

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2007-7 PM 3:12

BZA Application Form

BZA Number: 200775

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 HRB MA Holdings LLC C/O Adam Brailard of Prince Lobel Tye LLP, for T-Mobile Northeast LLC

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

LOCATION OF PROPERTY: 575 Memorial Dr., Cambridge, MA

TYPE OF OCCUPANCY: Mixed Use and Telecommunications

ZONING DISTRICT: Residential C-3 Zone

REASON FOR PETITION:

/Telecommunication Facility (antenna)/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The Applicant proposes to modify its facility currently located on the facade of the existing building by replacing the existing nine (9) panel antennas with nine (9) new like-kind panel antennas, as well as replacing the three (3) RRUs with six (6) new like kind RRHs, and replace ancillary radio equipment and cabinets. All of the antennas associated with the Proposed Facility will be located in the same locations as the existing antennas, and all antennas will be painted to match the color of the facade of the building. Consequently, the visual change to the Applicant's existing facility will be de minimus.

SECTIONS OF ZONING ORDINANCE CITED:

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

Original
Signature(s):

(Petitioner (s) / Owner)

Adam Brailard, of Prince Lobel Tye, for the Applicant

(Print Name)
T-Mobile Northeast LLC

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.

HRB MA HOLDINGS LLC
C/O KSL CAPITAL PARTNERS MGMT V, LLC
I/We _____
(OWNER)

Address: 100 ST PAUL ST., SUITE 800, DENVER, CO 80206

State that I/We own the property located at 595 Memorial Drive, Cambridge, MA a/k/a 575
which is the subject of this zoning application.

The record title of this property is in the name of HRB MA Holdings, LLC

*Pursuant to a deed of duly recorded in the date 10/31/2019, Middlesex South
County Registry of Deeds at Book 73567, Page 548; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____


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

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Vinnie Charavalloti personally appeared before me,
this 14 of October, 2022, and made oath that the above statement is true.

Talin Bekelian Notary

My commission expires Feb 9, 2029 (Notary Seal).



Talin Bekelian
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
2/9/2029

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

October 31, 2022

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

Re: Eligible Facilities Request pursuant to Section 6409 of the
Spectrum Act and an Application for Special Permit, in the
Alternative
Property Address: 575 Memorial Drive, Cambridge, MA 02139
Assessor's Map 63, Lot 134 (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 C3 District (the "**Residence C3**"). To the extent that the Board determines that the requirements of Article 4 Section 4.32G.1 of the City of Cambridge Zoning Ordinance (the "**Ordinance**") apply, the use of the Property for a wireless telecommunications facility is permitted by special permit from the Board¹. The Applicant's proposal satisfies the requirements for the grant of a special permit pursuant to Section 10-43 of the Ordinance.

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

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.

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Act is shown on the Eligible Facilities Request permit application form attached hereto and incorporated herein by reference (the “**EFR**”).

The Applicant seeks to modify its existing wireless communications facility by replacing the existing antennas with new antennas, replacing existing Remote Radio Units (“**RRUs**”) with new Remote Radio Heads (the “**RRHs**”) and modifying existing 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 (Alpha, Beta and Gamma) totaling nine (9) panel antennas and three (3) RRUs. The Applicant proposes to modify its existing facility by replacing the existing nine (9) panel antennas with nine (9) new like-kind panel antennas, as well as replacing the three (3) RRUs with six (6) new like kind RRHs. All of the antennas associated with the Proposed Facility will be located in the same location as the existing antennas. Consequently, the visual change to the Applicant’s existing facility will be de minimus.

The Applicant’s proposal is consistent with the previous decisions of the Board for this facility, the first of which is dated October 8, 2009 (Case No. 9846) (the “**Original Decision**”) and a second dated February 16, 2017 (BZA-012369-2017) (the “**2nd Decision**”) (the Original Decision and 2nd Decision shall

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hereafter be referred to as the “**Decisions**”).

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

III. Legal Arguments

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

Pursuant to Section 4.32(g) of the Ordinance, the Applicant’s proposed use for a wireless communications facility in the Residence C3 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

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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 C3 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 C3 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.**

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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 a residential district; however, the Applicant submits that nonresidential uses predominate in the area, and in keeping with the Decisions, respectfully requests that the Board find the same.

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:

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

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.

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

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

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

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

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

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

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

IV. Summary

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

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

Sincerely,



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

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Address: One International Place, Boston MA 02110
 Tel. No. 617-456-8153
 E-Mail Address: abraillard@princelobel.com

Date: November 2, 2022

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: T-Mobile Northeast LLC, for HRB MA Holdings LLC

Present Use/Occupancy: Mixed Use and Telecommunications

Location: 575 Memorial Dr., Cambridge, MA

Zone: Residential C-3 Zone

Phone: 617-456-8153

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>	<u>WIDTH</u>	N/A	No Change	N/A	
	<u>DEPTH</u>	N/A	No Change	N/A	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	N/A	No Change	N/A	
	<u>REAR</u>	N/A	No Change	N/A	
	<u>LEFT SIDE</u>	N/A	No Change	N/A	
	<u>RIGHT SIDE</u>	N/A	No Change	N/A	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	N/A	No Change	N/A	
	<u>WIDTH</u>	N/A	No Change	N/A	
	<u>LENGTH</u>	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).



CITY OF CAMBRIDGE, MASSACHUSETTS

P L A N N I N G B O A R D

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

November 23, 2022

To: The Board of Zoning Appeal

From: The Planning Board

RE: BZA-200775 575 Memorial Drive

The Planning Board reviewed this BZA application to modify the existing wireless communications facility during a meeting on November 22, 2022 and decided to forward the following comments to BZA.

The Board decided to forward to BZA the attached memo from the Community Development Department to consider the suggestions noted in the memo to reduce the visual impacts of the installation.



CITY OF CAMBRIDGE

Community Development Department

IRAM FAROOQ
Assistant City Manager for
Community Development

SANDRA CLARKE
Deputy Director
Chief of Administration

KHALIL MOGASSABI
Deputy Director
Chief of Planning

To: Planning Board

From: Community Development Department (CDD) Staff

Date: November 17, 2022

Re: **Wireless Antenna Installations: 1654 Massachusetts Avenue and 575 Memorial Drive**

BZA-199523, 1654 Massachusetts Avenue

The proposal involves modification of an existing wireless antenna installation on the rooftop of 1654 Massachusetts Avenue. Two (2) panel antennas will be replaced with three (3) new panel antennas, and associated equipment will be installed within an enclosed equipment room. All antennas and supporting equipment will be wrapped or painted to match existing equipment.

Since the antennas are mounted to the chimney façades, the installation is quite visible from surrounding streets. Additionally, the new antennas are larger, have varying dimensions and appear to interrupt the chimney crown when viewed from grade, which draws further attention to the proposed modifications.

The following design improvements should be considered:

1. If feasible, the antennas should be moved down the chimney façade so that the antennas do not visually interrupt the chimney crown.
2. Since the new antennas all have varying sizes, if feasible, consider utilizing antenna covers/sheaths so that the new antennas have either similar dimensions, or are more symmetrically laid out.
3. Utilize the smallest mounting brackets available so that the antennas can be mounted as close as possible to the chimney surface.
4. Reduce the length of unused pipe mounts.
5. Ensure all exposed cables, mounts and wires are tightly fixed to the chimney surface.
6. All painted and wrapped materials, including cabling and mounts, should have a consistent matte finish. A slightly darker finish may blend better with the existing brickwork than the color depicted in the renderings.
7. If possible, encourage changes to the antennas owned by other carriers to reflect the recommendations above.

BZA-200775, 575 Memorial Drive

The proposal involves modification of an existing wireless antenna installation at the Hyatt Regency, 575 Memoria Drive. Nine (9) panel antennas will be replaced with 9 new panel antennas, and three (3) remote radio units (RRUs) will be replaced with six (6) new RRUs. All antennas will be façade mounted in the same locations as the existing antennas and will be painted to match the color of the building façade.

Since some of the antennas are located on the penthouse façades facing Memorial Drive, parts of the installation are quite visible. Additionally, the new antennas are larger, have varying dimensions and appear to interrupt the parapet line when viewed from grade, which draws further attention to the modifications.

The following design improvements should be considered for the Gamma and Beta sector antennas:

1. If feasible and without interrupting windows, the antennas should be moved down the façade to achieve a 45-degree setback plane, so that the antennas do not visually interrupt the parapet line.
2. Since the new antennas all have varying sizes, if feasible, consider utilizing antenna covers/sheaths so that the new antennas have similar dimensions, or can be more symmetrically laid out.
3. Utilize the smallest mounting brackets available so that the antennas can be mounted as close as possible to the façade.
4. All painted materials, including cabling and mounts, should have a consistent matte finish. A slightly darker finish may blend better with the existing building than the lighter colors depicted in the renderings.

PROJECT INFORMATION		SITE NUMBER: 4BS1370A SITE NAME: BS370/HYATT REGENCY HOTEL 575 MEMORIAL DRIVE CAMBRIDGE, MA 02139 MIDDLESEX COUNTY DESIGN CONFIGURATION: 67D5A997DB OUTDOOR	
UNMANNED TELECOMMUNICATIONS FACILITY MODIFICATIONS SITE ADDRESS: 575 MEMORIAL DRIVE CAMBRIDGE, MA 02139 LATITUDE: 42.35390800° N LONGITUDE: 71.10500600° W JURISDICTION: NATIONAL, STATE & LOCAL CODES OR ORDINANCES CURRENT USE: TELECOMMUNICATIONS FACILITY PROPOSED USE: TELECOMMUNICATIONS FACILITY PROJECT TYPE: ANCHOR DESIGN CONFIGURATION: 67D5A997DB OUTDOOR		LOCUS MAP	
DRAWING INDEX		GENERAL NOTES	
T-1 TITLE SHEET		1. THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF T-MOBILE NORTHEAST, LLC. ANY DUPLICATION OR USE WITHOUT EXPRESS WRITTEN CONSENT IS STRICTLY PROHIBITED. DUPLICATION AND USE BY GOVERNMENT AGENCIES FOR THE PURPOSES OF CONDUCTING THEIR LAWFULLY AUTHORIZED REGULATORY AND ADMINISTRATIVE FUNCTIONS IS SPECIFICALLY ALLOWED.	
GN-1 GENERAL NOTES		2. THE FACILITY IS AN UNMANNED PRIVATE AND SECURED EQUIPMENT INSTALLATION. IT IS ONLY ACCESSED BY TRAINED TECHNICIANS FOR PERIODIC ROUTINE MAINTENANCE AND THEREFORE DOES NOT REQUIRE ANY WATER OR SANITARY SEWER SERVICE. THE FACILITY IS NOT GOVERNED BY REGULATIONS REQUIRING PUBLIC ACCESS PER ADA REQUIREMENTS.	
A-1 ROOF PLAN		3. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE T-MOBILE REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.	
A-2 EQUIPMENT PLAN			
A-3 ELEVATION			
A-4 ANTENNA PLANS			
A-5 DETAILS & EQUIPMENT SCHEDULE			
A-6 DETAILS			
S-1 MOUNTING DETAILS SECTORS ALPHA & BETA			
S-2 MOUNTING DETAILS SECTOR GAMMA			
S-3 STRUCTURAL DETAILS			
S-4 CABINET MOUNTING DETAILS			
G-1 GROUNDING, ONE-LINE DIAGRAM & DETAILS			
SIGNATURES		DIG SAFE SYSTEM, INC. CALL BEFORE YOU DIG CALL TOLL FREE: 811 OR 888-DIG-SAFE	
CONSTRUCTION		UNDERGROUND SERVICE ALERT	
RF ENGINEERING			
ZONING / SITE ACQ.			
OPERATIONS			
LANDLORD			
SITE NUMBER: 4BS1370A SITE NAME: BS370/HYATT REGENCY HOTEL 575 MEMORIAL DRIVE CAMBRIDGE, MA 02139 MIDDLESEX COUNTY		T-MOBILE NORTHEAST LLC 15 COMMERCE WAY, SUITE B NORTON, MA 02766 OFFICE: (508) 286-2700 FAX: (508) 286-2893	
CENTERLINE COMMUNICATIONS 95 RYAN DRIVE, SUITE 1 BAYHAM, MA 02767		T-1	
AG ADVANCED ENGINEERING GROUP, P.C. 1000 Washington St., Suite 200 Salem, MA 01970 Tel: (508) 354-2000 Fax: (508) 354-2014		TITLE SHEET	
CONSTRUCTION		NO. DATE	
RF ENGINEERING		0 02/11/21	
ZONING / SITE ACQ.		1 04/20/21	
OPERATIONS		2 06/09/21	
LANDLORD		3 02/16/22	
		4 03/28/22	
		BY CHK	
		ISSUED FOR REVIEW	
		ISSUED FOR CONSTRUCTION	
		REVISED	
		REVISED	
		REVISED	
		REVISED	

GENERAL NOTES

1. THE CONTRACTOR SHALL OBEY ALL NOTICES AND COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, ORDINANCES, AND ORDINANCES OF ANY PUBLIC AGENCY, LOCAL, STATE, AND FEDERAL GOVERNMENT, SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.

2. THE ARCHITECT/ENGINEER HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT BIDDING THE JOB IS COMPLETE SCOPE OF WORK, AND THE CONTRACTOR BIDDING THE JOB IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCEED THE CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.

3. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF THE WORK, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF THE CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.

4. THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.

5. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

6. THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS / CONTRACT DOCUMENTS.

7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.

8. THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AND SPECIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.

9. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT AND BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY CONSTRUCTION CONTROL SURVEYS, ESTABLISHING AND MAINTAINING ALL LINES AND GRADES REQUIRED TO CONSTRUCT ALL IMPROVEMENTS AS SHOWN HEREIN.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SECURING ALL NECESSARY APPROVALS FROM THE ARCHITECT/ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.

12. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING UTILITIES, STRUCTURES, AND LANDSCAPING DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.

13. THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARDOUS DEBRIS, RUBBISH AND REMOVED EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SLUDGES OF ANY NATURE.

14. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.

15. THE CONTRACTOR SHALL NOTIFY THE LESSEE/LICENSEE REPRESENTATIVE WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT WITH THE LESSEE/LICENSEE REPRESENTATIVE.

16. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE JOB.

17. ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL THE FOLLOWING FOR ALL PRE-CONSTRUCTION NOTIFICATION 72-HOURS PRIOR TO ANY EXCAVATION ACTIVITY: DC SAFE SYSTEM (MA, NH, RI, VT): 1-888-344-7233 CALL BEFORE YOU DIG (CT): 1-800-922-4465

18. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY CONSTRUCTION CONTROL SURVEYS AND MAINTAINING ALL LINES AND GRADES REQUIRED TO CONSTRUCT ALL IMPROVEMENTS SHOWN HEREIN.

19. ALL DIMENSIONS SHOWN THIS ± ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS WHICH EFFECT THE CONTRACTOR'S WORK. CONTRACTOR TO VERIFY ALL DIMENSIONS WITH PROJECT OWNER PRIOR TO CONSTRUCTION.

20. NORTH ARROW SHOWN ON PLANS REFERS TO APPROXIMATE TRUE NORTH. PRIOR TO THE START OF CONSTRUCTION, OR BEFORE OR FABRICATING OF ANTENNA MOUNTS, CONTRACTOR SHALL CONSULT WITH PROJECT OWNER'S RF ENGINEER AND FIELD VERIFY ALL ANTENNA SECTOR LOCATIONS AND ANTENNA AZIMUTHS.

21. THE CONTRACTOR AND HIS SUB CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.

22. ANTENNA INSTALLATION SHALL BE CONDUCTED BY FIELD CREWS EXPERIENCED IN THE ASSEMBLY AND ERECTION OF RADIO ANTENNAS, TRANSMISSION LINES AND SUPPORT STRUCTURES.

23. COAXIAL CABLE CONNECTORS AND TRANSMITTER EQUIPMENT SHALL BE PROVIDED BY THE PROJECT OWNER AND BE INCLUDED IN THESE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL PROVIDE ALL SUPPLIED MATERIALS IS ATTACHED TO THE BID DOCUMENTS (SEE EXHIBIT 3). ALL OTHER HARDWARE TO BE PROVIDED BY THE CONTRACTOR. CONNECTION HARDWARE SHALL BE STAINLESS STEEL.

24. WHEN "PAINT TO MATCH" IS SPECIFIED FOR ANTENNA MOUNTS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM SHEPHERD WILLIAMS CORROTHANE II, SURFACE PREPARATION AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND PROJECT OWNER'S GUIDELINES.

25. COORDINATION, LAYOUT, AND FURNISHING OF CONDUIT, CABLE AND ELECTRICAL AND TELECOMMUNICATION SERVICE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

26. ALL UTILITY WORK SHALL BE IN ACCORDANCE WITH LOCAL UTILITY COMPANY REQUIREMENTS AND SPECIFICATIONS.

27. ALL (E)MATIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW.

ELECTRICAL AND GROUNDING NOTES

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AS WELL AS APPLICABLE STATE AND LOCAL CODES.

2. ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER SPECIFICATION REQUIREMENTS.

3. THE ELECTRICAL WORK INCLUDES ALL LABOR AND MATERIAL DESCRIBED BY DRAWINGS AND SPECIFICATION INCLUDING INCIDENTAL WORK TO PROVIDE COMPLETE OPERATING AND APPROVED ELECTRICAL SYSTEM.

4. GENERAL CONTRACTOR SHALL PAY FEES FOR PERMITS, AND IS RESPONSIBLE FOR OBTAINING SAID PERMITS AND COORDINATION OF INSPECTIONS.

5. ELECTRICAL AND TELCO WIRING OUTSIDE A BUILDING AND EXPOSED TO WEATHER SHALL BE IN WATER TIGHT GALVANIZED RIGID STEEL CONDUITS OR SCHEDULE 80 PVC (AS PERMITTED BY CODE) AND WHERE REQUIRED IN LIQUID TIGHT FLEXIBLE METAL OR NON-METALLIC CONDUITS.

6. BURED CONDUIT SHALL BE SCHEDULE 40 PPC.

7. ELECTRICAL WIRING SHALL BE COPPER WITH TYPE XHHW, THWN, OR THHN INSULATION.

8. RUN ELECTRICAL CONDUIT OR CABLE BETWEEN ELECTRICAL UTILITY DEMARCATION POINT AND PROJECT OWNER CELL SITE PPC AS INDICATED ON THIS DRAWING. PROVIDE FULL LENGTH PULL ROPE. COORDINATE INSTALLATION WITH UTILITY COMPANY.

9. RUN TELCO CONDUIT OR CABLE BETWEEN TELEPHONE UTILITY DEMARCATION POINT AND PROJECT OWNER CELL SITE TELCO CABINET AND ITS CABINET AS INDICATED ON THIS DRAWING. PROVIDE FULL LENGTH PULL ROPE AND GREEN/BLUE CONDUIT MEASURING TAPE IN EACH INSTALLED TELCO CONDUIT.

10. WHERE CONDUIT BETWEEN BTS AND PROJECT OWNER CELL SITE PPC AND BETWEEN BTS AND PROJECT OWNER CELL SITE TELCO SERVICE CABINET ARE UNDERGROUND USE PPC, SCHEDULE 40 CONDUIT. ABOVE THE GROUND PORTION OF THESE CONDUITS SHALL BE PPC CONDUIT.

11. ALL EQUIPMENT LOCATED OUTSIDE SHALL HAVE NEMA 3R ENCLOSURE.

12. PPC SUPPLIED BY PROJECT OWNER.

13. GROUNDING SHALL COMPLY WITH NEC ART. 250.

14. GROUND COAXIAL CABLE SHIELDS MINIMUM AT BOTH ENDS USING STRAIGHT AND GROUNDING COPPER CABLE GROUNDING KITS SUPPLIED BY PROJECT OWNER.

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

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



ABBREVIATIONS

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

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2	06/09/21	REVISED		
3	02/16/22	REVISED		
4	03/28/22	REVISED		

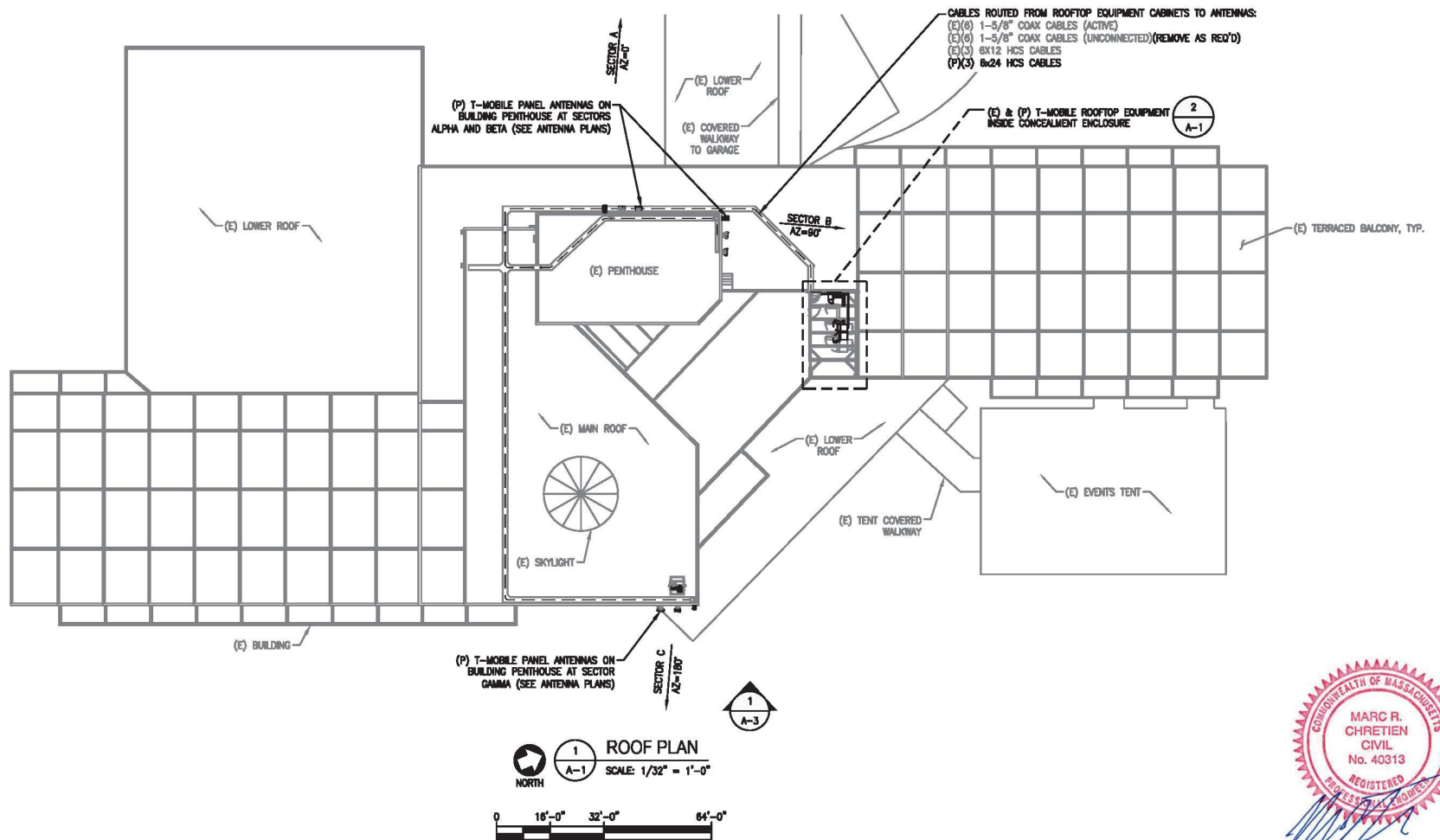
GENERAL NOTES

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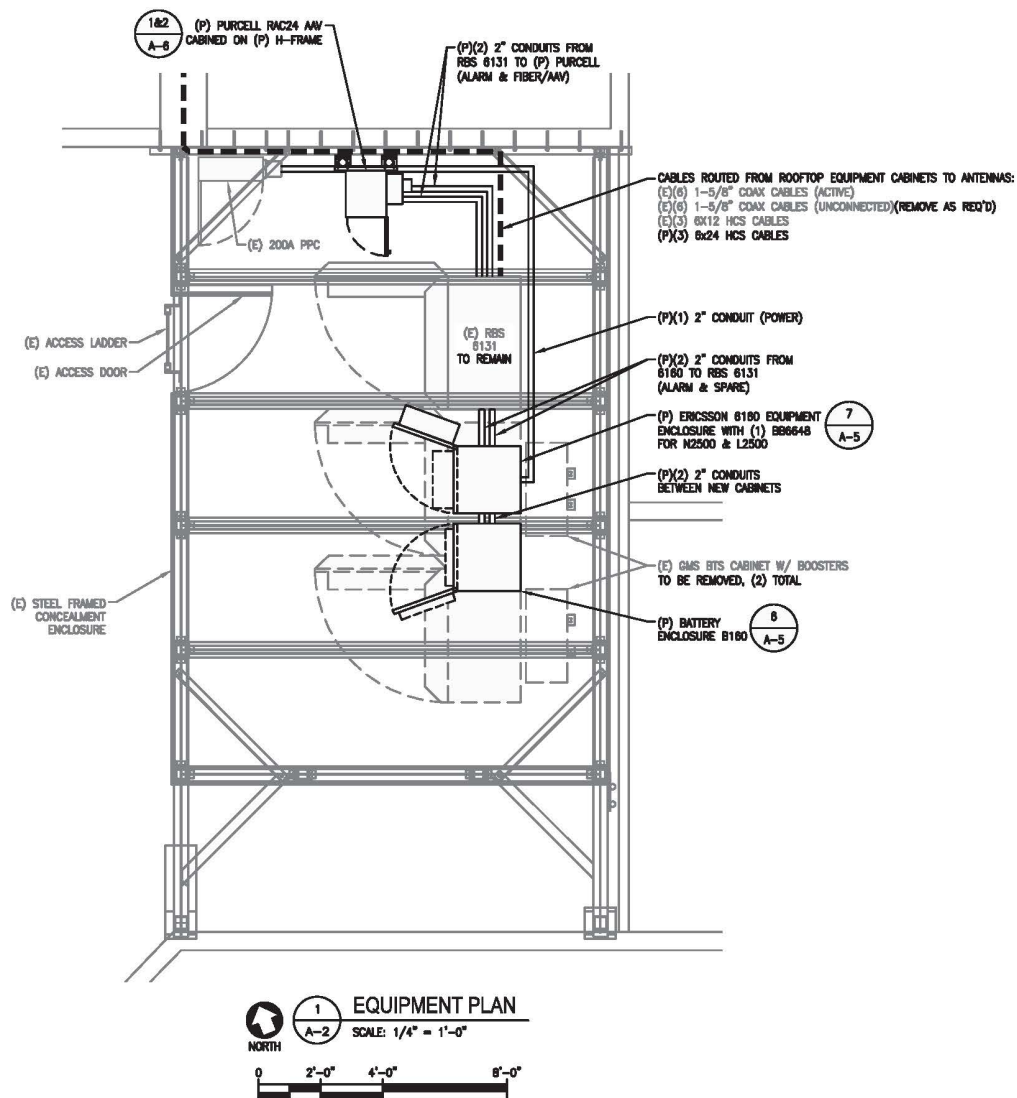
T-MOBILE NORTHEAST LLC
15 COMMERCE WAY, SUITE B
NORTON, MA 02766
OFFICE: (508) 286-2700
FAX: (508) 286-2893

SITE NUMBER: 4BS1370A
SITE NAME: BS370/HVATT REGENCY HOTEL
575 MEMORIAL DRIVE
CAMBRIDGE, MA 02139
MIDDLESEX COUNTY

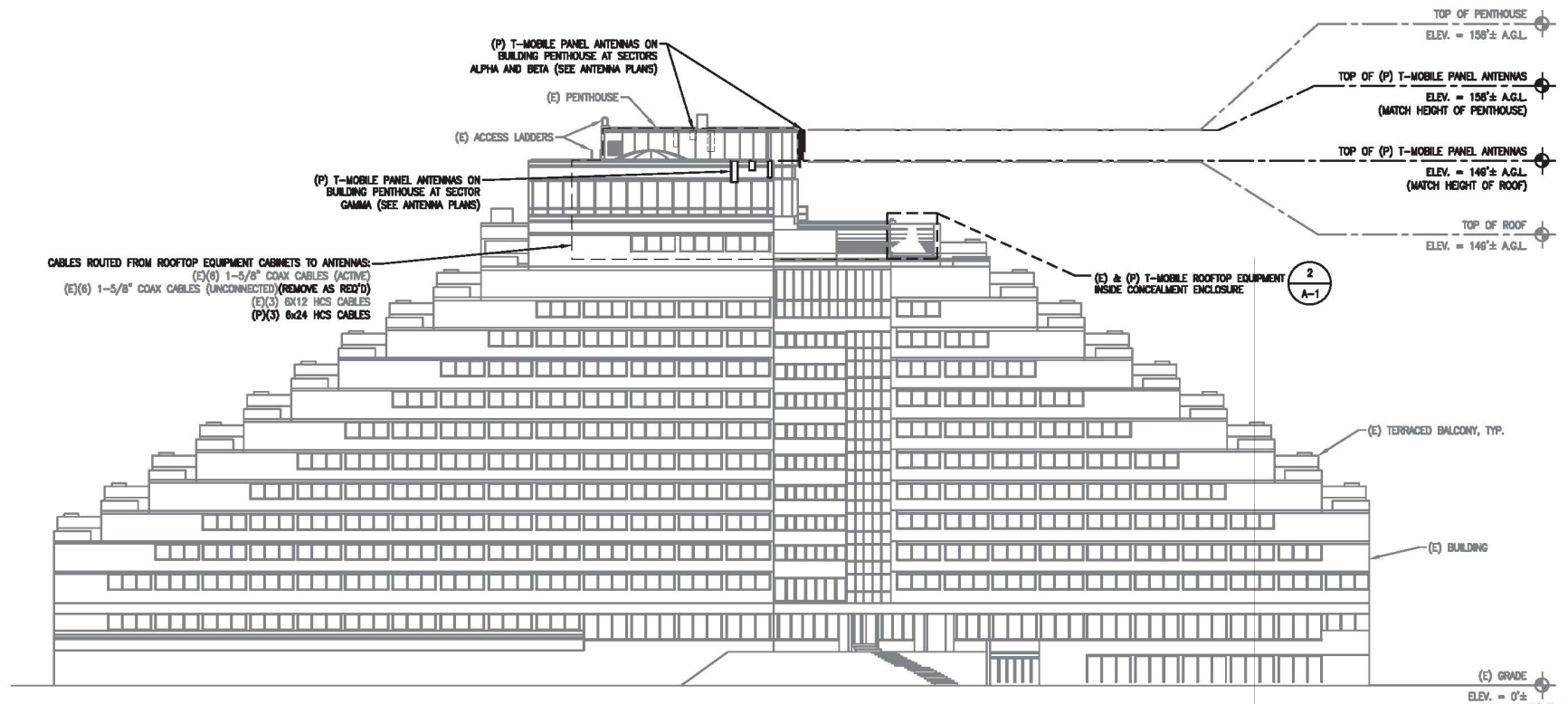




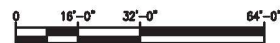
NO.	DATE	REVISIONS	BY	CHK
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4	03/28/22	REVISED	JWH	MRC



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



(E) GRADE
ELEV. = 0'±



ADVANCED
ENGINEERING GROUP, P.C.
Civil Engineering - Site Development - Surveying - Telecommunications
900 North Broadway
East Providence, RI 02914
Phone: (401) 334-2403
Fax: (401) 633-6354

CENTERLINE
COMMUNICATIONS
CENTERLINE COMMUNICATIONS
95 RYAN DRIVE, SUITE 1
RAYNHAM, MA 02767

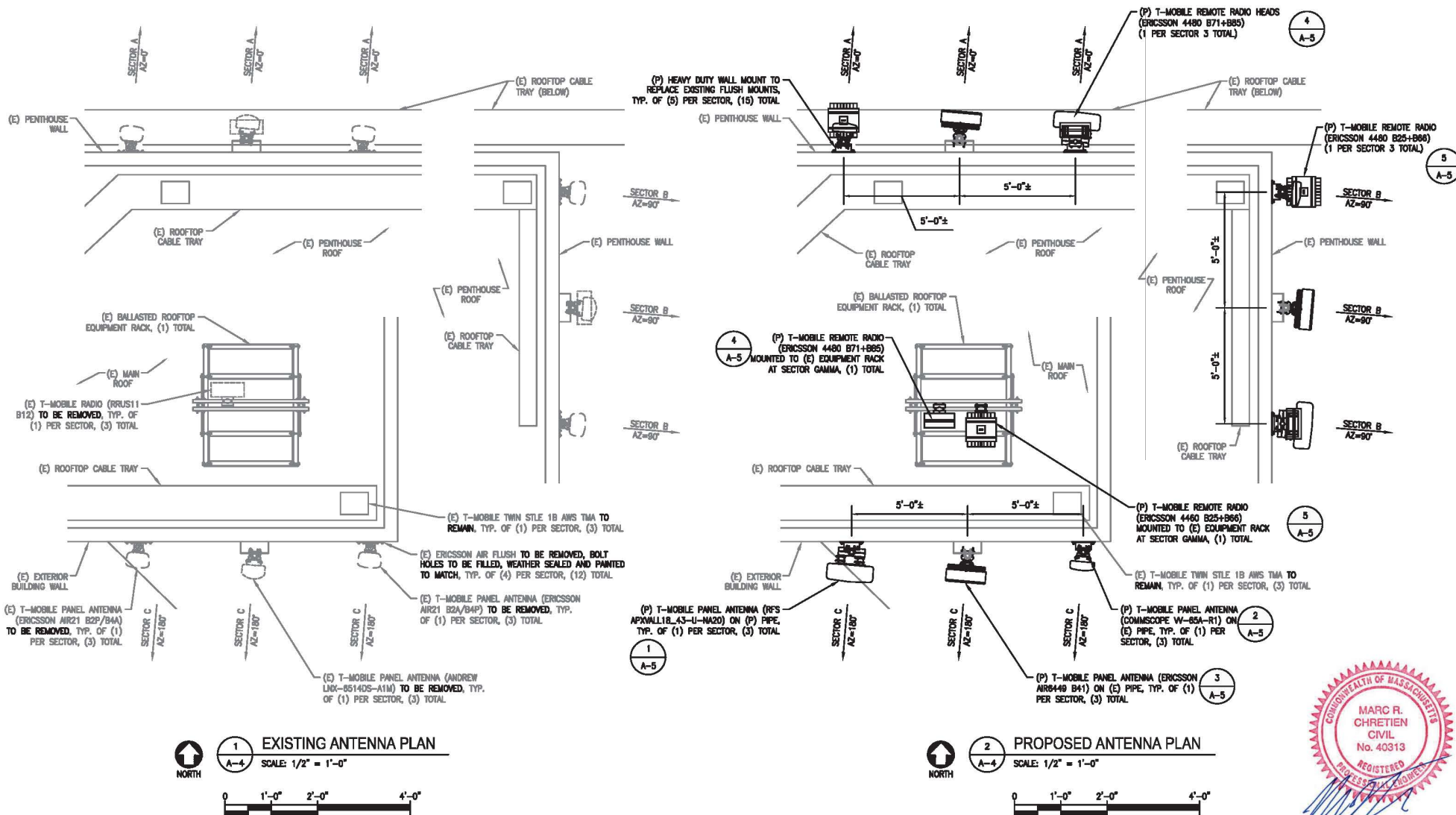
SITE NUMBER: 4BS1370A
SITE NAME: BS370/HYATT REGENCY HOTEL
575 MEMORIAL DRIVE
CAMBRIDGE, MA 02139
MIDDLESEX COUNTY

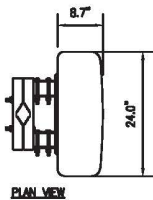
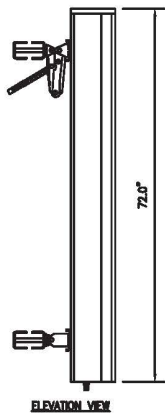
T-MOBILE NORTHEAST LLC
15 COMMERCE WAY, SUITE B
NORTON, MA 02786
OFFICE: (508) 286-2700
FAX: (508) 286-2893

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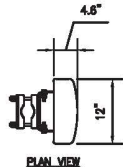
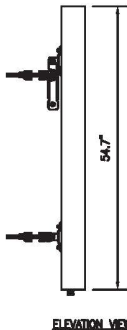
ELEVATION

SHEET NO. A-3

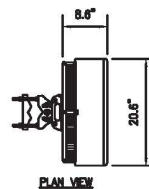
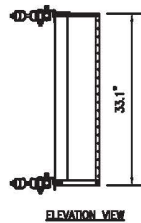




APXVAALL18-43-U-NA20
MANUFACTURER: RFS
DIMENSIONS (HxWxD): 72.0"x24"x8.5"
WEIGHT: 82.8 LBS.
MNTG HARDWARE: 25.3 LBS.



VV-65A-R1
MANUFACTURER: COMMScope
DIMENSIONS (HxWxD): 54.7"x12.0"x4.6"
WEIGHT: 28 LBS. (W/O MOUNTING HARDWARE)
32.4 LBS. (GROSS)



AIR 6449 B41
MANUFACTURER: ERICSSON
DIMENSIONS (HxWxD): 33.1" X 20.6" X 8.6"
WEIGHT: 103 LBS.

1 ANTENNA DETAIL
A-5 SCALE: N.T.S.

2 ANTENNA DETAIL
A-5 SCALE: N.T.S.

3 ANTENNA DETAIL
A-5 SCALE: N.T.S.



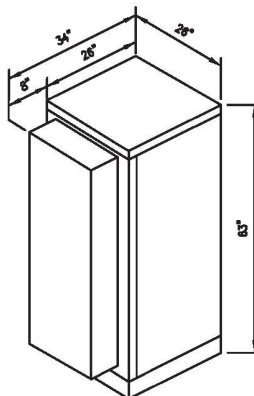
4480 B71+B85
MANUFACTURER: ERICSSON
DIMENSIONS (HxWxD): 21.8"x15.7"x7.5"
WEIGHT: 84 LBS



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

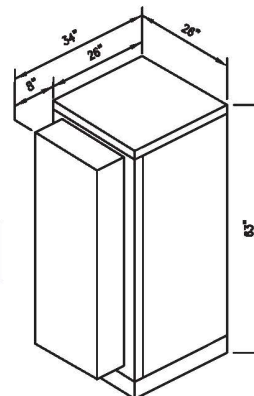
4 TYP. RRH DETAIL
A-5 SCALE: N.T.S.

5 TYP. RRH DETAIL
A-5 SCALE: N.T.S.



ENCLOSURE B160
*PRELIMINARY SPECIFICATIONS
MANUFACTURER: ERICSSON
DIMENSIONS: 32"x26"x33"
WEIGHT W/O BATTERIES: 295 LBS.
WEIGHT W/ BATTERIES: 1,353 LBS.
ONLY TWO (2) STRINGS OF BATTERIES ALLOWED

6 BATTERY CABINET DETAIL
A-5 SCALE: N.T.S.



ENCLOSURE 6160 AC
*PRELIMINARY SPECIFICATIONS
MANUFACTURER: ERICSSON
DIMENSIONS: 32"x26"x33"
WEIGHT W/O EQUIPMENT: 320 LBS.
WEIGHT W/ EQUIPMENT: 605 LBS.

7 EQUIPMENT CABINET DETAIL
A-5 SCALE: N.T.S.

NOTE:
CABINETS ARE TO BE INSTALLED AND
FASTENED IN ACCORDANCE WITH THE
MANUFACTURER'S SPECIFICATIONS.

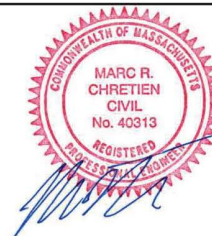
EQUIPMENT SCHEDULE

CURRENT EQUIPMENT	
QUANTITY	DESCRIPTION
3	ERICSSON AIR21 B2A/B4P PANEL ANTENNAS
3	ANDREW LNX-6514DS-A1M PANEL ANTENNAS
3	ERICSSON AIR21 B2A/B4P PANEL ANTENNAS
3	ERICSSON RRU511 B12 RADIOS
3	GENERIC TWIN STYLE 1B (AWS) TIA#
6	1 5/8" COAXIAL CABLES (ACTIVE)
6	1 5/8" COAXIAL CABLES (UNCONNECTED)
3	6x12 HCS HYBRID CABLES
1	RBS 6131 EQUIPMENT CABINET
EQUIPMENT TO BE REMOVED	
3	ERICSSON AIR21 B2A/B4P PANEL ANTENNAS
3	ANDREW LNX-6514DS-A1M PANEL ANTENNAS
3	ERICSSON AIR21 B2A/B4P PANEL ANTENNAS
3	ERICSSON RRU511 B12 RADIOS
6	1 5/8" COAXIAL CABLES (ACTIVE)
6	1 5/8" COAXIAL CABLES (UNCONNECTED)
3	GENERIC TWIN STYLE 1B (AWS) TIA#
EQUIPMENT TO BE ADDED	
3	COMMScope VV-65A-R1 PANEL ANTENNAS
3	ERICSSON AIR449 B41 PANEL ANTENNAS
3	RFS APXVAALL18_43-U-NA20 PANEL ANTENNAS
3	ERICSSON 4480 B71+B85 RADIOS
3	ERICSSON 4460 B25+B66 RADIOS
3	6x24 HCS HYBRID CABLES
1	ERICSSON 6160 EQUIPMENT ENCLOSURE
1	ERICSSON 6160 BATTERY ENCLOSURE
FINAL EQUIPMENT CONFIGURATION	
3	COMMScope
3	ERICSSON AIR449 B41 PANEL ANTENNAS
3	RFS APXVAALL18_43-U-NA20 PANEL ANTENNAS
3	ERICSSON 4460 B25+B66 RADIOS
3	ERICSSON 4480 B71+ B85 RADIOS
3	6x12 HCS HYBRID CABLES
3	6x24 HCS HYBRID CABLES
1	RBS 6131 EQUIPMENT CABINET
1	ERICSSON 6160 EQUIPMENT ENCLOSURE
1	ERICSSON 6160 BATTERY ENCLOSURE

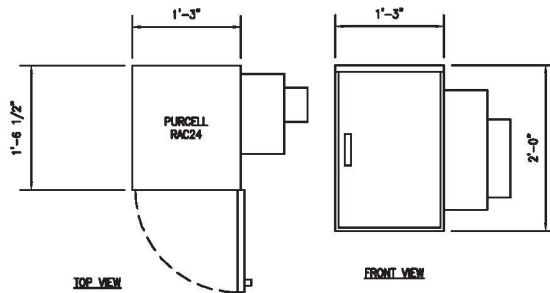
RF CONFIGURATION 67D5A997DB OUTDOOR

SCOPE OF WORK

- REMOVE (12) EXISTING COAX CABLES, (4) PER SECTOR
- REMOVE (9) EXISTING PANEL ANTENNAS (3) PER SECTOR
- REMOVE (3) EXISTING REMOTE RADIO HEADS (1) PER SECTOR
- INSTALL (6) NEW PANEL ANTENNAS, (3) PER SECTOR
- INSTALL (6) NEW RADIOS, (2) PER SECTOR
- INSTALL (3) NEW 6x24 HCS CABLES, (1) PER SECTOR
- INSTALL (1) NEW 6160 EQUIPMENT CABINET
- INSTALL (1) NEW 6160 BATTERY CABINET

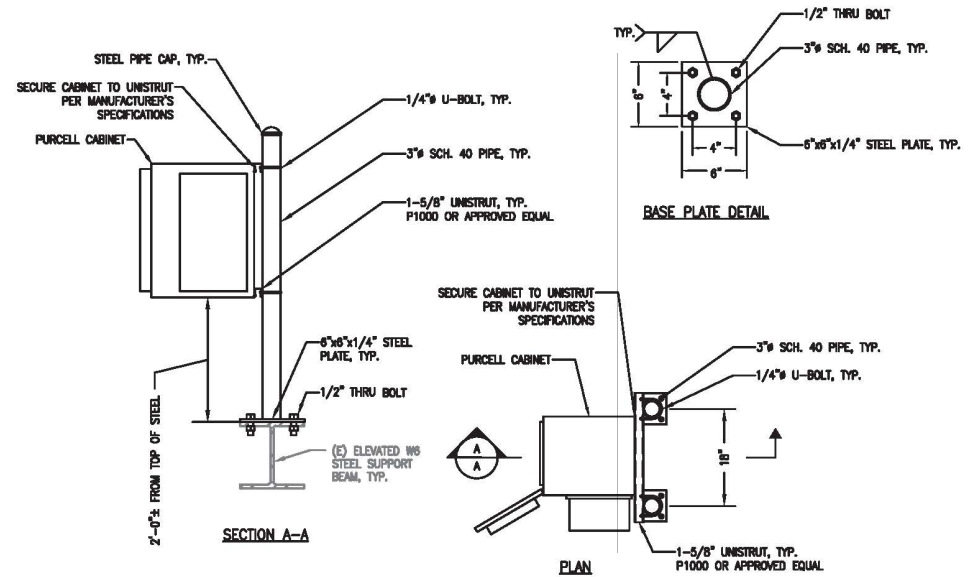


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4	03/28/22	REVISED	JWH	MRC



AAV CABINET
 MANUFACTURER: PURCELL
 MODEL#: RAC24
 DIMENSIONS(HxWxD): 24"x15"x18.5"

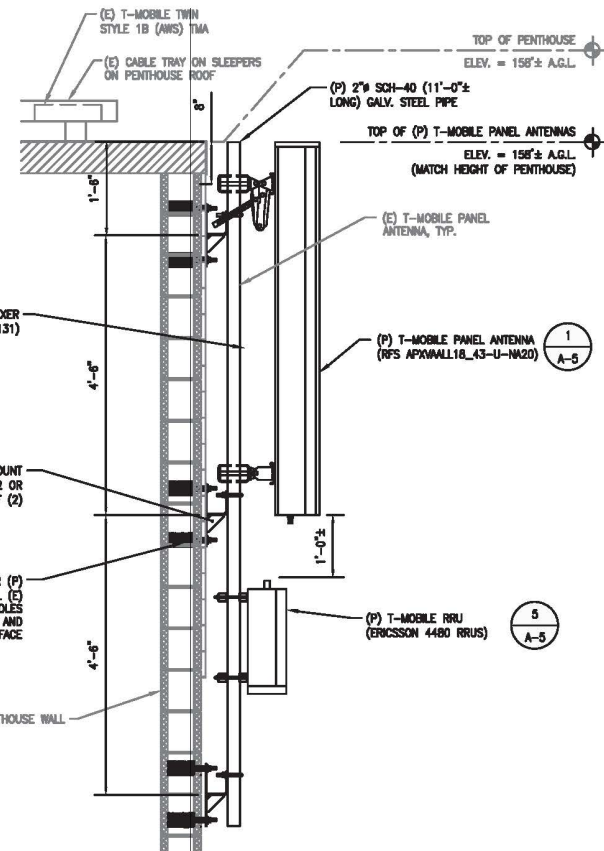
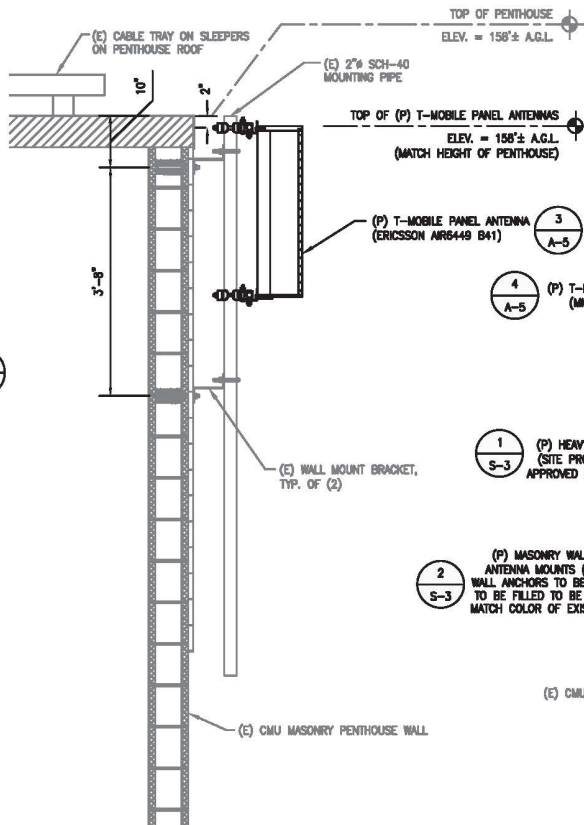
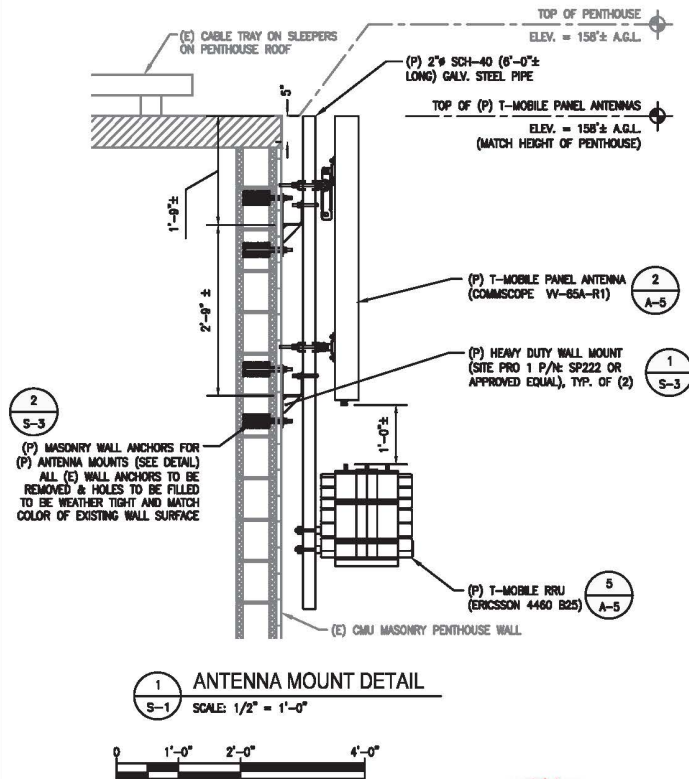
1 PURCELL CABINET DETAILS
 A-6 SCALE: N.T.S.



2 PURCELL CABINET MOUNT DETAILS
 A-6 SCALE: N.T.S.

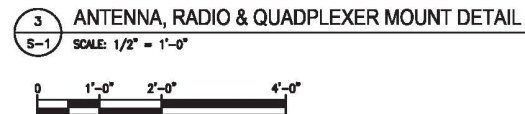
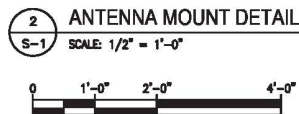


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3	02/16/22	REVISED	JWH	MRC
4	03/28/22	REVISED	JWH	MRC

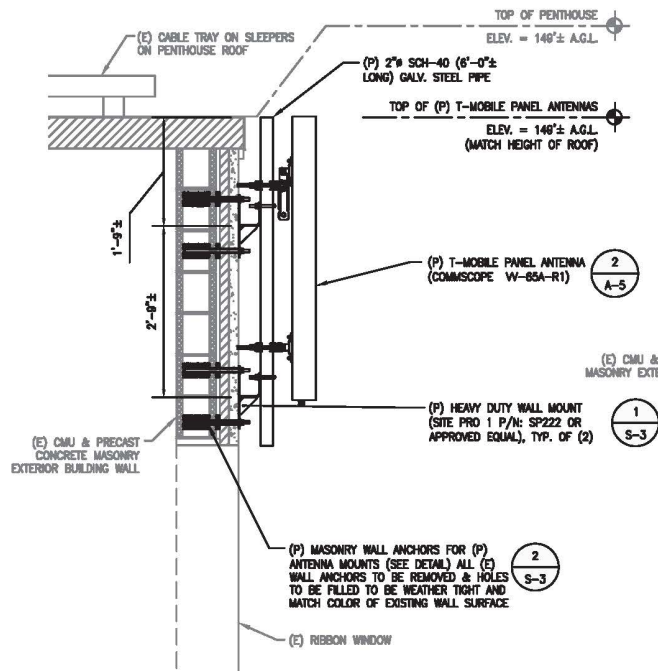


MOUNT ANALYSIS NOTE:

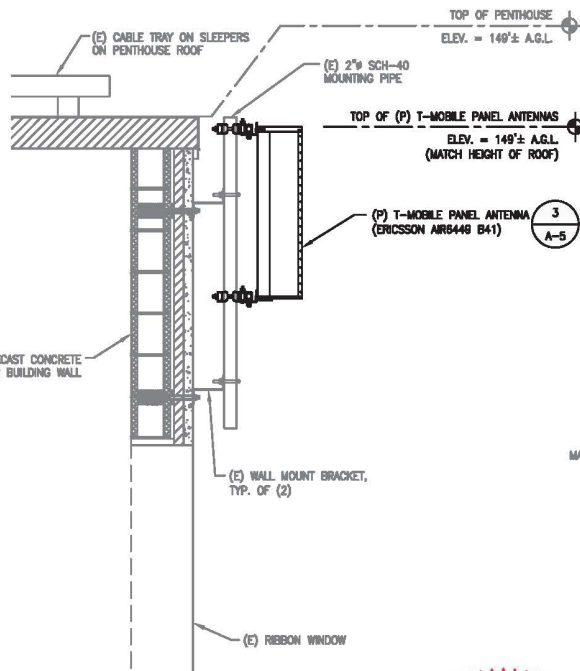
1. AN ANALYSIS TO DETERMINE THE STRUCTURAL CAPACITY OF THE EXISTING STRUCTURE HAS BEEN COMPLETED BY: ADVANCED ENGINEERING GROUP PC, DATED: 06/09/21.
2. ALL PROPOSED WORK SHALL CONFORM WITH THIS ANALYSIS.



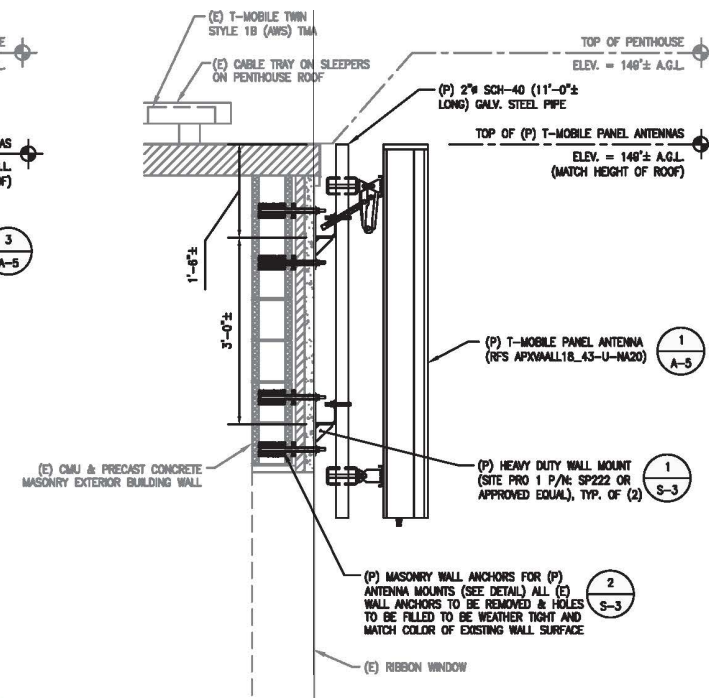
NO.	DATE	REVISIONS	BY	CHK
0	02/11/21	ISSUED FOR REVIEW	AMB	MRC
1	04/30/21	ISSUED FOR CONSTRUCTION	AMB	MRC
2	06/08/21	REVISED	JWH	MRC
3	02/16/22	REVISED	JWH	MRC
4	03/28/22	REVISED	JWH	MRC



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



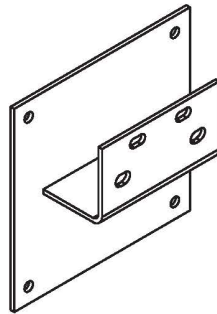
2 ANTENNA MOUNT DETAIL
S-2 SCALE: 1/2" = 1'-0"



3 ANTENNA & QUADPLEXER MOUNT DETAIL
S-2 SCALE: 1/2" = 1'-0"

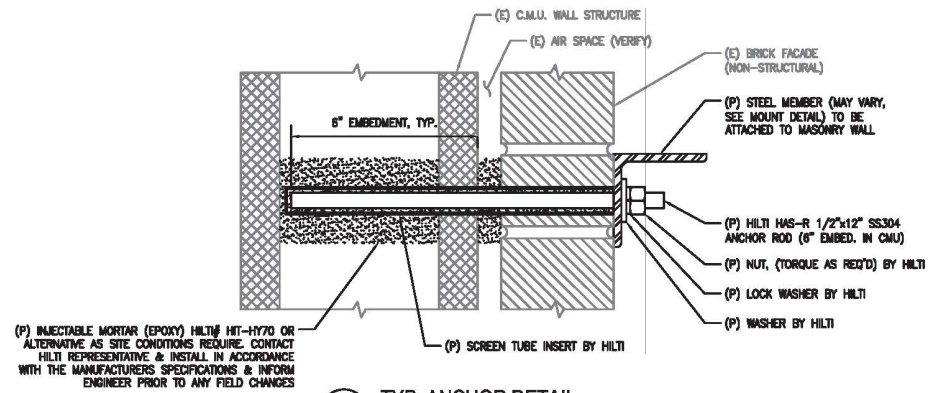


NO.	DATE	REVISIONS	BY	CHK
0	02/11/21	ISSUED FOR REVIEW	AMB	MRC
1	04/30/21	ISSUED FOR CONSTRUCTION	AMB	MRC
2	06/08/21	REVISED	JWH	MRC
3	02/16/22	REVISED	JWH	MRC
4	03/28/22	REVISED	JWH	MRC



HEAVY DUTY WALL MOUNT:
MANUFACTURER: SITE PRO 1
PART#: SP222
WEIGHT: 17 LBS.

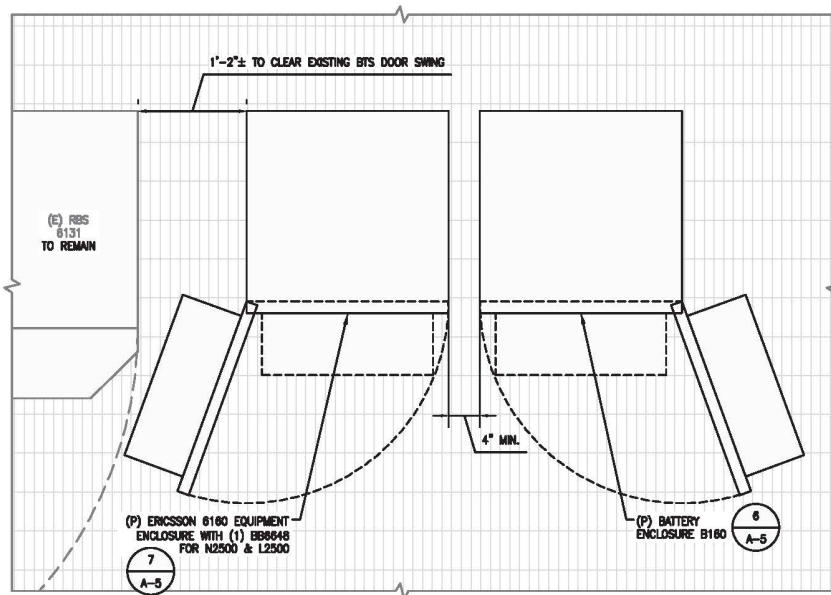
1 MOUNT BRACKET DETAIL
S-3 SCALE: N.T.S.



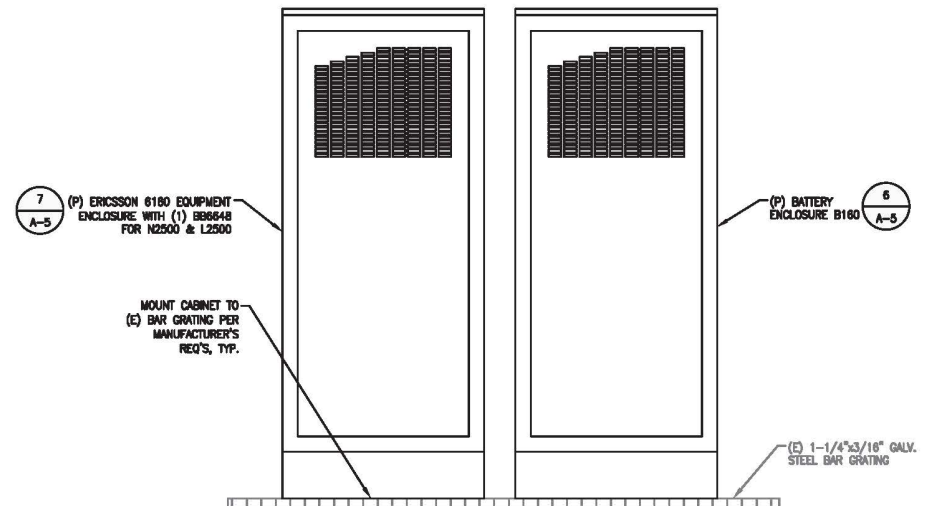
2 TYP. ANCHOR DETAIL
S-3 SCALE: 3" = 1'-0"



NO.	DATE	REVISIONS	BY	CHK
0	02/11/21	ISSUED FOR REVIEW	AMB	MRC
1	04/30/21	ISSUED FOR CONSTRUCTION	AMB	MRC
2	06/08/21	REVISED	JWH	MRC
3	02/16/22	REVISED	JWH	MRC
4	03/28/22	REVISED	JWH	MRC



PLAN

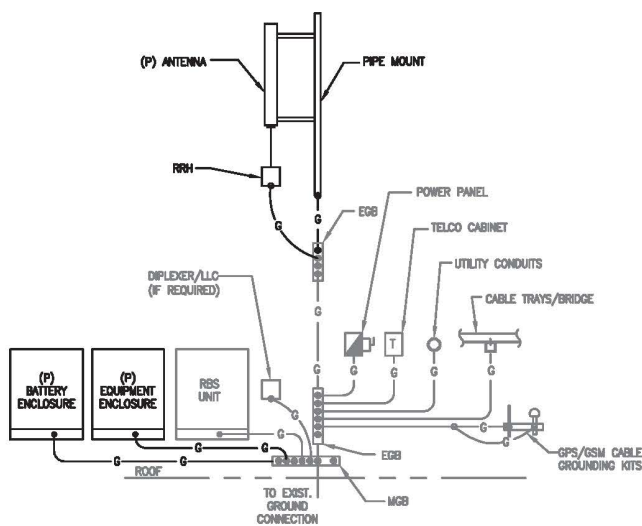


ELEVATION

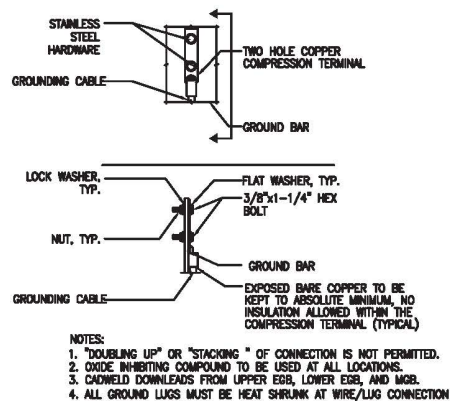
1 EQUIPMENT CABINET MOUNTING DETAILS
SCALE: 3/4" = 1'-0"



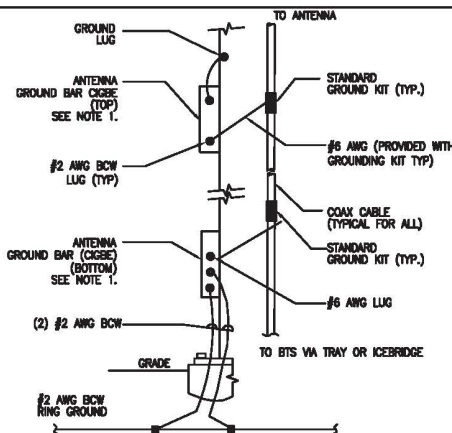
NO.	DATE	REVISIONS	BY	CHK
0	02/11/21	ISSUED FOR REVIEW	AMB	MRC
1	04/20/21	ISSUED FOR CONSTRUCTION	AMB	MRC
2	06/09/21	REVISED	JWH	MRC
3	02/16/22	REVISED	JWH	MRC
4	03/28/22	REVISED	JWH	MRC



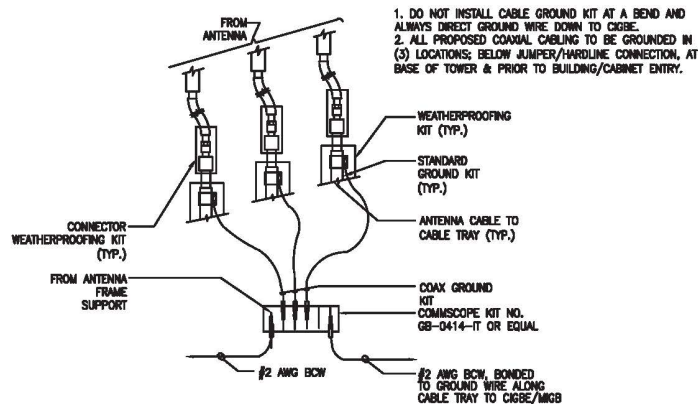
1 TYP. GROUNDING RISER DIAGRAM
G-1 SCALE: N.T.S.



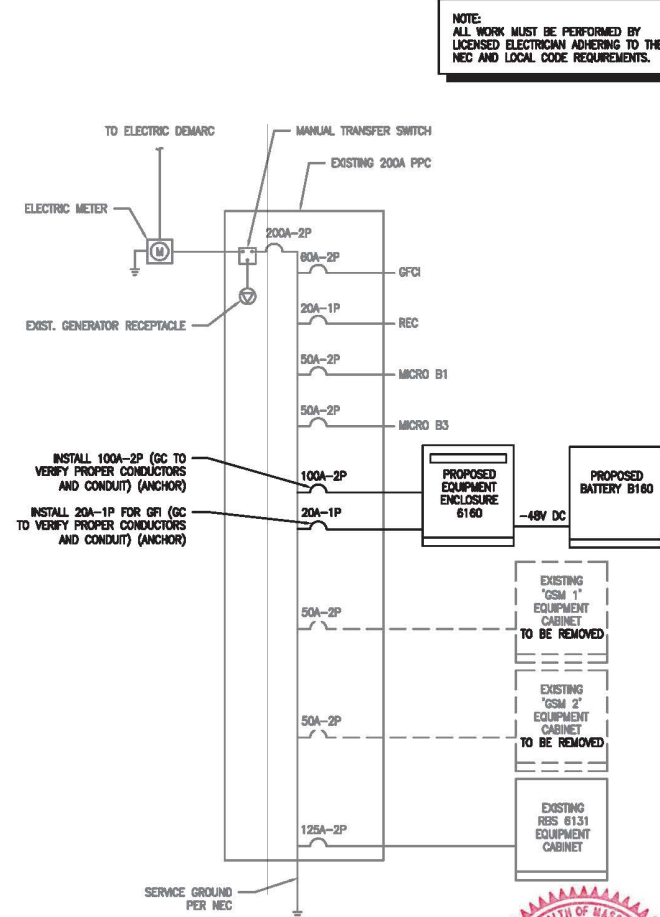
2 TYP. GROUND BAR CONNECTION DETAIL
G-1 SCALE: N.T.S.



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



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



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

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



NO.	DATE	REVISIONS	BY	CHK
0	02/11/21	ISSUED FOR REVIEW	AMB	MRC
1	04/30/21	ISSUED FOR CONSTRUCTION	AMB	MRC
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3	02/16/22	REVISED	JWH	MRC
4	03/28/22	REVISED	JWH	MRC

October 31, 2022

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

Re: Eligible Facilities Request pursuant to Section 6409 of the
Spectrum Act and an Application for Special Permit, in the
Alternative
Property Address: 575 Memorial Drive, Cambridge, MA 02139
Assessor's Map 63, Lot 134 (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 C3 District (the "**Residence C3**"). To the extent that the Board determines that the requirements of Article 4 Section 4.32G.1 of the City of Cambridge Zoning Ordinance (the "**Ordinance**") apply, the use of the Property for a wireless telecommunications facility is permitted by special permit from the Board¹. The Applicant's proposal satisfies the requirements for the grant of a special permit pursuant to Section 10-43 of the Ordinance.

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

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.

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Act is shown on the Eligible Facilities Request permit application form attached hereto and incorporated herein by reference (the “**EFR**”).

The Applicant seeks to modify its existing wireless communications facility by replacing the existing antennas with new antennas, replacing existing Remote Radio Units (“**RRUs**”) with new Remote Radio Heads (the “**RRHs**”) and modifying existing 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 (Alpha, Beta and Gamma) totaling nine (9) panel antennas and three (3) RRUs. The Applicant proposes to modify its existing facility by replacing the existing nine (9) panel antennas with nine (9) new like-kind panel antennas, as well as replacing the three (3) RRUs with six (6) new like kind RRHs. All of the antennas associated with the Proposed Facility will be located in the same location as the existing antennas. Consequently, the visual change to the Applicant’s existing facility will be de minimus.

The Applicant’s proposal is consistent with the previous decisions of the Board for this facility, the first of which is dated October 8, 2009 (Case No. 9846) (the “**Original Decision**”) and a second dated February 16, 2017 (BZA-012369-2017) (the “**2nd Decision**”) (the Original Decision and 2nd Decision shall

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hereafter be referred to as the “**Decisions**”).

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

III. Legal Arguments

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

Pursuant to Section 4.32(g) of the Ordinance, the Applicant’s proposed use for a wireless communications facility in the Residence C3 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

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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 C3 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 C3 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.**

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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 a residential district; however, the Applicant submits that nonresidential uses predominate in the area, and in keeping with the Decisions, respectfully requests that the Board find the same.

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:

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

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.

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

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

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

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

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

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

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

IV. **Summary**

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

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

Sincerely,



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

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Photographic Simulation Package

Proposed Upgrade to Existing Wireless Telecommunications Facility:

4BS1370A BS370/Hyatt Regency
575 Memorial Drive
Cambridge, MA 02139

- Site photographs taken 8/2/22



Package prepared by:

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

www.VirtualSiteSimulations.com
www.ThinkVSSFirst.com

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





Wireless Telecommunications Facility:

4BS1370A BS370/Hyatt Regency
575 Memorial Drive
Cambridge, MA 02139

Legend:

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

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



Existing



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
1	Memorial Dr	42.35352	-71.1043	237.56 Feet	South-East	307	Year Round

Site: 4BS1370A BS370/Hyatt Regency Hotel

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





Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
1	Memorial Dr	42.35352	-71.1043	237.56 Feet	South-East	307	Year Round

Site: 4BS1370A BS370/Hyatt Regency Hotel

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Existing



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
2	Vassar St	42.35509	-71.10507	430.95 Feet	North	178	Year Round

Site: 4BS1370A BS370/Hyatt Regency Hotel

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Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
2	Vassar St	42.35509	-71.10507	430.95 Feet	North	178	Year Round

Site: 4BS1370A BS370/Hyatt Regency Hotel

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Existing



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
3	Vassar St	42.35439	-71.10695	0.1 Miles	West	108	Year Round

Site: 4BS1370A BS370/Hyatt Regency Hotel

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Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
3	Vassar St	42.35439	-71.10695	0.1 Miles	West	108	Year Round

Site: 4BS1370A BS370/Hyatt Regency Hotel

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



Existing



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
4	Memorial Dr	42.35343	-71.10713	0.11 Miles	West	73	Year Round

Site: 4BS1370A BS370/Hyatt Regency Hotel

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





Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
4	Memorial Dr	42.35343	-71.10713	0.11 Miles	West	73	Year Round

Site: 4BS1370A BS370/Hyatt Regency Hotel

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October 31, 2022

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

Re: Eligible Facilities Request to Modify Transmission Equipment at an Existing Base Station located at the Hyatt Regency Hotel, 575 Memorial Drive, Cambridge, MA 02139.

Dear Mr. Singanayagam:

A. T-Mobile is Filing an Eligible Facilities Request

Prince Lobel Tye LLP, on behalf of T-Mobile Northeast LLC is submitting the attached Eligible Facilities Request application to add, remove, modify, or replace Transmission Equipment at an Existing Base Station located at the Hyatt Regency Hotel, 575 Memorial Drive, Cambridge, MA 02139.

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

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

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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 one hundred and fifty-eight feet (158’) 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 is also 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.*

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

- a. The height of the Base Station is approximately one hundred and fifty-eight feet (158') high. The proposed replacement and addition of the antennas will not affect the height of the Base Station, as the proposed modifications will take place at a height of one hundred and fifty-eight feet (158').
2. *The modifications to the Transmission Equipment do not protrude from the edge of the support structure by more than six (6) feet.*
 - a. The proposed replacement antennas will not protrude from the edge of the building by more than six (6) feet, and therefore the facility 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 proposes to replace the existing equipment cabinet existing at the Base Station.
4. *The modifications to the Transmission Equipment do not entail any excavation or deployment outside of the Base Station site.*
 - a. There will be no excavation or deployment outside of the Base Station site.
5. *The modifications to the Transmission Equipment do not defeat any existing concealed or stealth-design.*
 - a. Pursuant to the previous decisions by the Board of Zoning Appeal for the City of Cambridge (the “**Board**”) for this site, October 8, 2009 (Case No. 9846) (the “**Original Decision**”) and a second decision dated February 16, 2017 (Case No. BZA-012369-2017) (the “**2nd Decision**”), (the Original Decision and 2nd Decision shall hereafter be referred to as the “**Decisions**”), the existing panel antennas are located in the preferred location on the building. The replacement of the existing nine (9) antennas with nine (9) new like kind antennas will not defeat the intent of the existing design, as the new antennas will be installed at the same locations as the existing antennas. Furthermore, all proposed antennas will be integrated into the building to the extent possible. As such,

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Boston, MA 02110
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FAX: 617 456 8100

modifications to the existing facility will be in conformity with the Decision and do not defeat the existing stealth design.

6. *The modifications to the Transmission Equipment comply with prior conditions of approval of the Base Station, unless the non-compliance is due to an increase in height, increase in width, addition of equipment cabinets, or new excavation that does not exceed the corresponding “substantial change” thresholds in numbers 1-4.*

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

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

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Braillard', with a horizontal line drawn through the middle of the signature.

Adam F. Braillard

Direct: 617-456-8153

Email: abraillard@princelobel.com

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

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

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

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

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

Site Address: 575 Memorial Drive, Cambridge, MA 02139

Existing Facilities

The Existing Facility is comprised of nine (9) panel antennas all mounted to the façade of the existing penthouse on the roof of the building, together with supporting equipment.

Height of Base Station

Height above ground level of the tallest point on the existing base station: 158 (feet)

Height above ground level of the tallest point of the existing base station after the installation of the *proposed* equipment: 158 (feet)

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

☐ Yes ☒ No

Width of Base Station

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

☐ Yes ☒ No

Excavation or Equipment Placement

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

☐ Yes ☒ No

Equipment Cabinets

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

☐ Yes ☒ No

Concealed or Stealth-Designed Wireless Facilities

5)

- a) Is the existing wireless facility concealed or stealth- designed?
☐ Yes ☒ No
- b) If the answer to 5a) is “Yes,” will the proposed modification in Transmission Equipment defeat the existing concealed or stealth-design?
☐ Yes ☐ No

Compliance with Preexisting Conditions of Approval for the Base Station

6)

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

☒ Yes ☐ No
- b) Will the proposed modification in Transmission Equipment comply with conditions of approval imposed on the Base Station prior to February 22, 2012?

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

☐ Yes ☐ No

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

This certification is dated this 31th day of October, 2022.



Signature

Adam F. Braillard, Esq., Attorney for Applicant
Name & Title

Eligible Facilities Request (EFR) Application Form

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: _____

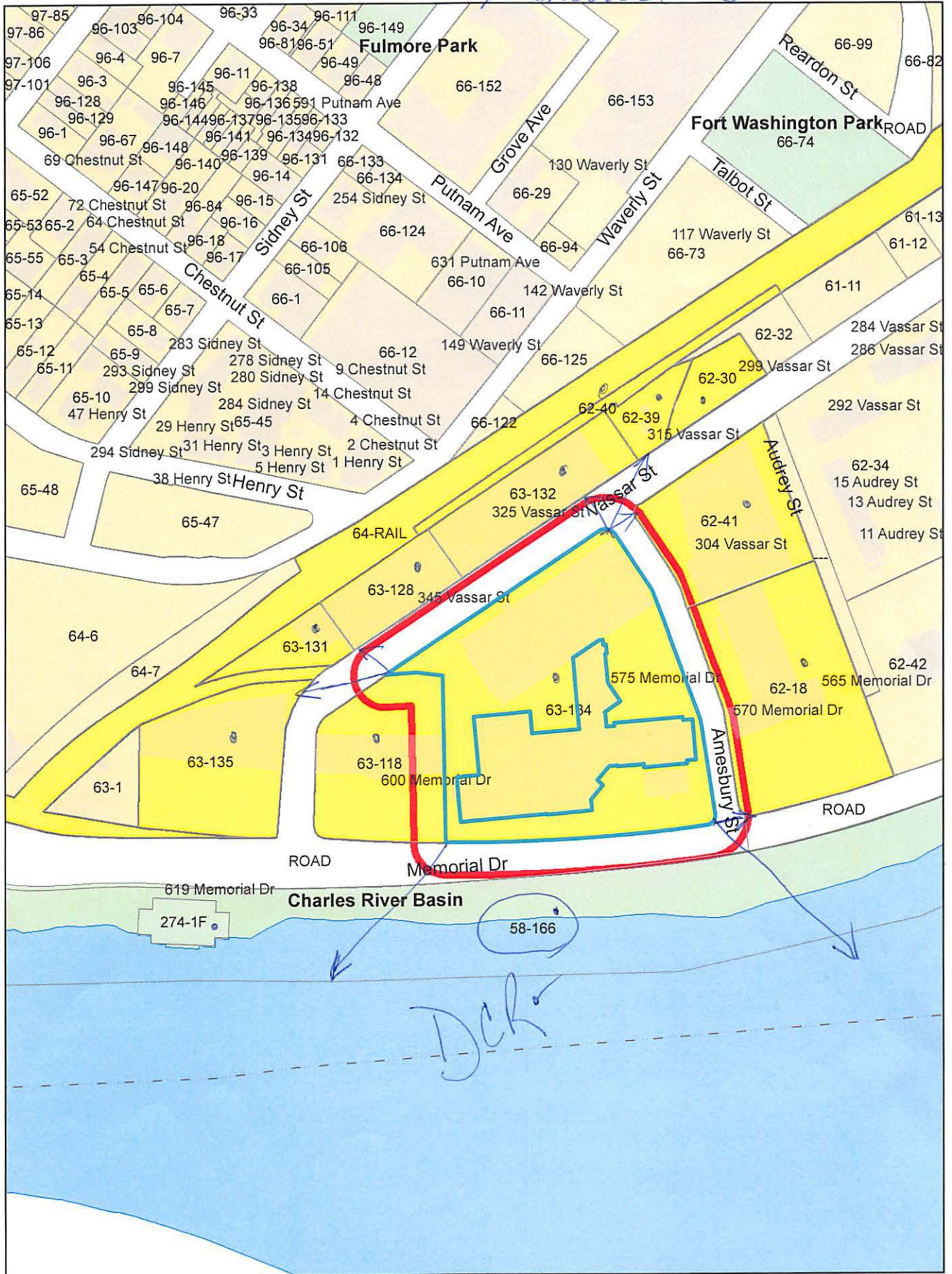
List Each Piece of Transmission Equipment that will be Collocated or Added:

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:

575 Memorial Drive



575 Memorial St.

Petitioner

62-18-30-41 / 63-118-128
MASSACHUSETTS INSTITUTE OF TECHNOLOGY
C/O MIT INVESTMENTS MANAGEMENT CO
ONE BROADWAY, SUITE 09-200
CAMBRIDGE, MA 02142

63-135
MIT 620 MEMORIAL LLC
C/O MIT INVESTMENT MANAGEMENT CO.
ONE BROADWAY, 9TH FL, SUITE 200
CAMBRIDGE, MA 02142

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

62-40 / 63-132
BMR-325 VASSAR STREET LLC,
C/O RYAN LLC
P.O. BOX 847
CARLSBAD, CA 92018

58-166
COMMONWEALTH OF MASS
STATE HOUSE
BOSTON, MA 02133

63-131
BROWNING AND PLANK LIMITED PARTNERSHIP
C/O MIT INVESTMENT MANAGEMENT
ONE BROADWAY, 9TH FL, SUITE 200
CAMBRIDGE, MA 02142

62-39
CAMBRIDGE ELECTRIC LIGHT CO.
C/O CAMBRIDGE ELECTRIC CO
PROPERTY TAX DEPT, P.O. BOX 270
HARTFORD, CT 06141-0270

274-1F
DEWOLFE BOATHOUSE/BOSTON UNIVERSITY
619 MEMORIAL DR
CAMBRIDGE, MA 02139

63-134
HRB MA HOLDINGS LLC
C/O KSL CAPITAL PARTNERS MGMT V, LLC
100 ST PAUL ST., SUITE 800
DENVER, CO 80206

DEPARTMENT OF CONSERVATION &
RECREATION
251 CAUSEWAY STREET – SUITE 600
BOSTON, MA 02114-2119



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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



2010 00036908

Bk: 54372 Pg: 509 Doc: DECIS
Page: 1 of 5 03/05/2010 11:24 AM

CASE NO: 9846

LOCATION: 575 Memorial Drive Residence C-3 Zone
Cambridge, MA

PETITIONER: T-Mobile Northeast, LLC
C/o Francis D. Parisi, Esq.

Owner: HMC Cambridge LLC

doed: 29626
- 186

PETITION: Special Permit: To install and maintain a wireless communication facility on the rooftop of the existing building, consisting of panel antennas, base station equipment cabinets and coaxial cables, to match color and texture to blend with existing building features.

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: September 18 & 25, 2009

DATE OF PUBLIC HEARING: October 8, 2009

MEMBERS OF THE BOARD:

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

ASSOCIATE MEMBERS:

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

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

Case No. 9846
Location: 575 Memorial Drive
Petitioner: T-Mobile Northeast, LLC - c/o Francis Parisi, Esq.

On December 17, 2009, Petitioner's attorney Francis Parisi appeared before the Board of Zoning Appeal requesting a special permit in order to install and maintain a wireless communication facility on the rooftop of the existing building, consisting of panel antennas, base station equipment cabinets and coaxial cables, to match color and texture and blend with the existing building features. The Petitioner requested relief from Article 4, Section 4.32.G.1 of the Cambridge Zoning Ordinance ("Ordinance"). The Petitioner submitted application materials including information about the project, plans, and photographs.

Mr. Parisi stated that the proposal was to façade mount antennas painted to match the building. He stated that the facility would fill a gap in coverage. He stated that the building was in a residential zone, but that residential uses did not predominate in this largely commercial and institutional area. He stated that the height of this building made it the only functionally suitable 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 install and maintain a wireless communication facility on the rooftop of the existing building, consisting of panel antennas, base station equipment cabinets and coaxial cables, to match color and texture and blend with the existing building features, and that the Board find that the petitioner is an FCC licensed telecommunications carrier. The Chair moved that the Board find that the visual impact of the elements of the proposed facility will be minimized by not extending above the wall on which they are going to be affixed and by being colored to match, to the maximum extent possible, the facade behind them. The Chair moved that the Board find that there is a demonstrated public need for the facility at the proposed location, because in this area of mostly offices and other non-residential uses, and the quality of the signal needs to be and will be enhanced with this installation. The Chair moved that the Board find that there are no alternative functionally suitable sites in non-residential locations. The Chair moved that the Board find that although this building is located in a residential district, most of the structures in and about this structure are not residential in character, and as a result, the character of the prevailing uses in the area will not be affected by the proposed relief. The Chair moved that the Board find that non-residential uses predominant in the vicinity of the proposed facility's location, and that the telecommunication facility is not inconsistent with the character that does prevail in the surrounding neighborhood. The Chair moved that the Board find that because the proposal is only for antennas on a building, there would be no additional traffic generated or patterns of egress or access

affected and there would be no congestion, hazard or substantial change in established neighborhood character. The Chair moved that the Board find that antennas of this sort very rarely require ongoing maintenance work and so do not generate much traffic. The Chair moved that the Board find that the continued operation of adjacent uses would not be adversely affected by the work proposed, because of the site's location in a generally commercial area. The Chair moved that the Board find that no nuisance or hazard would be created to the detriment of the health, safety or welfare of the occupant or the citizens of the city. The Chair moved that the Board find that telecommunications facilities do not create hazard to the citizens of the community. The Chair moved that the Board find that the proposed use would not impair the integrity of the district for the reasons that were earlier identified. The Chair moved that the Board grant the special permit on the following conditions:

1. that the work minimize the visual impact of the new equipment,
2. that the work proceed in accordance with the plans submitted by the petitioner, the first page being T-1, which is initialed by the Chair,
3. that the work proceed in a manner that is consistent with the photo simulations submitted by the petitioner, prepared by Advanced Engineering Group, PC, the first page of which has also been initialed by the Chair, and
4. that when these antennas or equipment is not used for a period of six months they be promptly removed and the structure be restored to its prior condition to the maximum extent feasible.

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

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

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

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



Constantine Alexander, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 2/10/10 by Maria DeSantis, 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: 3/5/10 M. Margaret Drury City Clerk.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

NOTICE OF DECISION

FEB 10 2010

DECISION FILED WITH THE OFFICE OF THE CITY CLERK ON _____

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

PREMISES: 575 Memorial Drive
Cambridge, MA

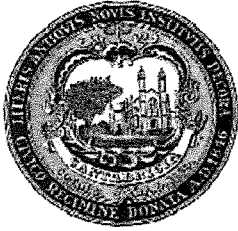
PETITIONER: T-Mobile Northeast, LLC
C/O Francis D. Parisi, Esq.

PETITION: Special Permit: To install and maintain a wireless communication facility on the rooftop of the existing building, consisting of panel antennas, base station equipment cabinets and coaxial cables, to match color and texture to blend with existing building features.

DECISION: **GRANTED w/ CONDITIONS**

CASE NO: 9846

*For full details, please refer to the decision available at Inspectional Services Dept.



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

March 22, 2017

T-Mobile Northeast, LLC - C/O Ricardo M. Sousa, Esq.
One International Place, Suite 3700
Boston MA, 02110

Case No: BZA-012369-2017

Dear Ricardo M. Sousa, Esq.

We enclose the decision of the Board of Zoning Appeal as it pertains to the premises located at
575 Memorial Dr Cambridge, MA 02139

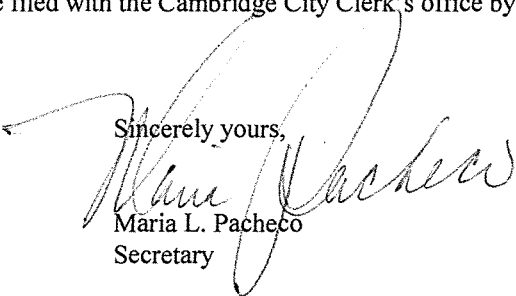
A copy of this decision has been filed with office of the City Clerk, this date. When twenty days have passed you MUST:

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

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

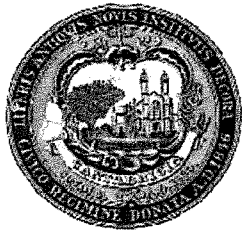
If you have any questions, please phone me at 349-6100.

Sincerely yours,


Maria L. Pacheco
Secretary

Section 10.35 of the Zoning Ordinances:

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



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

2017 MAR 22 PM 2:55

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

CASE NO: BZA-012369-2017 Residence C-3 Zone

LOCATION: 575 Memorial Dr
Cambridge, MA 02139

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

PETITION: Special Permit: The Applicant proposes to modify its existing Wireless Telecommunications Facility by collocating three (3) new L700 antennas on the existing building, together with supporting equipment. All three (3) proposed antennas will be facade mounted to the existing building, adjacent to the existing antennas and painted to match. The Applicant's proposal complies with Section 6409 of the Spectrum Act as the collocation of antennas is not a substantial change to the existing base station. Moreover, the Applicant's proposal complies with Section 4.32 and 10.4 of the Cambridge Zoning Ordinance.

VIOLATION :

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

DATE OF PUBLIC NOTICE: February 02, 2017 and February 09, 2017

DATE OF PUBLIC HEARING: February 16, 2017;

MEMBERS OF THE BOARD:

CONSTANTINE ALEXANDER - CHAIR	✓
BRENDAN SULLIVAN - VICE-CHAIR	
JANET O. GREEN	
PATRICK TEDESCO	
ANDREA A. HICKEY	✓

ASSOCIATE MEMBERS:

DOUGLAS MYERS	✓
SLATER W. ANDERSON	✓
ALISON HAMMER	
JIM MONTEVERDE	
GEORGE BEST	✓
LAURA WERNICK	

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-012369-2017
Location: 575 Memorial Drive
Petitioner: T-Mobile Northeast LLC – c/o Ricardo Sousa, Esq.

On February 16, 2017, Petitioner's attorney Daniel Glissman appeared before the Board of Zoning Appeal requesting a special permit in order to modify its existing wireless telecommunications facility by collocating three new L700 antennas on the building together with supporting equipment, where all three antennas will be façade mounted, adjacent to existing antennas and painted to match the building. The Petitioner requested relief under Article 4, Section 4.32.G.1 and Article 10, Section 10.40 of the Cambridge Zoning Ordinance ("Ordinance") and Section 6409 of the Middle Class Tax Relief & Job Creation Act. The Petitioner submitted materials in support of their application including information about the project, plans, and photographs.

Mr. Glissman stated that the proposal was to add three new antennas to a six antenna array. He stated that they would be façade mounted adjacent to the existing antennas and painted to match the building and other antennas. He stated that the proposed work did not constitute a substantial change under Section 6409, because the height and protrusions were not changing, there would be no new cabinets or excavation, and the existing concealment efforts would not be defeated. He stated that while the proposed site was in a residential zone, residential uses did not predominate due to the adjacent river, and to prevailing commercial and institutional uses. He stated that he reviewed the February 13, 2017 letter from the Planning Board. He stated that the installation would comply with suggestions from the Planning Board, except that the front façade of the building would have three antennas, which would exceed the cornice line by three to six inches. He also stated that the remote radio heads would be moved back an additional ten feet from what was shown on the plans before the Board.

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

After discussion, the Chair moved that the Board make the following findings based upon the application materials submitted and all evidence before the Board and that based upon the findings the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board: that the Board find that the requirements of the Ordinance could not be met without the special permit requested; that the Board find that traffic generated or patterns of access or egress resulting from the proposed modifications 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 the nature of the proposed use; that the Board find that no nuisance or hazard would be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens

of the City; that the Board find that what was proposed would not impair the integrity of the district or adjoining district or otherwise derogate from the intent and purpose of the Ordinance; that the Board find that the structure was located in a residentially zoned district, but that nonresidential uses predominated in the vicinity of the proposed facility's location; that the Board find that the proposed telecommunication facility was not inconsistent with the character that prevailed in the surrounding neighborhood; and that the Board find that the proposed modification of the existing telecommunication facility would not substantially change physical dimensions of the existing wireless tower or base station at such facility within the meaning of 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, subject to the slight modifications as discussed and agreed to by the petitioner regarding the Planning Board comments,
2. that upon completion of the work, the physical appearance and visual impact of the proposed work be consistent with the photo simulations submitted by the petitioner, as initialed by the Chair, subject to the slight modifications as discussed and agreed to by the petitioner regarding the Planning Board comments,
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, subject to the slight modifications as discussed and agreed to by the petitioner regarding the Planning Board comments,
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.

The five member Board voted unanimously in favor of granting the special permit with the above conditions (Alexander, Hickey, Myers, Anderson, and Best). Therefore, the special permit is granted as conditioned.

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



Constantine Alexander, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 3/22/17 by Maria Pacheco, Clerk.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____.

Appeal has been filed and dismissed or denied.

Date: _____ City Cle



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

NOTICE OF DECISION

DECISION FILED WITH THE OFFICE OF THE CITY CLERK ON **March 22, 2017**

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

PREMISES: 575 Memorial Dr
Cambridge, MA 02139

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

PETITION: Special Permit: The Applicant proposes to modify its existing Wireless Telecommunications Facility by collocating three (3) new L700 antennas on the existing building, together with supporting equipment. All three (3) proposed antennas will be facade mounted to the existing building, adjacent to the existing antennas and painted to match. The Applicant's proposal complies with Section 6409 of the Spectrum Act as the collocation of antennas is not a substantial change to the existing base station. Moreover, the Applicant's proposal complies with Section 4.32 and 10.4 of the Cambridge Zoning Ordinance.

DECISION: **Approved**

CASE NO: BZA-012369-2017

REFERENCE COPY

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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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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

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

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

FCC Registration Number (FRN): 0001565449

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

Waivers/Conditions:

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

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

Conditions:

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

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Licensee Name: T-MOBILE LICENSE LLC

Call Sign: WRAM889

File Number: 0008585885

Print Date: 05-31-2019

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

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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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

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

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

FCC Registration Number (FRN): 0001565449

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

Waivers/Conditions:

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

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

Conditions:

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

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Licensee Name: T-MOBILE LICENSE LLC

Call Sign: KNLH311

File Number: 0007725350

Print Date: 06-09-2017

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

Preferred
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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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:

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Licensee Name: T-MOBILE LICENSE LLC

Call Sign: WPOJ753

File Number: 0008585870

Print Date: 05-31-2019

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

4 Bds

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Jennifer Morris Date: 11/17/2022
(Print)

Address: 575 Memorial Drive

Case No. BZA-200775

Hearing Date: 12/1/22

Thank you,
Bza Members