHOWN ON PLANS REFERS TO APPROXIMATE TRUE NORTH. PRIOR TO THE START OF CONSTRUCTION, ORDERING OR FABRICATING OF ANTENNA MOUNTS, CONTRACTOR SHALL CONSULT WITH PROJECT OWNER'S RF ENGINEER AND FIELD VERIFY ALL ANTENNA SECTOR LOCATIONS AND ANTENNA AZIMUTHS.
21. THE CONTRACTOR AND OR HIS SUB CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.
22. ANTENNA INSTALLATION SHALL BE CONDUCTED BY FIELD CREWS EXPERIENCED IN THE ASSEMBLY AND ERECTION OF RADIO ANTENNAS, TRANSMISSION LINES AND SUPPORT STRUCTURES.
23. COAXIAL CABLE CONNECTORS AND TRANSMITTER EQUIPMENT SHALL BE PROVIDED BY THE PROJECT OWNER AND IS NOT INCLUDED IN THESE CONSTRUCTION DOCUMENTS. A SCHEDULE OF PROJECT OWNER SUPPLIED MATERIALS IS ATTACHED TO THE BID DOCUMENTS (SEE EXHIBIT 3). ALL OTHER HARDWARE TO BE PROVIDED BY THE CONTRACTOR. CONNECTION HARDWARE SHALL BE STAINLESS STEEL.
24. WHEN "PAINT TO MATCH" IS SPECIFIED FOR ANTENNA CONCEALMENT, PAINT PRODUCT FOR ANTENNA RADOME SHALL BE SHERWIN WILLIAMS COROTHANE II. SURFACE PREPARATION AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND PROJECT OWNER'S GUIDELINE'S.
25. COORDINATION, LAYOUT, AND FURNISHING OF CONDUIT, CABLE AND ALL APPURTENANCES REQUIRED FOR PROPER INSTALLATION OF ELECTRICAL AND TELECOMMUNICATION SERVICE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
26. ALL UTILITY WORK SHALL BE IN ACCORDANCE WITH LOCAL UTILITY COMPANY REQUIREMENTS AND SPECIFICATIONS.
27. ALL (E)ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW.

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

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

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

BUILDING CODE:

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

ELECTRICAL AND GROUNDING NOTES

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AS WELL AS APPLICABLE STATE AND LOCAL CODES.
2. ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER SPECIFICATION REQUIREMENTS.
3. THE ELECTRICAL WORK INCLUDES ALL LABOR AND MATERIAL DESCRIBED BY DRAWINGS AND SPECIFICATION INCLUDING INCIDENTAL WORK TO PROVIDE COMPLETE OPERATING AND APPROVED ELECTRICAL SYSTEM.
4. GENERAL CONTRACTOR SHALL PAY FEES FOR PERMITS, AND IS RESPONSIBLE FOR OBTAINING SAID PERMITS AND COORDINATION OF INSPECTIONS.
5. ELECTRICAL AND TELCO WIRING OUTSIDE A BUILDING AND EXPOSED TO WEATHER SHALL BE IN WATER TIGHT GALVANIZED RIGID STEEL CONDUITS OR SCHEDULE 80 PVC (AS PERMITTED BY CODE) AND WHERE REQUIRED IN LIQUID TIGHT FLEXIBLE METAL OR NONMETALLIC CONDUITS.
6. BURIED CONDUIT SHALL BE SCHEDULE 40 PVC.
7. ELECTRICAL WIRING SHALL BE COPPER WITH TYPE XHHW, THWN, OR THHN INSULATION.
8. RUN ELECTRICAL CONDUIT OR CABLE BETWEEN ELECTRICAL UTILITY DEMARCATION POINT AND PROJECT OWNER CELL SITE PPC AS INDICATED ON THIS DRAWING. PROVIDE FULL LENGTH PULL ROPE. COORDINATE INSTALLATION WITH UTILITY COMPANY.
9. RUN TELCO CONDUIT OR CABLE BETWEEN TELEPHONE UTILITY DEMARCATION POINT AND PROJECT OWNER CELL SITE TELCO CABINET AND BTS CABINET AS INDICATED ON THIS DRAWING. PROVIDE FULL LENGTH PULL ROPE AND GREENLEE CONDUIT MEASURING TAPE IN EACH INSTALLED TELCO CONDUIT.
10. WHERE CONDUIT BETWEEN BTS AND PROJECT OWNER CELL SITE PPC AND BETWEEN BTS AND PROJECT OWNER CELL SITE TELCO SERVICE CABINET ARE UNDERGROUND USE PVC, SCHEDULE 40 CONDUIT. ABOVE THE GROUND PORTION OF THESE CONDUITS SHALL BE PVC CONDUIT.
11. ALL EQUIPMENT LOCATED OUTSIDE SHALL HAVE NEMA 3R ENCLOSURE.
12. PPC SUPPLIED BY PROJECT OWNER.
13. GROUNDING SHALL COMPLY WITH NEC ART. 250.
14. GROUND COAXIAL CABLE SHIELDS MINIMUM AT BOTH ENDS USING MANUFACTURERS COAX CABLE GROUNDING KITS SUPPLIED BY PROJECT OWNER.

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

15. USE #6 COPPER STRANDED WIRE WITH GREEN COLOR INSULATION FOR ABOVE GRADE GROUNDING (UNLESS OTHERWISE SPECIFIED) AND #2 SOLID TINNED BARE COPPER WIRE FOR BELOW GRADE GROUNDING AS INDICATED ON THE DRAWING.
16. ALL GROUND CONNECTIONS TO BE BURNDY HYGROUND COMPRESSION TYPE CONNECTORS OR CADWELD EXOTHERMIC WELD. DO NOT ALLOW BARE COPPER WIRE TO BE IN CONTACT WITH GALVANIZED STEEL.
17. ROUTE GROUNDING CONDUCTORS ALONG THE SHORTEST AND STRAIGHTEST PATH POSSIBLE, EXCEPT AS OTHERWISE INDICATED. GROUNDING LEADS SHOULD NEVER BE BENT AT RIGHT ANGLE. ALWAYS MAKE AT LEAST 12" RADIUS BENDS. #6 WIRE CAN BE BENT AT 6" RADIUS WHEN NECESSARY. BOND ANY METAL OBJECTS WITHIN 6 FEET OF PROJECT OWNER EQUIPMENT OR CABINET TO MASTER GROUND BAR OR GROUNDING RING.
18. CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO HOLE COMPRESSION TYPE COPPER LUGS. APPLY OXIDE INHIBITING COMPOUND TO ALL LOCATIONS.
19. BOND ANTENNA MOUNTING BRACKETS, COAXIAL CABLE GROUND KITS, AND ALMA TO EGB PLACED NEAR THE ANTENNA LOCATION.
20. APPLY OXIDE INHIBITING COMPOUND TO ALL COMPRESSION TYPE GROUND CONNECTIONS.
21. CONTRACTOR SHALL PROVIDE AND INSTALL OMNI DIRECTIONAL ELECTRONIC MARKER SYSTEM (EMS) BALLS OVER EACH GROUND ROD AND BONDING POINT BETWEEN EXISTING TOWER/ (E) MONOPOLE GROUNDING RING AND EQUIPMENT GROUNDING RING.
22. CONTRACTOR SHALL TEST COMPLETED GROUND SYSTEM AND RECORD RESULTS FOR PROJECT CLOSE-OUT DOCUMENTATION. 5 OHMS MAXIMUM RESISTANCE REQUIRED.
23. CONTRACTOR SHALL CONDUCT ANTENNA, COAX, AND LNA RETURN-LOSS AND DISTANCE- TO-FAULT MEASUREMENTS (SWEEP TESTS) AND RECORD RESULTS FOR PROJECT CLOSE OUT.



ABBREVIATIONS

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

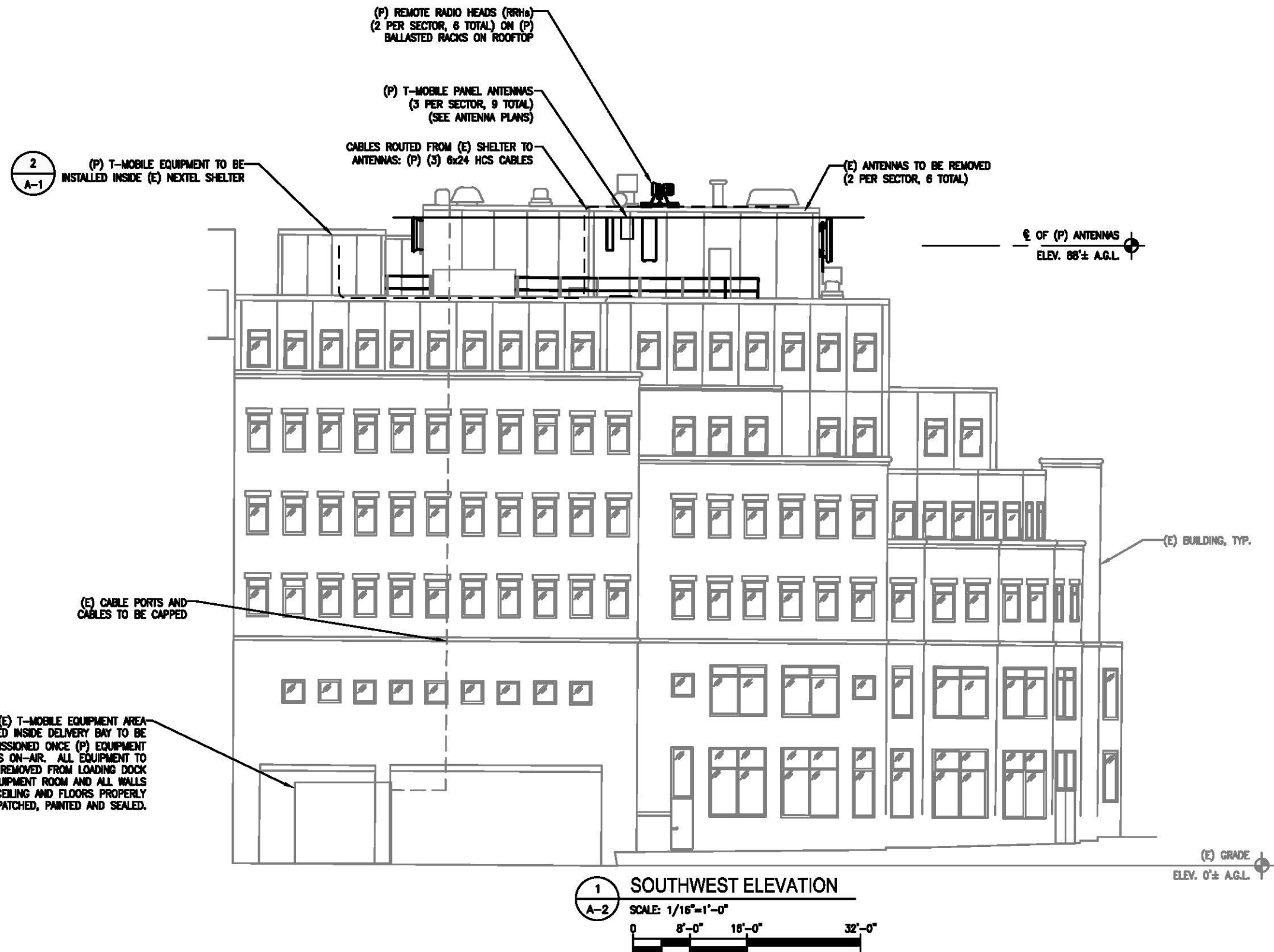
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1	02/17/21	ISSUED FOR CONSTRUCTION	JWH	MRC
2	04/13/21	REVISED	JWH	MRC
3	04/18/21	REVISED	MER	MRC
4	04/07/21	REVISED	MER	MRC
5	11/08/21	REVISED	MER	MRC







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

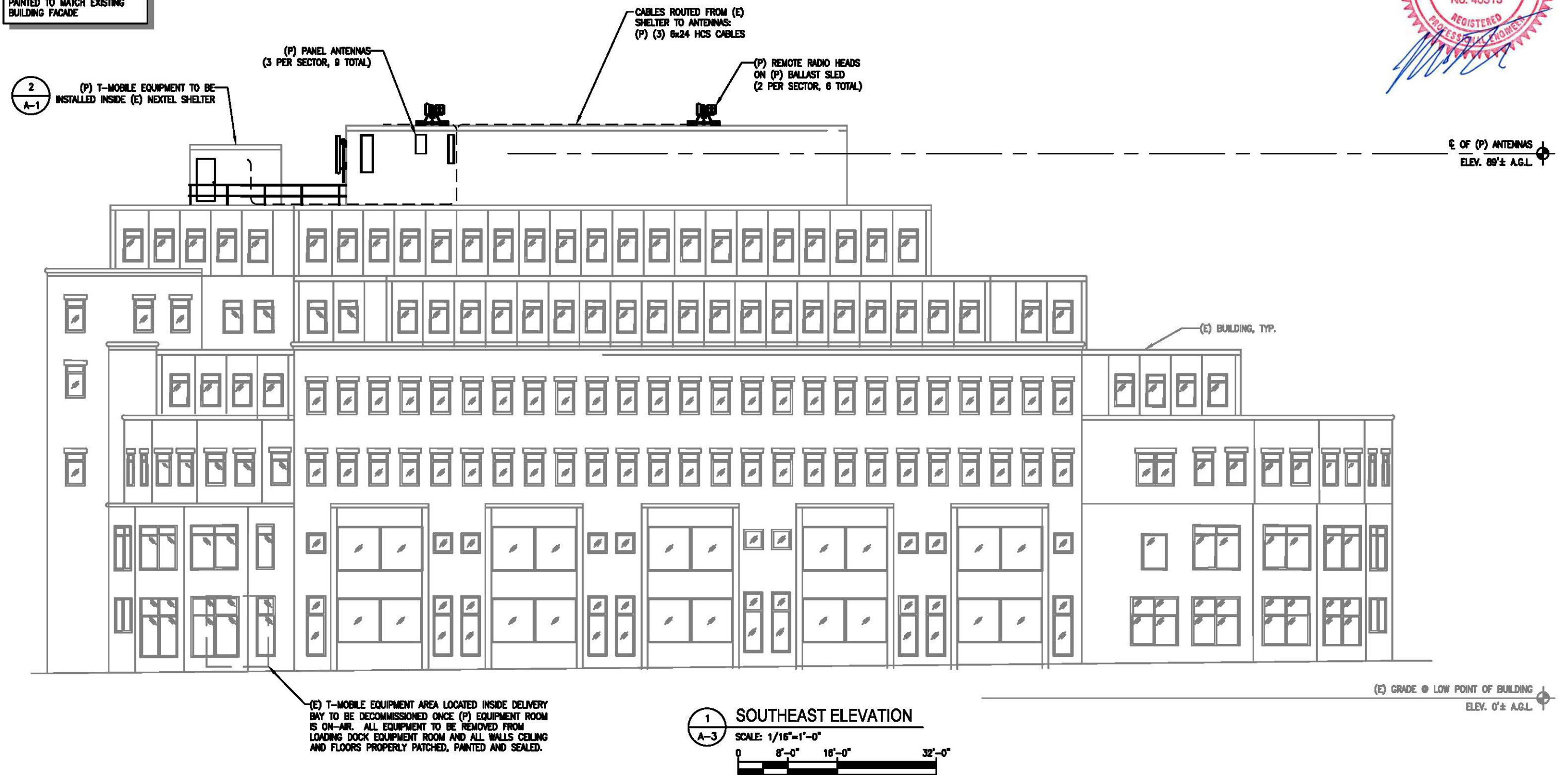


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4	04/07/21	REVISED	MER	MRC
5	11/08/21	REVISED	MER	MRC

ELEVATION	
SHEET NO.	A-2



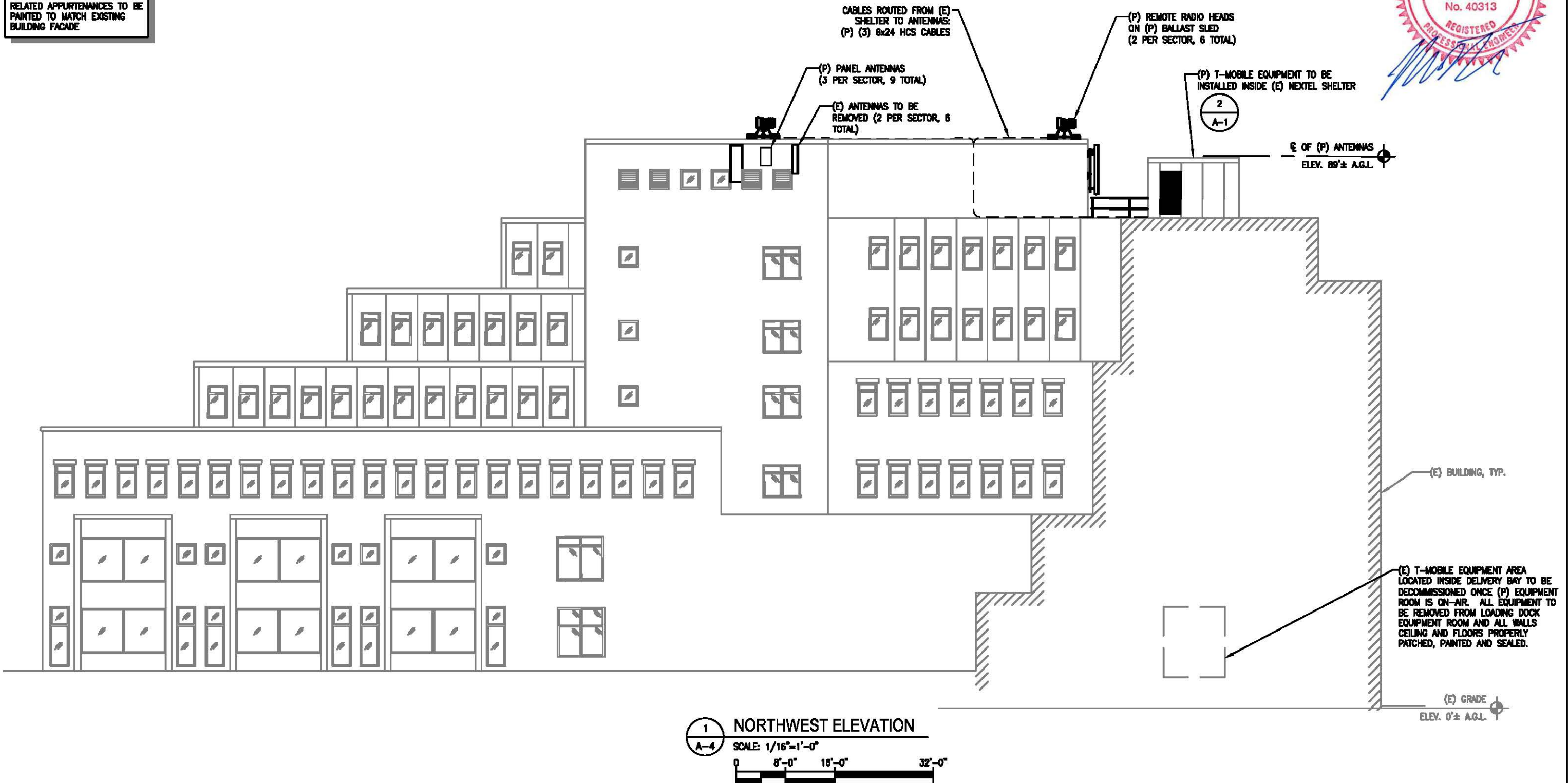
NOTE:  
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RELATED APPURTENANCES TO BE  
PAINTED TO MATCH EXISTING  
BUILDING FACADE



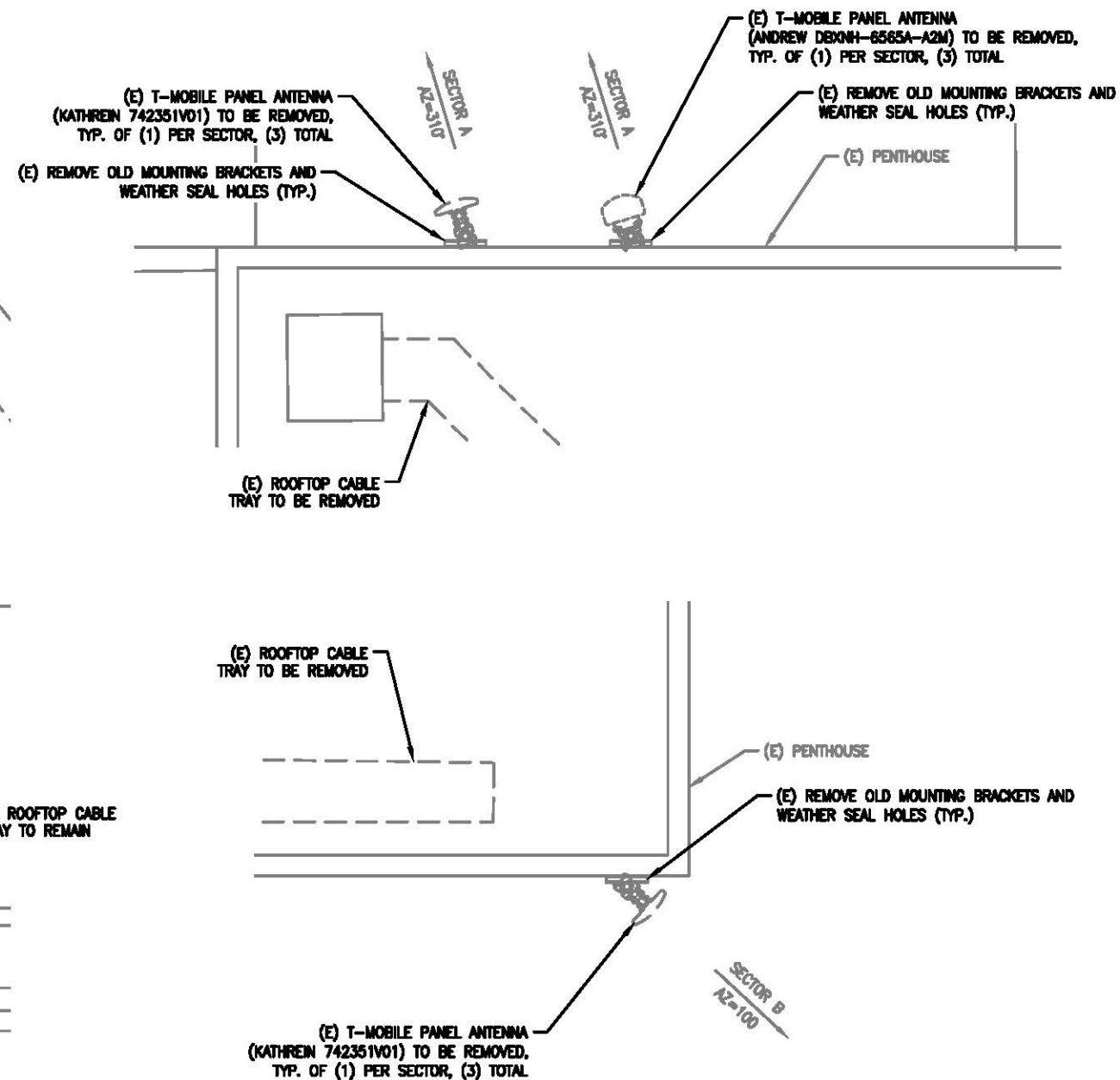
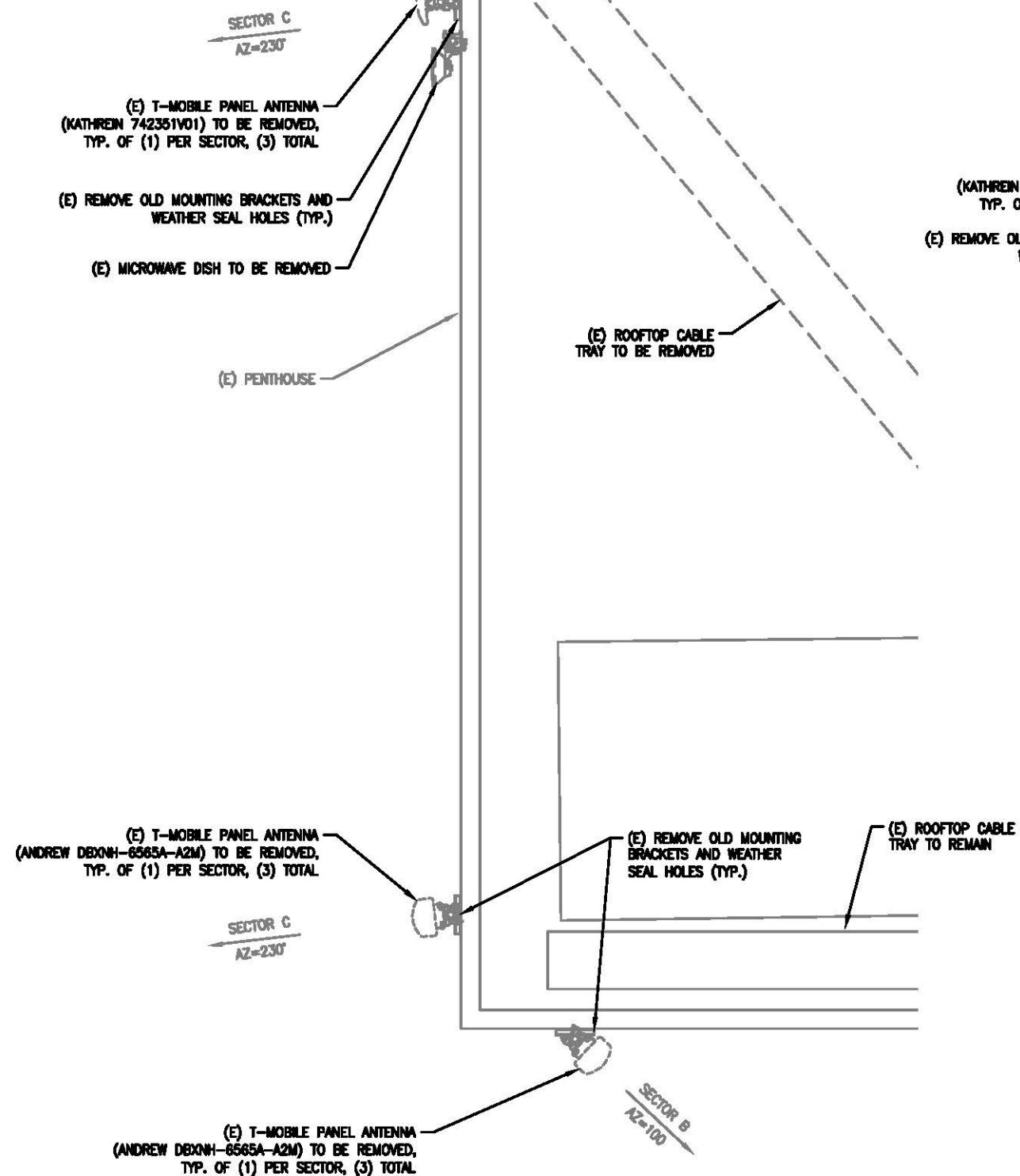
1  
A-3  
SOUTHEAST ELEVATION  
SCALE: 1/16"=1'-0"  
0 8'-0" 16'-0" 32'-0"



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

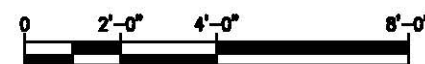






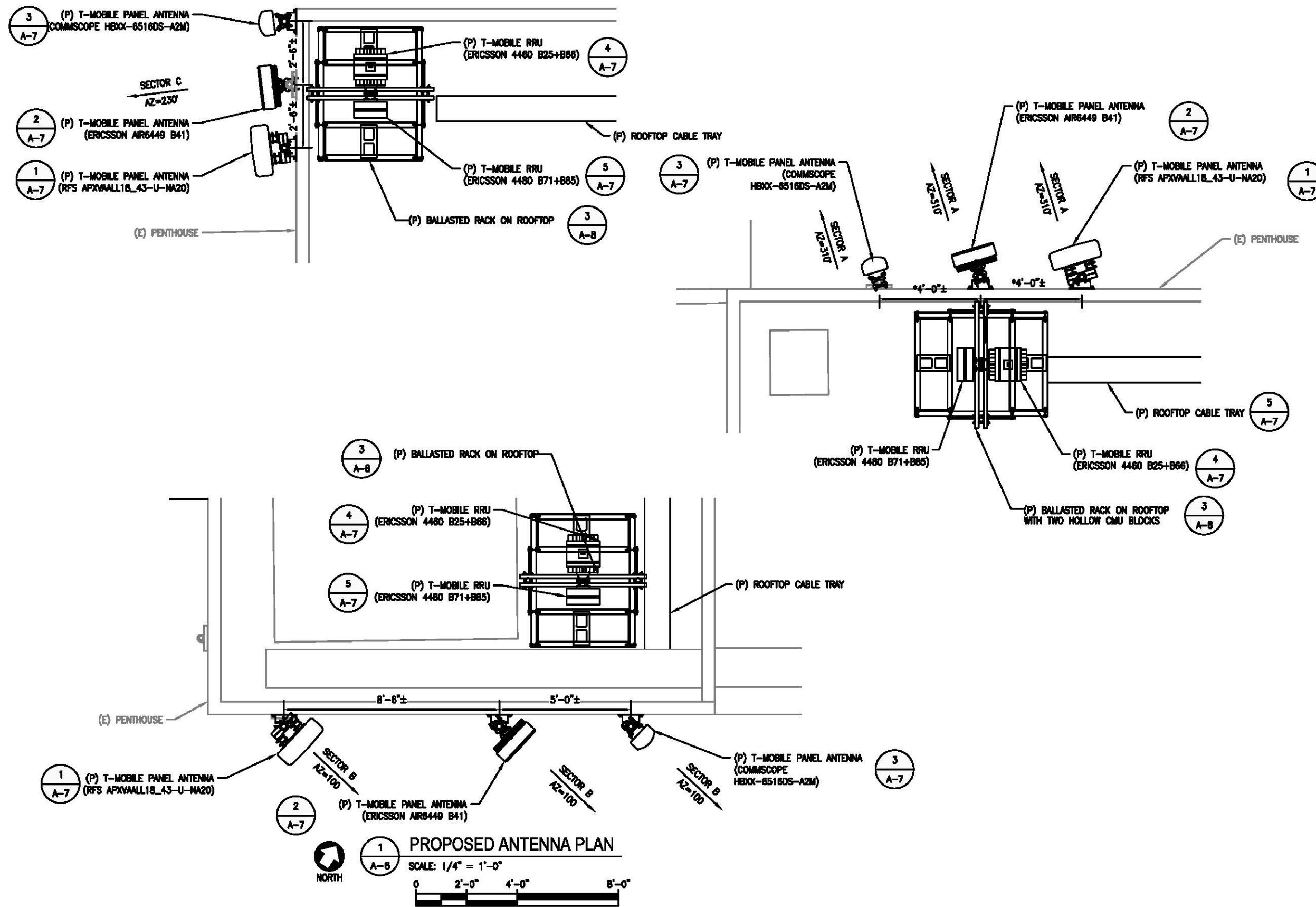
# EXISTING ANTENNA PLAN

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



NO.	DATE	REVISIONS	BY	CHK
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1	02/17/21	ISSUED FOR CONSTRUCTION	JWH	MRC
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4	04/07/21	REVISED	MER	MRC
5	11/08/21	REVISED	MER	MRC





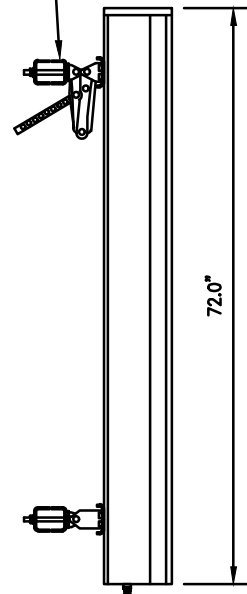
\*NOTE:  
 PROPOSED PIPE MOUNT INSTALLATION  
 LOCATIONS MUST CLEAR EXISTING  
 PENTHOUSE WINDOWS AND VENTS,  
 GC TO VERIFY IN FIELD.



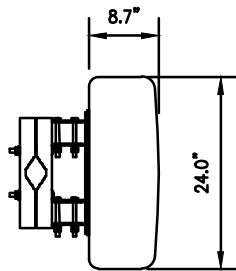
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3	04/18/21	REVISED	MER	MRC
4	04/07/21	REVISED	MER	MRC
5	11/08/21	REVISED	MER	MRC



(P) ANTENNA TO PIPE MOUNT  
(PER MANUFACTURER'S  
REQUIREMENTS)



ELEVATION VIEW



PLAN VIEW

**APXVAARR18-43-U-NA20**

MANUFACTURER: RFS  
DIMENSIONS: (HxWxD) 72.0"x24"x8.7"  
WEIGHT: 106 LBS.  
MNTG HARDWARE: 25.3 LBS.



**1 ANTENNA DETAIL**

SCALE: N.T.S.



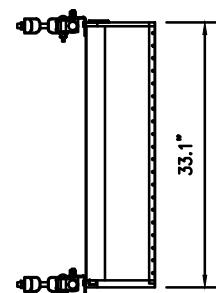
**4460 B25+B66**

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

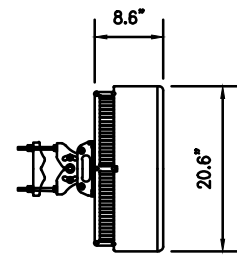


**4 TYP. RRH DETAIL**

SCALE: N.T.S.



ELEVATION VIEW



PLAN VIEW

**AIR 6449 B41**

MANUFACTURER: ERICSSON  
DIMENSIONS (HxWxD): 33.1" X 20.6" X 8.6"  
WEIGHT: 103 LBS.



**2 ANTENNA DETAIL**

SCALE: N.T.S.



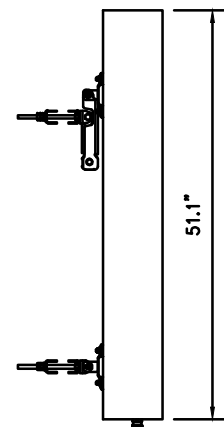
**4480 B71+B85**

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

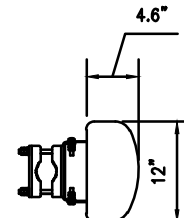


**5 TYP. RRH DETAIL**

SCALE: N.T.S.



ELEVATION VIEW



PLAN VIEW

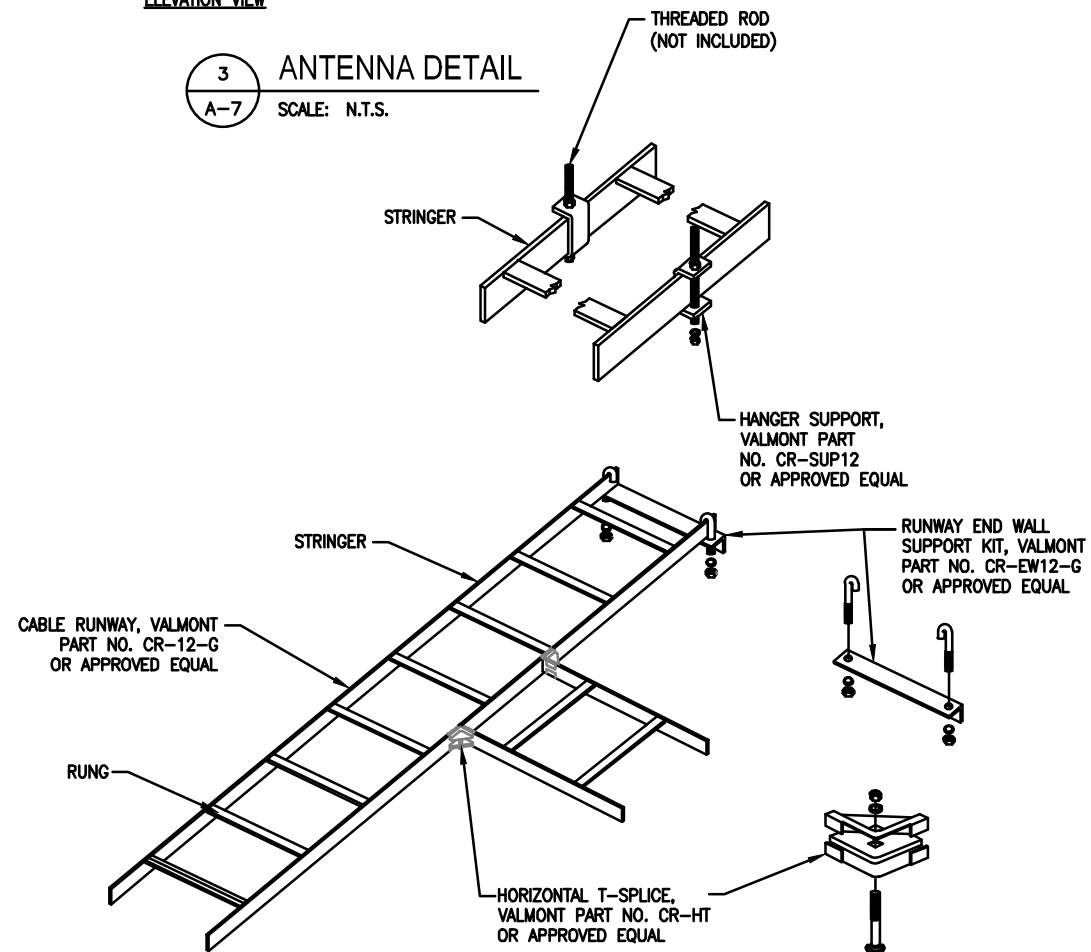
**HBXX-6516DS-A2M**

MANUFACTURER: COMMSCOPE  
DIMENSIONS: (HxWxD) 51.1"x12.0"x6.5"  
WEIGHT: 30.6 LBS. (W/O MOUNTING HARDWARE)  
39.2 LBS. (GROSS)



**3 ANTENNA DETAIL**

SCALE: N.T.S.



**6 CABLE RUNWAY DETAIL**

SCALE: N.T.S.



## EQUIPMENT SCHEDULE

### CURRENT EQUIPMENT

QUANTITY	DESCRIPTION
3	KATHREIN 742351V01 PANEL ANTENNAS
3	ANDREW DBXNH-6565A-A2M PANEL ANTENNAS
3	ERICSSON TWIN STYLE 1B TMAs
3	GENERIC TWIN STYLE 3C TMAs
3	COMMSCOPE TWIN 700 DIPLEXERS
18	1 5/8" DIA. COAX CABLES
1	RBS 6201 ODE EQUIPMENT CABINET
1	LEGACY ALU MOD CELL 4.0B EQUIPMENT CABINET
1	BATTERY BACKUP CABINET
3	ERICSSON RRS11 B85 RADIOS

### EQUIPMENT TO BE REMOVED

3	KATHREIN 742351V01 PANEL ANTENNAS
3	ANDREW DBXNH-6565A-A2M PANEL ANTENNAS
3	GENERIC TWIN STYLE 3C TMAs
3	COMMSCOPE TWIN 700 DIPLEXERS
18	1 5/8" DIA. COAX CABLES
1	LEGACY ALU MOD CELL 4.0B EQUIPMENT CABINET
1	BATTERY BACKUP CABINET
3	ERICSSON RRS11 B85 RADIOS

### EQUIPMENT TO BE ADDED

3	COMMSCOPE HBXX-6516DS-A2M PANEL ANTENNAS
3	ERICSSON AIR6449 B41 PANEL ANTENNAS
3	RFS APXVAALL18_43-U-NA20 PANEL ANTENNAS
3	ERICSSON 4460 B25+B66 RADIOS
3	ERICSSON 4480 B71+B85 RADIOS
3	ERICSSON 6x24 HCS HYBRID CABLES
1	ERICSSON 19" EQUIPMENT RACK
1	ERICSSON 6230 DC POWER SYSTEM

### FINAL EQUIPMENT CONFIGURATION

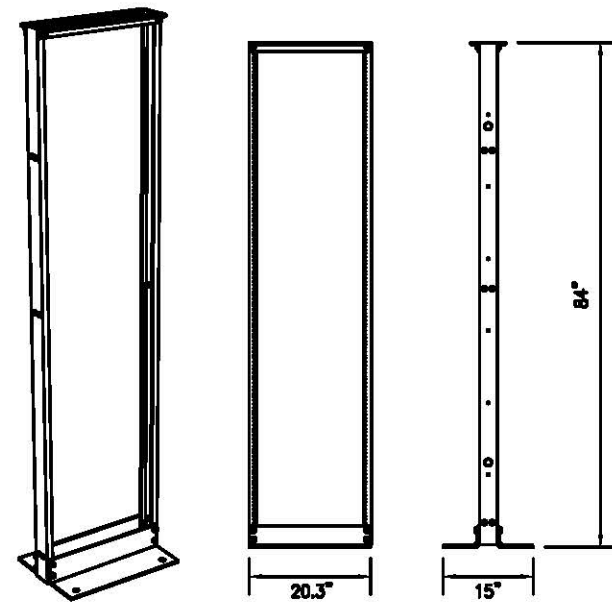
3	COMMSCOPE HBXX-6516DS-A2M PANEL ANTENNAS
3	ERICSSON AIR6449 B41 PANEL ANTENNAS
3	RFS APXVAALL18_43-U-NA20 PANEL ANTENNAS
3	ERICSSON 4460 B25+B66 RADIOS
3	ERICSSON 4480 B71+B85 RADIOS
3	ERICSSON 6x24 HCS HYBRID CABLES
1	ERICSSON 19" EQUIPMENT RACK
1	ERICSSON 6230 DC POWER SYSTEM
1	RBS 6201 ODE EQUIPMENT CABINET

## RF CONFIGURATION 67E5A998E P6230

### SCOPE OF WORK

1. REMOVE (6) EXISTING PANEL ANTENNAS, (2) PER SECTOR
2. REMOVE (3) EXISTING TWIN STYLE 3C TMAs, (1) PER SECTOR
3. REMOVE (3) EXISTING RADIOS, (1) PER SECTOR
4. REMOVE (3) EXISTING DIPLEXERS, (1) PER SECTOR
5. REMOVE (18) EXISTING COAX CABLES, (6) PER SECTOR
6. RELOCATE (1) 6201 ODE CABINET
7. INSTALL (6) NEW PIPE MOUNTS, (2) PER SECTOR
8. INSTALL (9) NEW PANEL ANTENNAS, (3) PER SECTOR
9. INSTALL (6) NEW RADIOS, (2) PER SECTOR
10. INSTALL (3) NEW 6x24 HCS HYBRID CABLES
11. INSTALL (1) 19" EQUIPMENT RACK
12. INSTALL (1) NEW 6230 POWER SYSTEM

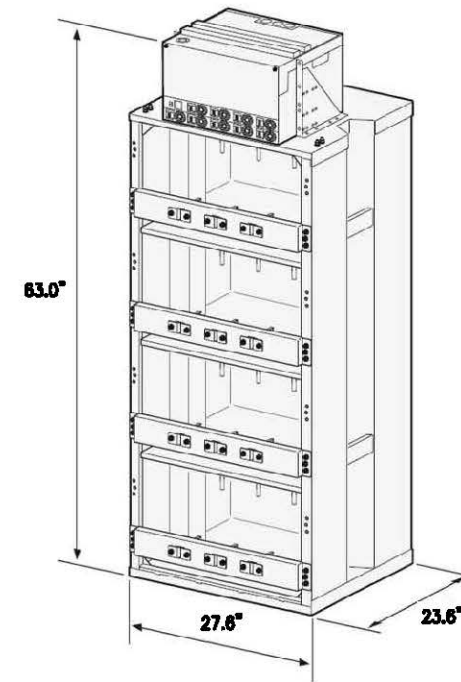




### UNIVERSAL RACK 2-POST

MANUFACTURER: CHATSWORTH PRODUCTS, INC.\*  
 DIMENSIONS WxDxH: 19"-45U (7'H) 20.3"x15"x84"  
 19"-37U (6'H) 20.3"x15"x72"  
 (\* OR AN APPROVED EQUAL )

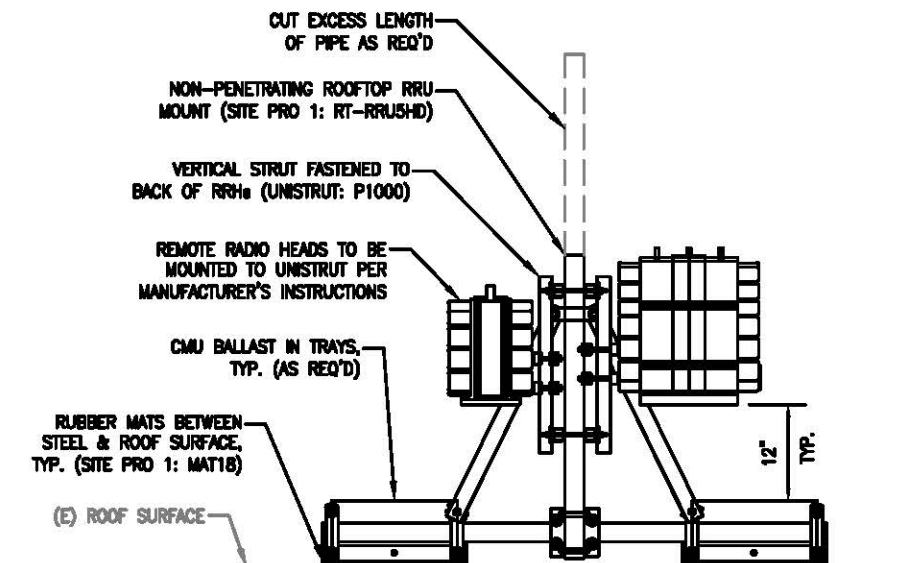
1 19" EQUIPMENT RACK DETAIL  
 A-8 SCALE: N.T.S.



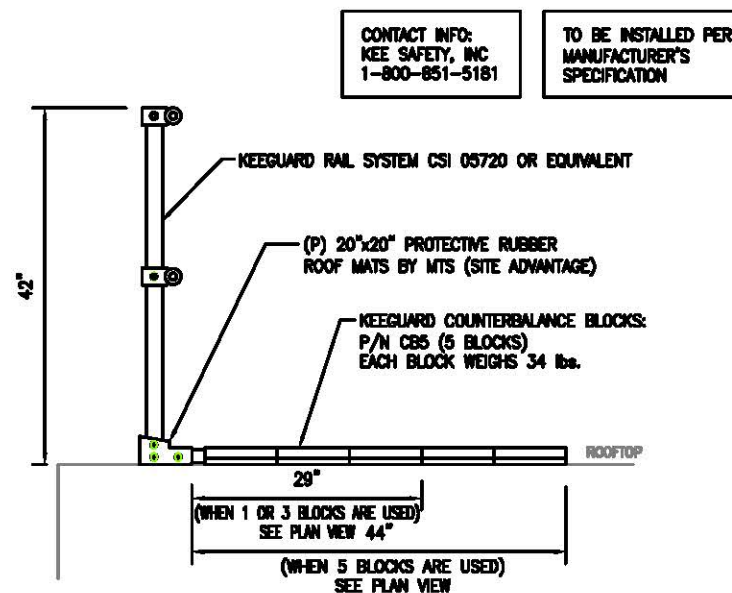
### POWER 6230

MANUFACTURER: ERICSSON  
 DIMENSIONS WxDxH: 27.6"x23.6"x63.0"

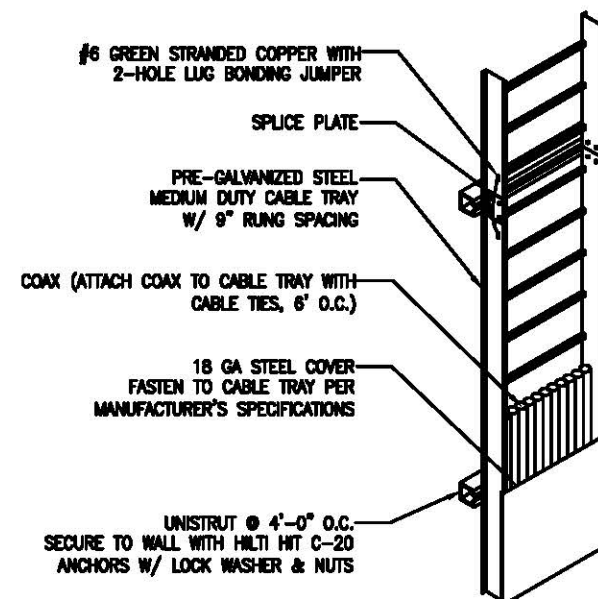
2 POWER PLANT DETAIL  
 A-8 SCALE: N.T.S.



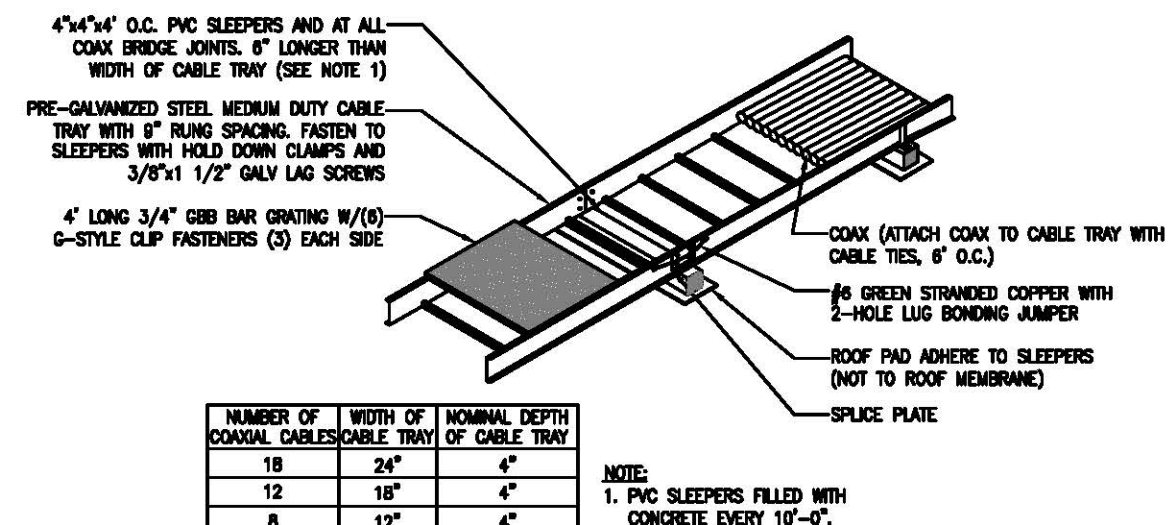
3 RRH MOUNT DETAIL  
 A-8 SCALE: N.T.S.



4 SAFETY RAIL DETAIL  
 A-8 SCALE: N.T.S.



5 VERT. WALL MOUNTED CABLE TRAY  
 A-8 SCALE: N.T.S.



NUMBER OF COAXIAL CABLES	WIDTH OF CABLE TRAY	NOMINAL DEPTH OF CABLE TRAY
18	24"	4"
12	18"	4"
8	12"	4"

6 ROOFTOP CABLE TRAY DETAIL  
 A-8 SCALE: N.T.S.

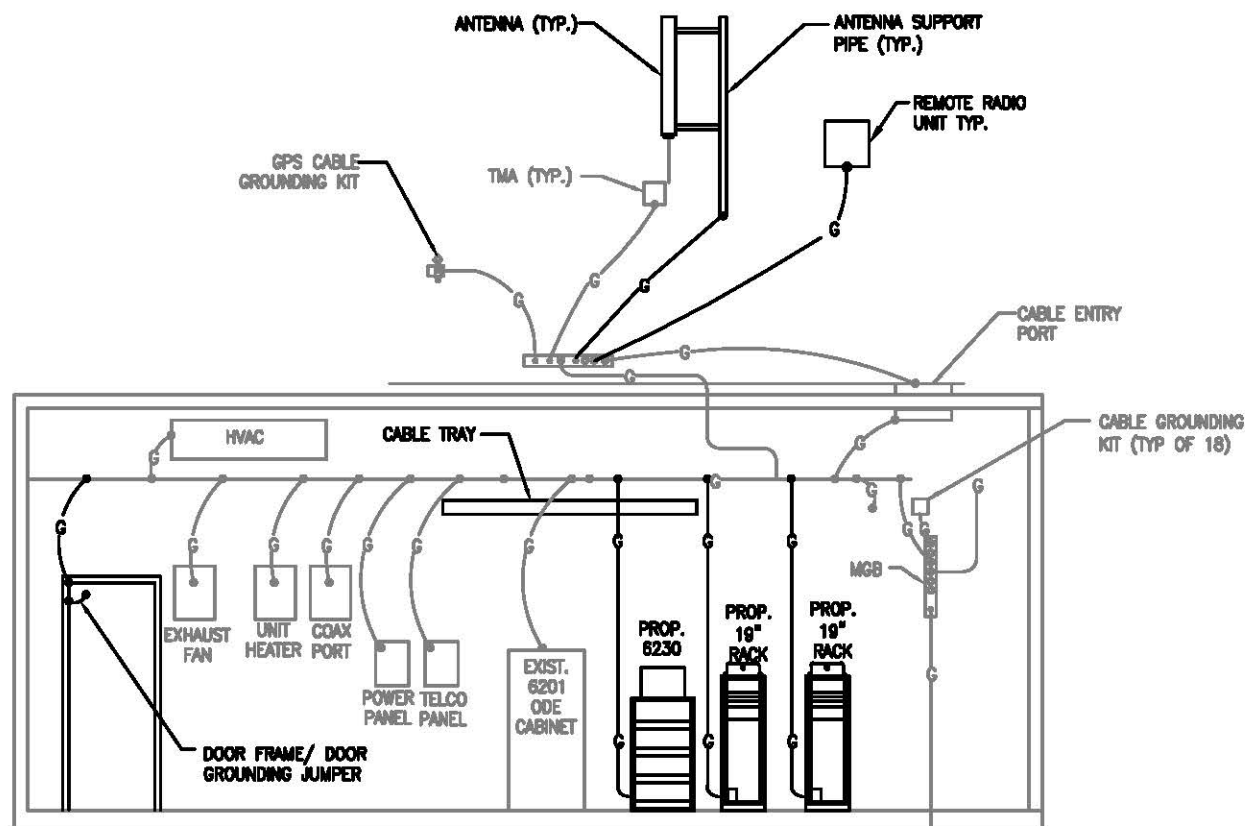


NO.	DATE	REVISIONS	BY	CHK
0	07/28/20	ISSUED FOR REVIEW	MB/M	MRC
1	02/17/21	ISSUED FOR CONSTRUCTION	JWH	MRC
2	04/13/21	REVISED	JWH	MRC
3	04/18/21	REVISED	MER	MRC
4	04/07/21	REVISED	MER	MRC
5	11/08/21	REVISED	MER	MRC

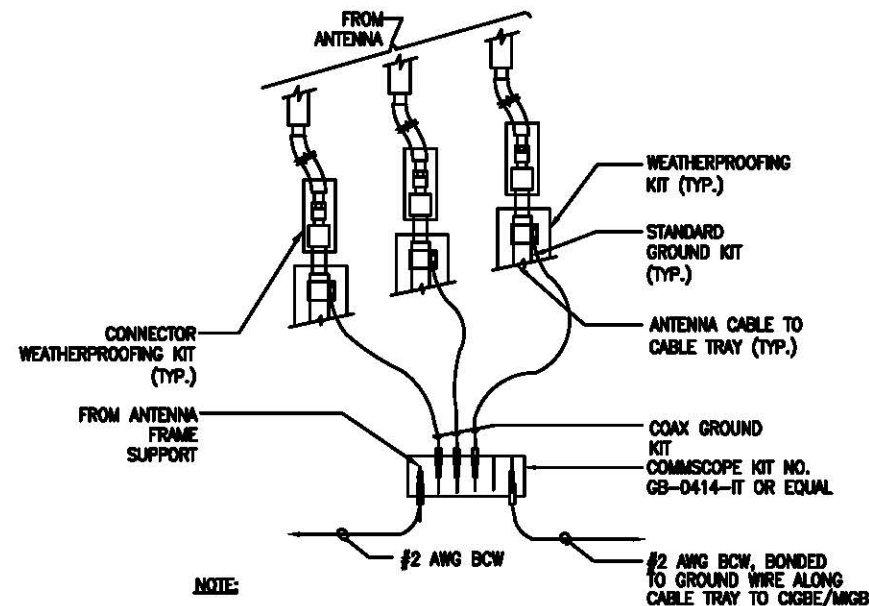






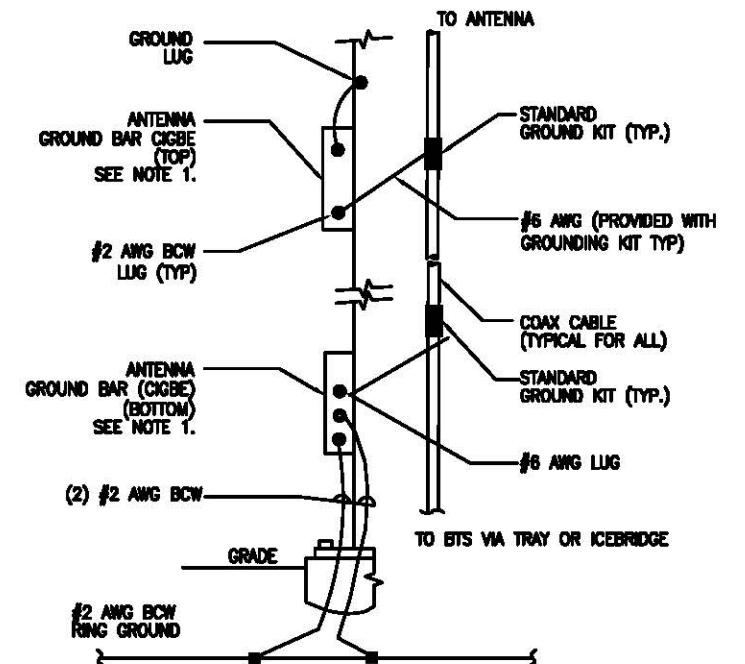


**1 TYP. GROUNDING RISER DIAGRAM**  
G-1 SCALE: N.T.S.



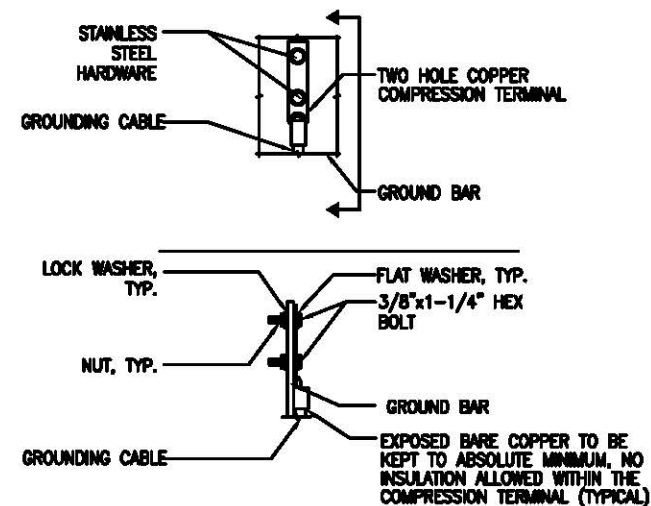
- NOTE:**
- DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO CIGBE.
  - ALL PROPOSED COAXIAL CABLE TO BE GROUNDED IN (3) LOCATIONS: BELOW JUMPER/HARDLINE CONNECTION, AT BASE OF TOWER & PRIOR TO BUILDING/CABINET ENTRY.

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



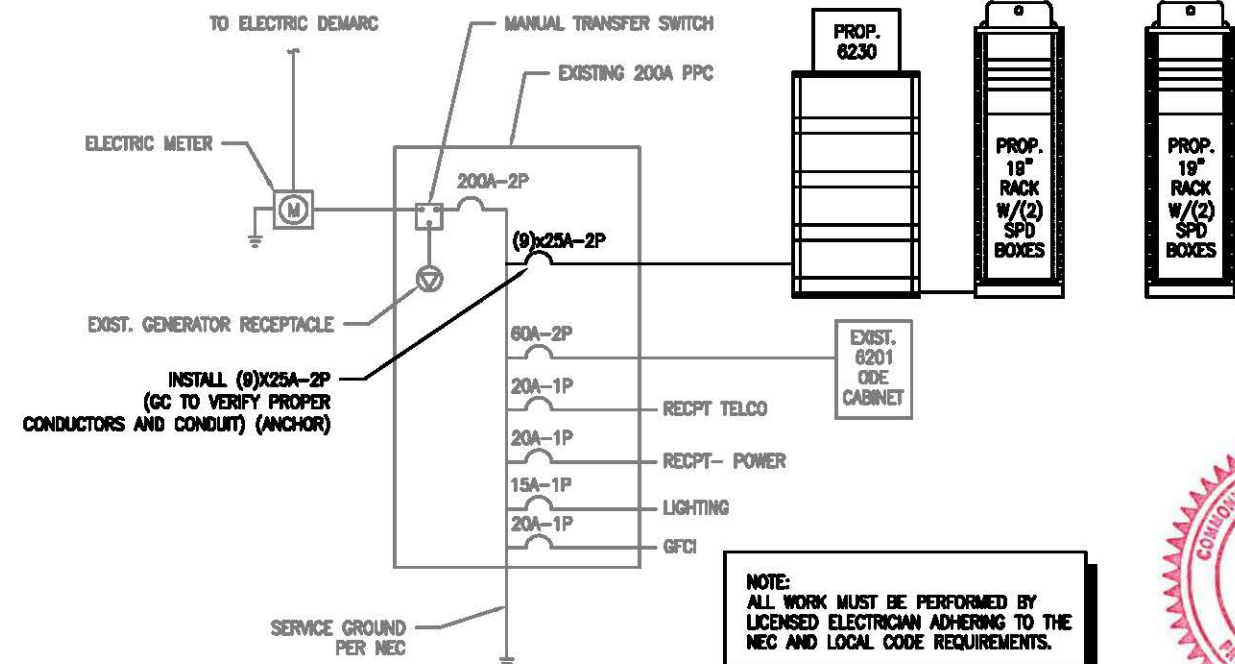
- NOTE:**
- NUMBER OF GROUND BARS MAY VARY DEPENDING ON THE TYPE OF TOWER, ANTENNA LOCATION AND CONNECTION ANTENNA LOCATION AND CONNECTION ORIENTATION. PROVIDE AS REQUIRED.
  - A SEPARATE GROUND BAR TO BE USED FOR GPS ANTENNA IF REQUIRED.

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



- NOTES:**
- "DOUBLING UP" OR "STACKING" OF CONNECTION IS NOT PERMITTED.
  - OXIDE INHIBITING COMPOUND TO BE USED AT ALL LOCATIONS.
  - CADWELD DOWNLEADS FROM UPPER EGB, LOWER EGB, AND MGB.
  - ALL GROUND LUGS MUST BE HEAT SHRUNK AT WIRE/LUG CONNECTION

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



**NOTE:**  
ALL WORK MUST BE PERFORMED BY LICENSED ELECTRICIAN ADHERING TO THE NEC AND LOCAL CODE REQUIREMENTS.



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

NO.	DATE	REVISIONS	BY	CHK
0	07/28/20	ISSUED FOR REVIEW	MB/M	MRC
1	02/17/21	ISSUED FOR CONSTRUCTION	JWH	MRC
2	04/13/21	REVISED	JWH	MRC
3	04/18/21	REVISED	MER	MRC
4	04/07/21	REVISED	MER	MRC
5	11/08/21	REVISED	MER	MRC



# Photographic Simulation Package

Proposed Upgrade to Existing Wireless Telecommunications Facility:

4BSM457A 1 Brattle SQ Cambridge  
1 Brattle Street  
Cambridge, MA 02138

- Site photographs taken 2/15/22
- Photos 1, 3, 4, & 5 revised per CD 033022 Rev 6

Package prepared by:

Virtual Site Simulations, LLC  
24 Salt Pond Road  
Suite C3  
South Kingstown, Rhode Island 02879

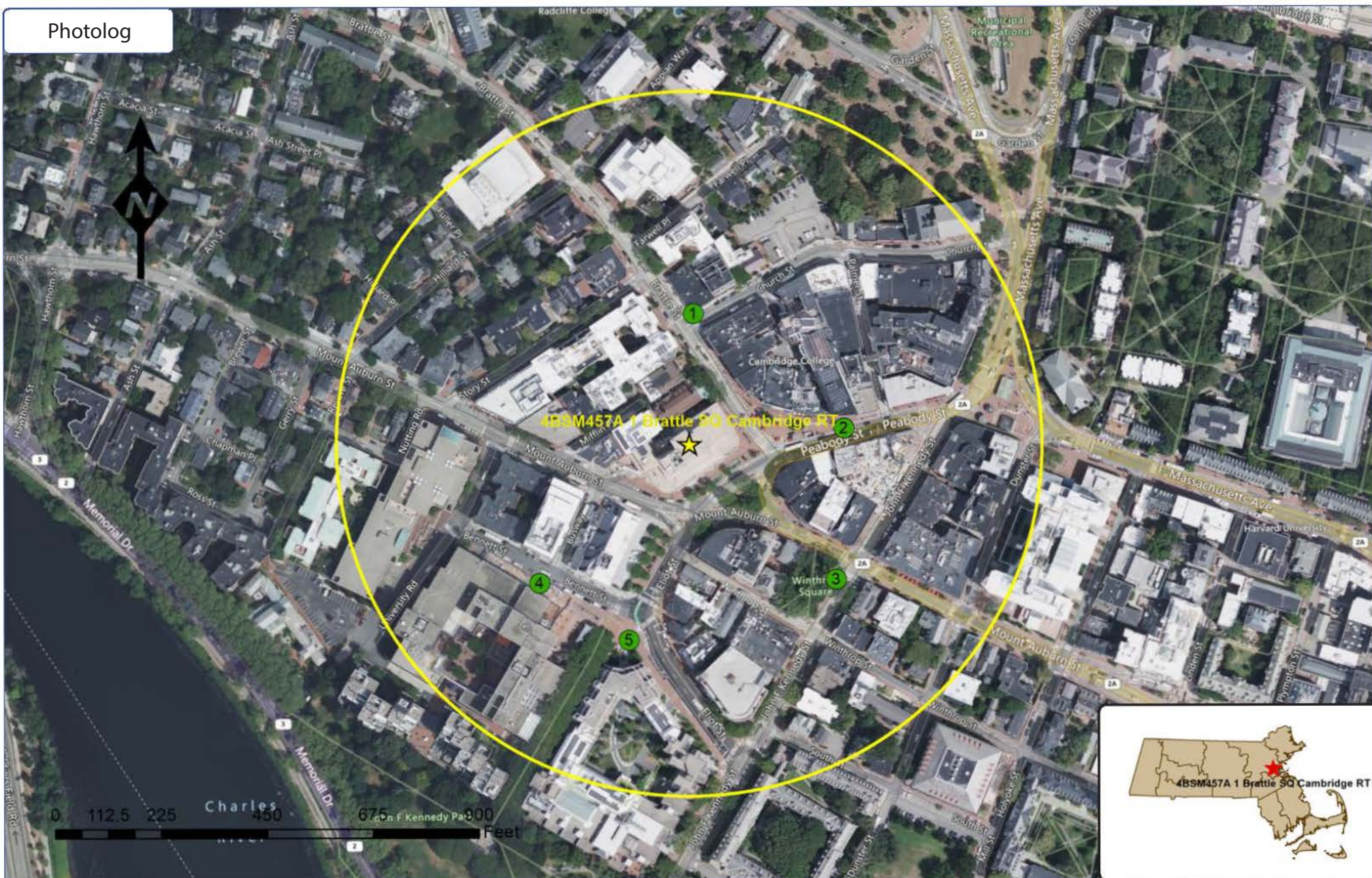
[www.VirtualSiteSimulations.com](http://www.VirtualSiteSimulations.com)  
[www.ThinkVSSFirst.com](http://www.ThinkVSSFirst.com)



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







# Wireless Telecommunications Facility:

4BSM457A 1 Brattle SQ Cam-  
1 Brattle Street  
Cambridge, MA 02138

## Legend:

- ★ Facility Location
- 750 Ft Radius
- ⊗ Photo location - Year Round Visibility
- ⊗ Photo location- Obscured Visibility
- ⊗ Photo location - NOT visible

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





Existing



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
1	Brattle St	42.37406	-71.12142	281.5 Feet	North	183	Year Round

**Site:** 4BSM457A 1 Brattle SQ Cambridge RT

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







Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
1	Brattle St	42.37406	-71.12142	281.5 Feet	North	183	Year Round

**Site:** 4BSM457A 1 Brattle SQ Cambridge RT

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





Existing



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
2	Harvard Bus Tunnel	42.37338	-71.12026	329.43 Feet	East	265	Year Round

**Site:** 4BSM457A 1 Brattle SQ Cambridge RT

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







Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
2	Harvard Bus Tunnel	42.37338	-71.12026	329.43 Feet	East	265	Year Round

**Site:** 4BSM457A 1 Brattle SQ Cambridge RT

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





Existing



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
3	Sequare	42.3725	-71.12034	421.2 Feet	South-East	314	Year Round

**Site:** 4BSM457A 1 Brattle SQ Cambridge RT

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







Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
3	Sequare	42.3725	-71.12034	421.2 Feet	South-East	314	Year Round

**Site:** 4BSM457A 1 Brattle SQ Cambridge RT

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





Existing



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
4	Bennett St	42.37251	-71.12267	432.45 Feet	South-West	49	Year Round

**Site:** 4BSM457A 1 Brattle SQ Cambridge RT

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Simulation



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
4	Bennett St	42.37251	-71.12267	432.45 Feet	South-West	49	Year Round

**Site:** 4BSM457A 1 Brattle SQ Cambridge RT

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





Existing



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
5	Eliot St	42.37216	-71.12197	433.73 Feet	South	18	Year Round

Site: 4BSM457A 1 Brattle SQ Cambridge RT

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Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
5	Eliot St	42.37216	-71.12197	433.73 Feet	South	18	Year Round

**Site:** 4BSM457A 1 Brattle SQ Cambridge RT

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





April 18, 2022

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

Re:	Eligible Facilities Request pursuant to Section 6409 of the Spectrum Act and an Application for Special Permit, in the alternative
Property Address:	1 Brattle Square, Cambridge, MA 02138 Assessor's Map 34, Lot 138 (the " <b>Property</b> ")
Applicant:	T-Mobile Northeast LLC (the " <b>Applicant</b> ")

Dear Honorable Members of the Board of Zoning Appeals:

This firm represents the Applicant in connection with an application for a special permit from the City of Cambridge Board of Zoning Appeals (the "**Board**"), to modify an existing wireless communications facility on the Property. The Property is located in the Business B zoning district. To the extent that the Board determines that the requirements of Article 4 Section 4.32G.1 of the City of Cambridge Zoning Ordinance (the "**Ordinance**") apply, the use of the Property for a wireless telecommunications facility is permitted by special permit from the Board<sup>1</sup>. The Applicant's proposal satisfies the requirements for the grant of a special permit pursuant to Section 10-43 of the Ordinance.

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

The Applicant seeks to modify its existing wireless communications facility by replacing six (6) existing panel antennas and one (1) microwave dish antennas with nine (9)

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



new panel antennas, along with adding remote radio units (RRUs) (the “**Proposed Facility**”). All of the proposed placement antennas will be installed on the façade of the penthouse of the building (the “**Building**”) painted to match the color of the facade. The Applicant’s facilities are shown on the Plans attached hereto and incorporated herein by reference (the “**Plans**”).

## **I. Background**

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

## **II. Project Description**

As noted above, the Applicant proposes to modify its existing wireless facility currently operating on the façade of penthouse of the Building by replacing six (6) existing panel antennas and one 91) microwave dish antenna with nine (9) new panel antennas, and install eight (8) RRUs, together with supporting equipment. The panel antennas will be installed on the façade of the penthouse of the Building in similar locations as the existing antenna and all panel antennas will be painted to match the façade of the penthouse. The RRUs will be installed on the rooftop of the penthouse of the Building and out of view. The Applicant’s proposal is consistent with the previous decisions of the Board and of the City of Cambridge Planning Board, for this facility, (the “**Decisions**”). Consequently, the visual change to the Applicant’s existing facility will be de minimus.

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



### III. Legal Arguments

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

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

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

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

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

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

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



*dimensions of such tower or base station.”* Under Section 6409(a)(2)(A)-(C) an Eligible Facilities Request is any request to modify a Tower or Base Station that involves “collocations of new Transmission Equipment,” “removal,” or “replacement” of Transmission Equipment.

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

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

The Applicant’s design minimizes the visual impact on the Building, as panel antennas associated with the Proposed Facility will be installed on the façade of the penthouse of the Building and painted to match the color of the façade. The proposed replacement antennas will be painted to match the color of the existing Building thereby minimizing any visual impacts.

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

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

The Proposed Facility is located in the Business B Zoning District, and as such, this is not applicable.



**B. The Applicant complies with the Special Permit Criteria set forth in Section 10-43 of the Ordinance<sup>2</sup>:**

**1. The requirements of the Ordinance can be met:**

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

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

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

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

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

As described above and illustrated on the attached photograph simulations, the modification of the existing facility will produce a minimal change in the appearance of the Building. The modification of the existing facility will blend with the existing characteristics of the Building and the surrounding neighborhood. Moreover, the proposed installation will not generate any traffic, smoke, dust, heat, glare, discharge of noxious substances, nor will it pollute

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



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

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

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

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

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

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

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

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

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

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



#### IV. Conclusion

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

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

Sincerely,



Adam F. Braillard

Direct: 617-456-8153

Email: [abraillard@princelobel.com](mailto:abraillard@princelobel.com)



April 18, 2022

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

Re: Eligible Facilities Request to Modify Transmission Equipment at an Existing Base Station located at **1 Brattle Square, Cambridge, MA 02138.**

Dear Mr. Singanayagam:

A. T-Mobile is Filing an Eligible Facilities Request

Prince Lobel Tye LLP, on behalf of T-Mobile Northeast LLC is submitting the attached Eligible Facilities Request application to add, remove, modify, or replace Transmission Equipment at an Existing Base Station located at 1 Brattle Square, Cambridge, MA 02138.

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

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

B. Why this Eligible Facilities Request Must Be Granted

This Eligible Facilities Request involves an effort to collocate, remove, modify, or replace Transmission Equipment at an existing Base Station operated by an FCC licensed wireless carrier. The FCC has defined Base Station as “the equipment and non-tower supporting structure



at a fixed location that enable Commission-licensed or authorized wireless communications between user equipment and a communications network . . . the term includes equipment associated with wireless communications service including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supply, and comparable equipment.” The term existing base station also includes a structure that currently houses or supports an antenna, transceiver or other associated equipment that constitutes part of a Base Station at the time the application is filed even if the structure was not built solely or primarily to provide such support. The existing Base Station in this application is ninety feet (90’) high and presently contains wireless facilities. The existing Base Station meets the Federal Communications Commission (“FCC”) definition of a Base Station.

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

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

1. *The modifications to the Transmission Equipment do not increase the height of the Base Station by more than 10 percent (10%) or ten (10) feet, whichever is greater.*
  - a. The height of the Base Station is currently ninety feet (90’) high. The proposed replacement of six (6) panel antennas and one (1) microwave dish antenna with nine (9) new panel antennas will not affect the height of the Base Station.
2. *The modifications to the Transmission Equipment do not protrude from the edge of the support structure by more than six (6) feet.*
  - a. The proposed replacement antennas will not protrude from the edge of the building and therefore will not exceed the six (6) foot limitation. All of the proposed replacement antennas and new antennas will be mounted on the existing façade of the penthouse and on the roof of the building, set back from the roofline,. As such, the proposed modification will not protrude from the edge of the building by more than six (6) feet.



3. *The modifications to the Transmission Equipment do not involve the installation of more than the standard number of equipment cabinets for the technology involved, not to exceed four.*
  - a. The Applicant does not propose to install any additional equipment cabinets.
4. *The modifications to the Transmission Equipment do not entail any excavation or deployment outside of the Base Station site.*
  - a. There will be no excavation or deployment outside of the Base Station site.
5. *The modifications to the Transmission Equipment do not defeat any existing concealed or stealth-design.*
  - a. Pursuant to the previous zoning decision for this site (the “Decision”), the existing panel antennas are located on the façade of the penthouse on the roof of the building. The replacement of six (6) panel antennas and one (1) microwave dish with nine (9) new panel antennas will not defeat the existing stealth design as they will be located in similar locations as the existing antennas and will be painted to match the existing facade of the penthouse of the Building. The proposed installations will not substantially increase the facility and as such the proposed visual impact will be de minimus for many of the same reasons stated in the Decision.
6. *The modifications to the Transmission Equipment comply with prior conditions of approval of the Base Station, unless the non-compliance is due to an increase in height, increase in width, addition of equipment cabinets, or new excavation that does not exceed the corresponding “substantial change” thresholds in numbers 1-4.*
  - a. Based on the foregoing, the proposed modifications to the Base Station fully conform to Section 6409(a) of the Spectrum Act and comply with the prior conditions of approval of the Base Station. Moreover, notwithstanding the aforementioned showing that the proposed modification to this site does not substantially change the physical dimensions of the existing Base Station and is subject to the Spectrum Act, this site is the proper location for a wireless installation pursuant to the Decision. As such, we submit that the continued operation of adjacent uses would not be adversely affected by the proposed equipment addition, and no nuisance or hazard would be created to the detriment of the health, safety or welfare of the occupant or the citizens of the City of Cambridge. The proposed modification to this site is very similar to the existing site and we submit will have the same de minimis impact. Moreover, the proposed installation is necessary to accommodate the existing and future customer base as demand for data and cell service has steadily increased and continues to do so.



There is a certification attached to the accompanying Eligible Facilities Request that identifies how each of the six review criteria identified by the FCC is met. The modifications to the Transmission Equipment at the Base Station located at 1 Brattle Square, Cambridge, MA 02138 contained in this Eligible Facilities Request fully conform to Section 6409(a) as enacted by Congress and as interpreted by the FCC. Accordingly, this Eligible Facilities Request must be approved within 60 days, as required by federal law and FCC implementing regulations.

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'AB', with a long horizontal flourish extending to the right.

Adam F. Braillard

Direct: 617-456-8153

Email: [abraillard@princelobel.com](mailto:abraillard@princelobel.com)



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

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

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

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

Site Address: 1 Brattle Square

### **Existing Facilities**

The Existing Facility is comprised of six (6) panel antennas and one (1) microwave dish antenna mounted to the façade of the penthouse on the roof of the building.



### Height of Base Station

Height above ground level of the tallest point on the existing base station: 90 (feet)

Height above ground level of the tallest point of the existing base station after the installation of the *proposed* equipment: 90(feet)

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

☐ Yes ☒ No

### Width of Base Station

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

☐ Yes ☒ No

### Excavation or Equipment Placement

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

☐ Yes ☒ No

### Equipment Cabinets

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

☐ Yes ☒ No

### Concealed or Stealth-Designed Wireless Facilities

5)

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

☐ Yes ☒ No

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

☐ Yes ☒ No



## Compliance with Preexisting Conditions of Approval for the Base Station

6)

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

☒ Yes ☐ No

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

☐ Yes ☒ No

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

☒ Yes ☐ No

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

Explanatory Comments:

### Question No.5 (b)

Comment: Pursuant to the previous zoning decision for this site (the “Decision”), the existing panel antennas are located on the façade of the penthouse on the roof of the building. The replacement of all six (6) existing antennas with nine (9) new panel antennas will not defeat the existing design as they will be located in similar locations as the existing antennas, and will be painted to match the existing facade of the Building. As such, the replacement antennas will be in conformity with the Decision. The proposed installations will not substantially increase the facility and as such the proposed visual impact will be de minimus for many of the same reasons stated in the Decision.

### Question No.6 (c)

Comment: Notwithstanding the aforementioned showing that the proposed modification to this site does not substantially change the physical dimensions of the existing Base Station and is subject to the Spectrum Act, this site is the proper location for a wireless installation pursuant to the Decisions. As such, we submit that the continued operation of adjacent uses would not be adversely affected by the proposed equipment addition, and no nuisance or hazard would be created to the detriment of the health, safety or welfare of the occupant or the citizens of the City of Cambridge. The proposed modification to this site is very similar to the existing site and we submit will have the same de minimis impact. Moreover, the proposed installation is necessary



to accommodate the existing and future customer base as demand for data and cell service has steadily increased and continues to do so.

This certification is dated this 18th day of April, 2022.

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

Signature

Adam F. Braillard, Esq., Attorney for Applicant

Name & Title



## Eligible Facilities Request (EFR) Application Form

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

Date of Submittal: \_\_\_\_\_

Submitted by:

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Contact information: \_\_\_\_\_

Name of Jurisdiction: \_\_\_\_\_

Address of Jurisdiction: \_\_\_\_\_

Contact Name for Jurisdiction: \_\_\_\_\_

Name of Local Government Permit Application: \_\_\_\_\_

Local Government File #: \_\_\_\_\_

Street Address of Site: \_\_\_\_\_

Tax Parcel # of Site: \_\_\_\_\_

Latitude/Longitude of Site: \_\_\_\_\_

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

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List Each Piece of Transmission Equipment that will be Removed:

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

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List Cabinets that will be Removed at the Site:

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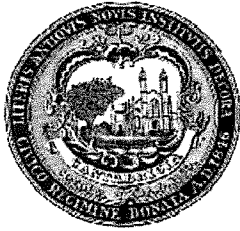
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CITY OF CAMBRIDGE  
MASSACHUSETTS  
BOARD OF ZONING APPEAL  
831 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02139  
617 349-6100

July 05, 2016

T-Mobile Northeast, LLC - C/O Ricardo M. Sousa, Esq.  
100 Cambridge Street, Suite 2200  
Boston MA, 02128

**Case No:** BZA-009695-2016

Dear Ricardo M. Sousa, Esq.

We enclose the decision of the Board of Zoning Appeal as it pertains to the premises located at  
**1 Brattle Sq Cambridge, MA**

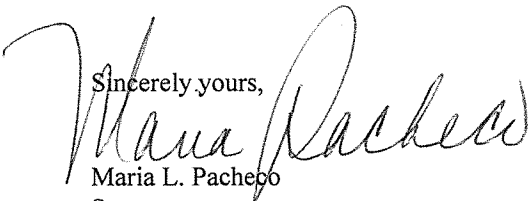
A copy of this decision has been filed with office of the City Clerk, this date. When twenty days have passed you MUST:

1. HAVE THIS DECISION COMPLETED AND SIGNED BY THE CITY CLERK, CITY HALL -  
795 Mass Avenue, Cambridge, Ma. (In the space provide on the decision)
  2. FILE THE DECISION WITH THE REGISTRY OF DEEDS  
Middlesex County Courthouse, 208 Cambridge Street, Cambridge, MA. (There is usually a  
fee, payable to the Registry of Deeds and the book and page number is required by the Registry).
  3. SUPPLY THE BOARD OF ZONING APPEAL WITH DOCUMENTATION OF SUCH  
FILING - (with the Registry of Deeds).
- THE DIVISION OF INSPECTIONAL SERVICES WILL NOT ISSUE BUILDING PERMITS
  - UNLESS THE ABOVE ITEMS HAVE BEEN COMPLETED .

Any person aggrieved by a decision of the Board of Zoning Appeal may appeal to the Superior Court or Land Court.  
Appeals, if any, shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws and shall be filed within  
twenty days of the above date, and a copy thereof shall be filed with the Cambridge City Clerk's office by that same date.

If you have any questions, please phone me at 349-6100.

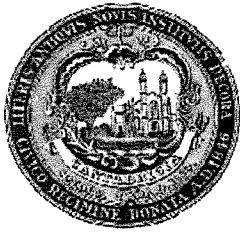
Sincerely yours,

  
Maria L. Pacheco  
Secretary

Section 10.35 of the Zoning Ordinances:

If the rights authorized by a variance are not exercised within one year of the date of granting of such variance (two years  
for a special permit), they shall lapse and may be reestablished only after notice and new hearing pursuant to this Section  
10.30.





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

2016 JUL -5 PM 2: 22

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

CASE NO: BZA-009695-2016 Business B Zone

LOCATION: 1 Brattle Sq  
Cambridge, MA

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

PETITION: Special Permit: To modify the existing wireless communications facility by replacing three (3) existing panel antennas with three (3) new L700 panel antennas to be installed consistent with the existing antennas on the facade of the penthouse on the roof of the Building and painted to match. The Applicant's proposal complies with Section 6409 of the Spectrum Act as the collocation of antennas is not a substantial change to the existing base station. Moreover, the Applicants proposal complies with Section 4.32 and 10.40 of the Cambridge Zoning Ordinance.

**VIOLATION :**

Article 4.000	Section 4.32(G(1) (Telecommunication 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: March 31, 2016 & April 7, 2016

DATE OF PUBLIC HEARING: April 14, 2016; May 12, 2016; May 26, 2016;

**MEMBERS OF THE BOARD:**

CONSTANTINE ALEXANDER - CHAIR	<input checked="" type="checkbox"/>
BRENDAN SULLIVAN - VICE-CHAIR	<input checked="" type="checkbox"/>
THOMAS SCOTT	<input type="checkbox"/>
JANET O. GREEN	<input checked="" type="checkbox"/>
PATRICK TEDESCO	<input type="checkbox"/>

**ASSOCIATE MEMBERS:**

DOUGLAS MYERS	<input type="checkbox"/>
SLATER W. ANDERSON	<input type="checkbox"/>
ANDREA A. HICKEY	<input type="checkbox"/>
ALISON HAMMER	<input checked="" type="checkbox"/>
JIM MONTEVERDE	<input checked="" type="checkbox"/>
GEORGE BEST	<input type="checkbox"/>
LAURA WERNICK	<input type="checkbox"/>

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-009695-2016  
Location: 1 Brattle Square  
Petitioner: T-Mobile Northeast LLC – c/o Ricardo Sousa, Esq.

On May 26, 2016, Petitioner's attorney Daniel Glissman appeared before the Board of Zoning Appeal requesting a special permit in order to modify the existing wireless communications facility by replacing three existing antennas with three new L700 panel antennas to be installed consistent with the existing antennas on the façade of the penthouse and painted to match. The Petitioner requested relief under Article 4, Section 4.32.G.1 and Article 10, Section 10.40 of the Cambridge Zoning Ordinance ("Ordinance") and Section 6409 of the Middle Class Tax Relief & Job Creation Act. The Petitioner submitted materials in support of their application including information about the project, plans, and photographs.

Mr. Glissman stated that as part of a system wide upgrade, the Petitioner wished to replace three existing antennas with three new ones of the same dimensions and painted to match the facade on which they were to be mounted. He stated that Planning Board and Harvard Square Advisory Committee suggestions had been incorporated into the design. He stated that the Petitioner was FCC licensed. He stated that the petitioner complied with the requirements of Section 6409 because the height of the facility would not increase, the protrusion from the penthouse would be less than six feet, no additional cabinets would be installed, no excavation would occur, the existing stealth elements would not be defeated, and the petitioner would comply with all conditions of the previous special permit.

The Chair asked if anyone wished to be heard on the matter, no one indicated such. The Chair read letters of conditional support from the Planning Board and the Harvard Square Advisory Committee.

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



physical dimensions of the existing wireless tower or base station 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 further moved that based upon all the information presented the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board on the following conditions:

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



reasonable detail that such failure has occurred and the basis for such claimed failure. The special permit shall ipso facto terminate if any of the petitioner's federal licenses are suspended, revoked, or terminated.

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

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



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



Constantine Alexander, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 7/5/16 by Maria Pacheco, Clerk.

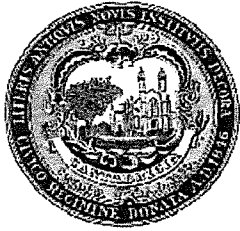
Twenty days have elapsed since the filing of this decision.

No appeal has been filed \_\_\_\_\_.

Appeal has been filed and dismissed or denied.

Date: \_\_\_\_\_ City Clerk.





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

**NOTICE OF DECISION**

DECISION FILED WITH THE OFFICE OF THE CITY CLERK ON **July 05, 2016**

Any person aggrieved by a decision of the Board of Zoning Appeal may appeal to the Superior Court or Land Court. Appeals, if any, shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws and shall be filed within twenty calendar days from the above date, and a copy thereof shall be filed with the Cambridge City Clerk's office by that same date

PREMISES: 1 Brattle Sq  
Cambridge, MA

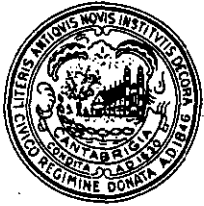
PETITIONER: T-Mobile Northeast, LLC - C/O Ricardo M. Sousa, Esq.

PETITION: Special Permit: To modify the existing wireless communications facility by replacing three (3) existing panel antennas with three (3) new L700 panel antennas to be installed consistent with the existing antennas on the facade of the penthouse on the roof of the Building and painted to match. The Applicant's proposal complies with Section 6409 of the Spectrum Act as the collocation of antennas is not a substantial change to the existing base station. Moreover, the Applicants proposal complies with Section 4.32 and 10.40 of the Cambridge Zoning Ordinance.

DECISION: **Approved**

CASE NO: BZA-009695-2016





# City of Cambridge

MASSACHUSETTS

## BOARD OF ZONING APPEAL

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



2013 00074569

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Page: 1 of 4 04/05/2013 12:45 PM

2013 FEB 21 PM 10:11  
OFFICE OF THE CLERK  
CAMBRIDGE, MASSACHUSETTS

CASE NO: 10352

LOCATION:

*OWNER*

*1 Brattle Street LLC*

1 Brattle Square  
Cambridge, MA

*07139*

Business B Zone/HSQ

PETITIONER: MetroPCS Massachusetts, LLC  
C/o Bryan S. Wilson

PETITION: Special Permit: Addition of an antenna and associated equipment to a wireless communication facility on the rooftop of One Brattle Square.

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

DATE OF PUBLIC NOTICE: November 1 & 8, 2012

DATE OF PUBLIC HEARING: November 15, 2012

*41156-506*

### MEMBERS OF THE BOARD:

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

☒  
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☒

### ASSOCIATE MEMBERS:

MAHMOOD R. FIROUZBAKHT  
DOUGLAS MYERS  
SLATER W. ANDERSON  
LINDSEY T. THORNE-BINGHAM  
ANDREA A. HICKEY  
KEVIN C. McAVEY

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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.

*BK 41156 PG 506*



Case No. 10352  
Location: 1 Brattle Square  
Petitioner: Metro PCS MA, LLC c/o Bryan Wilson

On January 24, 2013, Petitioner Metro PCS MA, LLC, through its representative Bryan Wilson, appeared before the Board of Zoning Appeal requesting a special permit in order to add an antenna and associated equipment to a wireless communication facility on the rooftop. The Petitioner requested relief from Article 4, Section 4.32.G.1 of the Cambridge Zoning Ordinance ("Ordinance"). The Petitioner submitted application materials including information about the project, plans, and photographs.

Mr. Wilson stated that the proposal was to add a painted to match dish antenna to an existing wireless communications array in a nonresidential zone. He stated that the proposal had no objection from the Planning Board and a certificate of appropriateness from the Historical Commission.

Mr. Wilson noted that the petitioner was duly licensed with no license limitations that would preclude it from installing the antenna at this location, that the installation was unmanned and would create no traffic issues, and that the installation would be painted to minimize visual impact and so would have no detrimental impact on the occupants or abutters of the property.

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

After discussion, the Chair moved that the Board grant the special permit for relief in order to add an antenna and associated equipment to a wireless communication facility on the rooftop based on the finding that traffic generated or patterns of access or egress would not cause congestion, hazard, or substantial change in established neighborhood character, as only one dish antenna was proposed on the upper part of the structure. The Chair moved that the Board find that nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupants of the proposed use or the citizens of the city. The Chair moved that the Board find that the proposed use 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 on previous occasions it had found that, subject to conditions, the proposed site was acceptable for the mounting of dishes and other antennas. The Chair moved that the Board find that the visual impact of the proposed antenna would be minimized by its being painted to match the color of the building. The Chair moved that the Board note that the Planning Board agreed that the proposed antenna was painted so as to minimize visual impact. The Chair moved that the Board grant the special permit on the following conditions:



1. that the work proceed in accordance with plans submitted by the Petitioner, the first of which is marked T-1 and initialed by the Chair and the photo simulations submitted by the Petitioner, the first page of which is initialed by the Chair,
2. that the antenna be painted to match the building, as nearly as possible, and that the paint be maintained, so that were it to deteriorate, it be repainted so as to maintain the minimal visual impact, and
3. that when the antenna is abandoned or not used for a period of six months or more, it be promptly removed and the building face be restored to its original condition to the maximum extent possible.

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

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

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



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



Constantine Alexander, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 2-5-13 by Marie Decheco, 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: April 5, 2013 Donna P. Kopy Interim  
City Clerk.





# City of Cambridge

MASSACHUSETTS

## BOARD OF ZONING APPEAL

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

2009 OCT -9 A 10:39

RECEIVED - CAMBRIDGE  
CITY CLERK'S OFFICE  
OCT 14 2009

CASE NO: 9790

LOCATION: 1 Brattle Square  
Cambridge, MA

Business B Zone/  
Harvard Sq. Overlay Dist.

PETITIONER: Metro PCS Massachusetts, LLC  
C/o Taryn Patrick, Agent

PETITION: Special Permit: To add antennas and associated equipment for a wireless communication facility on the rooftop of the building.

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

DATE OF PUBLIC NOTICE: May 8 & May 15, 2009

DATE OF PUBLIC HEARING: May 28, 2009



2009 00220605  
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### MEMBERS OF THE BOARD:

CONSTANTINE ALEXANDER - CHAIR  
TIMOTHY HUGHES - VICE CHAIR  
BRENDAN SULLIVAN  
SUSAN SPURLOCK  
THOMAS SCOTT

✓  
✓  
✓  
\_\_\_\_\_  
\_\_\_\_\_

### ASSOCIATE MEMBERS:

CHRISTOPHER CHAN  
EDWARD W. WAYLAND  
MAHMOOD R. FIROUZBAKHT  
DOUGLAS MYERS  
SLATER W. ANDERSON  
TAD HEUER

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
✓  
✓

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. 9790  
Location: 1 Brattle Square  
Petitioner: Metro PCS Massachusetts, LLC, c/o Taryn Patrick, Agent

On September 10, 2009, Petitioner's attorney Brian Grossman appeared before the Board of Zoning Appeal requesting a special permit in order to add antennas and associated equipment for a wireless communication facility on the rooftop of the building. The Petitioner requested relief from Article 4, Sections 4.32.G.1 and 4.10 of the Cambridge Zoning Ordinance ("Ordinance"). The Petitioner submitted application materials including information about the project, plans, and photographs.

Mr. Grossman stated that the proposed installation was on a building in a non residential zone, on which telecommunication installations already existed. He stated that the installation would include six antennas mounted on the penthouse, painted to match it. He stated that the associated equipment would be housed inside the building. He stated that the Planning Board and the Historical Commission supported the proposal. He stated that the antenna would fill a gap in coverage and that the carrier had the requisite FCC licensure.

The Chair read a letter of support from the Planning Board. The Chair asked if anyone wished to be heard on the matter, no one indicated such.

After discussion, the Chair moved that the Board grant the special permit for relief in order to add antennas and associated equipment for a wireless communication facility on the rooftop of the building based on the finding that the petitioner cannot meet the requirements of the Ordinance. The Chair moved that the Board find that the traffic generated or the patterns of access or egress would not cause congestion, hazard or substantial change in established neighborhood character, because, except for one or two service calls a month, there is would be no traffic to the installations. The Chair moved that the Board find that there would be no hazard because the installation will be located near the top of the building. The Chair moved that the Board find that the continued operation or development of adjacent uses would not be adversely affected by the nature of the proposed use, because the antennas would not really be visible, being high up on the building and being colored to match the facade of the building to which they would be attached. The Chair moved that the Board find that the installation would not otherwise impact the retail environment of Harvard Square. The Chair moved that the Board find that there would be no nuisance or hazard created to the detriment of the health, safety and/or welfare of the occupant or the citizens of the city, because the telecommunications antenna have an established safety profile. The Chair moved that the Board find that the proposed use would not impair the integrity of the district or adjoining district and derogate from the purposes of the



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

1. that work proceed in accordance with plans submitted by the petitioner, prepared by Hudson Design Group, LLC, dated June 5, 2009, titled T-1, C-1, Z-1, Z-2 and Z-3, and in accordance with photo simulations submitted by the petitioner, prepared by Metro PCS, dated June 9, 2009, the first page of which has been initialed by the Chair,
2. that the antenna be painted or colored in a fashion to minimize the disparity between the antenna and the facade to which they are attached, in order to be as nondescript as possible, and
3. that when the petitioner ceases to use these antenna for a period of six months, the antenna be promptly removed and the building be restored to its previous condition and color to the maximum extent possible.

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

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

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



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



Constantine Alexander, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 10-9-09 by Maria Gallardo, 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: Nov 3, 2009 D. Margaret Chung City Clerk.



CITY OF CAMBRIDGE, MASSACHUSETTS

**PLANNING BOARD**

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

## NOTICE OF DECISION

Case No: PB#79 MAJOR AMENDMENT#1

Address: One Brattle Square

Owner: One Brattle Square, Inc., c/o Schroder Real Estate  
Association, 437 Madison Avenue, NY, NYApplicant: William Priora, Nextel Communications, 40 Hartwell Avenue  
Lexington, MA 02173

Application Date: July 30, 1997

Public Hearing: September 2, 1997

Planning Board Decision: September 30, 1997

Date of Filing Decision: October 3, 1997

Application: Special Permit as required in Section 4.40, Footnote #49 for the installation of a cellular antenna facility on the existing office and retail building previously issued a Planning Board special permit in the Harvard Square Overlay District.

Decision: GRANTED with conditions.

Appeals, if any, shall be made pursuant to Section 17 of Massachusetts General Laws, Chapter 40A, and shall be filed within twenty (20) days after the filing of the above referenced decision with the City Clerk. Copies of the complete decision and final plans, if applicable, are on file with the Office of the Community Development Department and the City Clerk.

Authorized Representative to the Planning Board

*Elyse M. Paden*

For more information regarding this special permit, please contact Liza Paden at the Community Development Department, 349-4647.

*Little Corp. 22229-297*

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CAMBRIDGE MA.

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MSB 10/27/97 11:15:05



Case No: PB#79 MAJOR AMENDMENT#1

Address: One Brattle Square

Owner: One Brattle Square, Inc., c/o Schroder Real Estate  
Association, 437 Madison Avenue, NY, NY

Applicant: William Priora, Nextel Communications, 40 Hartwell Avenue,  
Lexington, MA 02173

Application Date: July 30, 1997

Public Hearing: September 2, 1997

Planning Board Decision: September 30, 1997

Date of Filing Decision: October 3, 1997

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### **Application**

The special permit application, Section 4.32.g.1. Telephone exchange, (including, switching, relay and transmission facilities serving mobile communications systems) and any towers or antennas accessory thereto<sup>49</sup>, for a major amendment to install cellular antenna to the existing building at One Brattle Square was filed on July 30, 1997. It includes a narrative outlining the installation, the design of the structures, a discussion of the criteria for issuing the permit, photo-simulations of the proposed installation, plans showing the vicinity of the installation, the roof plan and elevations, dated July 1997.

---

### **Other Documents**

1. Revised plans consisting of title sheet, vicinity map, elevations and general information, dated as revised August 7, 1997.
2. Photographs submitted at the Planning Board meeting of September 30, 1997.
3. Harvard Square Advisory Committee report on the review of the proposal held on September 18, 1997.

---

### **Public Hearing**

The Public Hearing was held on September 2, 1997. William Priora of NEXTEL Communications presented the application to the Board. The



presentation consisted of photographs and explanations of those photo-simulations of the antennas at their proposed locations on the existing office building. The antennas are to be attached to the existing mechanical penthouse and a stepped back portion of the top floor. The Base Transmitting Station (BTS) equipment will be housed in a new mechanical penthouse, principally visible from Brattle Way. The antennas extend five to six inches from the facade and will create some shadow during parts of the day.

The Planning Board asked a number of technical questions regarding regulation of these facilities by state and federal agencies. Member Cohn suggested that a better approach in the future may be to encourage these facilities to be clustered at more limited locations.

The Board deferred a decision until after a review by the Harvard Square Advisory Committee.

There were no comments from the public.

At the deliberation meeting held on September 30, 1997, the Board reviewed the Harvard Square Advisory report of their meeting of 9/18/97. They noted that there was no opposition to the application and that the Committee found that the restrictions are met with regard to the sky exposure plane required by the Harvard Square Overlay District regulations.

### **Findings**

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After review of the application documents, information presented by the applicant at the public hearing, and comments made by the Harvard Square Advisory Committee, the Planning Board makes the following findings:

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

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

The required licenses have been secured and the proposed installation has been reviewed by the appropriate agencies.



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

The applicant proposes to utilize the existing building and rooftop mechanical elements to support the antennas and as background to minimize their visual impact. The antennas are to be finished in a material to match appropriately with the background surfaces. A new mechanical facility will be added to the roof below the height of the existing mechanical penthouse and located so that it is only visible when directly looking down Brattle Way.

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

The site is located in a Business B district in the Harvard Square Overlay District; it is well removed from any residential zone.

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

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

There are existing facilities in the area located at other buildings, previously erected as of right. This installation meets the special permit requirements now imposed for the erection of new facilities.

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

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

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

The proposed facility will enhance the operation of surrounding business and commercial uses by providing wireless service. Visually the installation will be consistent with mechanical elements found throughout the Square on the tops of buildings. The visual impact of One Brattle Square from the public streets is not significantly increased by the addition of this equipment.



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

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

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

The proposed use would not impair the integrity of the Business B or Harvard Square Overlay Districts which are office and business districts; the use would generally enhance their operations; any potential negative visual aspects have been mitigated.

#### Decision

After review of the application documents, testimony at the public hearing and based on the above findings, the Planning Board **GRANTS** the Major Amendment to Special Permit #79 with the following conditions

1. That the facility be install in conformance with plans as revised and submitted and reviewed by the Board, dated August 7, 1997 (plans labeled as Title sheet, vicinity map, general info, sheets T-1, A-1, A-2 and A-3)
2. That the antennas be removed within 30 days of the termination of its use.
3. That the facilities may be replaced, after review and approval by the Planning Board at a regular Planning Board meeting, provided the Board finds that the new facilities occupy no more of the surface area of the building and are in the same approximate location as approved herein; and are no more visible than this approved plan.



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

For the Planning Board

*Carolyn Mieth (mp)*

Carolyn Mieth, Vice Chair

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

ATTEST: A true and correct copy of the above decision filed with the Office of the City Clerk on, **October 3, 1997** by Elizabeth M. Paden authorized representative of the Cambridge Planning Board. All plans referred to in the decision have likewise been filed with the City Clerk on such date.

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

No appeal has been filed.

DATE:



TRUE COPY ATTEST:

*Elizabeth M. Paden*  
CITY CLERK



## REFERENCE COPY

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## Federal Communications Commission

## Wireless Telecommunications Bureau

## RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

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

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

FCC Registration Number (FRN): 0001565449

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

**Waivers/Conditions:**

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

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

**Conditions:**

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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



**Licensee Name:** T-MOBILE LICENSE LLC

**Call Sign:** WQIZ578

**File Number:** 0008577570

**Print Date:** 05-31-2019

**700 MHz Relicensed Area Information:**

<b>Market</b>	<b>Market Name</b>	<b>Buildout Deadline</b>	<b>Buildout Notification</b>	<b>Status</b>
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**Federal Communications Commission**  
Wireless Telecommunications Bureau

**RADIO STATION AUTHORIZATION**

LICENSEE: T-MOBILE LICENSE LLC

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

<b>Call Sign</b> WQZL852	<b>File Number</b>
<b>Radio Service</b> WT - 600 MHz Band	

FCC Registration Number (FRN): 0001565449

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

**Waivers/Conditions:**

NONE

**Conditions:**

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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**Licensee Name:** T-MOBILE LICENSE LLC

**Call Sign:** WQZL852

**File Number:**

**Print Date:**

**700 MHz Relicensed Area Information:**

<b>Market</b>	<b>Market Name</b>	<b>Buildout Deadline</b>	<b>Buildout Notification</b>	<b>Status</b>
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**Federal Communications Commission**  
**Wireless Telecommunications Bureau**

**RADIO STATION AUTHORIZATION**

LICENSEE: T-MOBILE LICENSE LLC

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

<b>Call Sign</b> WQZL853	<b>File Number</b>
<b>Radio Service</b> WT - 600 MHz Band	

FCC Registration Number (FRN): 0001565449

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

**Waivers/Conditions:**

NONE

**Conditions:**

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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**Licensee Name:** T-MOBILE LICENSE LLC

**Call Sign:** WQZL853

**File Number:**

**Print Date:**

**700 MHz Relicensed Area Information:**

<b>Market</b>	<b>Market Name</b>	<b>Buildout Deadline</b>	<b>Buildout Notification</b>	<b>Status</b>
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## Federal Communications Commission

## Wireless Telecommunications Bureau

## RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

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

<b>Call Sign</b> WRAM889	<b>File Number</b> 0008585885
<b>Radio Service</b> CW - PCS Broadband	

FCC Registration Number (FRN): 0001565449

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

## Waivers/Conditions:

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

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

## Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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**Licensee Name:** T-MOBILE LICENSE LLC

**Call Sign:** WRAM889

**File Number:** 0008585885

**Print Date:** 05-31-2019

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



**Licensee Name:** T-MOBILE LICENSE LLC

**Call Sign:** WRAM889

**File Number:** 0008585885

**Print Date:** 05-31-2019

**700 MHz Relicensed Area Information:**

<b>Market</b>	<b>Market Name</b>	<b>Buildout Deadline</b>	<b>Buildout Notification</b>	<b>Status</b>
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## Federal Communications Commission

## Wireless Telecommunications Bureau

## RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

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

<b>Call Sign</b> KNLH311	<b>File Number</b> 0007725350
<b>Radio Service</b> CW - PCS Broadband	

FCC Registration Number (FRN): 0001565449

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

## Waivers/Conditions:

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

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

## Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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**Licensee Name:** T-MOBILE LICENSE LLC

**Call Sign:** KNLH311

**File Number:** 0007725350

**Print Date:** 06-09-2017

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



**Licensee Name:** T-MOBILE LICENSE LLC

**Call Sign:** KNLH311

**File Number:** 0007725350

**Print Date:** 06-09-2017

**700 MHz Relicensed Area Information:**

<b>Market</b>	<b>Market Name</b>	<b>Buildout Deadline</b>	<b>Buildout Notification</b>	<b>Status</b>
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## 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: T-MOBILE LICENSE LLC

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

<b>Call Sign</b> WPOJ753	<b>File Number</b> 0008585870
<b>Radio Service</b> CW - PCS Broadband	

FCC Registration Number (FRN): 0001565449

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

## Waivers/Conditions:

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

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

## Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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



**Licensee Name:** T-MOBILE LICENSE LLC

**Call Sign:** WPOJ753

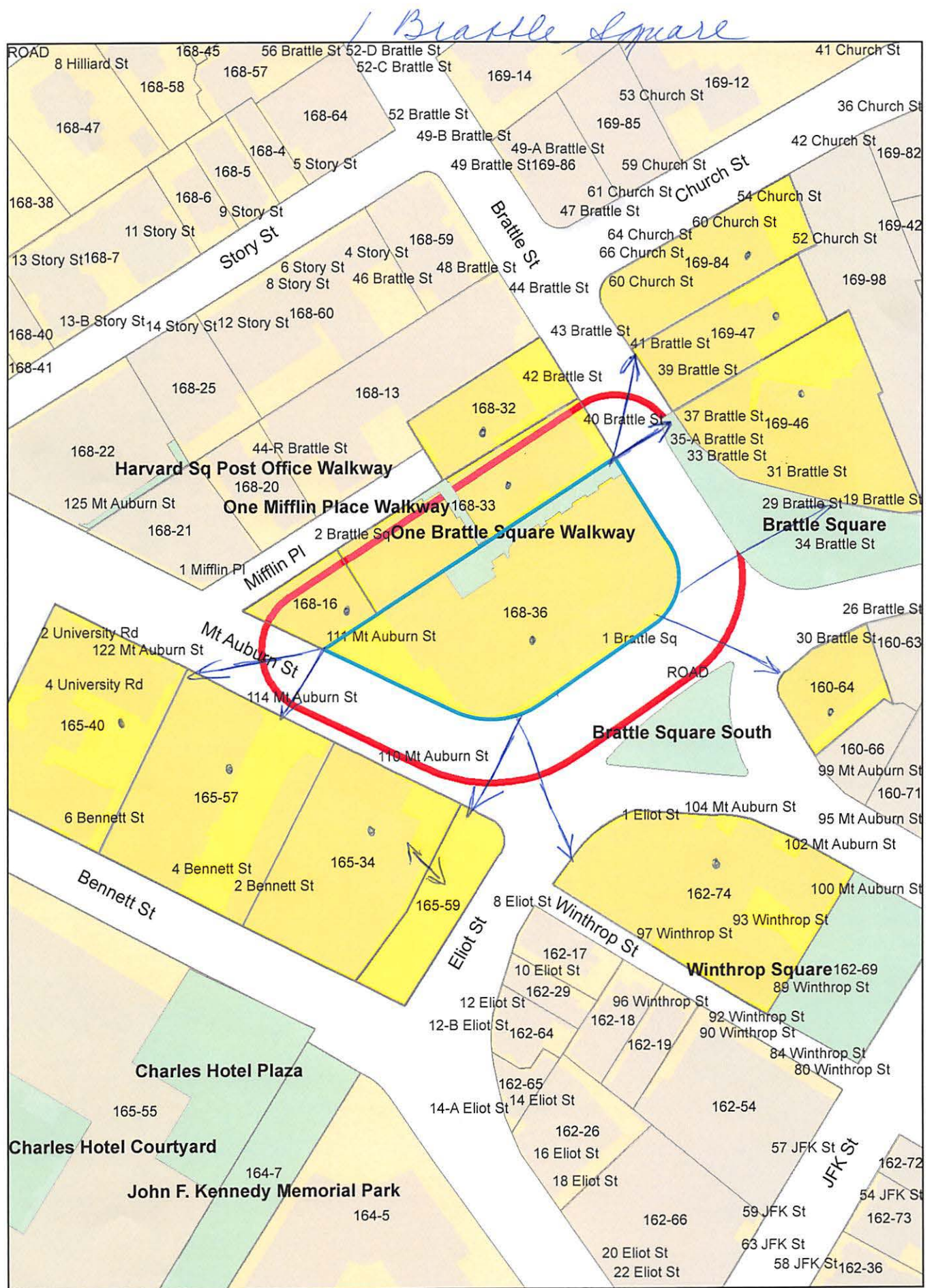
**File Number:** 0008585870

**Print Date:** 05-31-2019

**700 MHz Relicensed Area Information:**

<b>Market</b>	<b>Market Name</b>	<b>Buildout Deadline</b>	<b>Buildout Notification</b>	<b>Status</b>
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*1 Brattle Square*  
*Petitioner*

169-84  
DIGIOVANNI, JOHN P.  
TRUSTEE OF 45 BRATTLE STREET REALTY TRUST.  
P.O. BOX 380212  
CAMBRIDGE, MA 02238

162-74  
ELIOT SQUARE ENTERPRISES INC.,  
TR. ELIOT SQUARE ENTERPRISES TRUST  
1270 SOLDIERS FIELD RD  
BRIGHTON, MA 02135

PRINCE LOBEL TYE LLP  
C/O ADAM F. BRAILLARD, ESQ.  
ONE INTERNATIONAL PLACE, SUITE 3700  
BOSTON, MA 02110

162-74  
LAURELWOOD, LLC  
1188 CENTRE ST.  
NEWTON, MA 02458

165-57  
CONDUCTOR'S BUILDING LLC  
20 UNIVERSITY RD.  
CAMBRIDGE, MA 02138

162-74  
JUNIPER ENTERPRISES LIMITED PARTNERSHIP  
1270 SOLDIERS FIELD RD  
BRIGHTON, MA 02135

162-74  
BORDEN, PHILIP A. & CATHERINE J. TURCO  
95 WINTHROP ST., #WSR7 & # WSR 5C  
CAMBRIDGE, MA 02138

162-74  
OSMENA, MARIA VICTORIA R.  
465 PARK AVE. APT 33W  
NEW YORK, NY 10022

165-34-59  
PRESIDENT & FELLOWS OF HARVARD COLLEGE  
C/O HARVARD REAL ESTATE INC.  
HOLYOKE CENTER - ROOM #1017  
1350 MASS AVE  
CAMBRIDGE, MA 02138-3895

162-74  
KOAWOOD LLC  
15 ELMER ST  
CAMBRIDGE, MA 02138

162-74  
DF CAMBRIDGE HOLDINGS, LLC  
55 HUDSON YARDS FL 29  
NEW YORK, NY 10001

162-74  
HUEBNER, ALEXANDRA  
93 WINTHROP ST. UNIT#5A  
CAMBRIDGE, MA 02138

165-40  
PRESIDENT & FELLOWS OF HARVARD COLLEGE  
C/O CHAPMAN ARMS LLC  
810 MEMORIAL DR. SUITE 102  
CAMBRIDGE, MA 02139

168-33  
UNION OF CONCERNED SCIENTISTS, INC.  
2 BRATTLE SQUARE  
CAMBRIDGE, MA 02138

168-33  
UNION OF CONCERNED SCIENTISTS, INC.  
40C BRATTLE STREET, #1/4  
CAMBRIDGE, MA 02138

168-33  
BRATTLE SQUARE ASSOCIATES  
C/O BRATTLE SQUARE MANAGEMENT CORP  
P.O. BOX 380828  
CAMBRIDGE, MA 02238

168-33  
COHEN, SAUL B. & MARC E. GOLDBERG  
TRS. OF HARVARD YEARBOOK REALTY TRUST  
2 BRATTLE SQUARE  
CAMBRIDGE, MA 02138

168-33  
CRESS, WILLIAM E.,  
TR OF TWO BRATTLE SQUARE TR.  
C/O BRATTLE WALK INC HAMMOND PRP MGMT INC  
TWO BRATTLE SQUARE  
CAMBRIDGE, MA 02138

168-16  
TARRAGON, LLC  
1188 CENTRE STREET  
NEWTON, MA 02459

168-33  
B & J BRATTLE REALTY, LLC.  
2 BRATTLE SQ  
CAMBRIDGE, MA 02138

168-36  
WELLS REIT ONE BRATTLE SQUARE I,LLC  
C/O THOMPSON PROPERTY TAX SERVICES  
1 BRATTLE SQ  
CAMBRIDGE, MA 02138

169-46-47  
AP BRATTLE SQUARE, LP  
C/O ASANA PARTNERS,LP  
1616 CAMDEN RD. SUITE #210  
CHARLOTTE, NC 28203

168-32  
CAMBRIDGE CENTER FOR ADULT EDUCATION  
P.O. BOX 9113  
CAMBRIDGE, MA 02238-9113

160-64  
HADLEY, LILLIAN H., HARRY LEBARON SAMPSON,  
TR. - C/O THOMAS HADLEY TRUST  
411 WALNUT ST  
GREEN COVE SPRINGS, FL 32043





# CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 Fax: 617 349 3116 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*

Joseph V. Ferrara, Chandra Harrington, Elizabeth Lyster; Caroline Shannon, Jo M. Solet, *Members*

Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

## CERTIFICATE OF NONAPPLICABILITY

Property: 1 Brattle Square

Applicant: Wells Reit One Brattle Square I, LLC, owner  
T Mobil Northeast, LLC, tenant

Attention: Adam Braillard, petitioner

The Cambridge Historical Commission hereby certifies, pursuant to Chapter 2.78, Article III of the Code of the City of Cambridge and order establishing the Harvard Square Conservation District, that the work described below does not involve any activity requiring issuance of a Certificate of Appropriateness or Hardship:

**Modify the existing wireless telecom facility by replacing panel antennas, adding remote radio heads, and upgrading equipment within existing rooftop shelter.**

**ISD #171153**

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above. Approved plans and specifications are incorporated by reference into this certificate.

This certificate is granted upon the condition that the work authorized herein is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding six months each may be allowed in writing by the Chair.

Case Number: 4783

Date of Certificate: April 26, 2022

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Cambridge Historical Commission on April 26, 2022.

By Charles M. Sullivan/slb, Executive Director.

.....  
Twenty days have elapsed since the filing of this decision.  
No appeal has been filed \_\_\_\_\_. Appeal has been filed \_\_\_\_\_.  
Date \_\_\_\_\_, City Clerk