



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2026 MAY 27 AM 11:05
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1212178

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 Rindge Tower Apartments LLC C/O Adam Braillard of Prince Lobel Tye LLP, for T-Mobile Northeast LLC

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

LOCATION OF PROPERTY: 402 Rindge Ave., Cambridge, MA

TYPE OF OCCUPANCY: Telecommunications and Mixed Use **ZONING DISTRICT:** Residential C-2 Zone

REASON FOR PETITION:

/Telecommunication Facility (antenna)/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The Applicant proposed to modify its existing facility, which currently consists of three (3) sectors of three (3) panel antennas each, totaling nine (9) panel antennas and six (6) RRUs, by adding a fourth sector of antennas, consisting of the addition of two (2) like-kind panel antennas and two (2) like-kind RRUs on the façade of the building at the same heights as the existing antennas, along with ancillary cables and a cable tray along the roof deck of the building.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 4.000 Section: 4.32.G.1 & 4.40 (footnote 49) (Telecommunications Facilities).
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. Braillard, Esq., of Prince Lobel Tye for
T-Mobile Northeast LLC

(Print Name)

Address:

One International Place, Suite 3700
Boston, MA 02110

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.

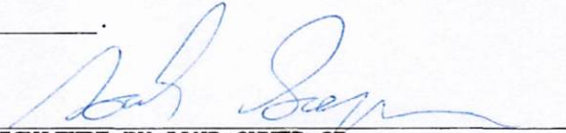
I/We Rindge Tower Apartments LLC c/o Just A Start
(OWNER)

Address: 430 Rindge Ave, Cambridge, MA 02140

State that I/We own the property located at 402 Rindge Ave,
which is the subject of this zoning application.

The record title of this property is in the name of Rindge Tower Apartments LLC

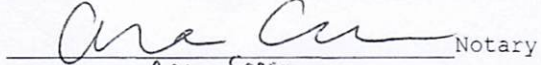
*Pursuant to a deed of duly recorded in the date 12/22/2015, Middlesex South
County Registry of Deeds at Book 66573, Page 239; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.


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

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

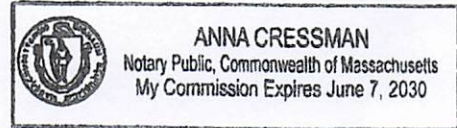
Commonwealth of Massachusetts, County of Middlesex County

The above-name Noah Sawyer personally appeared before me,
this 15th of May, 2026, and made oath that the above statement is true.


Notary
Anna Cressman

My commission expires June 7, 2030 (Notary Seal).

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



May 19, 2026

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: 402 Rindge Avenue, Cambridge, MA 02139
Assessor's Map 268B, Lot 45 (the "**Property**")
Applicant: T-Mobile Northeast, LLC ("**Applicant**")

Dear Honorable Members of the Board of Zoning Appeals:

This firm represents T-Mobile Northeast LLC in connection with an application for a special permit from the City of Cambridge Board of Zoning Appeals (the "**Board**"), to modify an existing wireless communications facility on the Property. The Property is located in the Residence C2 Zoning District (the "**Residence C2**"). 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. 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)¹. 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. Compliance with the Spectrum Act is shown on the Eligible Facilities Request permit application form attached hereto and incorporated herein by reference (the "**EFR**").

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

The Applicant seeks to modify its existing wireless communications facility by adding two (2) new panel antennas and two (2) new Remote Radio Units (“RRUs”) and ancillary equipment (the “**Proposed Facility**”). The Applicant’s Proposed Facility is described in more detail below and is shown on the Plans attached hereto and incorporated herein by reference (the “**Plans**”).

I. Background

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

II. Project Description

The Applicant’s existing facility consists of three (3) sectors of three (3) panel antennas each, totaling nine (9) panel antennas and six (6) RRUs, all installed on the façades of the building at a maximum height of 214-feet. The Applicant proposes to modify its existing facility by adding a fourth sector of antennas, consisting of the addition of two (2) like-kind panel antennas and two (2) like-kind RRUs on the façade of the building at the same heights as the existing antennas, along with ancillary cables and a cable tray along the roof deck of the building. The new panel antennas will be painted to match the color of the façade of the building, similar to the existing panel antennas, and therefore, the visual change to the Applicant’s existing facility will be de minimus.

The Applicant’s proposal is consistent with the previous decisions of the Board for this facility, the first of which is dated September 11, 2009 (Case No. 9698) a second decision dated May 2, 2019 (BZA-017074), and a third decision dated May 4, 2023 (ZBA-211717), (the “**Decisions**”).

After installation, the Proposed Facility will be unmanned and will only require twice a month maintenance visits per carrier. The only utilities required to operate this Proposed Facility are standard 120-volt electrical power as well as telephone service. These are presently in place at

the Property. The traffic generated by the Proposed Facility will be approximately two vehicle trips per month by maintenance personnel who will inspect the Proposed Facility to ensure it remains in good working order. The Proposed Facility will comply with all applicable local, state and federal safety codes

III. Legal Arguments

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

Pursuant to Section 4.32(g) of the Ordinance, the Applicant's proposed use for a wireless communications facility in the Residence C-2 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. 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 Residence C-2 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 Residence C-2 District.

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

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

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

The Applicant’s Proposed Facility will have no additional visual impact on the existing facility and Building. The Proposed Facility will be installed on the facade of the building in the same location as the Existing Facility, and in conformity with the Decisions.

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

- 3. Where it is proposed to erect such a facility in any residential zoning district, the extent to which there is a demonstrated public need for the facility at the proposed locations, the existence of alternative, functionally suitable sites in nonresidential locations, the character of the prevailing uses in the area, and the prevalence of other existing mechanical systems and equipment carried on or above the roof of nearby structures. The**

Board of Zoning Appeal shall grant a special permit to erect such a facility in a residential zoning district only upon a finding that nonresidential uses predominate in the vicinity of the proposed facility's location and that the telecommunications facility is not inconsistent with the character that does prevail in the surrounding neighborhood.

The Proposed Facility is located in the Residential C-2 Zoning District but nonresidential uses predominate in the area. Pursuant to the requirement that the Board shall grant a special permit to erect a Telecommunications Facility only upon a finding that non-residential uses predominate in the vicinity of the proposed facility's location the Applicant hereby states that this is a modification of an existing wireless facility and as such respectfully submits to the Board that it has previously found that nonresidential uses predominate in the vicinity of this Proposed Facility. The Board has reached a decision to grant a special permit for the Applicant's Existing Facility the previous Decisions. As such, the Applicant respectfully requests that, in keeping with its prior decisions, the Board find that nonresidential uses predominate in the vicinity of the Proposed Facility and that the Proposed Facility is not inconsistent with the character that does prevail in the surrounding neighborhood.

Further, notwithstanding anything contained herein to the contrary, and in agreement with the aforementioned predominately nonresidential use finding, upon an inspection of the vicinity of the Proposed Facility the Applicant respectfully submits that said finding is reasonable as the character of the surrounding neighborhood consists of nonresidential uses such as, the Summer Shack Seafood Restaurant at 149 Alewife Brook Parkway, the Light of Life Church at 153 Alewife Brook Parkway, the Alewife Brook Parkway which is a major thoroughfare in Cambridge, and the Alewife train station and tracks.

Moreover, the proposed changes to the Existing Facility are de minimis and therefore, the Proposed Facility is not inconsistent with the character that does prevail in the surrounding neighborhood. Finally, as noted above, the proposed installation is a modification to the Applicant's Facility and as such is the preferred location for additional equipment, pursuant to the TCA, as referenced above.

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

1. The requirements of the Ordinance can be met:

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

2. Traffic generated or patterns of access or egress would not cause

congestion hazard, or substantial change in established neighborhood character for the following reasons:

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

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

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

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

3. 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 Residence C3 District.

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

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

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

IV. **Summary**

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

For the foregoing reasons the Applicant respectfully requests that the Board grant the foregoing relief pursuant to Section 6409(a) of the Spectrum Act or, in the alternative, zoning relief



in the form of a Special Permit and such other relief as the Board deems necessary to allow the installation and operation of the Applicant's Proposed Facility.

Sincerely,

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

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

Tel. No. 617-456-8153
 E-Mail Address: abraillard@princelobel.com

Date: May 21, 2026

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: T-Mobile Northeast LLC, for Rindge Tower Apartments LLC
Location: 402 Rindge Ave., Cambridge, MA
Phone: 617-456-8153

Present Use/Occupancy: Telecommunications and Mixed Use
Zone: Residential C-2 Zone
Requested Use/Occupancy: Telecommunications

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

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

The Proposed installation involves a modification of an existing Wireless Telecommunications Facility.

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.

May 19, 2026

Peter McLaughlin
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 **402 Rindge Ave, Cambridge, MA**

Dear Mr. Singanayagam:

A. T-Mobile is Filing an Eligible Facilities Request

Prince Lobel Tye LLP, on behalf of T-Mobile Northeast LLC (“**T-Mobile**”) is submitting the attached Eligible Facilities Request application to add, remove, modify, or replace Transmission Equipment at an Existing Base Station located at 402 Rindge Avenue, Cambridge, MA.

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 approximately sixty two feet (62’) high and presently contains wireless facilities. The existing Base Station meets the Federal Communications Commission (“FCC”) definition of a Base Station.

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

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

1. *The modifications to the Transmission Equipment do not increase the height of the Base Station by more than 10 percent (10%) or ten (10) feet, whichever is greater.*
 - a. The height of the Base Station is approximately 217- feet high. The proposed modification will not exceed a height of 198-feet, and therefore there will be no increase of 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 new antennas will not protrude from the edge of the building by more than 6-feet, and therefore will not exceed the six (6) foot limitation.
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 original decisions by the Zoning Board of Appeal for the City of Cambridge (the “Board”) for this Facility, the existing antennas are located in the preferred location on the building and comply with the required conditions of the decisions, and the addition of the proposed antennas will not defeat the existing camouflage design because the new antennas will also be painted to match the color of the façade of the building.
6. *The modifications to the Transmission Equipment comply with prior conditions of approval of the Base Station, unless the non-compliance is due to an increase in height, increase in width, addition of equipment cabinets, or new excavation that does not exceed the corresponding “substantial change” thresholds in numbers 1-4.*
 - a. Based on the foregoing, the proposed modifications to the Base Station fully conform to Section 6409(a) of the Spectrum Act and comply with the prior conditions of approval of the Base Station.

There is a certification attached to the accompanying Eligible Facilities Request that identifies how each of the six review criteria identified by the FCC is met. The modifications to the Transmission Equipment at the Base Station located at 402 Rindge Ave, Cambridge, MA, 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 receiving 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 be 'AB', with a horizontal line drawn through it.

Adam F. Braillard

Direct: 617-456-8153

Email: 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: 402 Rindge Road, Cambridge, MA

Existing Facilities

The Existing Facility is comprised of nine (9) panel antennas on the rooftop of existing building, together with supporting equipment.

Height of Base Station

Height above ground level of the tallest point on the existing base station: 217' (feet)

Height above ground level of the tallest point of the existing base station after the installation of the *proposed* equipment: 198' (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? N/A

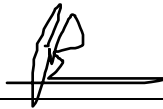
Yes No

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:

N/A

This certification is dated this 19th day of May 2026.



Signature

Adam F. Brillard, Esq, for the Applicant, T-Mobile Northeast LLC
Name & Title

Eligible Facilities Request (EFR) Application Form

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

Date of Submittal: _____

Submitted by:

Name: _____

Title: _____

Contact information: _____

Name of Jurisdiction: _____

Address of Jurisdiction: _____

Contact Name for Jurisdiction: _____

Name of Local Government Permit Application: _____

Local Government File #: _____

Street Address of Site: _____

Tax Parcel # of Site: _____

Latitude/Longitude of Site: _____

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

List Each Piece of Transmission Equipment that will be Removed:

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

List Cabinets that will be Removed at the Site:

Permit Application Deposit Amount: _____

Municipal Consultant Review Fee Deposit (if applicable): _____

SITE NAME: 4BSS006B_BS52XC006_402 RINDGE AVE ROOFTOP

402 RINDGE AVENUE
CAMBRIDGE, MA 02140
MIDDLESEX COUNTY

SITE NUMBER: 4BSS006B

CAPACITY-SECTOR-ADD

SITE CLASS: ROOFTOP

RF DESIGN GUIDELINE: 4SEC-67D5D998E 6160

T-MOBILE TECHNICIAN SITE SAFETY NOTES	
LOCATION	SPECIAL RESTRICTIONS
SECTOR A: ANTENNA/RADIO	ACCESS NOT PERMITTED
SECTOR B: ANTENNA/RADIO	ACCESS NOT PERMITTED
SECTOR C: ANTENNA/RADIO	ACCESS NOT PERMITTED
SECTOR D: ANTENNA/RADIO	ACCESS NOT PERMITTED
GPS/LMU:	UNRESTRICTED
RADIO CABINETS:	UNRESTRICTED
PPC DISCONNECT:	UNRESTRICTED
MAIN CIRCUIT D/C:	UNRESTRICTED
NIU/T DEMARC:	UNRESTRICTED
OTHER/SPECIAL:	NONE

GENERAL NOTES

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

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.

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



PROJECT SUMMARY

SCOPE OF WORK: UNMANNED TELECOMMUNICATIONS FACILITY T-MOBILE EQUIPMENT MODERNIZATION

ZONING JURISDICTION: BASED ON INFORMATION PROVIDED BY T-MOBILE, THIS TELECOMMUNICATIONS EQUIPMENT DEPLOYMENT IS AN ELIGIBLE FACILITY UNDER THE TAX RELIEF ACT OF 2012, 47 USC 1455(A), AND IS SUBJECT TO AN EXPEDITED ELIGIBLE FACILITIES REQUEST/REVIEW AND ZONING PRE-EMPTION FOR LOCAL DISCRETIONARY PERMITS (VARIANCE, SPECIAL PERMIT, SITE PLAN REVIEW).

SITE ADDRESS: 402 RINDGE AVENUE
CAMBRIDGE, MA 02140

LATITUDE: 42° 23' 35.26" N / 42.39312934° N

LONGITUDE: 71° 8' 23.67" W / -71.13990921° W

JURISDICTION: CITY OF CAMBRIDGE, MA

CURRENT USE: TELECOMMUNICATIONS FACILITY

PROPOSED USE: TELECOMMUNICATIONS FACILITY

PROJECT SCOPE OF WORK

- REMOVE (3) RRUS
- INSTALL (2) NEW ANTENNAS
- INSTALL (5) NEW RADIOS
- INSTALL (1) NEW 6x24 HYBRID CABLE
- INSTALL NEW CABLE TRAY
- INSTALL (1) NEW STEP-OVER

APPROVALS

PROJECT MANAGER	DATE
CONSTRUCTION	DATE
RF ENGINEERING	DATE
ZONING / SITE ACQ.	DATE
OPERATIONS	DATE
PROPERTY OWNER	DATE

UNDERGROUND SERVICE ALERT



WWW.DIGSAFE.COM
72 HOURS PRIOR

DRAWING INDEX

SHEET NO.	DESCRIPTION	REV.
T-1	TITLE SHEET	2
GN-1	GENERAL NOTES	2
A-1	ROOF & EQUIPMENT PLANS	2
A-2	ANTENNA PLANS	2
A-3	ELEVATION	2
A-4	EQUIPMENT DETAILS	2
A-5	ANTENNA MOUNTING DETAILS	2
SN-1	SPECIAL INSPECTIONS NOTES	2
E-1	ONE-LINE DIAGRAM & GROUNDING DETAILS	2

T-MOBILE NORTHEAST LLC

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



750 WEST CENTER STREET, SUITE #301
WEST BRIDGEWATER, MA 02379



TEP OPCO, LLC.
45 BEECHWOOD DR.
NORTH ANDOVER, MA 01845
OFFICE: (978) 557-5553



CHECKED BY: VD

APPROVED BY: DPH

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
2	06/02/25	REVISED FOR CONSTRUCTION	ASD
1	04/30/25	ISSUED FOR CONSTRUCTION	ASD
0	04/03/25	ISSUED FOR REVIEW	ASD

SITE NUMBER:

4BSS006B

SITE NAME:

4BSS006B_BS52XC006_402 RINDGE AVE ROOFTOP

SITE ADDRESS:

402 RINDGE AVENUE
CAMBRIDGE, MA 02140
MIDDLESEX COUNTY

SHEET TITLE

TITLE SHEET

(SECTOR ADD)

SHEET NUMBER

T-1

GROUNDING NOTES

1. THE SUBCONTRACTOR SHALL REVIEW AND INSPECT THE EXISTING FACILITY GROUNDING SYSTEM AND LIGHTNING PROTECTION SYSTEM (AS DESIGNED AND INSTALLED) FOR STRICT COMPLIANCE WITH THE NEC (AS ADOPTED BY THE AHJ), THE SITE-SPECIFIC (UL, LPI, OR NFPA) LIGHTING PROTECTION CODE, AND GENERAL COMPLIANCE WITH TELCORDIA AND TIA GROUNDING STANDARDS. THE SUBCONTRACTOR SHALL REPORT ANY VIOLATIONS OR ADVERSE FINDINGS TO THE CONTRACTOR FOR RESOLUTION.
2. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GES'S) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
3. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81 STANDARDS) FOR NEW GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
4. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
5. EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, #6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS AND #2 AWG STRANDED COPPER FOR OUTDOOR BTS.
6. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
7. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
8. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO GROUND BAR.
9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
11. METAL CONDUIT SHALL BE MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
12. ALL NEW STRUCTURES WITH A FOUNDATION AND/OR FOOTING HAVING 20 FT. OR MORE OF 1/2 IN. OR GREATER ELECTRICALLY CONDUCTIVE REINFORCING STEEL MUST HAVE IT BONDED TO THE GROUND RING USING AN EXOTHERMIC WELD CONNECTION USING #2 AWG SOLID BARE TINNED COPPER GROUND WIRE, PER NEC 250.50

GENERAL NOTES

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
 CONTRACTOR – CENTERLINE
 SUBCONTRACTOR – GENERAL CONTRACTOR (CONSTRUCTION)
 OWNER – T-MOBILE
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED HERE ARE NOT TO BE SCALED AND ARE INTENDED TO SHOW OUTLINE ONLY.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. "KITTING LIST" SUPPLIED WITH THE BID PACKAGE IDENTIFIES ITEMS THAT WILL BE SUPPLIED BY CONTRACTOR. ITEMS NOT INCLUDED IN THE BILL OF MATERIALS AND KITTING LIST SHALL BE SUPPLIED BY THE SUBCONTRACTOR.
7. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
8. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE CONTRACTOR.
9. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS NECESSARY. SUBCONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR.
10. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
11. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
12. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
13. ALL CONCRETE REPAIR WORK SHALL BE DONE IN ACCORDANCE WITH AMERICAN

CONCRETE INSTITUTE (ACI) 301.

14. ANY NEW CONCRETE NEEDED FOR THE CONSTRUCTION SHALL BE AIR-ENTRAINED AND SHALL HAVE 4000 PSI STRENGTH AT 28 DAYS. ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH ACI 318 CODE REQUIREMENTS.
15. ALL STRUCTURAL STEEL WORK SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS. ALL STRUCTURAL STEEL SHALL BE ASTM A36 (Fy = 36 ksi) UNLESS OTHERWISE NOTED. PIPES SHALL BE ASTM A53 TYPE E (Fy = 36 ksi). ALL STEEL EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED. TOUCHUP ALL SCRATCHES AND OTHER MARKS IN THE FIELD AFTER STEEL IS ERECTED USING A COMPATIBLE ZINC RICH PAINT.
16. CONSTRUCTION SHALL COMPLY WITH T-MOBILE SPECIFICATIONS AND "GENERAL CONSTRUCTION SERVICES FOR CONSTRUCTION OF T-MOBILE SITES."
17. SUBCONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
18. THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY SUBCONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK SHOULD BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.
19. SINCE THE CELL SITE IS ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE ADVISED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.
20. **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: IBC 2021 & MA STATE BUILDING CODE 780 CMR 10TH EDITION
ELECTRICAL CODE: 2023 NATIONAL ELECTRICAL CODE (NFPA 70-2023)

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, FOURTEENTH EDITION;

TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-H, STRUCTURAL STANDARDS FOR STEEL

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.

ABBREVIATIONS					
AGL	ABOVE GRADE LEVEL	EQ	EQUAL	REQ	REQUIRED
AWG	AMERICAN WIRE GAUGE	GC	GENERAL CONTRACTOR	RF	RADIO FREQUENCY
BBU	BATTERY BACKUP UNIT	GRC	GALVANIZED RIGID CONDUIT	TBD	TO BE DETERMINED
BTCW	BARE TINNED SOLID COPPER WIRE	MGB	MASTER GROUND BAR	TBR	TO BE REMOVED
BGR	BURIED GROUND RING	MIN	MINIMUM	TBRR	TO BE REMOVED AND REPLACED
BTS	BASE TRANSCEIVER STATION	P	PROPOSED	TYP	TYPICAL
E	EXISTING	NTS	NOT TO SCALE	UG	UNDER GROUND
EGB	EQUIPMENT GROUND BAR	RAD	RADIATION CENTER LINE (ANTENNA)	VIF	VERIFY IN FIELD
EGR	EQUIPMENT GROUND RING	REF	REFERENCE		

T-MOBILE NORTHEAST LLC

15 COMMERCE WAY, SUITE B
 NORTON, MA 02766
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 FAX: (508) 286-2893



750 WEST CENTER STREET, SUITE #301
 WEST BRIDGEWATER, MA 02379



TEP OPCO, LLC.
 45 BEECHWOOD DR.
 NORTH ANDOVER, MA 01845
 OFFICE: (978) 557-5553



CHECKED BY: VD

APPROVED BY: DPH

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
2	06/02/25	REVISED FOR CONSTRUCTION	ASD
1	04/30/25	ISSUED FOR CONSTRUCTION	ASD
0	04/03/25	ISSUED FOR REVIEW	ASD

SITE NUMBER:
 4BSS006B
 SITE NAME:
 4BSS006B_BS52XC006_
 402 RINDGE AVE
 ROOFTOP
 SITE ADDRESS:
 402 RINDGE AVENUE
 CAMBRIDGE, MA 02140
 MIDDLESEX COUNTY

SHEET TITLE
GENERAL NOTES
 (SECTOR ADD)

SHEET NUMBER
GN-1

STRUCTURAL NOTES:
 PRIOR TO COMMENCING CONSTRUCTION, GC SHALL REFER TO STRUCTURAL ANALYSIS PROVIDED BY TEP OPCO LLC, DATED: APRIL 25, 2025 TO DETERMINE IF THERE ANY SUPPLEMENTAL OR SPECIAL INSTALLATION REQUIREMENTS, OR RELOCATION ARRANGEMENTS.

NOTE:
 REFER TO THE FINAL RF DATA SHEET FOR FINAL ANTENNA SETTINGS.

NOTE:
 RE-LABEL & RE-COLOR CODE ALL SECTORS (TO INCLUDE DELTA) TO NEW SECTORS.

**T-MOBILE
 NORTHEAST LLC**

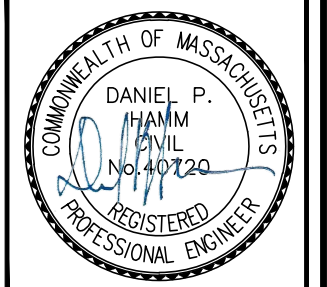
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CHECKED BY: VD

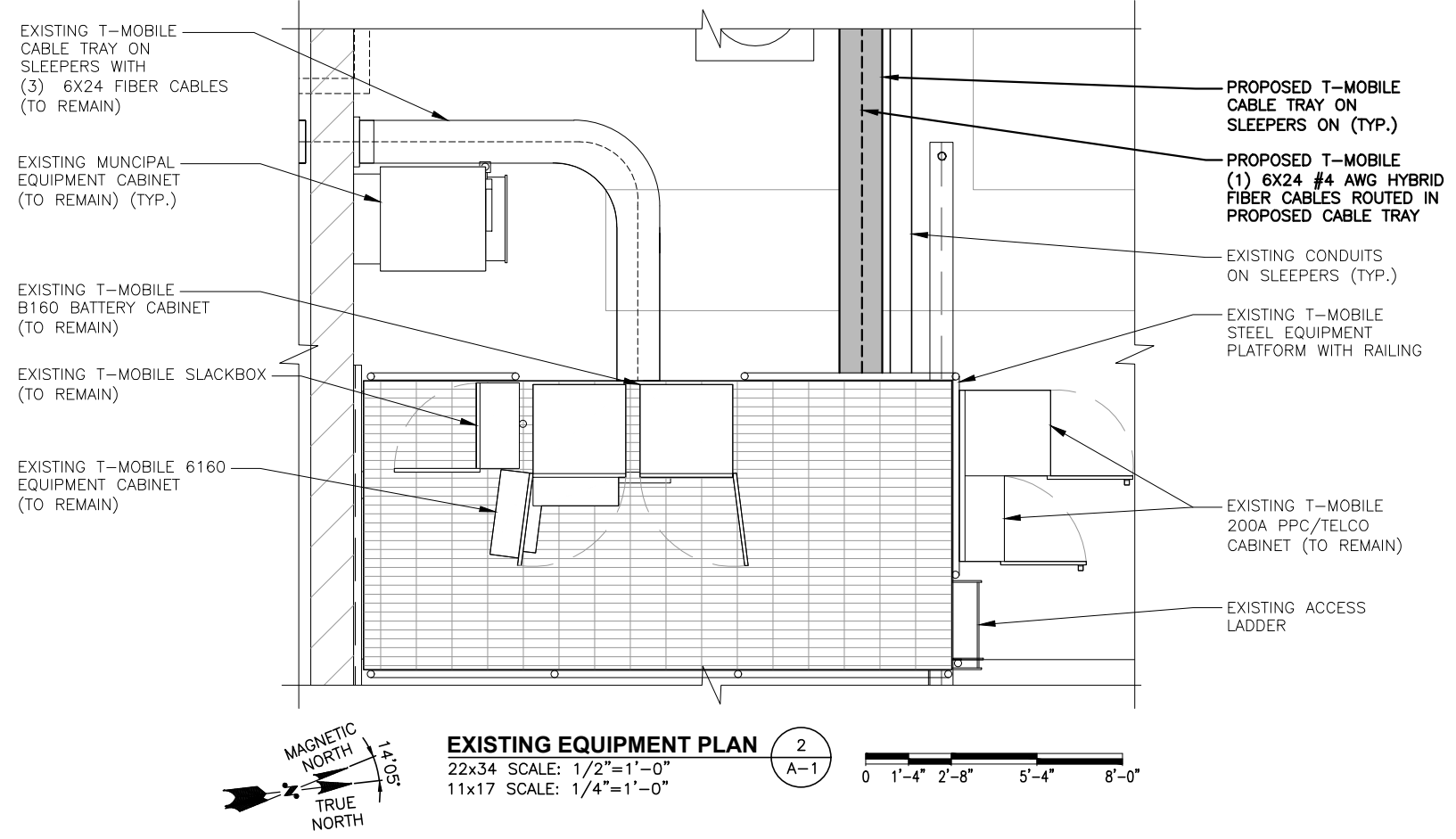
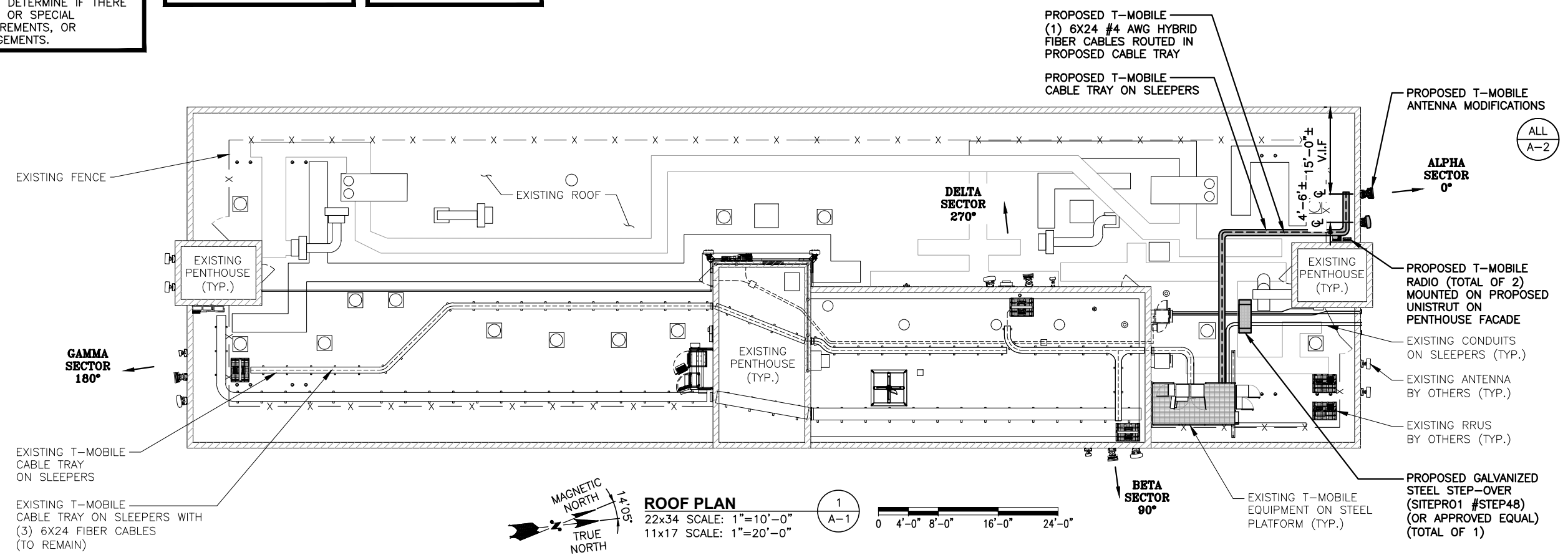
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 MIDDLESEX COUNTY

SHEET TITLE
 ROOF &
 EQUIPMENT PLANS
 (SECTOR ADD)

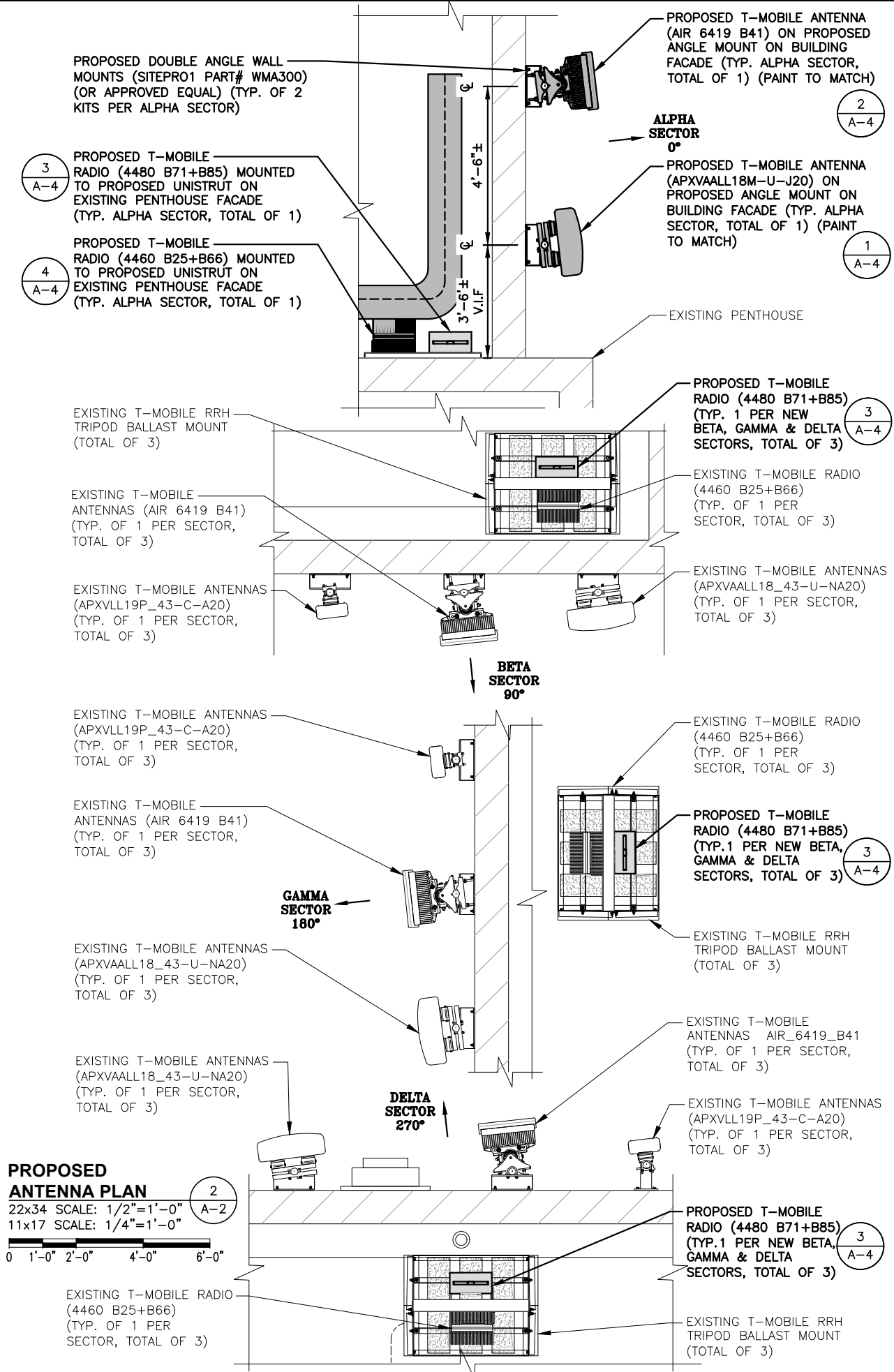
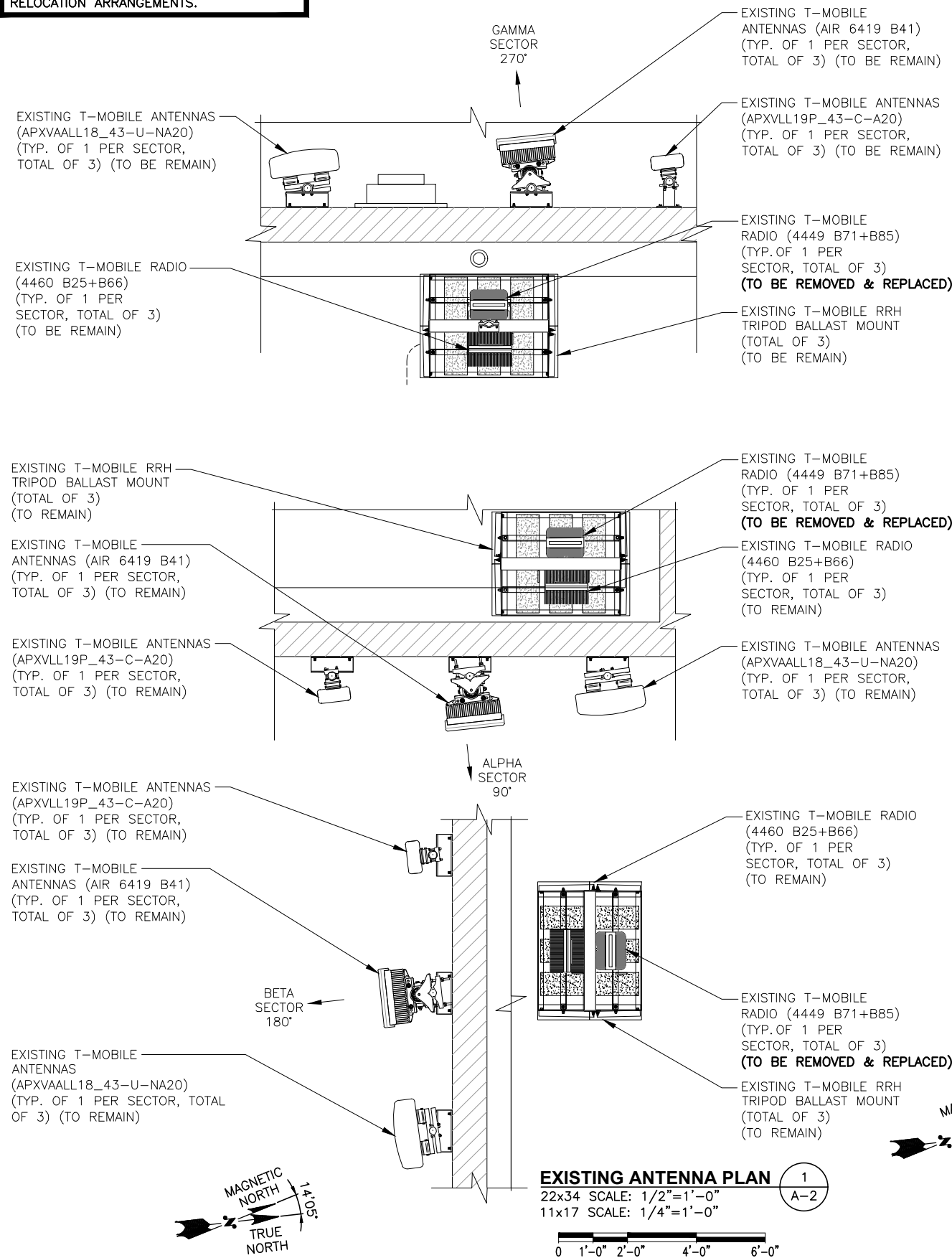
SHEET NUMBER
A-1



STRUCTURAL NOTES:
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NOTE:
REFER TO THE FINAL RF DATA SHEET FOR FINAL ANTENNA SETTINGS.

NOTE:
RE-LABEL & RE-COLOR CODE ALL SECTORS (TO INCLUDE DELTA) TO NEW SECTORS.



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NORTON, MA 02766
OFFICE: (508) 286-2700
FAX: (508) 286-2893

CENTERLINE
750 WEST CENTER STREET, SUITE #301
WEST BRIDGEWATER, MA 02379

TEP
TEP OPCO, LLC.
45 BEECHWOOD DR.
NORTH ANDOVER, MA 01845
OFFICE: (978) 557-5553

COMMONWEALTH OF MASSACHUSETTS
DANIEL P. HAMM
CIVIL
No. 40720
REGISTERED PROFESSIONAL ENGINEER

CHECKED BY: V D

APPROVED BY: D P H

SUBMITTALS

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402 RINDGE AVE
ROOFTOP
SITE ADDRESS:
402 RINDGE AVENUE
CAMBRIDGE, MA 02140
MIDDLESEX COUNTY

SHEET TITLE
ANTENNA PLANS
(SECTOR ADD)

SHEET NUMBER
A-2

STRUCTURAL NOTES:
PRIOR TO COMMENCING CONSTRUCTION, GC SHALL REFER TO STRUCTURAL ANALYSIS PROVIDED BY TEP OPCO LLC, DATED: APRIL 25, 2025 TO DETERMINE IF THERE ANY SUPPLEMENTAL OR SPECIAL INSTALLATION REQUIREMENTS, OR RELOCATION ARRANGEMENTS.

NOTE:
REFER TO THE FINAL RF DATA SHEET FOR FINAL ANTENNA SETTINGS.

NOTE:
RE-LABEL & RE-COLOR CODE ALL SECTORS (TO INCLUDE DELTA) TO NEW SECTORS.

EXISTING T-MOBILE ANTENNAS (APXVAALL18_43-U-NA20) (TYP. OF 1 PER SECTOR, TOTAL OF 3)

EXISTING T-MOBILE RADIO (4460 B25+B66) (TYP. OF 1 PER SECTOR, TOTAL OF 3)

EXISTING T-MOBILE ANTENNAS (AIR 6419 B41) (TYP. OF 1 PER SECTOR, TOTAL OF 3)

EXISTING T-MOBILE ANTENNAS (APXVLL19P_43-C-A20) (TYP. OF 1 PER SECTOR, TOTAL OF 3)

NOTE:
ALPHA SECTOR IN THIS VIEW IS NOT VISIBLE (BEYOND)

PROPOSED T-MOBILE RADIO (4480 B71+B85) (TYP. 1 PER NEW BETA, GAMMA & DELTA SECTORS, TOTAL OF 3)

☉ OF EXISTING T-MOBILE ANTENNAS (GAMMA SECTOR) ELEV. = 198'-0"± A.G.L.

TOP OF EXISTING PENTHOUSE ELEV. = 217'-0"± A.G.L.

☉ OF EXISTING T-MOBILE ANTENNAS (BETA AND DELTA SECTORS) ELEV. = 208'-0"± A.G.L.

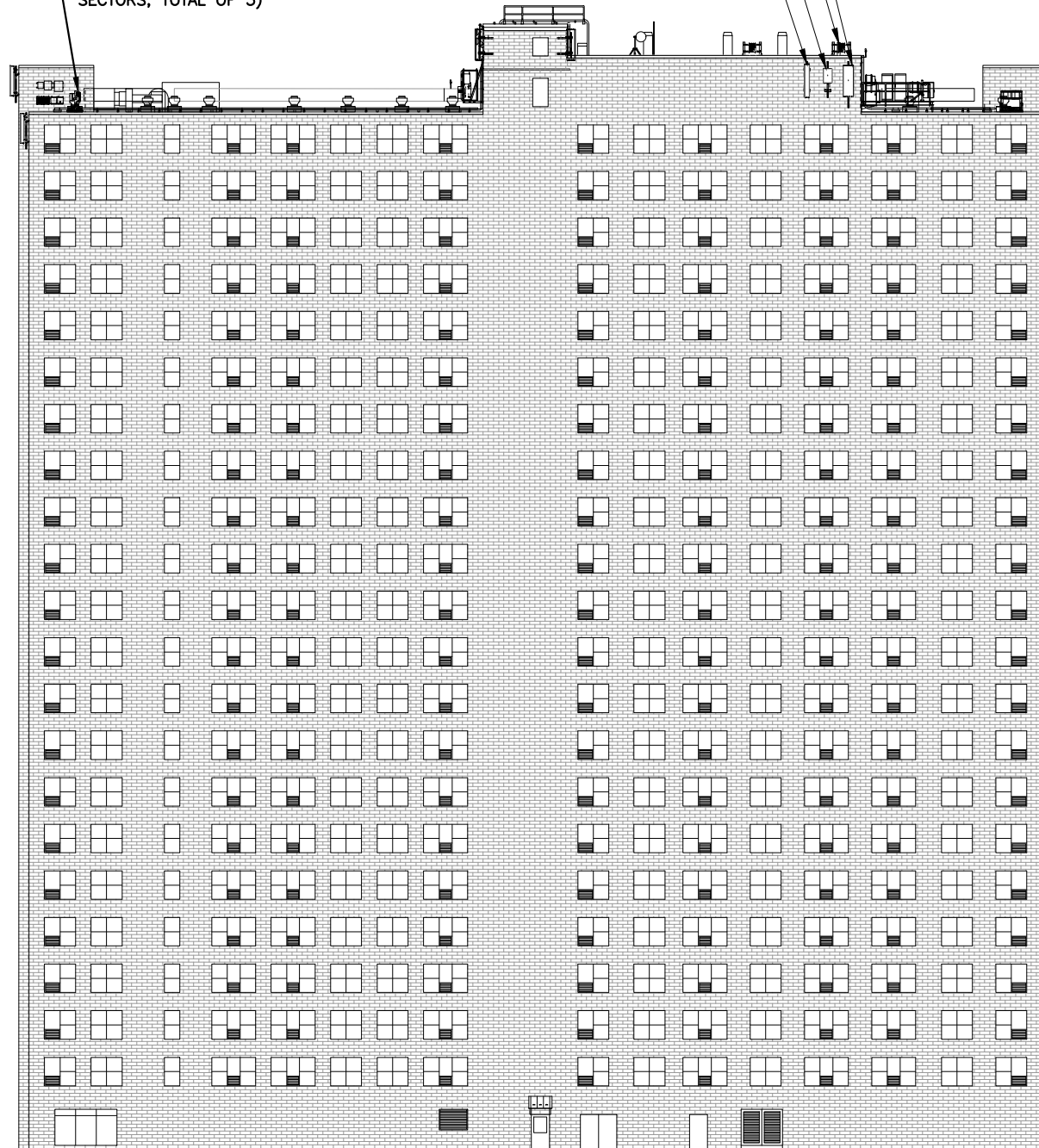
TOP OF EXISTING MAIN ROOF ELEV. = 201'-0"± A.G.L.

☉ OF PROPOSED T-MOBILE ANTENNAS (ALPHA SECTOR) ELEV. = 198'-0"± A.G.L.

PROPOSED T-MOBILE ANTENNA (APXVAALL18M-U-J20) ON PROPOSED ANGLE MOUNT ON BUILDING FACADE (TYP. ALPHA SECTOR, TOTAL OF 1) (PAINT TO MATCH)

PROPOSED T-MOBILE ANTENNA (AIR 6419 B41) ON PROPOSED ANGLE MOUNT ON BUILDING FACADE (TYP. ALPHA SECTOR, TOTAL OF 1) (PAINT TO MATCH)

GROUND LEVEL ELEV. = 0'-0"± A.G.L.



ELEVATION
22x34 SCALE: 1/16"=1'-0"
11x17 SCALE: 1/32"=1'-0"

1
A-3

0 8'-0" 16'-0" 32'-0" 48'-0"

**T-MOBILE
NORTHEAST LLC**

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



750 WEST CENTER STREET, SUITE #301
WEST BRIDGEWATER, MA 02379



TEP OPCO, LLC.
45 BEECHWOOD DR.
NORTH ANDOVER, MA 01845
OFFICE: (978) 557-5553



CHECKED BY: VD

APPROVED BY: DPH

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
2	06/02/25	REVISED FOR CONSTRUCTION	ASD
1	04/30/25	ISSUED FOR CONSTRUCTION	ASD
0	04/03/25	ISSUED FOR REVIEW	ASD

SITE NUMBER:

4BSS006B

SITE NAME:

4BSS006B_BS52XC006_
402 RINDGE AVE
ROOFTOP

SITE ADDRESS:

402 RINDGE AVENUE
CAMBRIDGE, MA 02140
MIDDLESEX COUNTY

SHEET TITLE

ELEVATION

(SECTOR ADD)

SHEET NUMBER

A-3

FINAL ANTENNA CONFIGURATION									
SECTOR MARK	ANTENNA MODEL	TECHNOLOGY	AZIMUTH	E-TILT	M-TILT	ANTENNA CENTERLINE	RADIO	CABLE FEED LINES	CABLE LENGTH
A-1	APXVAALL18M-U-J20	N600+L600+L700	0°	6	4	198'-0"±	(1) (P) RADIO 4480 B71+B85 (1) (P) RADIO 4460 B25+B66	(1)(P) 6X24 4 AWG HCS	40'±
A-2	AIR 6419 B41	N2500	0°	4	4	198'-0"±			
B-1	APXVAALL18_43-U-NA20	N600+L600+L700	90°	6	4	208'-0"±	(1) (P) RADIO 4480 B71+B85	(1)(E) 6X24 4 AWG HCS (SHARED)	20'±
B-2	AIR_6419_B41	N2500	90°	4	4	208'-0"±	-		
B-3	APXVLL19P_43-C-A20	N1900+L2100+L1900	90°	4	4	208'-0"±	(1) (E) RADIO 4460 B25+B66		
C-1	APXVAALL18_43-U-NA20	N600+L600+L700	180°	6	4	198'-0"±	(1) (P) RADIO 4480 B71+B85	(1)(E) 6X24 4 AWG HCS	30'±
C-2	AIR_6419_B41	N2500	180°	4	4	198'-0"±	-		
C-3	APXVLL19P_43-C-A20	N1900+L2100+L1900	180°	4	4	198'-0"±	(1) (E) RADIO 4460 B25+B66		
D-1	APXVAALL18_43-U-NA20	N600+L600+L700	270°	6	4	208'-0"±	(1) (P) RADIO 4480 B71+B85	(1)(E) 6X24 4 AWG HCS (SHARED)	80'±
D-2	AIR_6419_B41	N2500	270°	4	4	208'-0"±	-		
D-3	APXVLL19P_43-C-A20	N1900+L2100+L1900	270°	4	4	208'-0"±	(1) (E) RADIO 4460 B25+B66		

NOTE:
REFER TO THE FINAL RF DATA SHEET FOR FINAL ANTENNA SETTINGS.

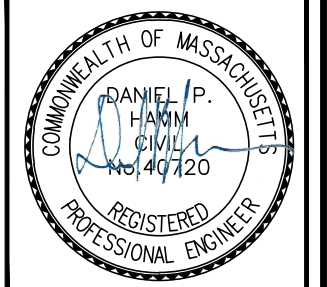
STRUCTURAL NOTES:
PRIOR TO COMMENCING CONSTRUCTION, GC SHALL REFER TO STRUCTURAL ANALYSIS PROVIDED BY TEP OPCO LLC, DATED: APRIL 25, 2025 TO DETERMINE IF THERE ANY SUPPLEMENTAL OR SPECIAL INSTALLATION REQUIREMENTS, OR RELOCATION ARRANGEMENTS.

NOTE:
RE-LABEL & RE-COLOR CODE ALL SECTORS (TO INCLUDE DELTA) TO NEW SECTORS.

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CENTERLINE
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WEST BRIDGEWATER, MA 02379

TEP
TEP OPCO, LLC.
45 BEECHWOOD DR.
NORTH ANDOVER, MA 01845
OFFICE: (978) 557-5553



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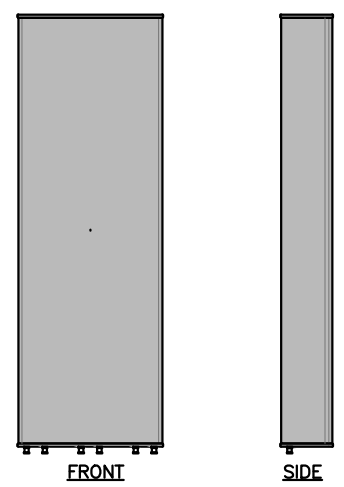
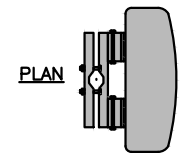
SUBMITTALS			
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1	04/30/25	ISSUED FOR CONSTRUCTION	ASD
0	04/03/25	ISSUED FOR REVIEW	ASD

SITE NUMBER:
4BSS006B
SITE NAME:
4BSS006B_BS52XC006_
402 RINDGE AVE
ROOFTOP
SITE ADDRESS:
402 RINDGE AVENUE
CAMBRIDGE, MA 02140
MIDDLESEX COUNTY

SHEET TITLE
EQUIPMENT DETAILS
(SECTOR ADD)

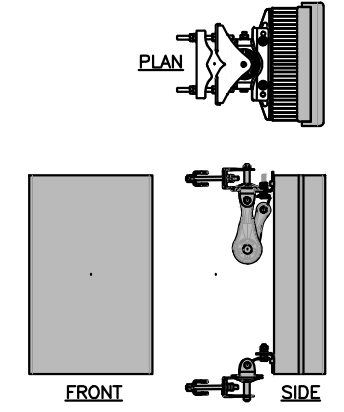
SHEET NUMBER
A-4

N600+L600+L700 ANTENNA DIMENSIONS	
MODEL #	APXVAALL18M-U-J20 (OCTO)
MANUF.	RFS
HEIGHT	71.8"
WIDTH	19.7"
DEPTH	8.5"
WEIGHT	76.9 LBS



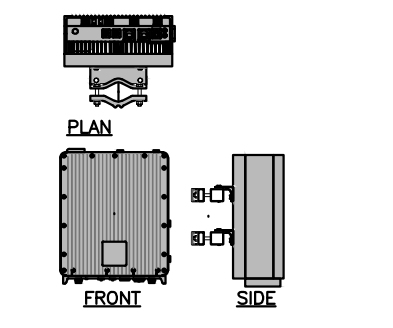
N600+L600+L700 ANTENNA DETAIL 1 A-4
SCALE: N.T.S.

L25+N25 ANTENNA DIMENSIONS	
MODEL #	AIR 6419 B41
MANUF.	ERICSSON
HEIGHT	34.49"
WIDTH	19.92"
DEPTH	7.99"
WEIGHT	68.34 LBS



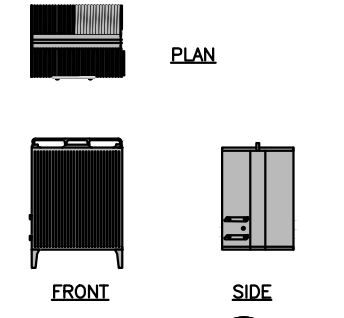
L25+N25 ANTENNA DETAIL 2 A-4
SCALE: N.T.S.

RADIO 4480 B71+B85 DIMENSIONS	
MODEL #	RADIO 4480 B71+B85
MANUF.	ERICSSON
HEIGHT	19.2"
WIDTH	15.1"
DEPTH	7.5"
WEIGHT	92.5 LBS

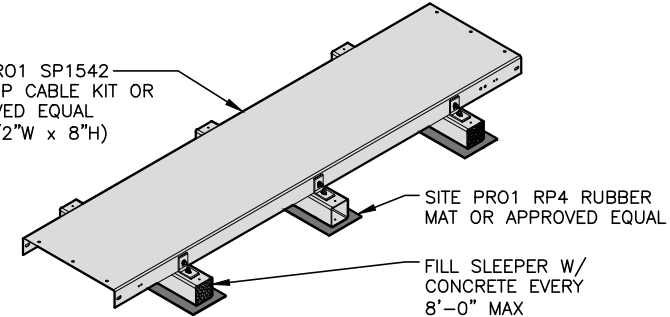


RADIO DETAIL 3 A-4
SCALE: N.T.S.

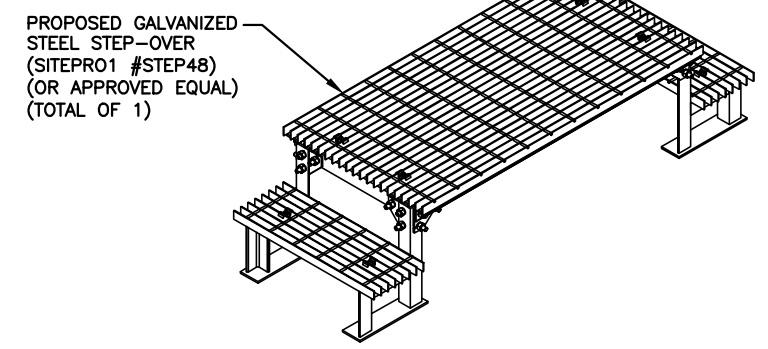
RADIO 4460 B25+B66 DIMENSIONS	
MODEL #	RADIO 4460 B25+B66
MANUF.	ERICSSON
HEIGHT	17.0"
WIDTH	15.1"
DEPTH	11.9"
WEIGHT	104 LBS



RADIO DETAIL 4 A-4
SCALE: N.T.S.



CABLE TRAY DETAIL 5 A-4
22x34 SCALE: N.T.S.

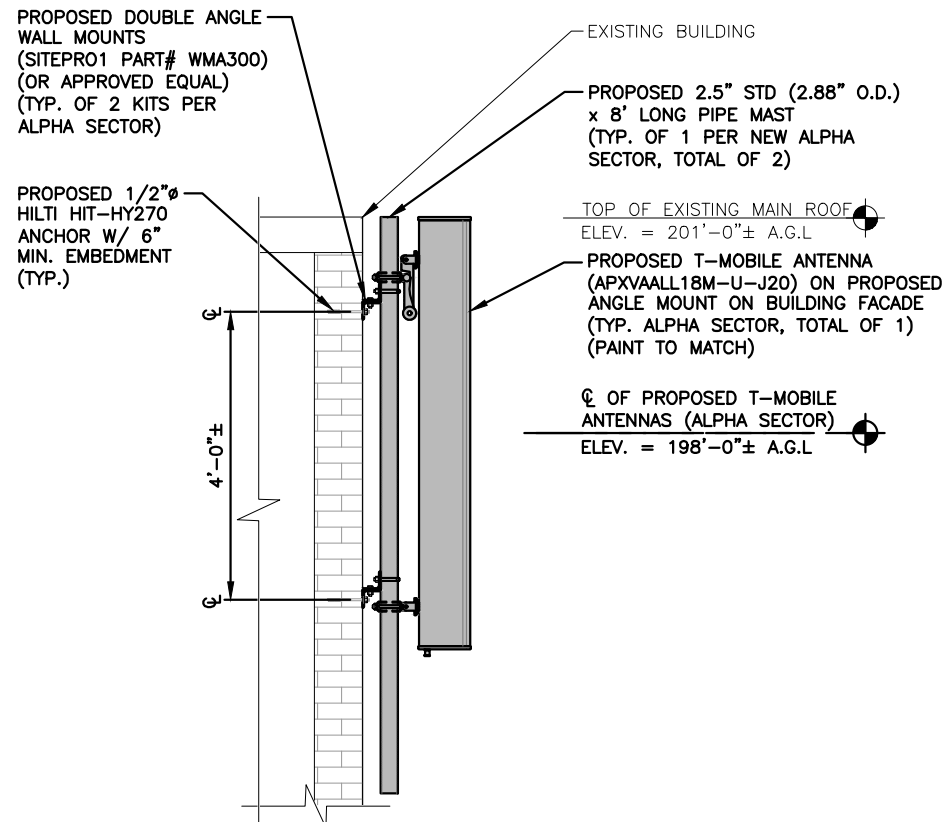


GALVANIZED STEP-OVER DETAIL 6 A-4
SCALE: N.T.S.

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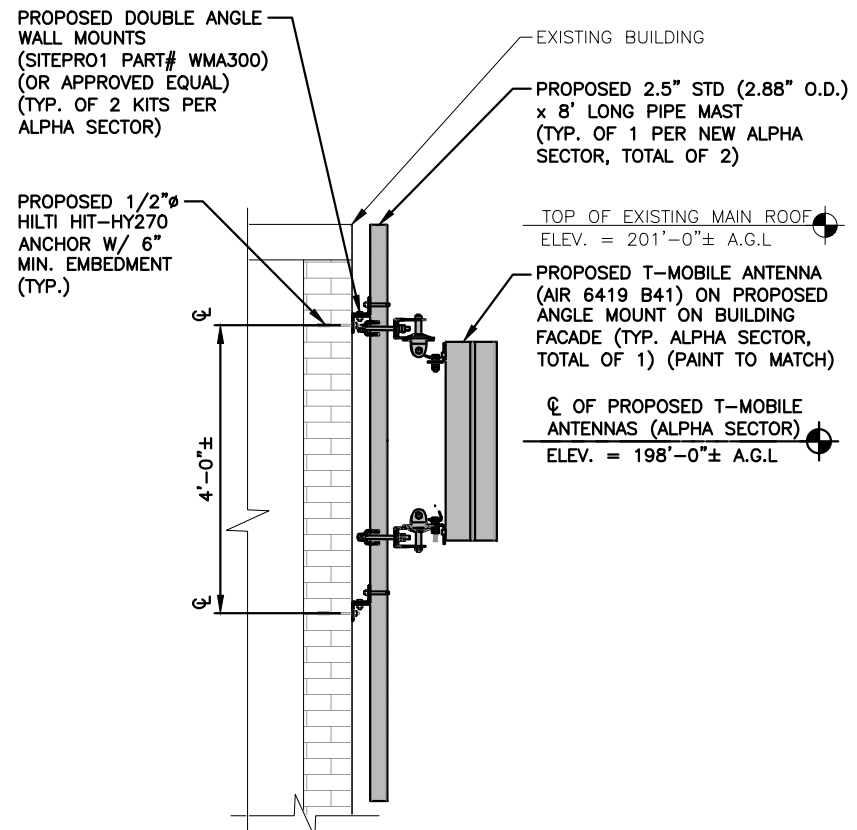
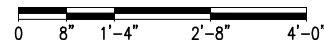
NOTE:
 RE-LABEL & RE-COLOR CODE ALL SECTORS (TO INCLUDE DELTA) TO NEW SECTORS.



**PROPOSED ANTENNA MOUNTING
 DETAIL (ALPHA SECTOR)**

22x34 SCALE: 3/4"=1'-0"
 11x17 SCALE: 3/8"=1'-0"

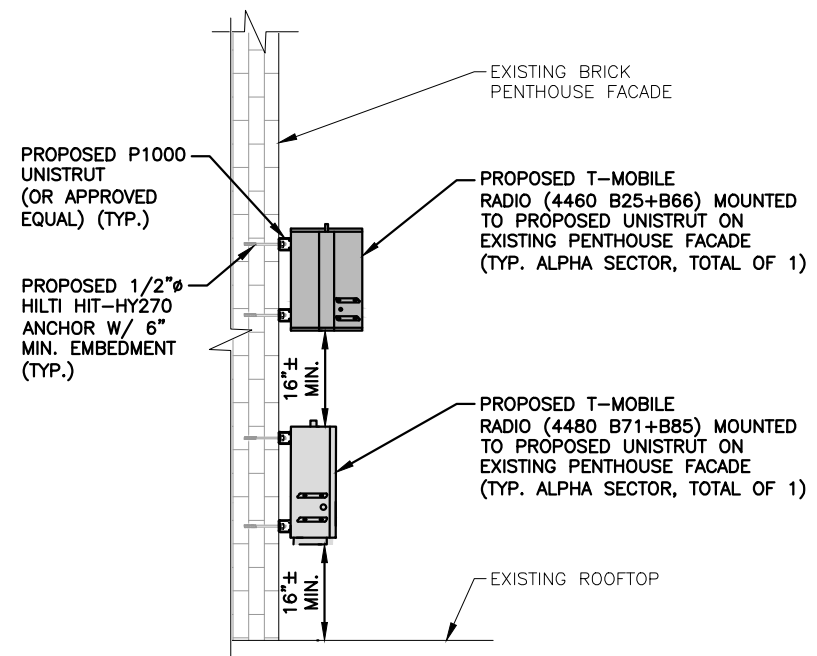
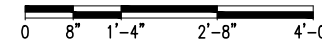
1
 A-5



**PROPOSED RADIO MOUNTING
 DETAIL (ALPHA SECTOR)**

22x34 SCALE: 3/4"=1'-0"
 11x17 SCALE: 3/8"=1'-0"

2
 A-5



**T-MOBILE
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CHECKED BY: VD

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SITE NUMBER:

4BSS006B

SITE NAME:

4BSS006B_BS52XC006_
 402 RINDGE AVE
 ROOFTOP

SITE ADDRESS:

402 RINDGE AVENUE
 CAMBRIDGE, MA 02140
 MIDDLESEX COUNTY

SHEET TITLE

ANTENNA MOUNTING
 DETAILS
 (SECTOR ADD)

SHEET NUMBER

A-5

STRUCTURAL NOTES:

- DESIGN REQUIREMENTS ARE PER STATE BUILDING CODE AND APPLICABLE SUPPLEMENTS, INTERNATIONAL BUILDING CODE, EIA/TIA-222-H STRUCTURAL STANDARDS FOR STEEL ANTENNA, TOWERS AND ANTENNA SUPPORTING STRUCTURES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND ENGINEER OF RECORD.
- DESIGN AND CONSTRUCTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A992 (Fy=50 ksi), MISCELLANEOUS STEEL SHALL CONFORM TO ASTM A36 UNLESS OTHERWISE INDICATED.
- STEEL PIPE SHALL CONFORM TO ASTM A500 "COLD-FORMED WELDED & SEAMLESS CARBON STEEL STRUCTURAL TUBING", GRADE B, OR ASTM A53 PIPE STEEL BLACK AND HOT-DIPPED ZINC-COATED WELDED AND SEAMLESS TYPE E OR S, GRADE B. PIPE SIZES INDICATED ARE NOMINAL. ACTUAL OUTSIDE DIAMETER IS LARGER.
- STRUCTURAL CONNECTION BOLTS SHALL BE HIGH STRENGTH BOLTS (BEARING TYPE) AND CONFORM TO ASTM A325 TYPE-X "HIGH STRENGTH BOLTS FOR STRUCTURAL JOINTS, INCLUDING SUITABLE NUTS AND PLAIN HARDENED WASHERS". ALL BOLTS SHALL BE 3/4" DIA UNON.
- ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS OTHERWISE NOTED.
- ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC-COATING (HOT-DIP) ON IRON AND STEEL HARDWARE", UNLESS OTHERWISE NOTED.
- FIELD WELDS, DRILL HOLES, SAW CUTS AND ALL DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED WITH AN ORGANIC ZINC REPAIR PAINT COMPLYING WITH REQUIREMENTS OF ASTM A780. GALVANIZING REPAIR PAINT SHALL HAVE 65 PERCENT ZINC BY WEIGHT, ZIRP BY DUNCAN GALVANIZING, GALVA BRIGHT PREMIUM BY CROWN OR EQUAL. THICKNESS OF APPLIED GALVANIZING REPAIR PAINT SHALL BE NOT NOT LESS THAN 4 COATS (ALLOW TIME TO DRY BETWEEN COATS) WITH A RESULTING COATING THICKNESS REQUIRED BY ASTM A123 OR A153 AS APPLICABLE.
- CONTRACTOR SHALL COMPLY WITH AWS CODE FOR PROCEDURES, APPEARANCE AND QUALITY OF WELDS, AND FOR METHODS USED IN CORRECTING WELDING. ALL WELDERS AND WELDING PROCESSES SHALL BE QUALIFIED IN ACCORDANCE WITH AWS "STANDARD QUALIFICATION PROCEDURES". ALL WELDING SHALL BE DONE USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC AND D.I.I. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "STEEL CONSTRUCTION MANUAL". 14TH EDITION.
- INCORRECTLY FABRICATED, DAMAGED OR OTHERWISE MISFITTING OR NON-CONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE CONSTRUCTION MANAGER PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH ACTION SHALL REQUIRE CONSTRUCTION MANAGER APPROVAL.
- UNISTRUT SHALL BE FORMED STEEL CHANNEL STRUT FRAMING AS MANUFACTURED BY UNISTRUT CORP., WAYNE, MI OR EQUAL. STRUT MEMBERS SHALL BE 1 5/8"x1 5/8"x12GA, UNLESS OTHERWISE NOTED, AND SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION.
- EPOXY ANCHOR ASSEMBLY SHALL CONSIST OF STAINLESS STEEL ANCHOR ROD WITH NUTS & WASHERS. AN INTERNALLY THREADED INSERT, A SCREEN TUBE AND A EPOXY ADHESIVE. THE ANCHORING SYSTEM SHALL BE THE HILTI-HIT HY-70 AND OR HY-200 SYSTEMS (AS SPECIFIED IN DWG.) OR ENGINEERS APPROVED EQUAL.
- EXPANSION BOLTS SHALL CONFORM TO FEDERAL SPECIFICATION FF-S-325, GROUP II, TYPE 4, CLASS I, HILTI KWIK BOLT III OR APPROVED EQUAL. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- LUMBER SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND THE NATIONAL FOREST PRODUCTS ASSOCIATION'S NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. ALL LUMBER SHALL BE PRESSURE TREATED AND SHALL BE STRUCTURAL GRADE NO. 2 OR BETTER.
- WHERE ROOF PENETRATIONS ARE REQUIRED, THE CONTRACTOR SHALL CONTACT AND COORDINATE RELATED WORK WITH THE BUILDING OWNER AND THE EXISTING ROOF INSTALLER. WORK SHALL BE PERFORMED IN SUCH A MANNER AS TO NOT VOID THE EXISTING ROOF WARRANTY. ROOF SHALL BE WATERTIGHT.
- ALL FIBERGLASS MEMBERS USED ARE AS MANUFACTURED BY STRONGWELL COMPANY OF BRISTOL, VA 24203. ALL DESIGN CRITERIA FOR THESE MEMBERS IS BASED ON INFORMATION PROVIDED IN THE DESIGN MANUAL. ALL REQUIREMENTS PUBLISHED IN SAID MANUAL MUST BE STRICTLY ADHERED TO.
- NO MATERIALS TO BE ORDERED AND NO WORK TO BE COMPLETED UNTIL SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED IN WRITING.
- SUBCONTRACTOR SHALL FIREPROOF ALL STEEL TO PRE-EXISTING CONDITIONS.

SPECIAL INSPECTION CHECKLIST

BEFORE CONSTRUCTION	
CONSTRUCTION/INSTALLATION INSPECTIONS AND TESTING REQUIRED (COMPLETED BY ENGINEER OF RECORD)	REPORT ITEM
N/A	ENGINEER OF RECORD APPROVED SHOP DRAWINGS ¹
N/A	MATERIAL SPECIFICATIONS REPORT ²
N/A	FABRICATOR NDE INSPECTION
N/A	PACKING SLIPS ³
ADDITIONAL TESTING AND INSPECTIONS:	
DURING CONSTRUCTION	
CONSTRUCTION/INSTALLATION INSPECTIONS AND TESTING REQUIRED (COMPLETED BY ENGINEER OF RECORD)	REPORT ITEM
REQUIRED	STEEL INSPECTIONS
N/A	HIGH STRENGTH BOLT INSPECTIONS
N/A	HIGH WIND ZONE INSPECTIONS ⁴
N/A	FOUNDATION INSPECTIONS
N/A	CONCRETE COMP. STRENGTH, SLUMP TESTS AND PLACEMENT
N/A	POST INSTALLED ANCHOR VERIFICATION ⁵
N/A	GROUT VERIFICATION
N/A	CERTIFIED WELD INSPECTION
N/A	EARTHWORK: LIFT AND DENSITY
N/A	ON SITE COLD GALVANIZING VERIFICATION
N/A	GUY WIRE TENSION REPORT
ADDITIONAL TESTING AND INSPECTIONS:	
AFTER CONSTRUCTION	
CONSTRUCTION/INSTALLATION INSPECTIONS AND TESTING REQUIRED (COMPLETED BY ENGINEER OF RECORD)	REPORT ITEM
REQUIRED	MODIFICATION INSPECTOR REDLINE OR RECORD DRAWINGS ⁶
N/A	POST INSTALLED ANCHOR PULL-OUT TESTING
REQUIRED	PHOTOGRAPHS
ADDITIONAL TESTING AND INSPECTIONS:	

NOTES:

- REQUIRED FOR ANY NEW SHOP FABRICATED FRP OR STEEL.
- PROVIDED BY MANUFACTURER, REQUIRED IF HIGH STRENGTH BOLTS OR STEEL.
- PROVIDED BY GENERAL CONTRACTOR; PROOF OF MATERIALS.
- HIGH WIND ZONE INSPECTION CATB 120MPH OR CAT C,D 110MPH INSPECT FRAMING OF WALLS, ANCHORING, FASTENING SCHEDULE.
- ADHESIVE FOR REBAR AND ANCHORS SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC308 FOR CRACKED CONCRETE AND SEISMIC APPLICATIONS. DESIGN ADHESIVE BOND STRENGTH HAS BEEN BASED ON ACI 355.4 TEMPERATURE CATEGORY B WITH INSTALLATIONS INTO DRY HOLES DRILLED USING A CARBIDE BIT INTO CRACKED CONCRETE THAT HAS CURED FOR AT LEAST 21 DAYS. ADHESIVE ANCHORS REQUIRING CERTIFIED INSTALLATIONS SHALL BE INSTALLED BY A CERTIFIED ADHESIVE ANCHOR INSTALLER PER ACI 318-11 D.9.2.2. INSTALLATIONS REQUIRING CERTIFIED INSTALLERS SHALL BE INSPECTED PER ACI 318-11 D.8.2.4.
- AS REQUIRED; FOR ANY FIELD CHANGES TO THE ITEMS IN THIS TABLE.

NOTES:

- ALL CONNECTIONS TO BE SHOP WELDED & FIELD BOLTED USING 3/4"Ø A325-X BOLTS, UNLESS OTHERWISE NOTIFIED.
- SHOP DRAWING ENGINEER REVIEW & APPROVAL REQUIRED BEFORE ORDERING MATERIAL.
- SHOP DRAWING ENGINEER REVIEW & APPROVAL REQUIRED PRIOR TO STEEL FABRICATION.
- VERIFICATION OF EXISTING ROOF CONSTRUCTION IS REQUIRED PRIOR TO THE INSTALLATION OF THE ROOF PLATFORM. ENGINEER OF RECORD IS TO APPROVE EXISTING CONDITIONS IN ORDER TO MOVE FORWARD.
- CENTERLINE OF PROPOSED STEEL PLATFORM SUPPORT COLUMNS TO BE CENTRALLY LOCATED OVER THE EXISTING BUILDING COLUMNS.
- EXISTING BRICK MASONRY COLUMNS/BEARING TO BE REPAIRED/REPLACED AT ALL PROPOSED PLATFORM SUPPORT POINTS. ENGINEER OF RECORD TO REVIEW AND APPROVE.

SPECIAL INSPECTIONS (REFERENCE IBC CHAPTER 17):

GENERAL: WHERE APPLICATION IS MADE FOR CONSTRUCTION, THE OWNER OR THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PERFORM INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED IN THE INSPECTION CHECKLIST ABOVE.

THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE AND ENGINEERS OF RECORD INVOLVED IN THE DESIGN OF THE PROJECT ARE PERMITTED TO ACT AS THE APPROVED AGENCY AND THEIR PERSONNEL ARE PERMITTED TO ACT AS THE SPECIAL INSPECTOR FOR THE WORK DESIGNED BY THEM, PROVIDED THOSE PERSONNEL MEET THE QUALIFICATION REQUIREMENTS.

STATEMENT OF SPECIAL INSPECTIONS: THE APPLICANT SHALL SUBMIT A STATEMENT OF SPECIAL INSPECTIONS PREPARED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE IN ACCORDANCE WITH SECTION 107.1 AS A CONDITION FOR ISSUANCE. THIS STATEMENT SHALL BE IN ACCORDANCE WITH SECTION 1705.

REPORT REQUIREMENT: SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. REPORTS SHALL INDICATE THAT WORK INSPECTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THEY ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. A FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS SHALL BE SUBMITTED.

REQUIRED INSPECTIONS AND SITE REVIEW DOCUMENT AS A CONDITION OF THE BUILDING PERMIT THE FOLLOWING INSPECTIONS AND SITE REVIEWS IDENTIFIED BY THE BUILDING OFFICIAL ARE REQUIRED FOR WORK PER THE 9TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE, 780 CMR, SECTION 110 AND CHAPTER 17

REQUIRED SITE REVIEW AND DOCUMENTATION FOR PORTIONS OR PHASES CONSTRUCTION^{1,6,7}
(TO BE PERFORMED BY THE APPROPRIATE REGISTERED DESIGN PROFESSIONAL OR HIS/HER DESIGNEE OR M.G.L.C 112 §81R CONTRACTOR)

SITE REVIEW AND DOCUMENTATION	X	SITE REVIEW AND DOCUMENTATION	X
SOIL CONDITION/ANALYSIS/REPORT		ENERGY EFFICIENCY REQUIREMENTS	
FOOTING AND FOUNDATION (INCLUDING REINFORCEMENT AND FOUNDATION ATTACHMENT)		FIRE ALARM INSTALLATION ²	
CONCRETE FLOOR AND UNDER FLOOR		FIRE SUPPRESSION INSTALLATION ³	
LOWEST FLOOR FLOOD ELEVATION		FIELD REPORTS ⁵	
STRUCTURAL FRAME - WALL/FLOOR/ROOF	X	CARBON MONOXIDE DETECTION SYSTEM ⁴	
LATH AND PLASTER/GYPSUM		SEISMIC REINFORCEMENT	
FIRE RESISTANT WALL/PARTITIONS FRAMING		SMOKE CONTROL SYSTEMS	
FIRE RESISTANT WALL/PARTITIONS FINISH ATTACHMENTS		SMOKE AND HEAT VENTS	
ABOVE CEILING INSPECTION		ACCESSIBILITY (521 CMR)	
FIRE BLOCKING/STOPPING SYSTEM		OTHER:	
EMERGENCY LIGHTING/EXIT SIGNAGE			
MEANS OF EGRESS COMPONENTS		SPECIAL INSPECTIONS (SECTION 1704):	X
ROOFING, COPING/SYSTEM			
VENTING SYSTEMS (KITCHEN, CHEMICAL, FUME)			
MECHANICAL SYSTEMS			

- IT IS THE RESPONSIBILITY OF THE PERMIT APPLICANT TO NOTIFY THE BUILDING OFFICIAL OF REQUIRED INSPECTIONS (X). INSPECTION OF 780 CMR FIRE PROTECTION SYSTEMS MAY BE WITNESSED BY THE FIRE OFFICIAL AND INSTALLATION PERMITS ARE REQUIRED FROM THE FIRE DEPARTMENT PER 527 CMR.
- INCLUDE NFPA 72 TEST AND ACCEPTANCE DOCUMENTATION
- INCLUDE APPLICABLE NFPA 13, 13R, 13D, 14, 15, 17, 20, 241, ETC. - TEST AND ACCEPTANCE DOCUMENTATION
- INCLUDE NFPA 720 RECORD OF COMPLETION AND INSPECTION AND TEST FORM
- INCLUDE FIELD REPORTS AND RELATED DOCUMENTATION
- WORK SHALL NOT PROCEED, OR BE CONCEALED, UNTIL THE REQUIRED INSPECTION HAS BEEN APPROVED BY THE BUILDING OFFICIAL, AND NOTHING WITHIN CONSTRUCTION CONTROL SHALL HAVE THE EFFECT OF WAIVING OR LIMITING THE BUILDING OFFICIAL'S AUTHORITY TO ENFORCE THIS CODE WITH RESPECT TO EXAMINATION OF THE CONTRACT DOCUMENTS, INCLUDING PLANS, COMPUTATIONS AND SPECIFICATIONS, AND FIELD INSPECTIONS.
- ROUGH AND/OR FINISH INSPECTIONS OF ELECTRICAL, PLUMBING, OR SHEET METAL SHALL BE INSPECTED PRIOR TO ROUGH AND FINISH INSPECTIONS BY THE BUILDING OFFICIAL.

MASSACHUSETTS AMENDMENTS TO THE IBC (REFERENCE 780 CMR):

107.6 CONSTRUCTION CONTROL.

107.6.1 GENERAL. THIS SECTION SHALL APPLY TO THE CONSTRUCTION CONTROLS, PROFESSIONAL SERVICES AND CONTRACTOR SERVICES REQUIRED FOR BUILDINGS AND STRUCTURES NEEDING REGISTERED DESIGN PROFESSIONAL SERVICES.

107.6.1.1 SPECIALIZED STRUCTURES. TELECOMMUNICATION TOWERS, WIND TURBINE TOWERS, AND SIMILAR STRUCTURES ARE ENGINEERED STRUCTURES AND SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 107.6.

107.6.2.2 CONSTRUCTION. THE REGISTERED DESIGN PROFESSIONALS WHO ARE RESPONSIBLE FOR THE DESIGN, PLANS, CALCULATIONS, AND SPECIFICATIONS, THEIR DESIGNEE OR THE REGISTERED DESIGN PROFESSIONALS WHO HAVE BEEN RETAINED FOR CONSTRUCTION PHASE SERVICES, SHALL PERFORM THE FOLLOWING TASKS:

- REVIEW, FOR CONFORMANCE TO 780 CMR AND THE DESIGN CONCEPT, SHOP DRAWINGS, SAMPLES AND OTHER SUBMITTALS BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS.
- PERFORM THE DUTIES FOR REGISTERED DESIGN PROFESSIONALS IN 780 CMR 17.00 SPECIAL INSPECTIONS AND TESTS.
- BE PRESENT AT INTERVALS APPROPRIATE TO THE STAGE OF CONSTRUCTION TO BECOME GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF THE WORK AND TO DETERMINE IF THE WORK IS BEING PERFORMED IN A MANNER CONSISTENT WITH THE CONSTRUCTION DOCUMENTS AND 780 CMR.

THE PERMIT APPLICATION SHALL NOT BE DEEMED COMPLETED UNTIL ALL OF THE CONSTRUCTION DOCUMENTS REQUIRED BY 780 CMR HAVE BEEN SUBMITTED. DOCUMENTATION INDICATING THAT WORK COMPLIES WITH THE PLANS AND SPECIFICATIONS SHALL BE PROVIDED AT THE COMPLETION OF EACH PHASE WHEN REQUIRED BY THE BUILDING OFFICIAL. UPON COMPLETION OF THE WORK, THE REGISTERED DESIGN PROFESSIONAL SHALL FILE A FINAL DOCUMENT TO THE BUILDING OFFICIAL INDICATING THAT, TO THE BEST OF HIS OR HER KNOWLEDGE AND BELIEF, THE WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THW APPROVED PLANS AND 780 CMR. FORMS FOR CONSTRUCTION CONTROL WHEN REQUIRED BY THE BUILDING OFFICIAL SHALL BE THOSE FOUND AT <http://www.mass.gov/ocabr/government/oca-agencies/dpl-lp/opsi/>.

107.6.2.3 SPECIAL INSPECTIONS AND TESTS. SPECIAL INSPECTIONS AND TESTS SHALL BE PROVIDED IN ACCORDANCE WITH 780 CMR 17.00 SPECIAL INSPECTIONS AND TESTS.

170.6.2.4 NON STRUCTURAL SYSTEM TEST AND INSPECTION. TESTS AND INSPECTIONS OF NON-STRUCTURAL SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE ENGINEERING PRACTICE STANDARDS, REFERENCED STANDARDS LISTED IN 780 CMR 35.00: REFERENCED STANDARDS, OR AS OTHERWISE SPECIFIED IN 780 CMR.

107.6.3 CONSTRUCTION CONTRACTOR SERVICES. THE ACTUAL CONSTRUCTION OF THE WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AS IDENTIFIED ON THE APPROVED PERMIT AND SHALL INVOLVE THE FOLLOWING:

- EXECUTION OF ALL WORK IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.
- EXECUTION AND CONTROL OF ALL METHODS OF CONSTRUCTION IN A SAFE AND SATISFACTORY MANNER IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL STATUTES AND REGULATIONS.
- UPON COMPLETION OF THE CONSTRUCTION, CERTIFICATION IN WRITING TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE THAT, TO THE BEST OF THE CONTRACTOR'S KNOWLEDGE AND BELIEF, CONSTRUCTION HAS BEEN DONE IN SUBSTANTIAL ACCORD WITH SECTION 107.6 AND WITH ALL PERTINENT DEVIATIONS SPECIFICALLY NOTED. THE BUILDING OFFICIAL MAY REQUIRE A COPY OF THIS CERTIFICATION.

107.6.4 PROJECT REPRESENTATION. A PROJECT REPRESENTATIVE MAY BE REQUIRED BY THE BUILDING OFFICIAL. THIS REPRESENTATIVE SHALL KEEP DAILY RECORDS AND SUBMIT REPORTS AS MAY BE REQUIRED BY THE BUILDING OFFICIAL. THIS PROJECT REPRESENTATION REQUIREMENT SHALL BE DETERMINED PRIOR TO THE ISSUANCE OF THE PERMIT AND MAY BE A PREREQUISITE FOR PERMIT ISSUANCE. REFUSAL BY THE APPLICANT TO PROVIDE SUCH SERVICE IF REQUIRED BY THE BUILDING OFFICIAL SHALL RESULT IN THE DENIAL OF THE PERMIT. ALL FEES AND COSTS RELATED TO THE PERFORMANCE OF PROJECT REPRESENTATION SHALL BE BORNE BY THE OWNER. WHEN APPLICATIONS FOR UNUSUAL DESIGNS OR MAGNITUDE OF CONSTRUCTION ARE FILED, OR WHERE REFERENCE STANDARDS REQUIRE SPECIAL ARCHITECTURAL OR ENGINEERING INSPECTIONS, THE BUILDING OFFICIAL MAY REQUIRE THAT THE PROJECT REPRESENTATIVE BE A REGISTERED DESIGN PROFESSIONAL IN ADDITION TO THOSE REGISTERED DESIGN PROFESSIONALS REQUIRED ELSEWHERE IN ACCORDANCE WITH SECTION 107.6.

107.6.5 BUILDING OFFICIAL RESPONSIBILITY. NOTHING CONTAINED IN SECTION 107.6 SHALL HAVE THE EFFECT OF WAIVING OR LIMITING THE BUILDING OFFICIAL'S AUTHORITY TO ENFORCE 780 CMR WITH RESPECT TO EXAMINATION OF THE CONTRACT DOCUMENTS, INCLUDING PLANS, COMPUTATIONS AND SPECIFICATIONS, AND FIELD INSPECTIONS.

T-MOBILE NORTHEAST LLC

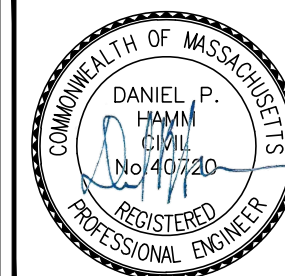
15 COMMERCE WAY, SUITE B
NORTON, MA 02766
OFFICE: (508) 286-2700
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750 WEST CENTER STREET, SUITE #301
WEST BRIDGEWATER, MA 02379



TEP OPCO, LLC.
45 BEECHWOOD DR.
NORTH ANDOVER, MA 01845
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CHECKED BY: VD

APPROVED BY: DPH

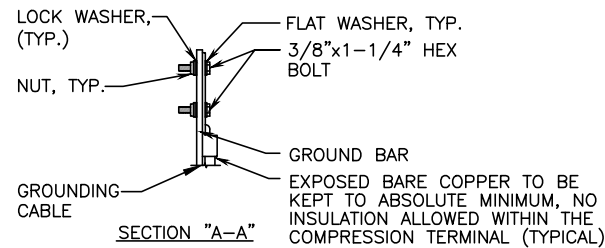
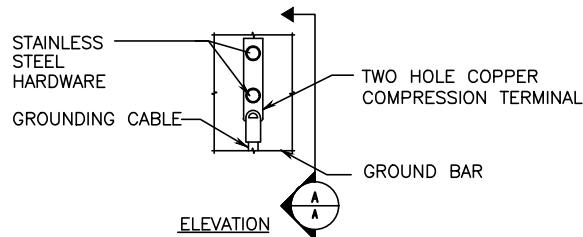
SUBMITTALS

REV.	DATE	DESCRIPTION	BY
2	06/02/25	REVISED FOR CONSTRUCTION	ASD
1	04/30/25	ISSUED FOR CONSTRUCTION	ASD
0	04/03/25	ISSUED FOR REVIEW	ASD

SITE NUMBER:
4BSS006B
SITE NAME:
4BSS006B_BS52XC006_
402 RINDGE AVE
ROOFTOP
SITE ADDRESS:
402 RINDGE AVENUE
CAMBRIDGE, MA 02140
MIDDLESEX COUNTY

SHEET TITLE
SPECIAL INSPECTIONS NOTES
(SECTOR ADD)

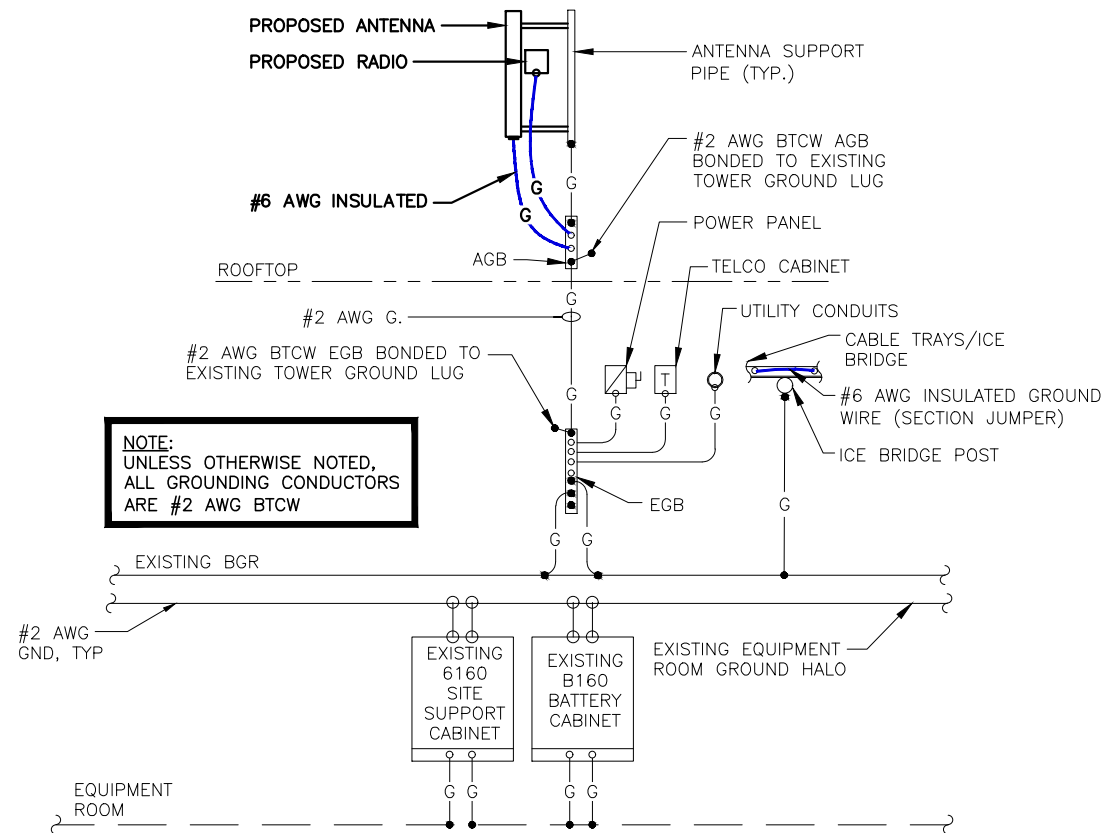
SHEET NUMBER
SN-1



- NOTES:
1. "DOUBLING UP" OR "STACKING" OF CONNECTION IS NOT PERMITTED.
 2. OXIDE INHIBITING COMPOUND TO BE USED AT ALL LOCATIONS.
 3. CADWELD DOWNLEADS FROM UPPER AGB/EGB, LOWER EGB, AND MGB.

TYPICAL GROUND BAR CONNECTION DETAIL
SCALE: N.T.S.

1
E-1

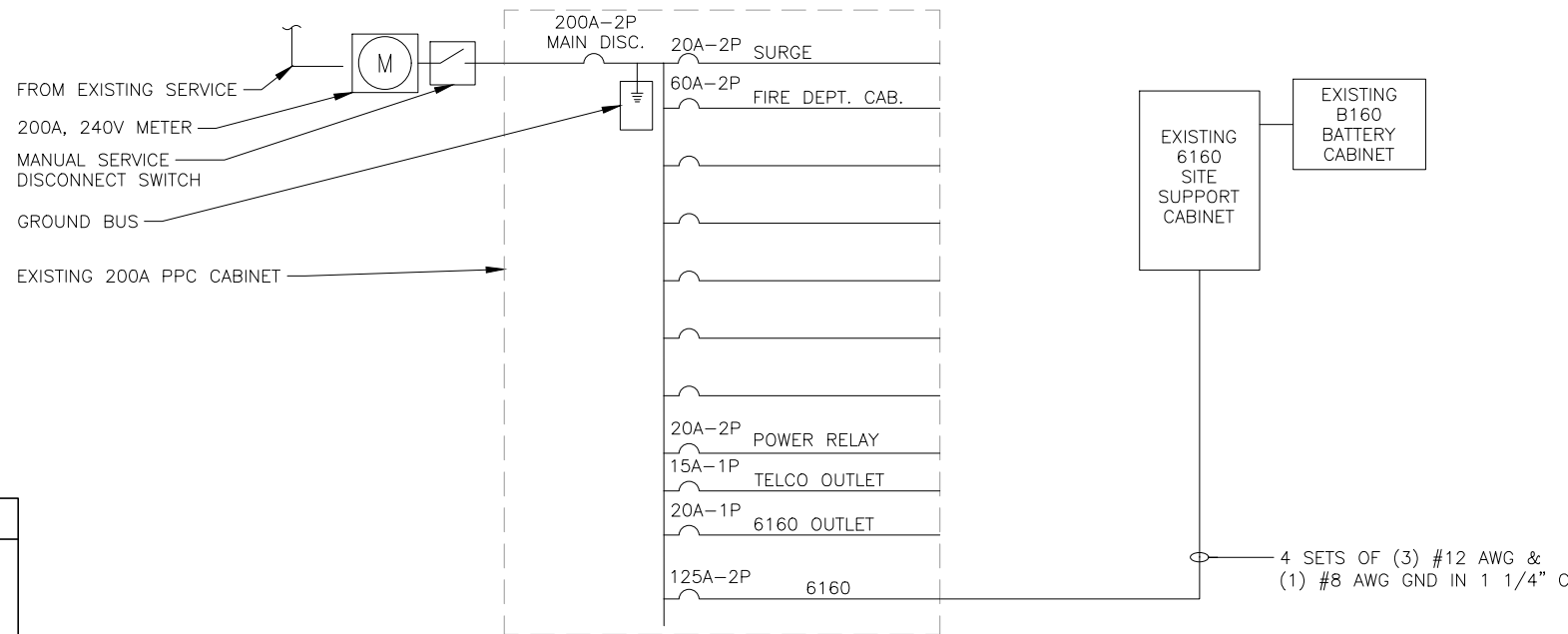


NOTE:
UNLESS OTHERWISE NOTED,
ALL GROUNDING CONDUCTORS
ARE #2 AWG BTCW

TYPICAL GROUNDING RISER DIAGRAM
SCALE: N.T.S.

2
E-1

NOTE:
G.C. TO VERIFY THAT THE EXISTING CONDUITS
AND WIRE SIZES ARE ADEQUATE FOR THE
PROPOSED LOADING AND INCLUDE ELECTRICAL
UPGRADES IN THE SCOPE OF WORK AS REQUIRED.



ONE LINE POWER DIAGRAM
SCALE: N.T.S.

3
E-1

ELECTRICAL LEGEND

A	AMPERE
V	VOLT
KWH	KILOWATT - HOUR
C	CONDUIT
GRC	GALVANIZED RIGID CONDUIT
BTCW	BARE TINNED (SOLID) COPPER WIRE (#2 AWG, UNLESS NOTED OTHERWISE)
G	GROUND
MGB	MASTER GROUND BAR
AGB/EGB	EQUIPMENT GROUND BAR/ANTENNA GROUND BAR
G	GROUND COPPER WIRE, SIZE AS NOTED
—	EXPOSED WIRING
—	INSULATED GROUNDING CONDUCTOR (#6 AWG STRANDED, UNLESS NOTED OTHERWISE)
⊙	5/8" x 5/8" COPPER CLAD STAINLESS STEEL GROUND ROD
⊙	EXOTHERMIC (CAD WELD) OR MECHANICAL (COMPRESSION TYPE) CONNECTION
⊙	PPC POWER PROTECTION CABINET
⊙	OMNI-DIRECTIONAL ELECTRONIC MARKER SYSTEM (EMS) BALL
○	MECHANICAL CONNECTION
●	CADWELD CONNECTION

ELECTRICAL & 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. RIGID STEEL CONDUITS SHALL BE GROUNDED AT BOTH ENDS.
7. ELECTRICAL WIRING SHALL BE COPPER WITH TYPE XHHW, THWN, OR THIN INSULATION.
8. RUN ELECTRICAL CONDUIT OR CABLE BETWEEN ELECTRICAL ROOM AND PROPOSED CELL SITE POWER PEDESTAL 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 PROPOSED CELL SITE TELCO CABINET AND BTS CABINET AS INDICATED ON DRAWING A-1. PROVIDE FULL LENGTH PULL ROPE IN INSTALLED TELCO CONDUIT. PROVIDE GREENLEE CONDUIT MEASURING TAPE AT EACH END.
10. ALL EQUIPMENT LOCATED OUTSIDE SHALL HAVE NEMA 3R ENCLOSURE.
11. GROUNDING SHALL COMPLY WITH NEC ART. 250.
12. GROUND COAXIAL CABLE SHIELDS MINIMUM AT BOTH ENDS USING MANUFACTURERS COAX CABLE GROUNDING KITS SUPPLIED BY PROJECT OWNER.

13. 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.
14. 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.
15. 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 7 FEET OF PROPOSED EQUIPMENT OR CABINET TO MASTER GROUND BAR.
16. CONNECTIONS TO MGB SHALL BE ARRANGED IN THREE MAIN GROUPS: SURGE PRODUCERS (COAXIAL CABLE GROUND KITS, TELCO AND POWER PANEL GROUND); (GROUNDING ELECTRODE RING OR BUILDING STEEL); NON-SURGING OBJECTS (EGB GROUND IN BTS UNIT).
17. CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO HOLE COMPRESSION TYPE COPPER LUGS. APPLY OXIDE INHIBITING COMPOUND TO ALL LOCATIONS.
18. APPLY OXIDE INHIBITING COMPOUND TO ALL COMPRESSION TYPE GROUND CONNECTIONS.
19. BOND ANTENNA MOUNTING BRACKETS, COAXIAL CABLE GROUND KITS, AND ALNA TO EGB PLACED NEAR THE ANTENNA LOCATION.
20. BOND ANTENNA EGB'S AND MGB TO WATER MAIN.
21. TEST COMPLETED GROUND SYSTEM AND RECORD RESULTS FOR PROJECT CLOSE-OUT DOCUMENTATION.
22. BOND ANY METAL OBJECTS WITHIN 7 FEET OF PROPOSED EQUIPMENT OR CABINET TO MASTER GROUND BAR.
23. VERIFY PROPOSED SERVICE UPGRADE WITH LOCAL UTILITY COMPANY PRIOR TO CONSTRUCTION.

T-MOBILE NORTHEAST LLC

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NORTH ANDOVER, MA 01845
OFFICE: (978) 557-5553



CHECKED BY: VD

APPROVED BY: DPH

SUBMITTALS

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SITE NUMBER:

4BSS006B

SITE NAME:

4BSS006B_BS52XC006_
402 RINDGE AVE
ROOFTOP
SITE ADDRESS:
402 RINDGE AVENUE
CAMBRIDGE, MA 02140
MIDDLESEX COUNTY

SHEET TITLE

ONE-LINE DIAGRAM & GROUNDING DETAILS (SECTOR ADD)

SHEET NUMBER

E-1

Prepared For:
CENTERLINE -T-MOBILE

Site Number:
4BSS006B

Site Name:
**402 RINDGE AVE
ROOFTOP**

**402 RINDGE AVENUE
CAMBRIDGE, MA 02140**



SITE NO: 4BSS006B
SITE NAME: 402 RINDGE AVE ROOFTOP
ADDRESS: 402 RINDGE AVENUE
CAMBRIDGE, MA 02140



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SITE TYPE: ROOFTOP
DATE: 05/20/2025 **REV:** 0
DRAWN BY: NSR
SCALE: N.T.S.

THIS STUDY DOES NOT CLAIM IN ANY WAY TO SHOW THE ONLY AREAS OF VISIBILITY. IT IS MEANT TO SHOW A BROAD REPRESENTATION OF AREAS WHERE THE PROPOSED INSTALLATION MAY BE VISIBLE BASED UPON THE BEST INFORMATION FOR TOPOGRAPHY AND VEGETATION LOCATIONS AVAILABLE TO DATE.

LOCUS MAP

TAKEN FROM GOOGLEEARTH.COM ON 05/12/2025

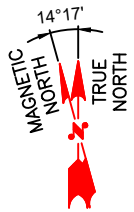
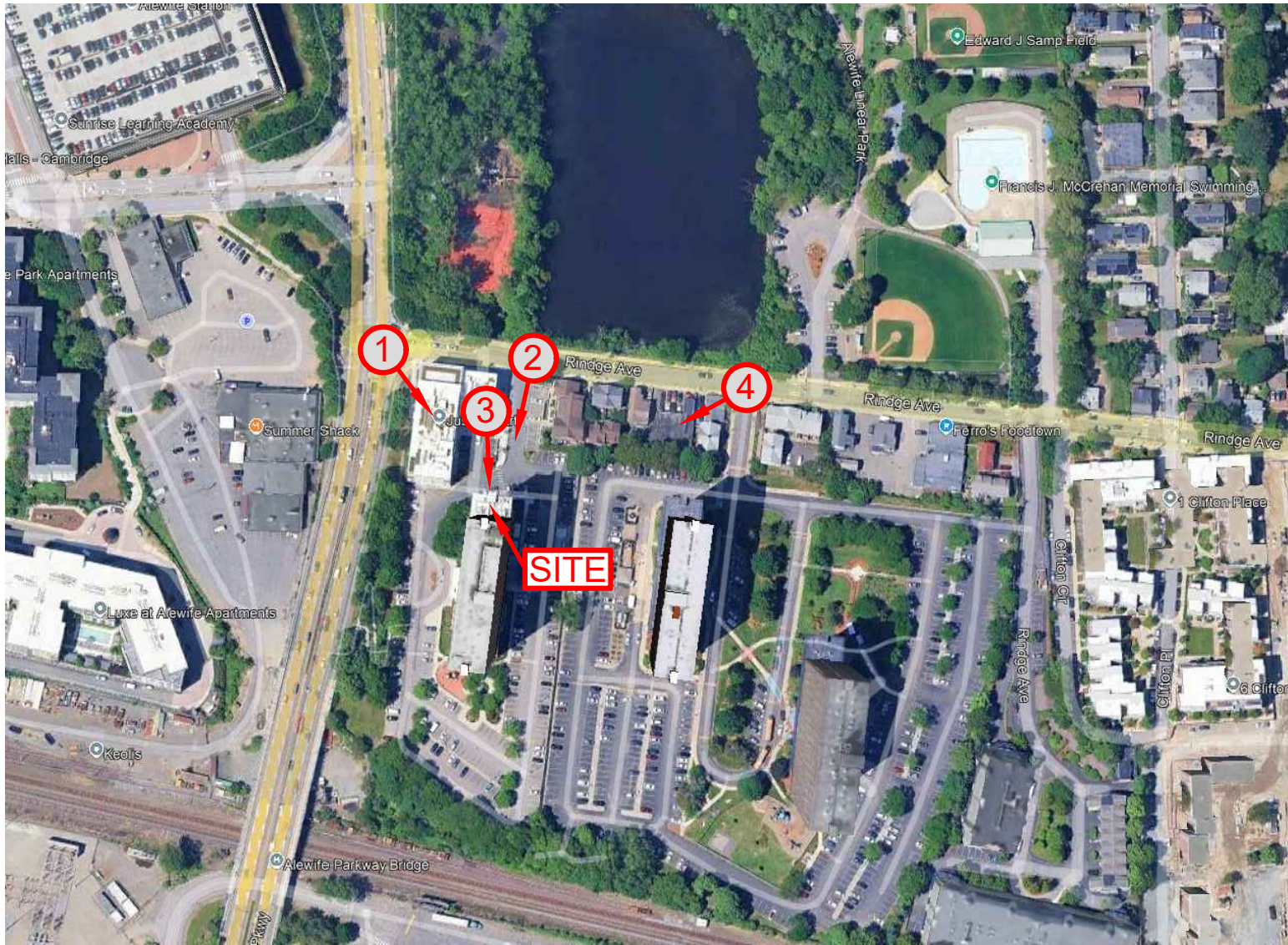


PHOTO LOCATION

SITE NO: 4BSS006B
SITE NAME: 402 RINDGE AVE ROOFTOP
ADDRESS: 402 RINDGE AVENUE
 CAMBRIDGE, MA 02140



SITE TYPE: ROOFTOP
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VIEW SOUTHEAST FROM RINDGE AVE (EQUIPMENT NOT VISIBLE)

SITE NO: 4BSS006B
SITE NAME: 402 RINDGE AVE ROOFTOP
ADDRESS: 402 RINDGE AVENUE
 CAMBRIDGE, MA 02140



SITE TYPE: ROOFTOP
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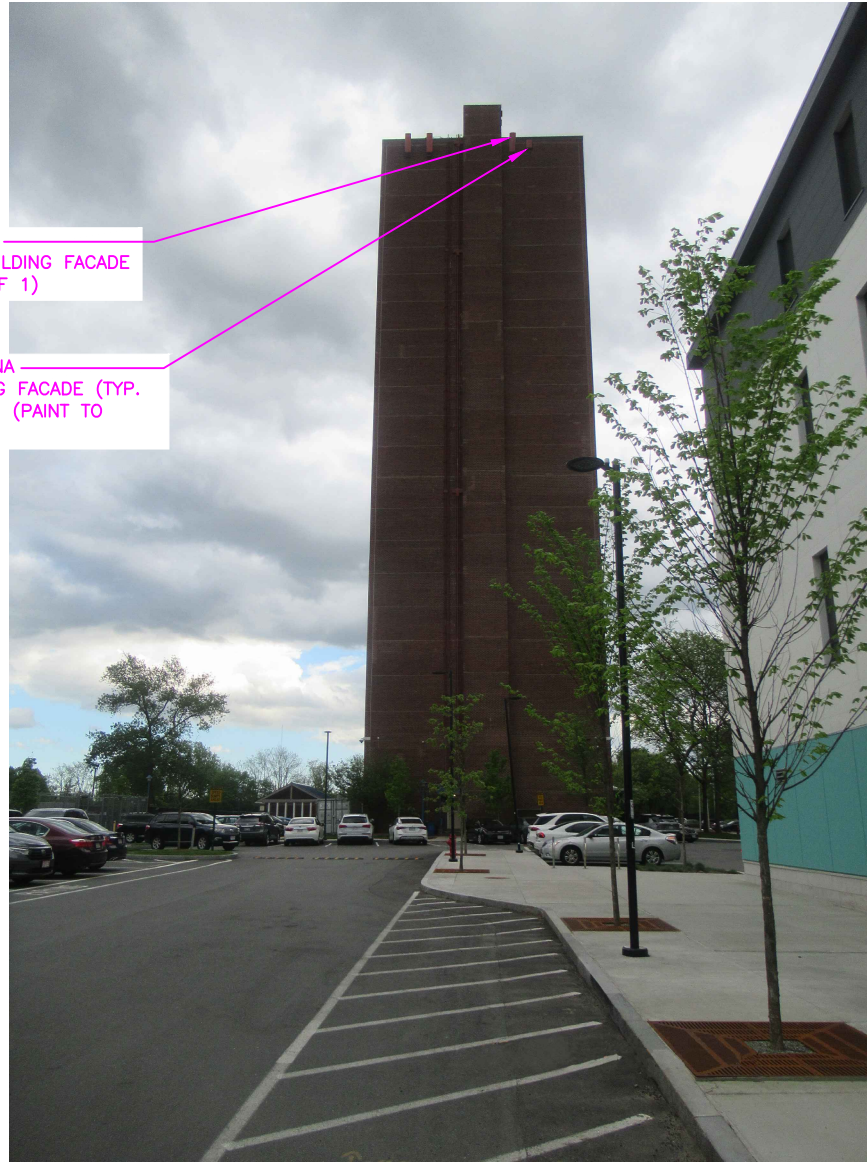
VIEW SOUTH FROM RINDGE AVE

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PROPOSED T-MOBILE ANTENNA
(APXVAALL18M-U-J20) ON BUILDING FACADE
(TYP. ALPHA SECTOR, TOTAL OF 1)

PROPOSED T-MOBILE ANTENNA
(AIR 6419 B41) ON BUILDING FACADE (TYP.
ALPHA SECTOR, TOTAL OF 1) (PAINT TO
MATCH)

NOTE:
PROPOSED ANTENNAS TO BE
PAINTED TO MATCH EXISTING
STRUCTURE.

VIEW SOUTH FROM RINDGE AVE

SITE NO: 4BSS006B
SITE NAME: 402 RINDGE AVE ROOFTOP
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SITE TYPE: ROOFTOP
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EXISTING CONDITIONS

LOCATION # 2

DATE OF PHOTO: 05/07/2025



ENLARGED VIEW SOUTH FROM RINDGE AVE

SITE NO: 4BSS006B
SITE NAME: 402 RINDGE AVE ROOFTOP
ADDRESS: 402 RINDGE AVENUE
CAMBRIDGE, MA 02140

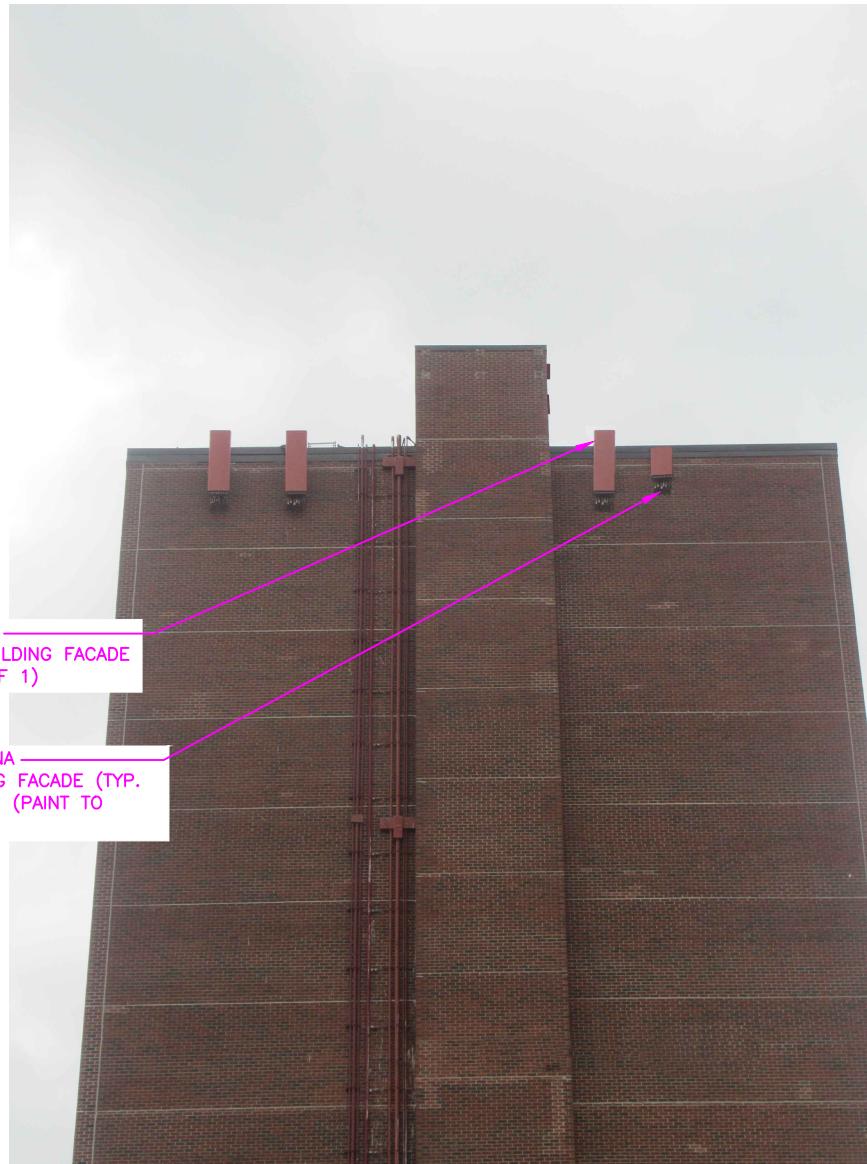
 **CENTERLINE**
750 WEST CENTER STREET, SUITE #301
WEST BRIDGEWATER, MA 02379


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


TEP OPCO, LLC.
45 BEECHWOOD DR.
NORTH ANDOVER, MA 01845
OFFICE: (978) 557-5553

SITE TYPE: ROOFTOP
DATE: 05/20/2025 **REV:** 0
DRAWN BY: NSR
SCALE: N.T.S.

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PROPOSED T-MOBILE ANTENNA
 (APXVAALL18M-U-J20) ON BUILDING FACADE
 (TYP. ALPHA SECTOR, TOTAL OF 1)

PROPOSED T-MOBILE ANTENNA
 (AIR 6419 B41) ON BUILDING FACADE (TYP.
 ALPHA SECTOR, TOTAL OF 1) (PAINT TO
 MATCH)

ENLARGED VIEW SOUTH FROM RINDGE AVE

SITE NO: 4BSS006B
SITE NAME: 402 RINDGE AVE ROOFTOP
ADDRESS: 402 RINDGE AVENUE
 CAMBRIDGE, MA 02140



CENTERLINE
 750 WEST CENTER STREET, SUITE #301
 WEST BRIDGEWATER, MA 02379



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TEP
 TEP OPCO, LLC.
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 TO SHOW THE ONLY AREAS OF VISIBILITY.
 IT IS MEANT TO SHOW A BROAD
 REPRESENTATION OF AREAS WHERE THE
 PROPOSED INSTALLATION MAY BE VISIBLE
 BASED UPON THE BEST INFORMATION FOR
 TOPOGRAPHY AND VEGETATION
 LOCATIONS AVAILABLE TO DATE.

PAGE 8 OF 16



VIEW SOUTH FROM RINDGE AVE

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 CAMBRIDGE, MA 02140



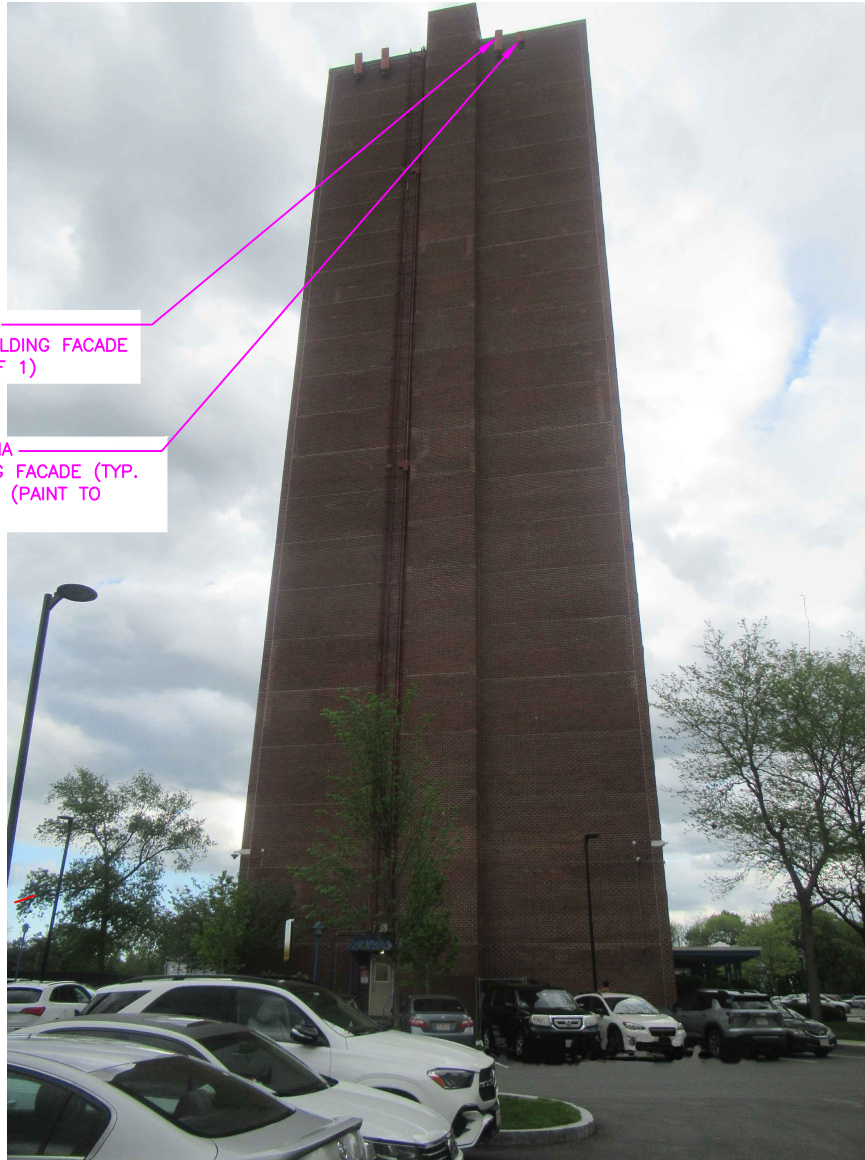
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PROPOSED CONDITIONS

LOCATION # 3

DATE OF PHOTO: 05/07/2025



PROPOSED T-MOBILE ANTENNA
(APXVAALL18M-U-J20) ON BUILDING FACADE
(TYP. ALPHA SECTOR, TOTAL OF 1)

PROPOSED T-MOBILE ANTENNA
(AIR 6419 B41) ON BUILDING FACADE (TYP.
ALPHA SECTOR, TOTAL OF 1) (PAINT TO
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NOTE:
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VIEW SOUTH FROM RINDGE AVE

SITE NO: 4BSS006B
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SITE TYPE: ROOFTOP
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EXISTING CONDITIONS

LOCATION # 3

DATE OF PHOTO: 05/07/2025



ENLARGED VIEW SOUTH FROM RINDGE AVE

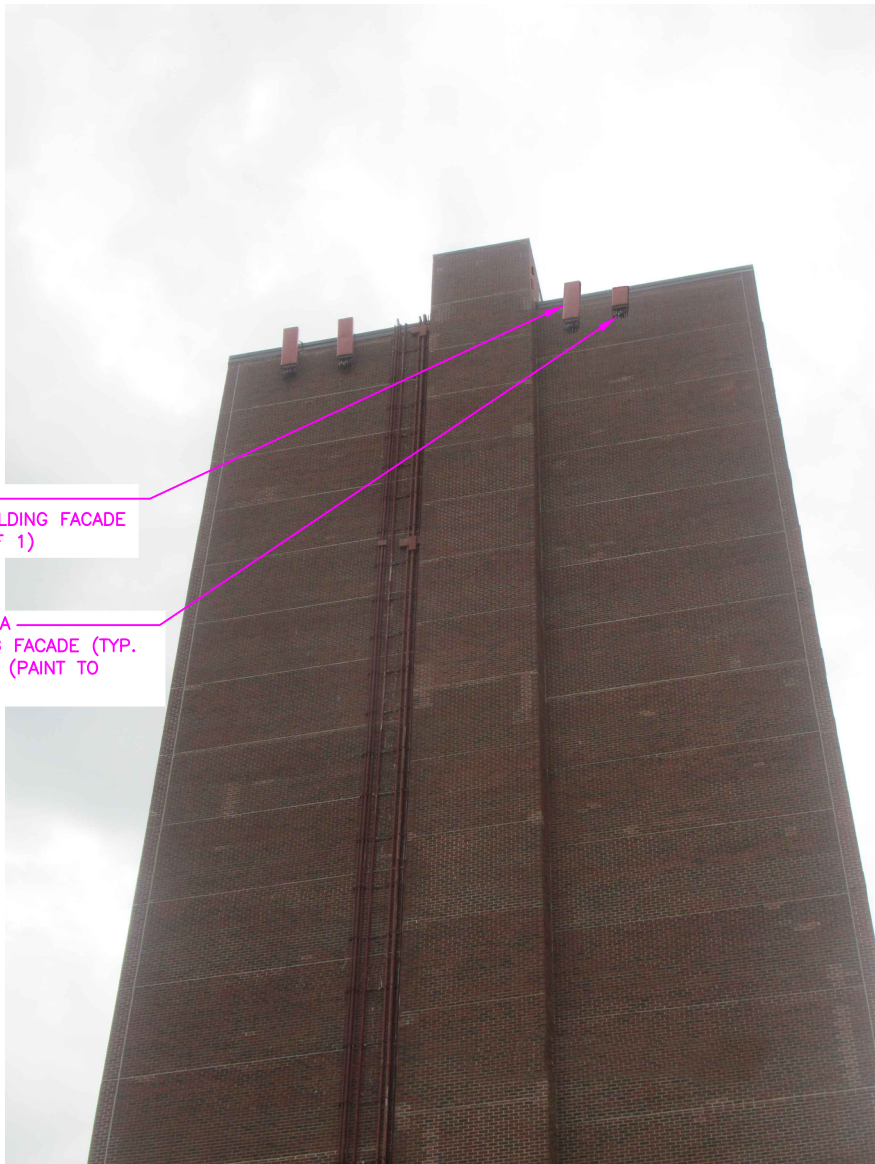
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STRUCTURE.



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(APXVAALL18M-U-J20) ON BUILDING FACADE
(TYP. ALPHA SECTOR, TOTAL OF 1)

PROPOSED T-MOBILE ANTENNA
(AIR 6419 B41) ON BUILDING FACADE (TYP.
ALPHA SECTOR, TOTAL OF 1) (PAINT TO
MATCH)

ENLARGED VIEW SOUTH FROM RINDGE AVE

SITE NO: 4BSS006B
SITE NAME: 402 RINDGE AVE ROOFTOP
ADDRESS: 402 RINDGE AVENUE
CAMBRIDGE, MA 02140

CENTERLINE
750 WEST CENTER STREET, SUITE #301
WEST BRIDGEWATER, MA 02379

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

TEP
TEP OPCO, LLC.
45 BEECHWOOD DR.
NORTH ANDOVER, MA 01845
OFFICE: (978) 557-5553

SITE TYPE: ROOFTOP
DATE: 05/20/2025 **REV:** 0
DRAWN BY: NSR
SCALE: N.T.S.

THIS STUDY DOES NOT CLAIM IN ANY WAY
TO SHOW THE ONLY AREAS OF VISIBILITY.
IT IS MEANT TO SHOW A BROAD
REPRESENTATION OF AREAS WHERE THE
PROPOSED INSTALLATION MAY BE VISIBLE
BASED UPON THE BEST INFORMATION FOR
TOPOGRAPHY AND VEGETATION
LOCATIONS AVAILABLE TO DATE.

PAGE 12 OF 16



VIEW SOUTHWEST FROM RINDGE AVE

SITE NO: 4BSS006B
SITE NAME: 402 RINDGE AVE ROOFTOP
ADDRESS: 402 RINDGE AVENUE
 CAMBRIDGE, MA 02140



SITE TYPE: ROOFTOP
DATE: 05/20/2025 **REV:** 0
DRAWN BY: NSR
SCALE: N.T.S.

THIS STUDY DOES NOT CLAIM IN ANY WAY TO SHOW THE ONLY AREAS OF VISIBILITY. IT IS MEANT TO SHOW A BROAD REPRESENTATION OF AREAS WHERE THE PROPOSED INSTALLATION MAY BE VISIBLE BASED UPON THE BEST INFORMATION FOR TOPOGRAPHY AND VEGETATION LOCATIONS AVAILABLE TO DATE.



NOTE:
 PROPOSED ANTENNAS TO BE
 PAINTED TO MATCH EXISTING
 STRUCTURE.

PROPOSED T-MOBILE ANTENNA
 (APXVAALL18M-U-J20) ON BUILDING FACADE
 (TYP. ALPHA SECTOR, TOTAL OF 1)

PROPOSED T-MOBILE ANTENNA
 (AIR 6419 B41) ON BUILDING FACADE (TYP.
 ALPHA SECTOR, TOTAL OF 1) (PAINT TO
 MATCH)

VIEW SOUTHWEST FROM RINDGE AVE

SITE NO: 4BSS006B
SITE NAME: 402 RINDGE AVE ROOFTOP
ADDRESS: 402 RINDGE AVENUE
 CAMBRIDGE, MA 02140



CENTERLINE
 750 WEST CENTER STREET, SUITE #301
 WEST BRIDGEWATER, MA 02379



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



TEP
 TEP OPCO, LLC.
 45 BEECHWOOD DR.
 NORTH ANDOVER, MA 01845
 OFFICE: (978) 557-5553

SITE TYPE: ROOFTOP
DATE: 05/20/2025 **REV:** 0
DRAWN BY: NSR
SCALE: N.T.S.

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 PROPOSED INSTALLATION MAY BE VISIBLE
 BASED UPON THE BEST INFORMATION FOR
 TOPOGRAPHY AND VEGETATION
 LOCATIONS AVAILABLE TO DATE.

PAGE 14 OF 16



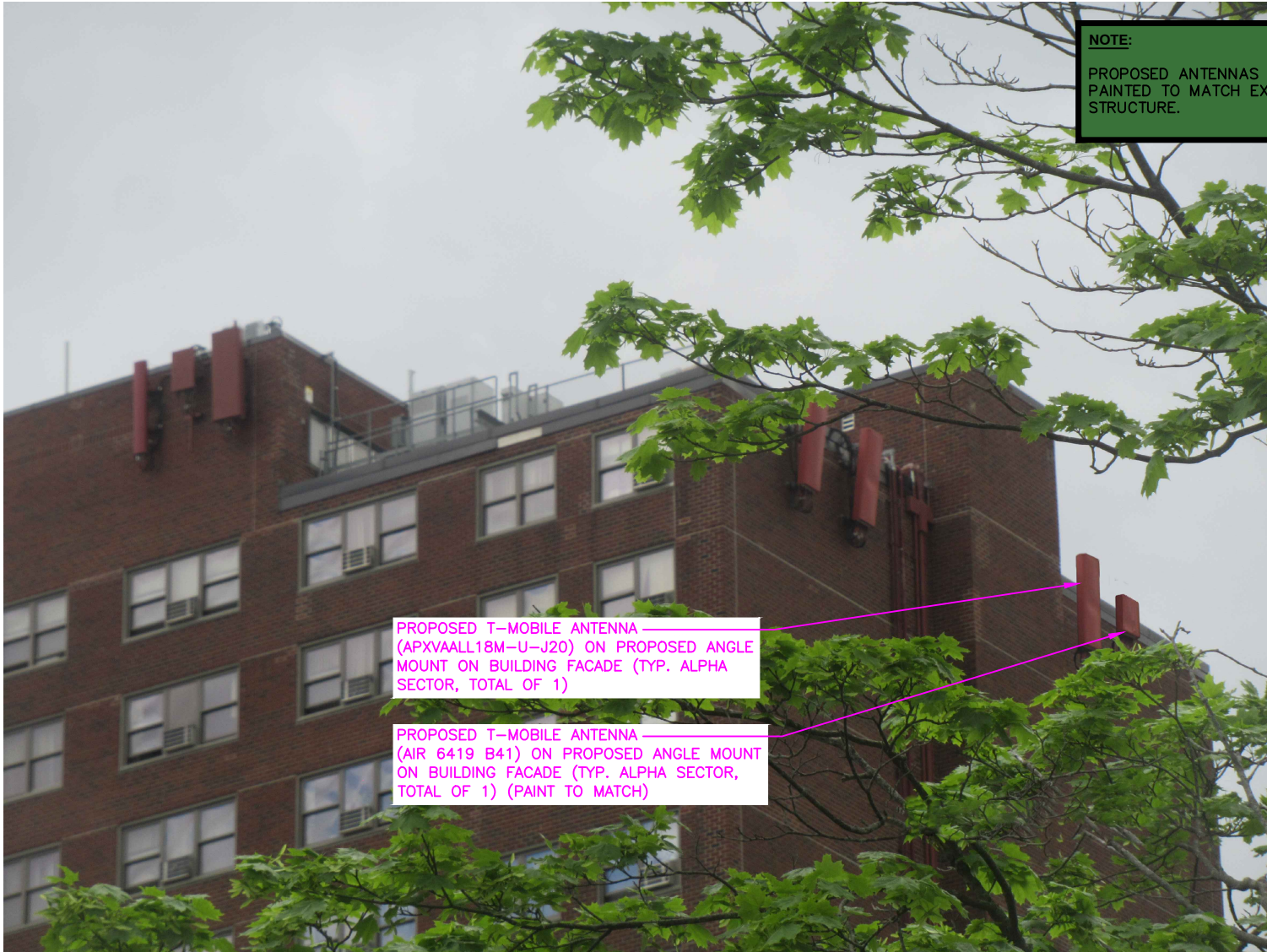
ENLARGED VIEW SOUTHWEST FROM RINDGE AVE

SITE NO: 4BSS006B
SITE NAME: 402 RINDGE AVE ROOFTOP
ADDRESS: 402 RINDGE AVENUE
 CAMBRIDGE, MA 02140



SITE TYPE: ROOFTOP
DATE: 05/20/2025 **REV:** 0
DRAWN BY: NSR
SCALE: N.T.S.

THIS STUDY DOES NOT CLAIM IN ANY WAY TO SHOW THE ONLY AREAS OF VISIBILITY. IT IS MEANT TO SHOW A BROAD REPRESENTATION OF AREAS WHERE THE PROPOSED INSTALLATION MAY BE VISIBLE BASED UPON THE BEST INFORMATION FOR TOPOGRAPHY AND VEGETATION LOCATIONS AVAILABLE TO DATE.



NOTE:
 PROPOSED ANTENNAS TO BE
 PAINTED TO MATCH EXISTING
 STRUCTURE.

PROPOSED T-MOBILE ANTENNA
 (APXVAALL18M-U-J20) ON PROPOSED ANGLE
 MOUNT ON BUILDING FACADE (TYP. ALPHA
 SECTOR, TOTAL OF 1)

PROPOSED T-MOBILE ANTENNA
 (AIR 6419 B41) ON PROPOSED ANGLE MOUNT
 ON BUILDING FACADE (TYP. ALPHA SECTOR,
 TOTAL OF 1) (PAINT TO MATCH)

ENLARGED VIEW SOUTHWEST FROM RINDGE AVE

SITE NO: 4BSS006B
SITE NAME: 402 RINDGE AVE ROOFTOP
ADDRESS: 402 RINDGE AVENUE
 CAMBRIDGE, MA 02140



CENTERLINE
 750 WEST CENTER STREET, SUITE #301
 WEST BRIDGEWATER, MA 02379



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 TEP OPCO, LLC.
 45 BEECHWOOD DR.
 NORTH ANDOVER, MA 01845
 OFFICE: (978) 557-5553

SITE TYPE: ROOFTOP
DATE: 05/20/2025 **REV:** 0
DRAWN BY: NSR
SCALE: N.T.S.

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 TOPOGRAPHY AND VEGETATION
 LOCATIONS AVAILABLE TO DATE.

PAGE 16 OF 16

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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

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

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

FCC Registration Number (FRN): 0001565449

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

Waivers/Conditions:

NONE

Conditions:

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

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: WQZL853

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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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 ST.
BELLEVUE, WA 98006

Table with Call Sign (WRAM889), File Number (0008585885), and Radio Service (CW - PCS Broadband).

FCC Registration Number (FRN): 0001565449

Table with columns: Grant Date, Effective Date, Expiration Date, Print Date, Market Number, Channel Block, Sub-Market Designator, Market Name, 1st Build-out Date, 2nd Build-out Date, 3rd Build-out Date, 4th Build-out Date.

Waivers/Conditions:

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

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

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein.

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).

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.

Reference Copy

Licensee Name: T-MOBILE LICENSE LLC

Call Sign: WRAM889

File Number: 0008585885

Print Date: 05-31-2019

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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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 S.E. 38TH STREET
BELLEVUE, WA 98006

Table with Call Sign (KNLH311), File Number (0007725350), and Radio Service (CW - PCS Broadband).

FCC Registration Number (FRN): 0001565449

Table with columns: Grant Date, Effective Date, Expiration Date, Print Date, Market Number, Channel Block, Sub-Market Designator, Market Name, 1st Build-out Date, 2nd Build-out Date, 3rd Build-out Date, 4th Build-out Date.

Waivers/Conditions:

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

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

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein.

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).

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.

Preferred
Reference
Copy

Licensee Name: T-MOBILE LICENSE LLC

Call Sign: KNLH311

File Number: 0007725350

Print Date: 06-09-2017

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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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 ST.
BELLEVUE, WA 98006

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

FCC Registration Number (FRN): 0001565449

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

Waivers/Conditions:

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

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: WPOJ753

File Number: 0008585870

Print Date: 05-31-2019

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Reference Copy



2009 00052318

Bk: 52492 Pg: 246 Doc: DECIS
Page: 1 of 4 03/31/2009 09:55 AM



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2009 JAN -8 P 2: 24

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

CASE NO: 9698

LOCATION: 402 Rindge Avenue Residence C-2 Zone
Cambridge, MA

PETITIONER: Nextel Communications
C/o Ricardo M. Sousa, Esq.

Owner: 402 Rindge Corporation Ref: Book 27020, Page 576

PETITION: Special Permit: To replace three (3) of the existing panel antennas with upgraded Wi-Max antennas and add six (6) (1'-1 foot) backhaul dish antennas.

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: August 22 & August 29, 2008

DATE OF PUBLIC HEARING: September 11, 2008

MEMBERS OF THE BOARD:

- BRENDAN SULLIVAN - CHAIR
- CONSTANTINE ALEXANDER - VICE CHAIR
- SUSAN SPURLOCK
- TIMOTHY HUGHES
- 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.

Primer, held (to allow) type @ Cambridge St, Boston, MA

Case No. 9698
Location: 402 Rindge Avenue
Petitioner: Nextel Communications c/o Ricardo Sousa, Esq.

On November 20, 2008, Petitioner's attorney Ricardo Sousa appeared before the Board of Zoning Appeal requesting a special permit in order to replace three existing panel antennas with Wi-Max antennas and to add six dish antennas. 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. Sousa stated that since replacing the existing panel antennas with Wi-Max antennas was as of right, he only needed relief to add the six dish antennas. Mr. Sousa stated that antennas already exist at the site and that the new installation would be 200 feet above grade. He stated that because of these facts, the proposal had the support of the Planning Board. He stated that the antennas would be painted to match the building. He stated that residential uses do not predominate in the vicinity because the site is surrounded primarily by a large shopping center, the highway, a large industrial park, and an MBTA station. He stated that his installation was required to fill in a gap in coverage. He stated that this site was the most viable site in the area.

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 replace three existing panel antennas with Wi-Max antennas and to add six dish antennas based on the finding that the applicant complies with the wireless communication provision set forth in Section 4.32.G, Footnote 49, of the Ordinance. The Chair moved that the Board recognize the scope and limitation imposed by the license secured from state or federal agencies, which is in the file. The Chair moved that the Board find that the visual impact of the various elements of the proposed facility is minimized, that the dishes will be painted background color and that the installation is in excess of 200 feet from the grade. The Chair moved that the Board find that the work is being erected in a residential zoning district, but the installation is permitted because non-residential uses predominate in the vicinity of the proposed facility. The Chair moved that the Board find that the requirements of the Ordinance can be met, that traffic generated or patterns of access or egress would not cause congestion, hazard, or substantial change in the established neighborhood character, that continued operation of or development of adjacent uses as permitted in the Ordinance would not be adversely affected, that there would be no nuisance or hazard created to the detriment of the health, safety,

or welfare of the occupant of the proposed use or the city and that the proposed installation will not impair the integrity of the district or adjoining districts or otherwise derogate from the intent and purpose of the Ordinance. The Chair moved that the Board grant the special permit on the following conditions:

1. that should this equipment become obsolete, nonfunctional, or otherwise not in use, it be removed by the applicant or the applicant's successor, and
2. that the work be performed as per the proposal submitted.

The five member Board voted unanimously in favor of granting the special permit (Sullivan, Alexander, Chan, Heuer, and Scott) with the above conditions.

Therefore, the special permit is granted.

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

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

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

Brendan Sullivan
Brendan Sullivan, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 1-8-09 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: MARCH 27, 2009 M. Margaret Drury City Clerk.





2019 00070645

Bk: 72672 Pg: 215 Doc: DECIS
Page: 1 of 5 05/29/2019 02:48 PM



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

2019 MAY -2 PM 3: 27

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

CASE NO: BZA-017074-2019 Residence C-2 Zone/ POD

LOCATION: 402 Rindge Ave
Cambridge, MA

66573 - 239

PETITIONER: Clear Wireless LLC d/b/a Sprint - C/O Simon J. Brighenti, Jr.

PETITION: Special Permit Remove/Replace existing facade mount rooftop antennas; replace with upgraded and additional antennas.

VIOLATION :

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

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

Article 6409 Section (Middle Class Tax Relief Act).

Article 10.000 Section 10.40 (Special Permit).

DATE OF PUBLIC NOTICE: March 28, 2019 and April 04, 2019

DATE OF PUBLIC HEARING: April 11, 2019;

MEMBERS OF THE BOARD:

CONSTANTINE ALEXANDER - CHAIR	<input checked="" type="checkbox"/>
BRENDAN SULLIVAN - VICE-CHAIR	<input checked="" type="checkbox"/>
JANET O. GREEN	<input checked="" type="checkbox"/>
ANDREA A. HICKEY	<input checked="" type="checkbox"/>

ASSOCIATE MEMBERS:

SLATER W. ANDERSON	<input type="checkbox"/>
ALISON HAMMER	<input type="checkbox"/>
JIM MONTEVERDE	<input type="checkbox"/>
LAURA WERNICK	<input checked="" 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.

Rindge Towers Apartments
LLC
RECORD OWNER

Kelly Sanders
750 W. Center St. Suite 301
W. Bridgewater MA 02379

Case No. BZA-017074-2019
Location: 402 Rindge Avenue
Petitioner: Clear Wireless LLC d/b/a Sprint - c/o Simon Brighenti

On April 11, 2019, Petitioner's attorney Simon Brighenti appeared before the Board of Zoning Appeal requesting a special permit in order to replace existing façade mount rooftop antennas with upgraded and additional antennas. The Petitioner requested relief under Article 4, Sections 4.32.G.1 and 4.40 of the Cambridge Zoning Ordinance ("Ordinance"). The Petitioner submitted materials in support of the application including information about the project, plans, and photographs.

Mr. Brighenti stated that the proposal was to modify an existing permitted telecommunications facility by swapping three antennas with three new smaller antennas and by adding three new antennas and equipment. He stated that while the site was in a residential zone, residential uses did not predominate in the vicinity as the area included a major T station, a ballfield, commercial uses, and a highway.

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

After discussion, the Chair moved that the Board make the following findings based upon the application materials submitted and all evidence before the Board and that based upon the findings the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board: that the Board find that the property sat in a residential district; that the Board find that nonresidential uses predominated in the vicinity of the proposed facility's location and that the telecommunication facility was not inconsistent with the character that prevailed in the surrounding neighborhood; that the Board find that it had previously made the above findings in earlier Special Permits, that the area had not changed, and that these findings were still accurate; that the Board find that the requirements of the Ordinance could not be met without the Special Permit sought; that the Board find that traffic generated or patterns of access or egress resulting from what was proposed would not cause congestion, hazard, or substantial change in established neighborhood character; that the Board find that the continued operation or development of adjacent uses as permitted 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 occupants of the proposed use or the citizens of the City; that the Board find that generally what was proposed would not impair the integrity of the district or adjoining districts or otherwise derogate from the intent and purpose of the Ordinance; that the Board find that, with regard to all of these findings, that it had made these findings in approving previous telecommunication facilities on the structure and that nothing had changed that would alter those findings; that the Board incorporate those findings by reference; that the Board find that the modification of the existing telecommunication facility at the site proposed by the petitioner would not substantially change the physical dimensions of the existing

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

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

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

application discloses in reasonable detail that the application has been filed because of a termination of the special permit pursuant to paragraphs A or B above. Any such new application shall not be deemed a repetitive petition and therefore will not be subject to the two-year period during which repetitive petitions may not be filed.

- D. that within ten business days after receipt of a Building Permit for installation of equipment subject to this petition, the petitioner shall file with the Inspectional Services Department a sworn Affidavit of the person in charge of the installation of equipment by the petitioner of the geographical area that includes Cambridge. Stating that A, he or she has such responsibility, and B that the equipment being installed pursuant to the special permit will comply with all federal safety rules and will be situated and maintained in locations with appropriate barricades and other protections, such that individuals, including nearby residents and occupants of nearby structures, will be sufficiently protected from excessive radio frequency radiation under federal law.

The five-member Board voted unanimously in favor of granting the special permit with the above conditions (Alexander, Sullivan, Green, Hickey, and Wernick). 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 accurate copy of the above decision has been filed on 5-2-19 with the Offices of the City Clerk and the Planning Board by Maria Pasheco, duly authorized representative of the Board of Zoning Appeal

Twenty days have elapsed since the above decision was filed in the office of the City Clerk and:

no appeal has been filed; or

an appeal has been filed within such twenty days.

The person exercising rights under a duly appealed special permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone. This certification shall in no event terminate or shorten the tolling, during the pendency of any appeals, of the periods provided under the second paragraph of G.L. c. 40A, §6.

Date: 5/29/19

Anna P. Lopez, City Clerk

Appeal has been dismissed or denied.

Date: _____

_____, City Clerk

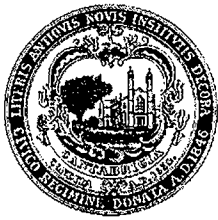
Middlesex South Registry of Deeds
Electronically Recorded Document

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Recording Information

Document Number	: 55364
Document Type	: DECIS
Recorded Date	: May 26, 2023
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Receipt Number	: 2913855
Recording Fee	: \$105.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com



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

Bk: 80373 Pg: 1

05/04/2023

T-Mobile Northeast LLC, for Rindge Tower Apartments LLC
Care of Adam Braillard of Prince Lobel Tye LLP, for T-Mobile Northeast LLC
One International Place, Suite 3700
Boston MA 02110

Case No: BZA-211717

Care of Adam Braillard of Prince Lobel Tye LLP, for T-Mobile Northeast LLC

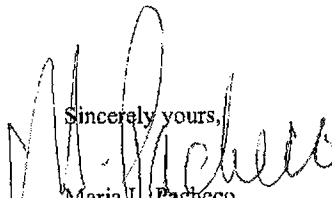
We enclose the decision of the Board of Zoning Appeal as it pertains to the premises located at 402 Rindge Ave, Cambridge, MA 02140.

A copy of this decision has been filed with the office of the City Clerk on 05/04/2023. 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).

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

2023 MAY -4 AM 9:05

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

CASE NO: 211717

LOCATION: 402 Rindge Avenue
Cambridge, MA

Residence C-2 Zone

PETITIONER: T-Mobile Northeast LLC For Rindge Tower Apartments, LLC
C/o Adam Braillard, Esq.

PETITION: Special Permit: The Applicant's facility currently consists of three (3) sectors (Alpha, Beta and Gamma) totaling six (6) panel antennas and six (6) RRUs, all installed on the façade of the building at a maximum height of 211-feet. The Applicant proposes to modify its existing facility by replacing the existing six (6) panel antennas with nine (9) new like-kind panel antennas, as well as replacing the six (6) RRUs with six (6) new like kind RRHs. The Gamma sector antennas will be located in the same location as the existing Gamma antennas. The Alpha Sector antennas will be shifted to where the Beta antennas are currently installed, and the Beta Sector antennas will be shifted to south facing façade of the Building, at the same elevations of the existing antennas. All of the new antennas will be painted to match the color of the façade of the building.

VIOLATIONS: Art. 4.000, Sec. 4.32.G.1 & Sec. 4.40 (Footnote 49) (Telecommunications Facility).
Art. 10.000, Sec. 10.40 (Special Permit).
6409 (Federal Middle Class Tax Relief Act (Spectrum Act)).

DATE OF PUBLIC NOTICE: March 30, 2023 & April 6, 2023

DATE OF PUBLIC HEARING: April 13, 2023

MEMBERS OF THE BOARD:

BRENDAN SULLIVAN – CHAIR
JIM MONTEVERDE – VICE-CHAIR
ANDREA A. HICKEY
LAURA WERNICK

✓
✓
✓
—

ASSOCIATE MEMBERS:

SLATER W. ANDERSON
JASON MARSHALL
MATINA WILLIAMS
WENDY LEISERSON

—
—
✓
✓

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-211717
Location: 402 Rindge Avenue, Cambridge, MA
Petitioner: T-Mobile Northeast LLC for Rindge Tower Apartments, LLC-
c/o Adam Braillard, Esq.

On April 13, 2023, Petitioner's attorney Adam Braillard appeared before the Board of Zoning Appeal requesting a special permit where the petitioner's facility consists of three sectors (Alpha, Beta and Gamma) totaling six panel antennas and six Remote Radio Units ("RRU's"), all installed on the façade of the building at a maximum height of 211 feet. The Petitioner proposes to modify its existing facility by replacing the existing six (6) panel antennas with nine new like-kind panel antennas, as well as replacing the six RRUs with six new like kind RRUs. The Gamma sector antennas will be located in the same location as the existing Gamma antennas. The Alpha Sector antennas will be shifted to where the Beta antennas are currently installed, and the Beta Sector antennas will be shifted to south facing façade of the building, at the same elevations of the existing antennas. All of the new antennas will be painted to match the color of the façade of the building. The Petitioner requested relief under Article 4, Sections 4.32.G.1 and 4.40 and Article 10, Section 10.40 of the Cambridge Zoning Ordinance ("Ordinance"), and Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012. The Petitioner submitted materials in support of the application including information about the project, plans, and photographs.

Mr. Braillard stated that the proposal was to modify an existing telecommunications facility by increasing the number of antennas from six to nine, reducing the number of remote radio heads, and removing some unused equipment. He stated that the facility was approximately 200 feet atop the building and the changes were de minimis. He stated that while the site was in a residential district, commercial uses predominated in the area.

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

After discussion, the Chair moved that the Board make 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 petitioner was duly licensed, without restriction, and that the application fell under that license; that the Board find that there was an attempt to minimize the visual appearance of the proposal; that the Board find that the building was well-suited for this type of installation because of its height and the ability, then, to transmit over a wider area without encumbrances of any barriers; that the Board find that the requirements of the Ordinance could be met with the granting of the special permit; that the Board find that traffic generated, or patterns of access or egress would not cause congestion, hazard, or substantial change in the established neighborhood character; that the Board note the existing telecommunication facilities at the locus, and the fact that no adverse effect had been noted and none was anticipated for the proposed; that the Board find that continued operation of or development of adjacent uses, as permitted in the Zoning Ordinance, would not be adversely affected by the nature of the proposed use, but rather would enhance the development and uses of adjoining properties with an advanced telecommunication system; that the Board find that there would not be any nuisance or hazard created to the detriment of the health, safety and/or

welfare of the occupants of the proposed use, or to the citizens of the City; that the Board find that the proposed use would benefit the City and promote safety and welfare for its residents, businesses and drivers by providing reliable, state-of-the-art digital, wireless voice and data services; that the Board find that the proposed installation would not impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of the Ordinance; that the Board find that the Ordinance allowed the Board to grant special permits to upgrade facilities to enhance the telecommunication ability for its citizens and anybody traversing in the immediate area.

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

facto terminate if any of the Petitioner's federal licenses are suspended, revoked, or terminated.

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

The five member Board voted unanimously in favor of granting the special permit with the above conditions (Sullivan, Monteverde, Hickey, Leiserson, and Williams). 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.


Brendan Sullivan, Chair

ATTEST: A true and accurate copy of the above decision has been filed on 5-4-23 with the Offices of the City Clerk and the Planning Board by Marie Pacheco, duly authorized representative of the Board of Zoning Appeal.

Twenty days have elapsed since the above decision was filed in the office of the City Clerk and:

no appeal has been filed; or

an appeal has been filed within twenty days.

The person exercising rights under a duly appealed special permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone. This certification shall in no event terminate or shorten the tolling, during the pendency of any appeals, of the periods provided under the second paragraph of G.L. c. 40A, §6.

Date: May 25, 2023

, City Clerk

The appeal has been dismissed or denied.

Date: _____

_____, City Clerk

402 Rindge Ave



402 Rindge Ave

Petitioner

265F-17
MASSACHUSETTS COMMONWEALTH OF
STATE HOUSE
BOSTON, MA 02133

265F-18 / 265D-55
MASSACHUSETTS BAY TRANSPORTATION
AUTHORITY
10 PARK PLAZA
BOSTON, MA 02116

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

265B-59
ALEWIFE PROPERTIES, LLC
545 CONCORD AVENUE
CAMBRIDGE, MA 02138

268B-8
MUSTASCIO, GEORGE C.
LORENZO CASAMASSIMA
372 RINDGE AVE
CAMBRIDGE, MA 02140

268B-41
MANNING, BENADETTE
356 RINDGE AVE
CAMBRIDGE, MA 02138

268B-41
BARRY, ABRAHAM & OUMOU BARRY
358 RINDGE AVE
CAMBRIDGE, MA 02138

268B-41
SITHAR, DICKEY
354-388 RINDGE AVE UNIT 386
CAMBRIDGE, MA 02140

268B-41
REZAEI-KAMALABAD &
MARIANNE REZAEI-KAMALABAD
388 RINDGE AVE
CAMBRIDGE, MA 02139

268B-41
MASNY-SOKOLOWSKI, URSZULA
C/O URSZULA MASNY-LATOS
354 RINDGE AVE UNIT 4
CAMBRIDGE, MA 02138

268C-32
SWEETWOOD, LLC.
C/O MCCARTHY LEGAL SERVICES LLC,
1188 CENTRE ST.
NEWTON CENTER, MA 02459

268B-41
KEBEDE, ROMAN & TSEGAYE WOLDU
366 RINDGE AVE
CAMBRIDGE, MA 02138

268B-41
NAPOLI, MECKY & FATMA JIDDAWI
368 RINDGE AVE
CAMBRIDGE, MA 02139

268B-41
BROWN, MARIE BARBARA &
OWEN OSBOURNE BROWN
354 RINDGE AVE UNIT 3
CAMBRIDGE, MA 02138

268B-7
AL-AMIN, INC.
380 RINDGE AVENUE
CAMBRIDGE, MA 02140

268B-41
NAHEED, SITARA & ASIA RAHMAN
354-390 RINDGE AVE
CAMBRIDGE, MA 02138

268C-30
APPLETREETWOOD, LLC.
C/O MCCARTHY LEGAL SERVICES LLC,
1188 CENTRE ST
NEWTON CENTER, MA 02459

268B-46
YOHANNES, EFREM T. &
MEAZA T. TEWELDEMEDHIN
390 RINDGE AVE.
CAMBRIDGE, MA 02140

268B-46
BROWN, MELISSA
396 RINDGE AVENUE
CAMBRIDGE, MA 02140

268B-46
NERE, SOLOMON K. &
HIWOT H. GEBREMARIAM
400 RINDGE AVE.
CAMBRIDGE, MA 02140

268B-46
JIFARA, TEREFE R & ELIZABETH HAILESILASE
398 RINDGE AVENUE UNIT 2
CAMBRIDGE, MA 02140

265B-60
BOSTON EDISON COMPANY
C/O NSTAR ELECTRIC COMPANY
P.O. BOX 270, PROPERTY TAX DEPT
HARTFORD, CT 06141-0270

265C-25
THE FRESH POND MALL LIMITED
PARTNERSHIP
545 CONCORD AVE. SUITE 400
CAMBRIDGE, MA 02138

268B-45
RINDGE TOWER APARTMENT LLC,
1035 CAMBRIDGE ST UNIT 12
CAMBRIDGE, MA 02141

268B-41
ALAM, MOHAMMED
370 RINDGE AVE.
CAMBRIDGE, MA 02140

268B-41
RAJAO, ELIANA M. PEREIRA &
CARLOS RICARDO RAJAO
354 RINDGE AVE UNIT 2
CAMBRIDGE, MA 02138

268B-41
DUGGAN, MARY D.
354 RINDGE AVE UNIT 5
CAMBRIDGE, MA 02138

268B-46
MCLEOD, LORNA
392 RINDGE AVE UNIT 7
CAMBRIDGE, MA 02140

268B-46
ARADOM, HAILE G. & GENET W. ARADOM
394 RINDGE AVENUE.
CAMBRIDGE, MA 02140

268B-46
SHAMS SAIFUL & FARHANAH AFROZE
398 RINDGE AVENUE UNIT 3
CAMBRIDGE, MA 02140

402 Rindge Ave

269-138
IQHQ-ALEWIFE LLC
674 VIA DE LA VALLE - STE 206
SOLANA BEACH, CA 92075

268B-46
AFRICAWALA, SHAHENAZBIBI F
FAHAD, S, AFRICAWALA
398 RINDGE AVE - UNIT 1
CAMBRIDGE, MA 02140

268B-47
RINDGE ASSOCIATES,
C/O FEDERAL MANAGEMENT CO., INC.
536 GRANITE STREET UNIT 301
BRAINTREE, MA 02184

268B-45
RINDGE COMMONS NORTH 4 LLC,
C/O JUST A START CORP.
1035 CAMBRIDGE ST. UNIT 12
CAMBRIDGE, MA 02141

268B-49 & 268B-51
FFSIK, LLC
29 ROBINSON DRIVE
BEDFORD, MA 01730