

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

2022 SEP 23 11:10:36
CITY OF CAMBRIDGE

BZA Number: 195222

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 Brickyard Realty Trust C/O Adam Braillard of Prince Lobel Tye LLP, for T-Mobile Northeast LLC

PETITIONER'S ADDRESS: One International Place, Suite 3700, Boston, MA 02110

LOCATION OF PROPERTY: 80 Sherman St., Cambridge, MA

TYPE OF OCCUPANCY: Business and Telecommunications

ZONING DISTRICT: Industrial A Zone

REASON FOR PETITION:

/Telecommunication Facility (antenna)/

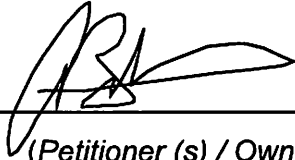
DESCRIPTION OF PETITIONER'S PROPOSAL:

The Applicant's existing facility consists of nine (9) panel antennas and remote radio units (RRU) within a 6' x 6' x 10' faux chimney on the rooftop of the Building, along with ancillary equipment on the rooftop and within the building. The Applicant proposes to modify its existing facility by replacing the existing nine (9) panel antennas with nine (9) new panel antenna, by replacing the RRUs with like-kind RRUs, and by replacing the existing faux chimney with two new faux chimney measuring 7'-6"x7'-6"x10' each. Similar to the existing facility, all of the antennas associated with the facility will be concealed within faux chimneys and out of view from the public. The Applicant's facilities are shown on the Plans attached hereto.

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 F. Braillard, of Prince Lobel Tye LLP for the Applicant

(Print Name)

Address: One International Place, 3700, Boston MA 02110
 Tel. No. 617-456-8153
 E-Mail Address: abraillard@princelobel.com

Date: 9/19/22

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: T-Mobile Northeast LLC, for Brickyard Realty Trust
Location: 80 Sherman St., Cambridge, MA
Phone: 617-456-8153

Present Use/Occupancy: Business and Telecommunications
Zone: Industrial A Zone
Requested Use/Occupancy: Telecommunications

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

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

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

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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

I/We John A. Kernochan, Trustee of Brickyard Realty Trust u/d/t dated October 17, 1984
(OWNER)

Address: 80 Sherman Street, Cambridge, MA 02140

State that I/We own the property located at 74-80 Sherman Street, Cambridge, MA 02140, which is the subject of this zoning application.

The record title of this property is in the name of Brickyard Realty Trust

*Pursuant to a deed of duly recorded in the date 12/20/84, Middlesex South County Registry of Deeds at Book 15933, Page 368; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Gene J. Guimond, Esq.
Baker, Braverman & Barbadoro, P.C.
300 Crown Colony Drive, Suite 500
Quincy, MA 02169

[Signature]
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*
BY: Gene J. Guimond, attorney in fact

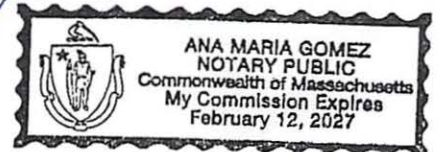
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of NORFOLK

The above-name Gene J. Guimond, Atty-In-Fact personally appeared before me, this 6th of September 2022, and made oath that the above statement is true.

[Signature] Notary

My commission expires Feb 12, 2027 (Notary Seal).



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

September 16, 2022

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

Re: Eligible Facilities Request pursuant to Section 6409 of the
Spectrum Act and an Application for Special Permit, in the
Alternative
Property Address: 80-96 Sherman Street, Cambridge, MA 02140
Assessor's Map 203B, Lot 52 (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 Industry A Zoning District (the "**Industry A**"). 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 Act is shown on the Eligible Facilities Request permit application form attached hereto and incorporated herein by reference (the "**EFR**").

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

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The Applicant seeks to modify its existing wireless communications facility by relocating the Alpha Sector, replacing the existing antennas, replacing the existing Remote Radio Units (“**RRUs**”), and installing an additional concealment assemblies on the rooftop of the existing building (the “**Building**”) on the Property (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 nine (9) panel antennas, three (3) Tower Mounted Amplifiers (“**TMA**”), and three (3) remote radio units (“**RRUs**”), which are all located within a 6’ x 6’ x 10’ faux chimney on the rooftop of the Building. The Applicant proposes to modify its existing facility by replacing the panel antennas and the RRUs with new like-kind panel antennas and RRUs, and by replacing the existing faux chimney with two (2) new faux chimneys measuring 7’-6”x7’-6”x10’. Similar to the existing facility, all of the antennas associated with the Proposed Facility will be concealed within faux chimneys and out of view from the public. Consequently, the visual change to the Applicant’s existing facility will be de minimus.

The Applicant’s proposal is consistent with the previous decisions of the Board for this facility, the first of which is dated August 11, 2005 (Case No. 9129) (the “**Original Decision**”), a second dated October 25, 2012 (Case No. 10343) (the “**2nd Decision**”) and a third decision dated March 28, 2016 (BZA-009388-2016) (the “**3rd Decision**” and together with the Original Decision and 2nd Decision shall hereafter be referred to as the “**Decisions**”).

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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 Industry A District is permitted by special permit. The Applicant's Proposed Facility further complies with the provisions set forth in Section 4.32(g), footnote 49 of the Ordinance:

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

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

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

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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 Industry A 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 Industry A District.

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

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

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

The Applicant’s Proposed Facility will have no additional visual impact on the existing facility and Building. The Proposed Facility will be installed on the roof of the Building and concealed by faux chimneys that will blend with the existing characteristics of the Building, 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

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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 nonresidential district. As such, 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:

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

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.

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.

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).

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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 Industry A District.

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

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

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

IV. Summary

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

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

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▶ PRINCE LOBEL

Sincerely,



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PROJECT INFORMATION

SCOPE OF WORK: UNMANNED TELECOMMUNICATIONS FACILITY MODIFICATIONS
 SITE ADDRESS: 80-96 SHERMAN STREET
 CAMBRIDGE, MA 02140
 LATITUDE: 42.38792328° N
 LONGITUDE: 71.13197000° W
 JURISDICTION: NATIONAL, STATE & LOCAL CODES OR ORDINANCES
 CURRENT USE: TELECOMMUNICATIONS FACILITY
 PROPOSED USE: **APPROVED**
 PROJECT TYPE: **By Joseph Colarusso at 1:27 pm, Jul 20, 2022**
 DESIGN CONFIGURATION: 67E5A998E P6230

SITE NUMBER: 4BN0113C
SITE NAME: BN113/80 SHERMAN ST

80-96 SHERMAN STREET
 CAMBRIDGE, MA 02140
 MIDDLESEX COUNTY

DRAWING INDEX

REV

LOCUS MAP

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- THE FACILITY IS AN UNMANNED PRIVATE AND SECURED EQUIPMENT INSTALLATION. IT IS ONLY ACCESSED BY TRAINED TECHNICIANS FOR PERIODIC ROUTINE MAINTENANCE AND THEREFORE DOES NOT REQUIRE ANY WATER OR SANITARY SEWER SERVICE. THE FACILITY IS NOT GOVERNED BY REGULATIONS REQUIRING PUBLIC ACCESS PER ADA REQUIREMENTS.
- CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE T-MOBILE REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



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UNDERGROUND SERVICE ALERT



SITE NUMBER: 4BN0113C
 SITE NAME: BN113/80 SHERMAN ST
 80-96 SHERMAN STREET
 CAMBRIDGE, MA 02140
 MIDDLESEX COUNTY

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

NO.	DATE	REVISIONS	BY	CHK
0	01/21/21	ISSUED FOR REVIEW	MER	MRC
1	04/01/21	ISSUED FOR CONSTRUCTION	MER	MRC
2	10/21/21	REVISED	JWH	MRC
3	12/06/21	REVISED	MER	MRC
4	07/11/22	REVISED	MER	MRC
5	07/14/22	REVISED	MER	MRC

TITLE SHEET

SHEET NO.

T-1

GENERAL NOTES

1. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.

2. THE ARCHITECT/ENGINEER HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.

3. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE LESSEE/LICENSEE REPRESENTATIVE OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.

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

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

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

7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S / VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.

8. THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.

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

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

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

12. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.

13. THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.

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

15. THE CONTRACTOR SHALL NOTIFY THE 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 UNTIL CONFLICT IS RESOLVED BY 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: DIG SAFE SYSTEM (MA, ME, NH, RI, VT): 1-888-344-7233 CALL BEFORE YOU DIG (CT): 1-800-922-4455

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

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

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

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

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

23. COAXIAL CABLE CONNECTORS AND TRANSMITTER EQUIPMENT SHALL BE PROVIDED BY THE PROJECT OWNER AND IS NOT INCLUDED IN THESE CONSTRUCTION DOCUMENTS. A SCHEDULE OF PROJECT OWNER SUPPLIED MATERIALS IS ATTACHED TO THE BID DOCUMENTS (SEE EXHIBIT 3). ALL OTHER HARDWARE TO BE PROVIDED BY THE CONTRACTOR. CONNECTION HARDWARE SHALL BE STAINLESS STEEL.

24. WHEN "PAINT TO MATCH" IS SPECIFIED FOR ANTENNA CONCEALMENT, PAINT PRODUCT FOR ANTENNA RADOME SHALL BE SHERWIN WILLIAMS COROTHANE II. SURFACE PREPARATION AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND PROJECT OWNER'S GUIDELINE'S.

25. COORDINATION, LAYOUT, AND FURNISHING OF CONDUIT, CABLE AND ALL APPURTENANCES REQUIRED FOR PROPER INSTALLATION OF ELECTRICAL AND TELECOMMUNICATION SERVICE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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

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

28. ALL (E)INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF UTILITY COMPANY ENGINEERING. THE AREAS OF THE PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE EQUIPMENT, DRIVEWAY OR

29. GRAVEL, SHALL BE GRADED TO A UNIFORM SLOPE, FERTILIZED, SEEDED AND COVERED WITH MULCH UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN SOIL EROSION AND SEDIMENTATION CONTROLS AT ALL TIMES

30. DURING CONSTRUCTION, PER FCC MANDATE, ENHANCED EMERGENCY (E911) SERVICE IS REQUIRED TO MEET NATIONWIDE STANDARDS

31. FOR WIRELESS COMMUNICATIONS SYSTEMS, PROJECT OWNER'S IMPLEMENTATION REQUIRES DEPLOYMENT OF EQUIPMENT AND ANTENNAS GENERALLY DEPICTED ON THIS PLAN, ATTACHED TO OR MOUNTED IN CLOSE PROXIMITY TO THE BTS RADIO CABINETS. PROJECT OWNER RESERVES THE RIGHT TO MAKE REASONABLE MODIFICATIONS TO E911 EQUIPMENT AND LOCATION AS TECHNOLOGY EVOLVES TO MEET REQUIRED SPECIFICATIONS.

32. SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

AMERICAN CONCRETE INSTITUTE (ACI) 318; BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE;

AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)

MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION;

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

ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES; REFER TO ELECTRICAL DRAWINGS FOR SPECIFIC ELECTRICAL STANDARDS.

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

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

BUILDING CODE:

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

ELECTRICAL AND GROUNDING NOTES

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

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

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

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

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

6. BURIED CONDUIT SHALL BE SCHEDULE 40 PVC.

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

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

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

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

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

12. PPC SUPPLIED BY PROJECT OWNER.

13. GROUNDING SHALL COMPLY WITH NEC ART. 250.

14. GROUND COAXIAL CABLE SHIELDS MINIMUM AT BOTH ENDS USING MANUFACTURERS COAX CABLE GROUNDING KITS SUPPLIED BY PROJECT OWNER.

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

15. USE #6 COPPER STRANDED WIRE WITH GREEN COLOR INSULATION FOR ABOVE GRADE GROUNDING (UNLESS OTHERWISE SPECIFIED) AND #2 SOLID TINNED BARE COPPER WIRE FOR BELOW GRADE GROUNDING AS INDICATED ON THE DRAWING.

16. ALL GROUND CONNECTIONS TO BE BURNDY HYGROUND COMPRESSION TYPE CONNECTORS OR CADWELD EXOTHERMIC WELD. DO NOT ALLOW BARE COPPER WIRE TO BE IN CONTACT WITH GALVANIZED STEEL.

17. ROUTE GROUNDING CONDUCTORS ALONG THE SHORTEST AND STRAIGHTEST PATH POSSIBLE, EXCEPT AS OTHERWISE INDICATED. GROUNDING LEADS SHOULD NEVER BE BENT AT RIGHT ANGLE. ALWAYS MAKE AT LEAST 12" RADIUS BENDS. #6 WIRE CAN BE BENT AT 6" RADIUS WHEN NECESSARY. BOND ANY METAL OBJECTS WITHIN 8 FEET OF PROJECT OWNER EQUIPMENT OR CABINET TO MASTER GROUND BAR OR GROUNDING RING.

18. CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO HOLE COMPRESSION TYPE COPPER LUGS. APPLY OXIDE INHIBITING COMPOUND TO ALL LOCATIONS.

19. BOND ANTENNA MOUNTING BRACKETS, COAXIAL CABLE GROUND KITS, AND ALMA TO EGB PLACED NEAR THE ANTENNA LOCATION.

20. APPLY OXIDE INHIBITING COMPOUND TO ALL COMPRESSION TYPE GROUND CONNECTIONS.

21. CONTRACTOR SHALL PROVIDE AND INSTALL OMNI DIRECTIONAL ELECTRONIC MARKER SYSTEM (EMS) BALLS OVER EACH GROUND ROD AND BONDING POINT BETWEEN EXISTING TOWER/ (E) MONOPOLE GROUNDING RING AND EQUIPMENT GROUNDING RING.

22. CONTRACTOR SHALL TEST COMPLETED GROUND SYSTEM AND RECORD RESULTS FOR PROJECT CLOSE-OUT DOCUMENTATION. 5 OHMS MAXIMUM RESISTANCE REQUIRED.

23. CONTRACTOR SHALL CONDUCT ANTENNA, COAX, AND LNA RETURN-LOSS AND DISTANCE- TO-FAULT MEASUREMENTS (SWEEP TESTS) AND RECORD RESULTS FOR PROJECT CLOSE OUT.



ABBREVIATIONS

AGL	ABOVE GRADE LEVEL	(F)	FUTURE	REQ	REQUIRED
AWG	AMERICAN WIRE GAUGE	G.C.	GENERAL CONTRACTOR	RF	RADIO FREQUENCY
BCW	BARE COPPER WIRE	MGB	MATER GROUND BUS	TBD	TO BE DETERMINED
BTS	BASE TRANSCEIVER STATION	MIN	MINIMUM	TBR	TO BE REMOVED
(E)	EXISTING	(P)	PROPOSED	TERR	TO BE REMOVED AND REPLACED
EG	EQUIPMENT GROUND	N.T.S.	NOT TO SCALE	TYP	TYPICAL
EGR	EQUIPMENT GROUND RING	REF	REFERENCE		



SITE NUMBER: 4BN0113C
SITE NAME: BN113/80 SHERMAN ST
80-96 SHERMAN STREET
CAMBRIDGE, MA 02140
MIDDLESEX COUNTY

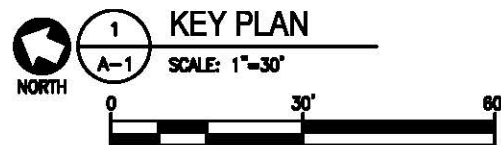
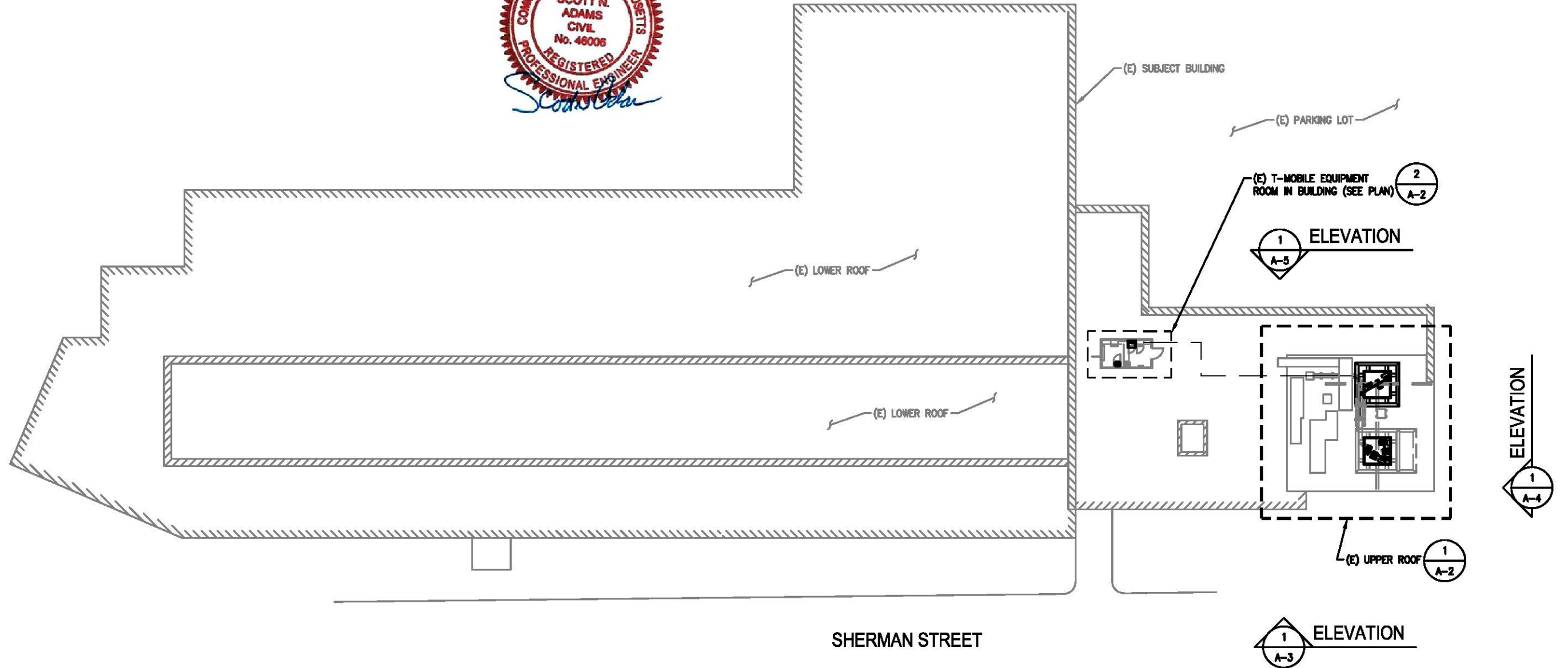
T-MOBILE NORTHEAST LLC
15 COMMERCE WAY, SUITE B
NORTON, MA 02788
OFFICE: (508) 286-2700
FAX: (508) 286-2893

NO.	DATE	REVISIONS	BY	CHK
0	01/21/21	ISSUED FOR REVIEW	MER	MRC
1	04/01/21	ISSUED FOR CONSTRUCTION	MER	MRC
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3	12/08/21	REVISED	MER	MRC
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5	07/14/22	REVISED	MER	MRC

GENERAL NOTES

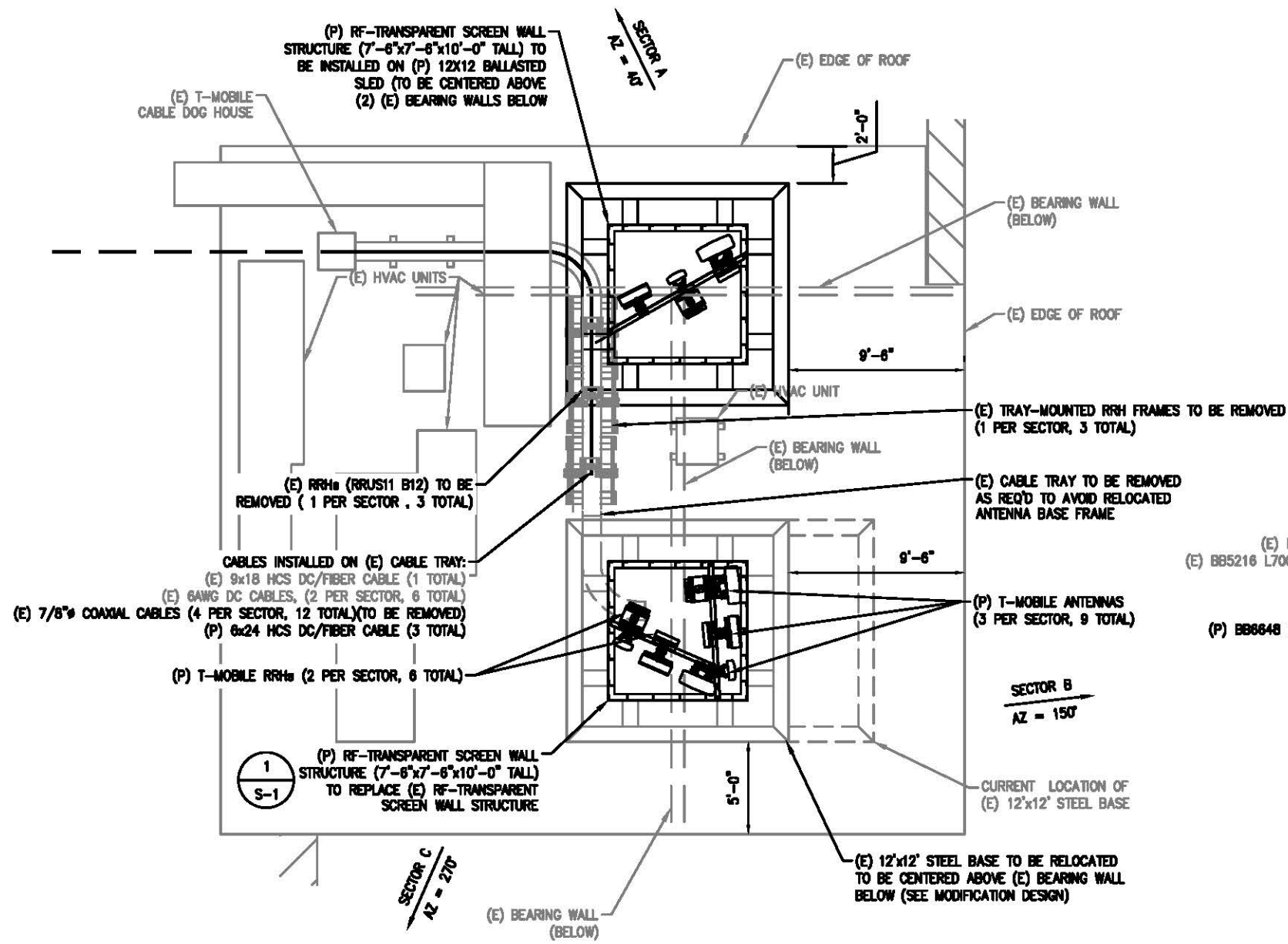
SHEET NO.

GN-1



CABLE NOTE:
 PROPOSED CABLES SHALL FOLLOW PATH OF EXISTING CABLES THROUGH BUILDING FROM EXISTING EQUIPMENT ROOM TO EXISTING ROOFTOP CABLE PORT "DOG HOUSE".

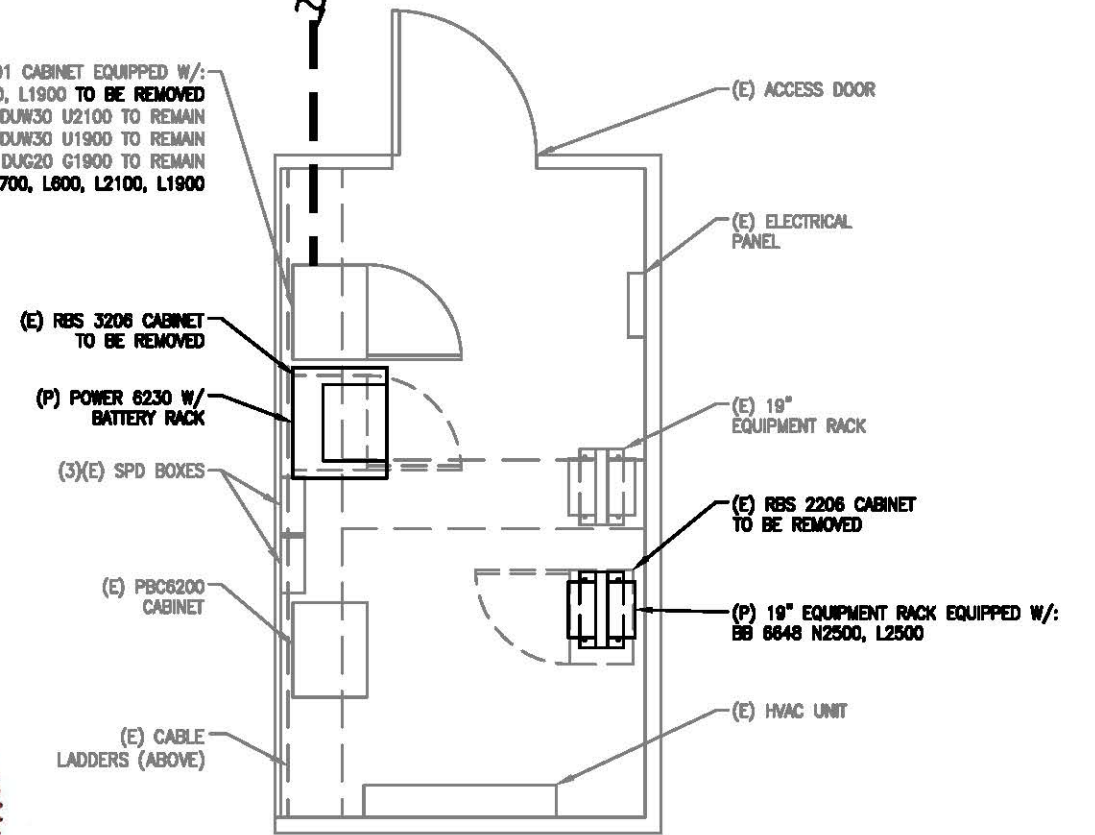
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CABLE NOTE:
PROPOSED CABLES SHALL FOLLOW PATH OF EXISTING CABLES THROUGH BUILDING FROM EXISTING EQUIPMENT ROOM TO EXISTING ROOFTOP CABLE PORT "DOG HOUSE".

CABLES INSTALLED ON (E) CABLE TRAY:
(E) 9x18 HCS DC/FIBER CABLE (1 TOTAL)
(E) 6AWG DC CABLES, (2 PER SECTOR, 6 TOTAL)
(E) 7/8" COAXIAL CABLES (4 PER SECTOR, 12 TOTAL)(TO BE REMOVED)
(P) 6x12 HCS DC/FIBER CABLE (3 TOTAL)

(E) RBS 6201 CABINET EQUIPPED W/:
(E) BB5216 L700, L2100, L1900 TO BE REMOVED
(E) DUN30 U2100 TO REMAIN
(E) DUN30 U1900 TO REMAIN
(E) DUG20 G1900 TO REMAIN
(P) BB6648 N600, L700, L800, L2100, L1900



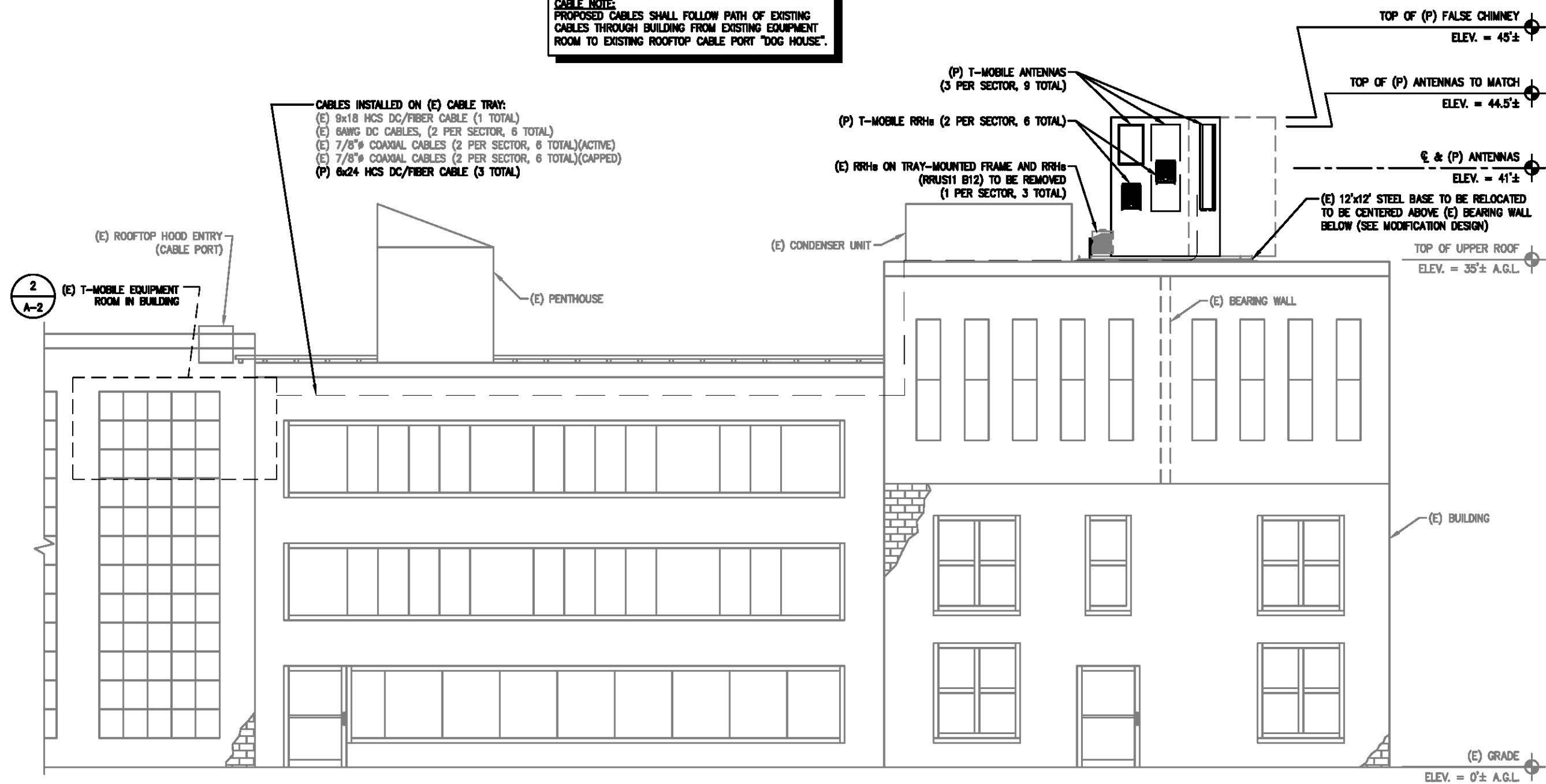
1 PARTIAL ROOF PLAN
SCALE: 1/8"=1'-0"
NORTH

2 EXISTING EQUIPMENT ROOM PLAN
SCALE: 1/4"=1'-0"
NORTH



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CABLE NOTE:
 PROPOSED CABLES SHALL FOLLOW PATH OF EXISTING CABLES THROUGH BUILDING FROM EXISTING EQUIPMENT ROOM TO EXISTING ROOFTOP CABLE PORT "DOG HOUSE".



1
 A-3
SOUTHWEST ELEVATION
 SCALE: 1/8" = 1'-0"
 0 4'-0" 8'-0" 16'-0"

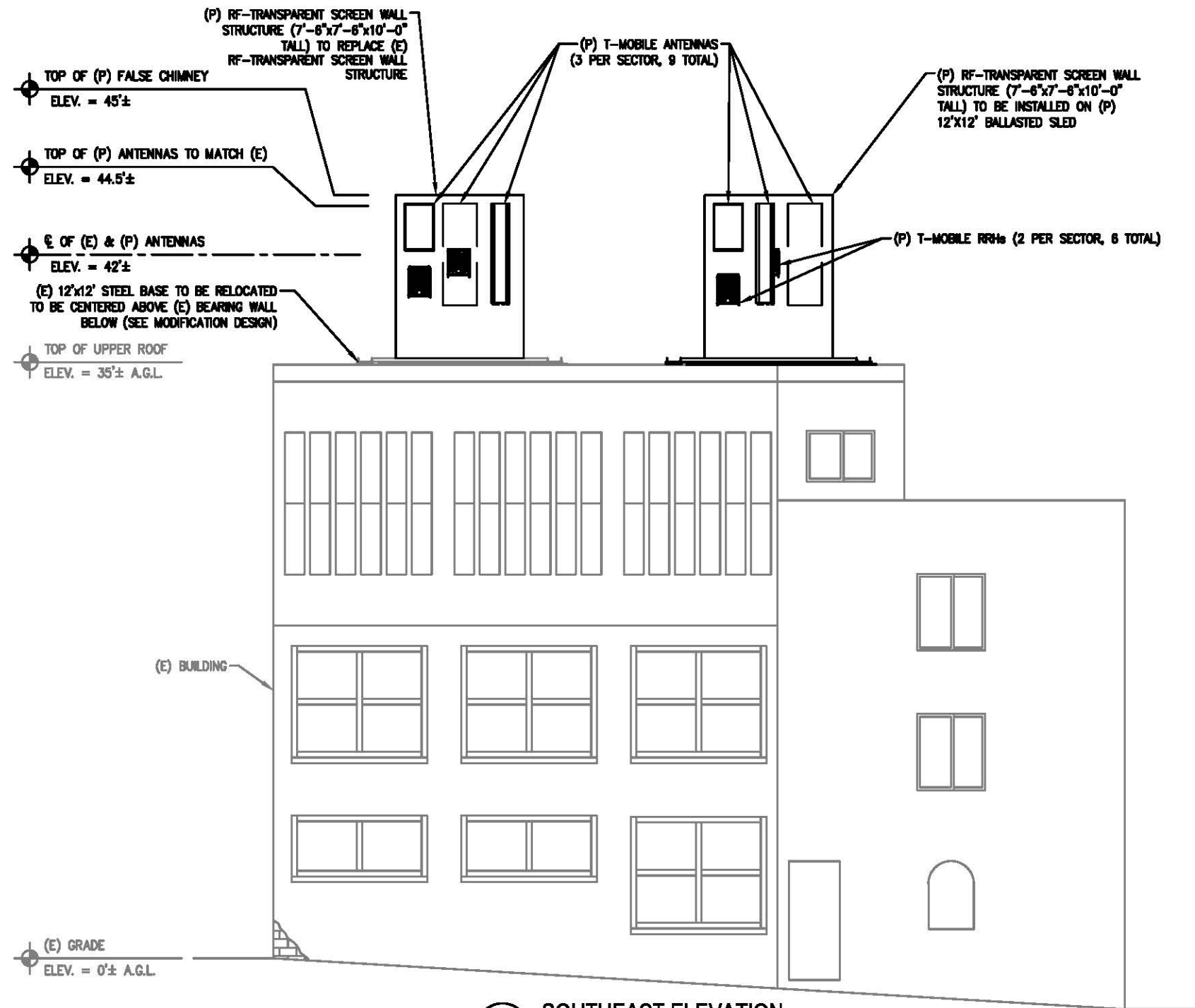


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ELEVATION	
SHEET NO.	A-3



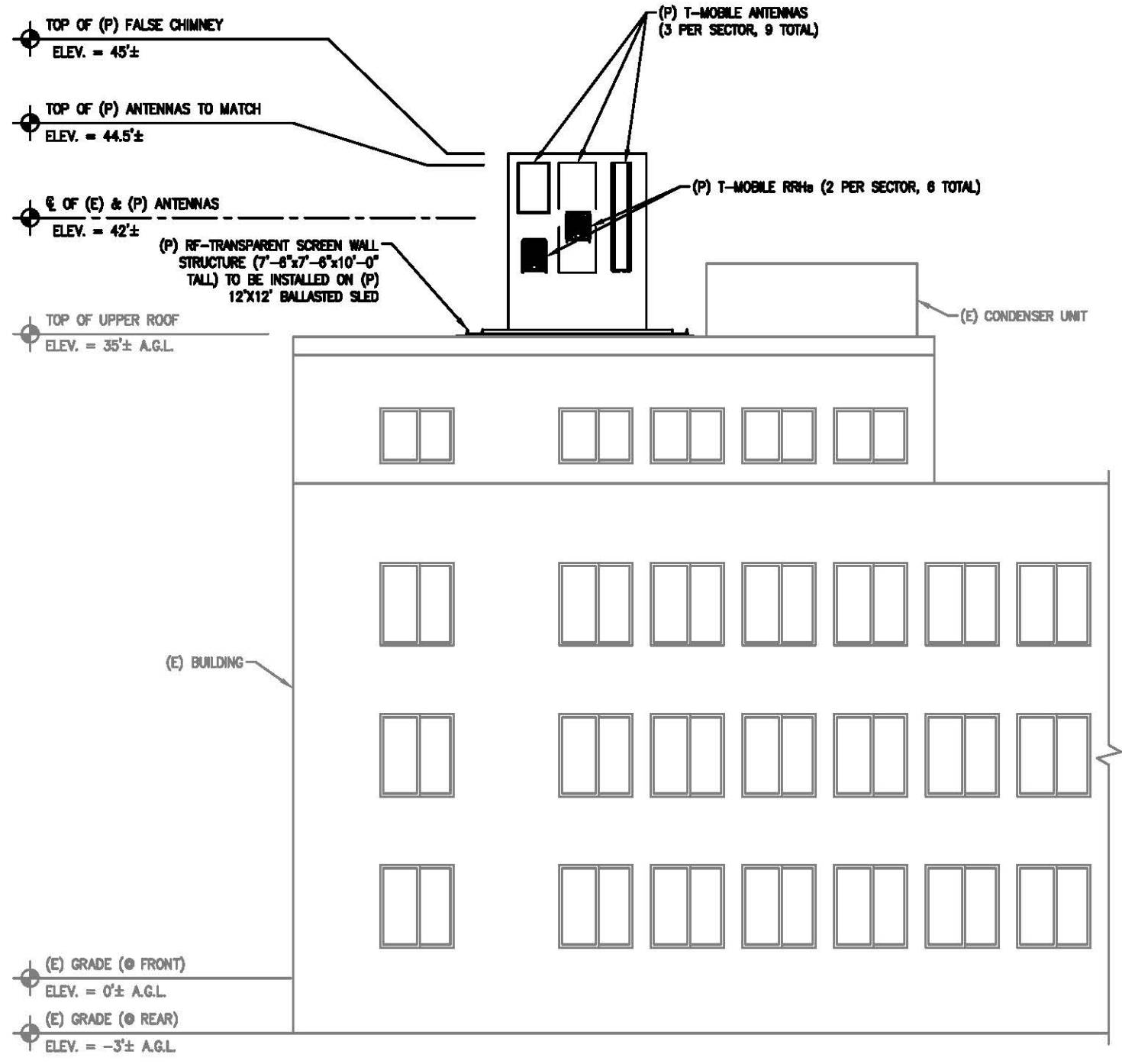
1
A-4

SOUTHEAST ELEVATION

SCALE: 1/8" = 1'-0"



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5	07/14/22	REVISED	MER	MRC



1
A-5
NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"
0 4'-0" 8'-0" 16'-0"



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EQUIPMENT SCHEDULE

CURRENT EQUIPMENT

QUANTITY	DESCRIPTION
3	ERICSSON AIR21 B2A/B4P ANTENNAS
3	COMMSCOPE LNX-6515DS-A1M PANEL ANTENNAS
3	ERICSSON AIR32 B66A/B2A PANEL ANTENNAS
3	ERICSSON RRUS-11-B12
3	GENERIC STYLE 1B TWIN AWS TMA
6	7/8" COAXIAL CABLES (CAPPED)
6	7/8" COAXIAL CABLES (ACTIVE)
1	9x18 HCS DC/FIBER HYBRID CABLE
1	RBS 6201 EQUIPMENT CABINET
1	RBS 3206 EQUIPMENT CABINET
1	RBS 2206 EQUIPMENT CABINET

EQUIPMENT TO BE REMOVED

3	ERICSSON AIR21 B2A/B4P ANTENNAS
3	COMMSCOPE LNX-6515DS-A1M PANEL ANTENNAS
3	ERICSSON AIR32 B66A/B2A PANEL ANTENNAS
3	ERICSSON RRUS-11-B12
12	7/8" COAXIAL CABLES
1	RBS 3206 EQUIPMENT CABINET
1	RBS 2206 EQUIPMENT CABINET

EQUIPMENT TO BE ADDED

3	RFS APXVALL18_43-U-NA20 PANEL ANTENNAS
3	ERICSSON AIR 6449 B41 PANEL ANTENNAS
3	COMMSCOPE W-65A-R1 PANEL ANTENNAS
3	ERICSSON RADIO 4480 B71/B85
3	ERICSSON RADIO 4480 B25/B66
3	6x24 HCS DC/FIBER CABLES
1	POWER 6230 POWER SUPPLY W/ BATTERY RACK
1	19" EQUIPMENT RACK

FINAL EQUIPMENT CONFIGURATION

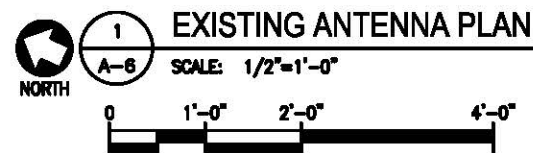
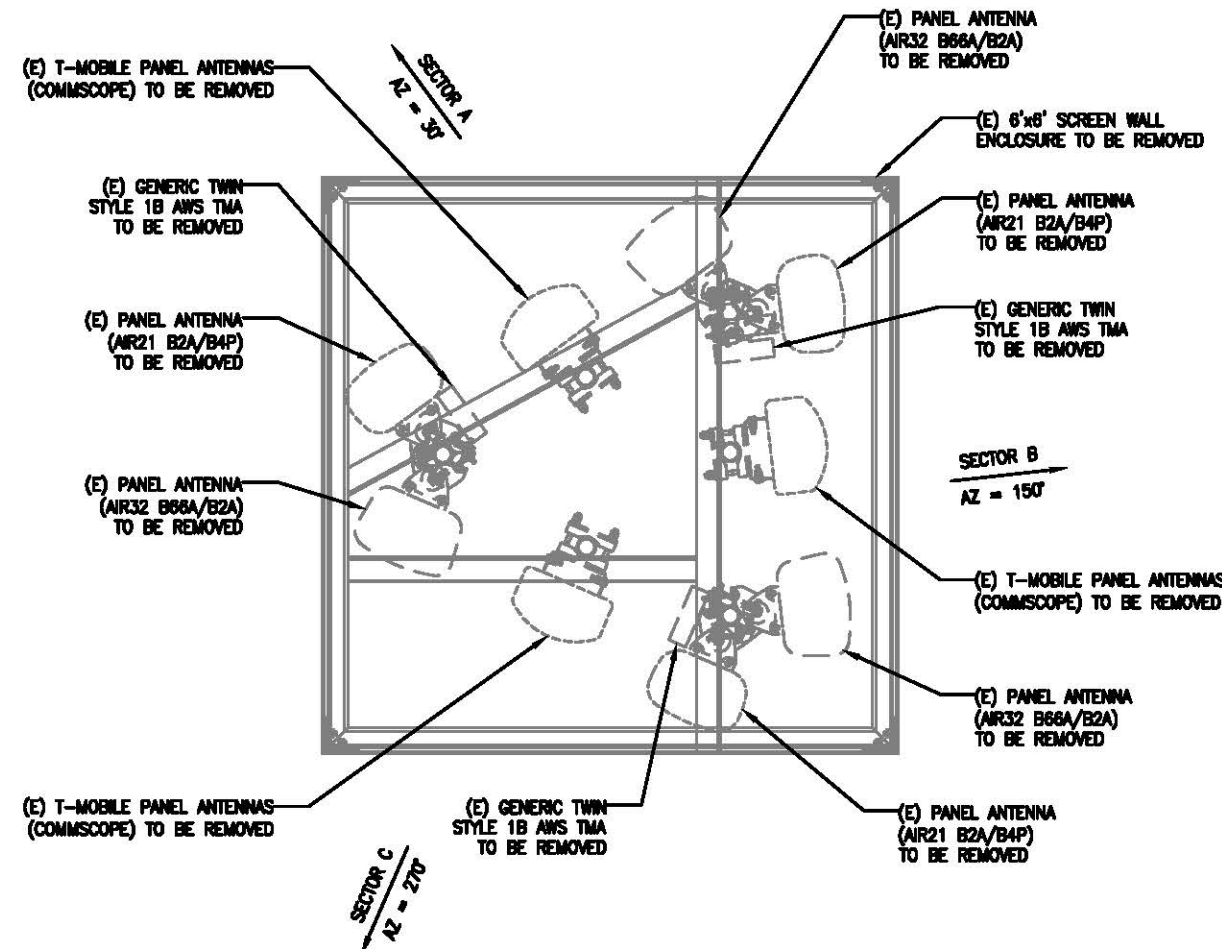
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3	ERICSSON RADIO 4480 B71/B85
3	ERICSSON RADIO 4480 B25/B66
1	9x18 HCS DC/FIBER CABLES
3	6x24 HCS DC/FIBER CABLES
1	RBS 6201 EQUIPMENT CABINET
1	POWER 6230 POWER SUPPLY W/ BATTERY RACK
1	19" EQUIPMENT RACK

RF CONFIGURATION
67E5A998E P6230

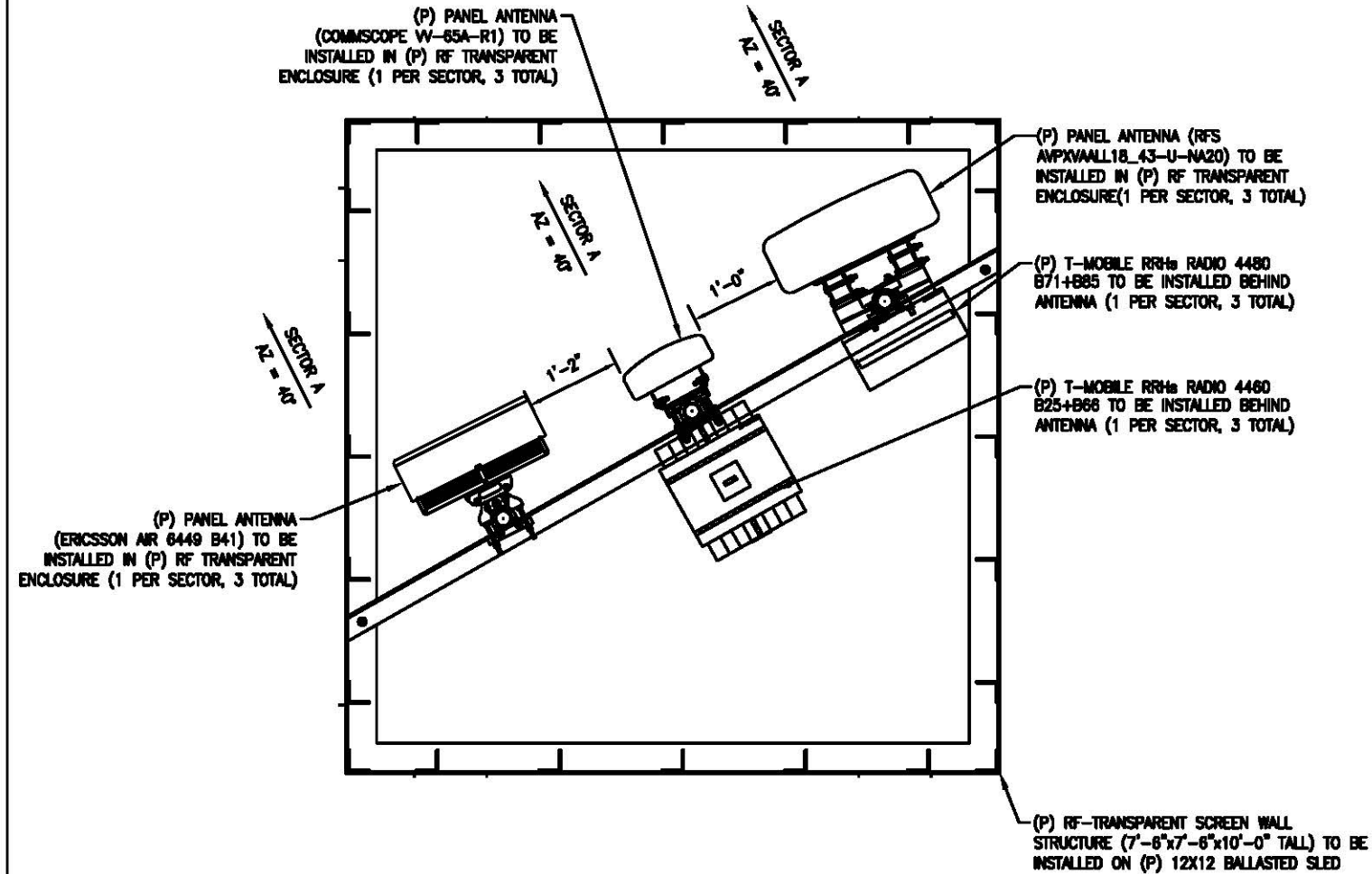
SCOPE OF WORK

- REMOVE (9) PANEL ANTENNAS, (3) PER SECTOR
- REMOVE (3) REMOTE RADIO HEADS, (1) PER SECTOR
- REMOVE (E) RF-TRANSPARENT ENCLOSURE
- REMOVE (12) (E) COAX CABLES
- REMOVE (2) EQUIPMENT CABINETS
- INSTALL (2) (P) RF-TRANSPARENT ENCLOSURE
- INSTALL (9) NEW PANEL ANTENNAS, (3) PER SECTOR
- INSTALL (6) NEW REMOTE RADIO HEADS, (2) PER SECTOR
- INSTALL (3) NEW HCS CABLE
- INSTALL (1) 19" RACK
- INSTALL (1) 6230 POWER PLANT WITH BATTERY CABINET

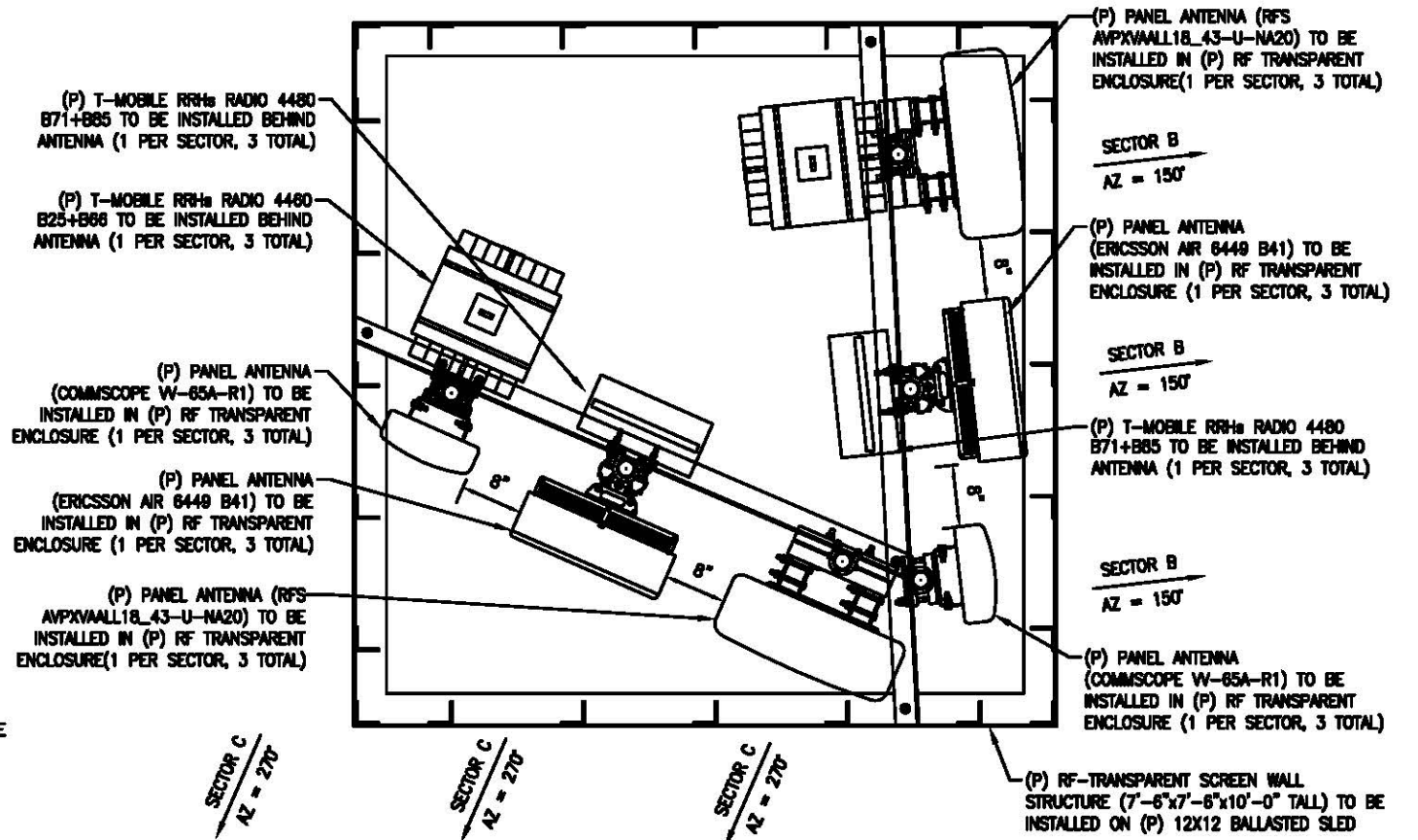
Sector	Manufacturer	Model number	Size
Alpha	Ericsson	AIR21 B2A/B4P	56.0"H x 12" W x 8" D
	Commscope	LNX-6515DS-A1M	96.4"Hx11.9"Wx7.1"D
	Ericsson	AIR32 B66A/B2A	56.6"H x 12.9" W x 8.7" D
Beta	Ericsson	AIR21 B2A/B4P	56.0"H x 12" W x 8" D
	Commscope	LNX-6515DS-A1M	96.4"Hx11.9"Wx7.1"D
	Ericsson	AIR32 B66A/B2A	56.6"H x 12.9" W x 8.7" D
Gamma	Ericsson	AIR21 B2A/B4P	56.0"H x 12" W x 8" D
	Commscope	LNX-6515DS-A1M	96.4"Hx11.9"Wx7.1"D
	Ericsson	AIR32 B66A/B2A	56.6"H x 12.9" W x 8.7" D



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1 PROPOSED ANTENNA PLAN ALPHA
SCALE: 1/2"=1'-0"
NORTH



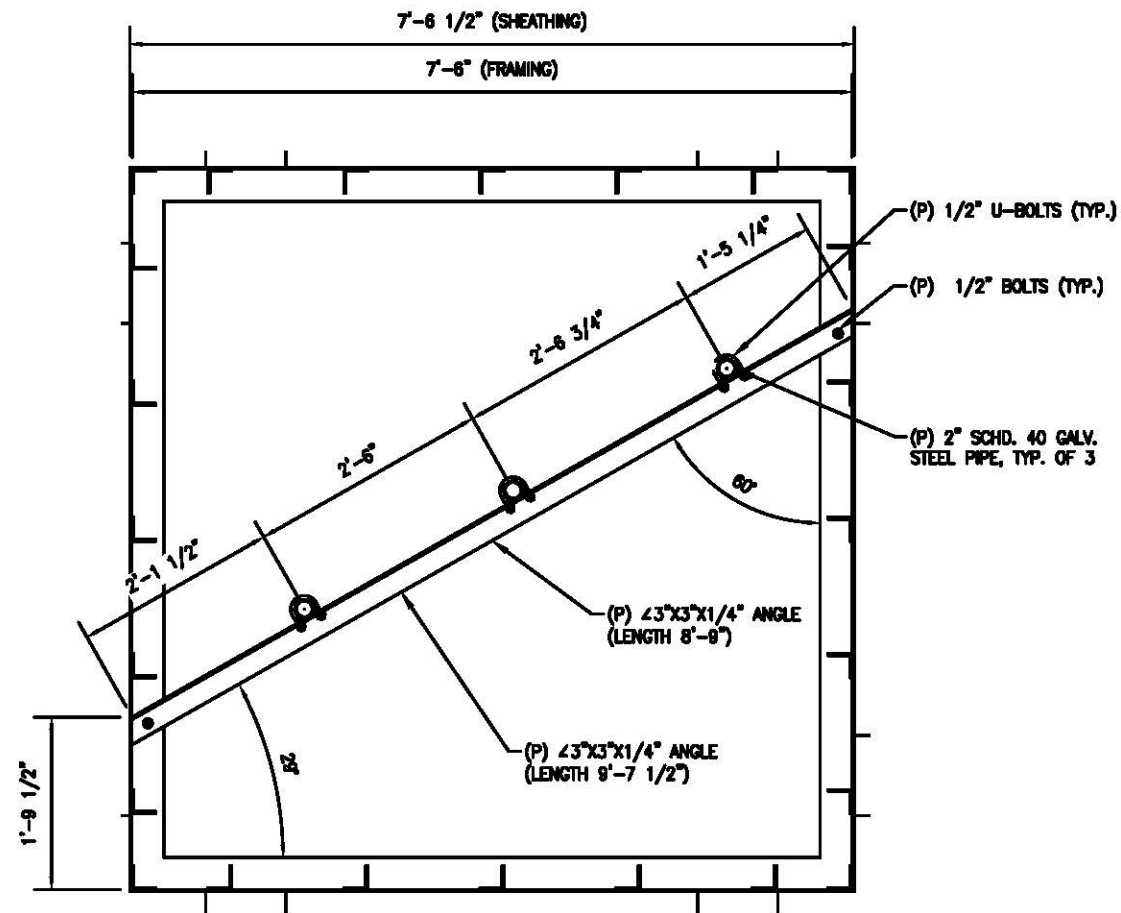
2 PROPOSED ANTENNA PLAN GAMMA AND BETA
SCALE: 1/2"=1'-0"
NORTH

Proposed Antenna Schedule			
Sector	Manufacturer	Model number	Size
Alpha	Ericsson	AIR 6449 B41	33.1"H x 20.6"W x 8.6"D
	Commscope	VV-65A-R1	70.4"Hx12.0"Wx4.6"D
	RFS	APXAALL18-43-U-NA20	72"H x 24"W x 8.7"D
Beta	RFS	APXAALL18-43-U-NA20	72"H x 24"W x 8.7"D
	Ericsson	AIR 6449 B41	33.1"H x 20.6"W x 8.6"D
	Commscope	VV-65A-R1	70.4"Hx12.0"Wx4.6"D
Gamma	RFS	APXAALL18-43-U-NA20	72"H x 24"W x 8.7"D
	Ericsson	AIR 6449 B41	33.1"H x 20.6"W x 8.6"D
	Commscope	VV-65A-R1	70.4"Hx12.0"Wx4.6"D

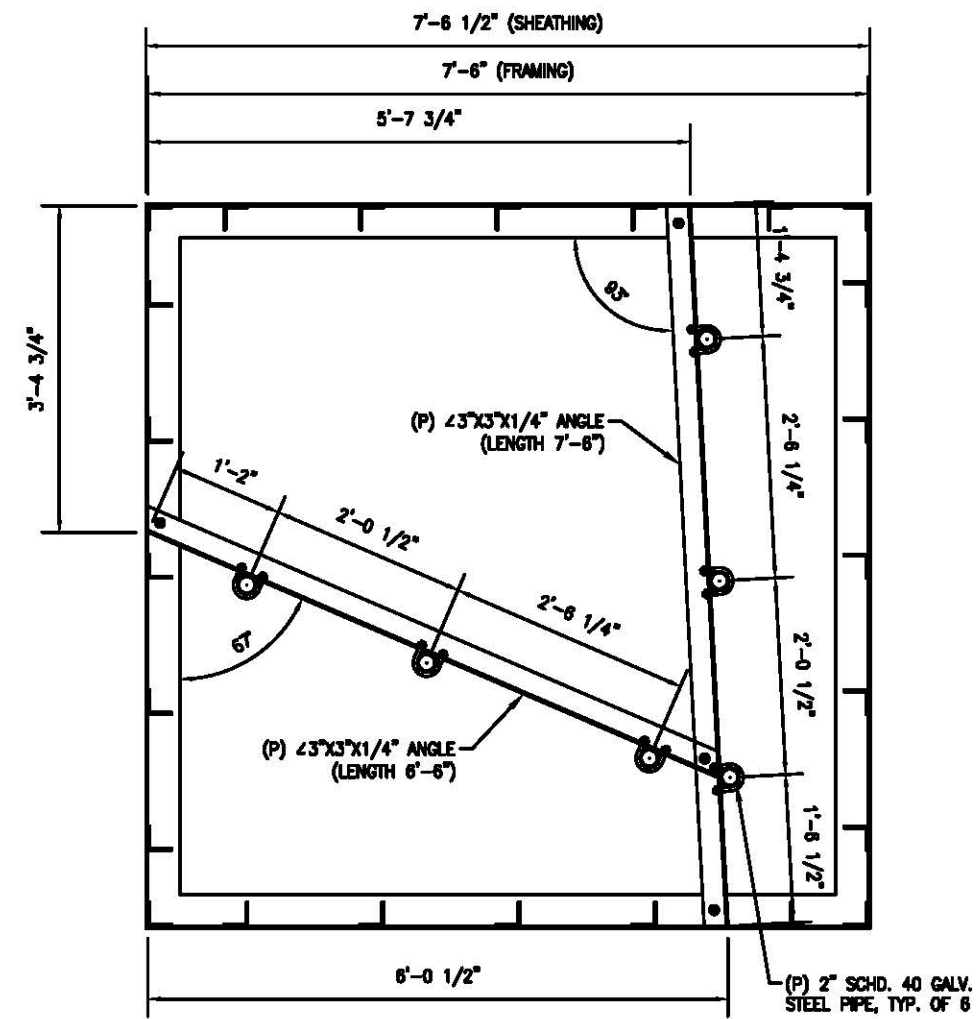
Antenna Band Schedule	
Model number	Active Technology
VV-65A-R1	L2100, G1900, L1900, U2100
AIR 6449 B41	N2500, L2500
APXAALL18-43-U-NA20	N600, L700, L600
4460 B25+B66	L2100, G1900, L1900, U2100
4480 B71+B85	N600, L700, L600



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4	07/11/22	REVISED	MER	MRC
5	07/14/22	REVISED	MER	MRC



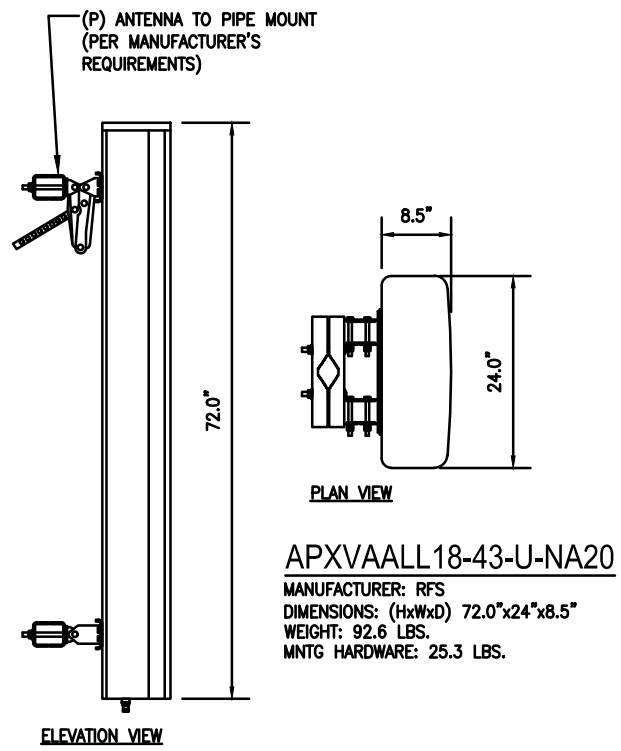
1 SUPPORT FRAMING PLAN ALPHA
 A-B SCALE: 1/2"=1'-0"
 NORTH



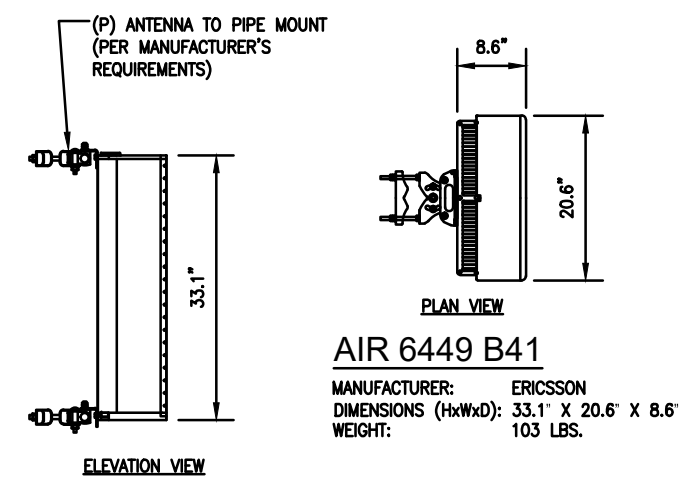
2 SUPPORT FRAMING PLAN GAMMA AND BETA
 A-B SCALE: 1/2"=1'-0"
 NORTH



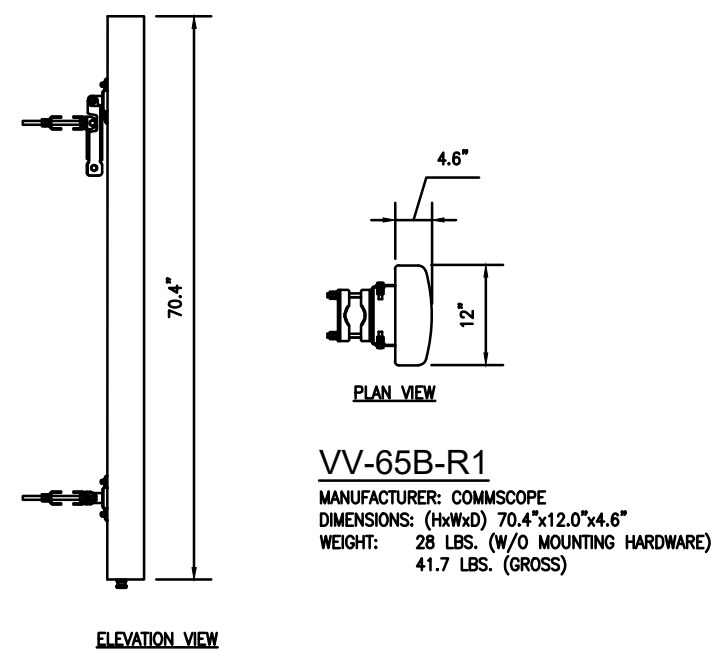
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5	07/14/22	REVISED	MER	MRC



1 ANTENNA DETAIL
A-9 SCALE: N.T.S.



2 ANTENNA DETAIL
A-9 SCALE: N.T.S.



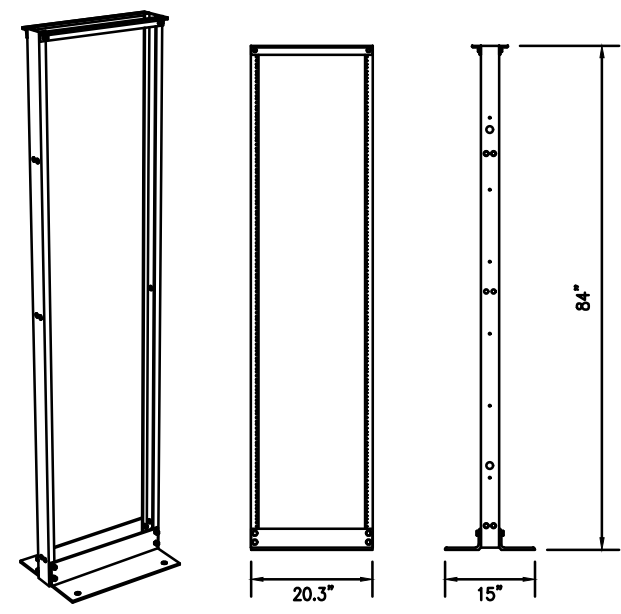
4 ANTENNA DETAIL
A-7 SCALE: N.T.S.



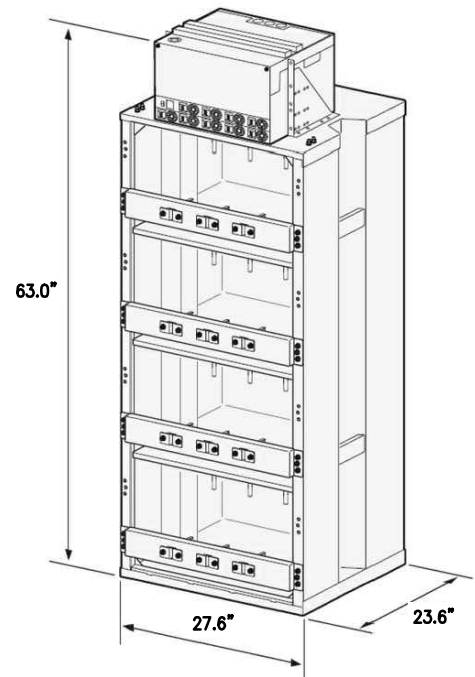
4 TYP. RRH DETAILS
A-9 SCALE: N.T.S.



5 TYP. RRH DETAILS
A-9 SCALE: N.T.S.

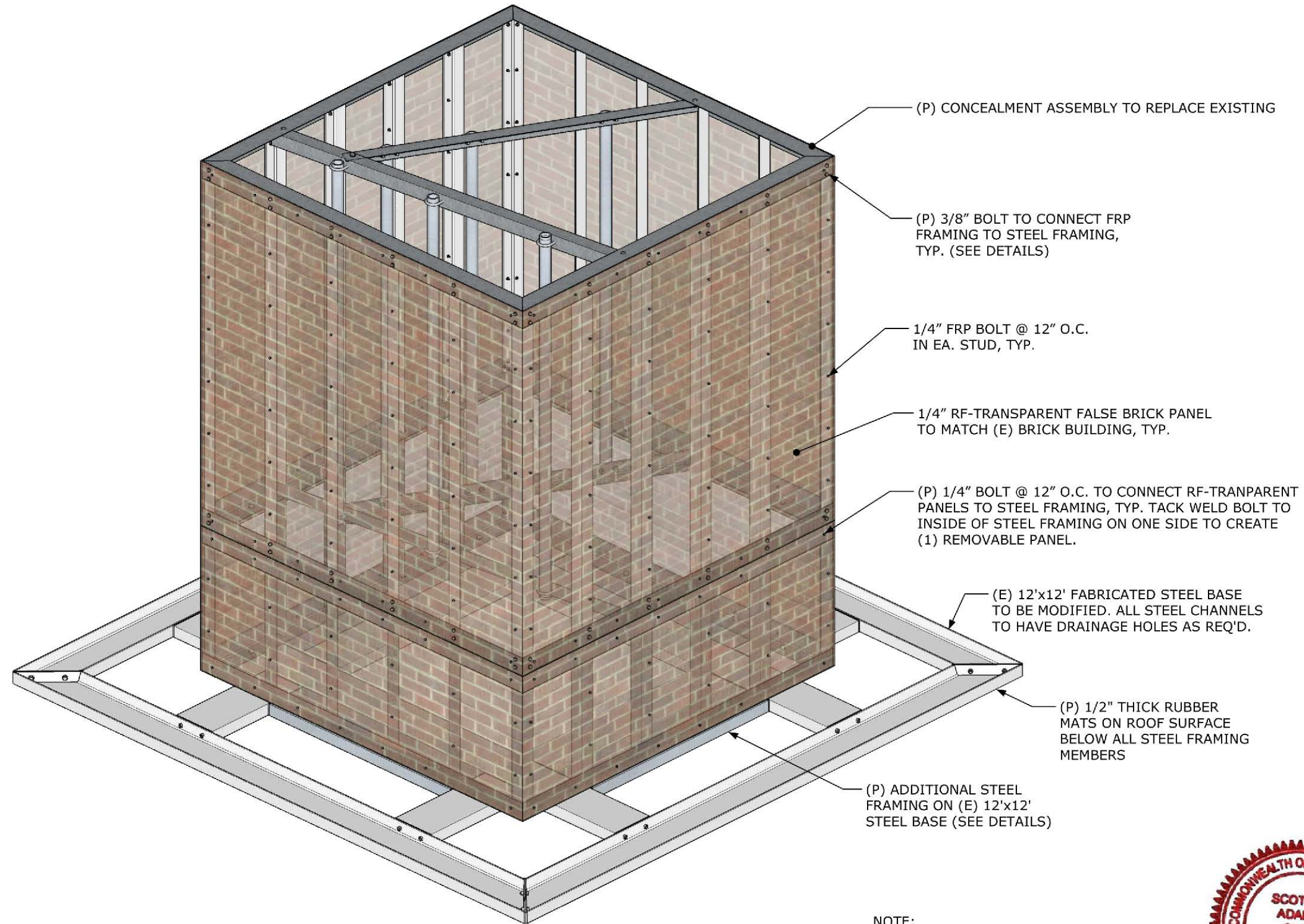


6 19" EQUIPMENT RACK DETAIL
A-9 SCALE: N.T.S.



7 POWER PLANT DETAIL
A-9 SCALE: N.T.S.

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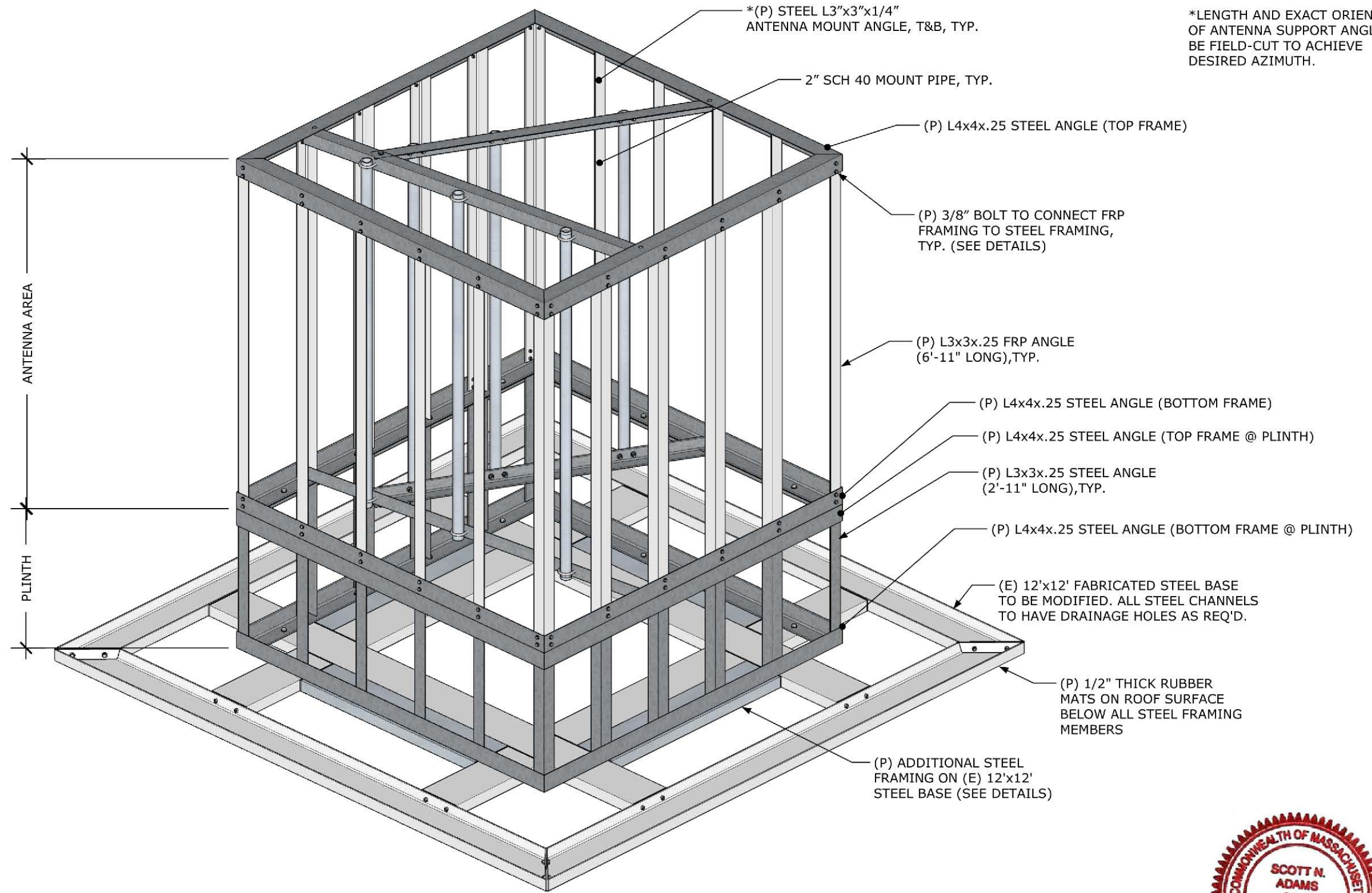


1 ISOMETRIC
S-1 Scale: NTS

NOTE:
FOR THE CLARITY OF THIS DRAWING, ANTENNAS AND RRHS HAVE NOT BEEN SHOWN.



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5	07/14/22	REVISED	MER	MRC

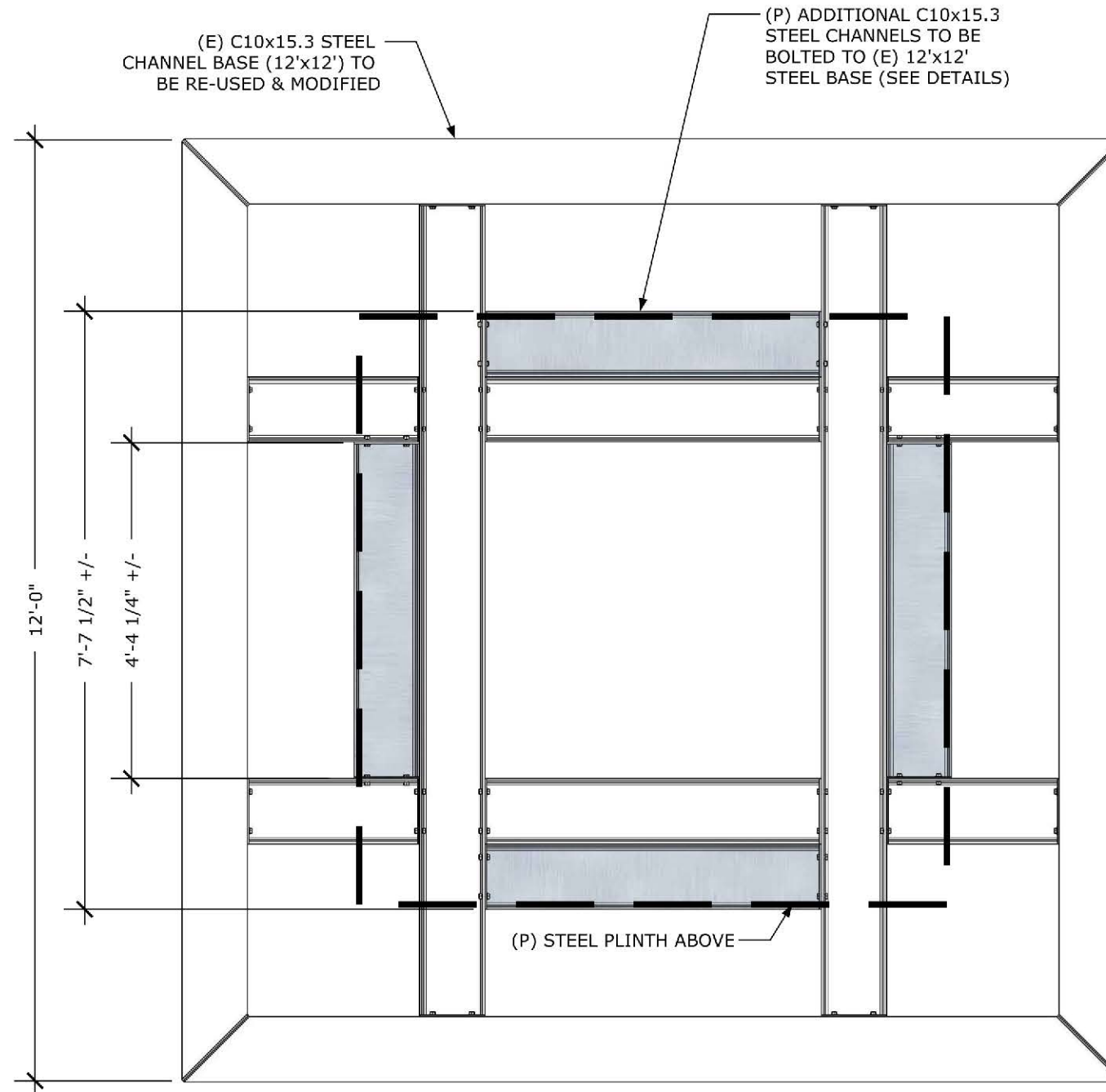


*LENGTH AND EXACT ORIENTATION OF ANTENNA SUPPORT ANGLES TO BE FIELD-CUT TO ACHIEVE DESIRED AZIMUTH.

1 FRAMING ISOMETRIC
S-2 Scale: NTS



NO.	DATE	REVISIONS	BY	CHK
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4	07/11/22	REVISED	MER	MRC
5	07/14/22	REVISED	MER	MRC

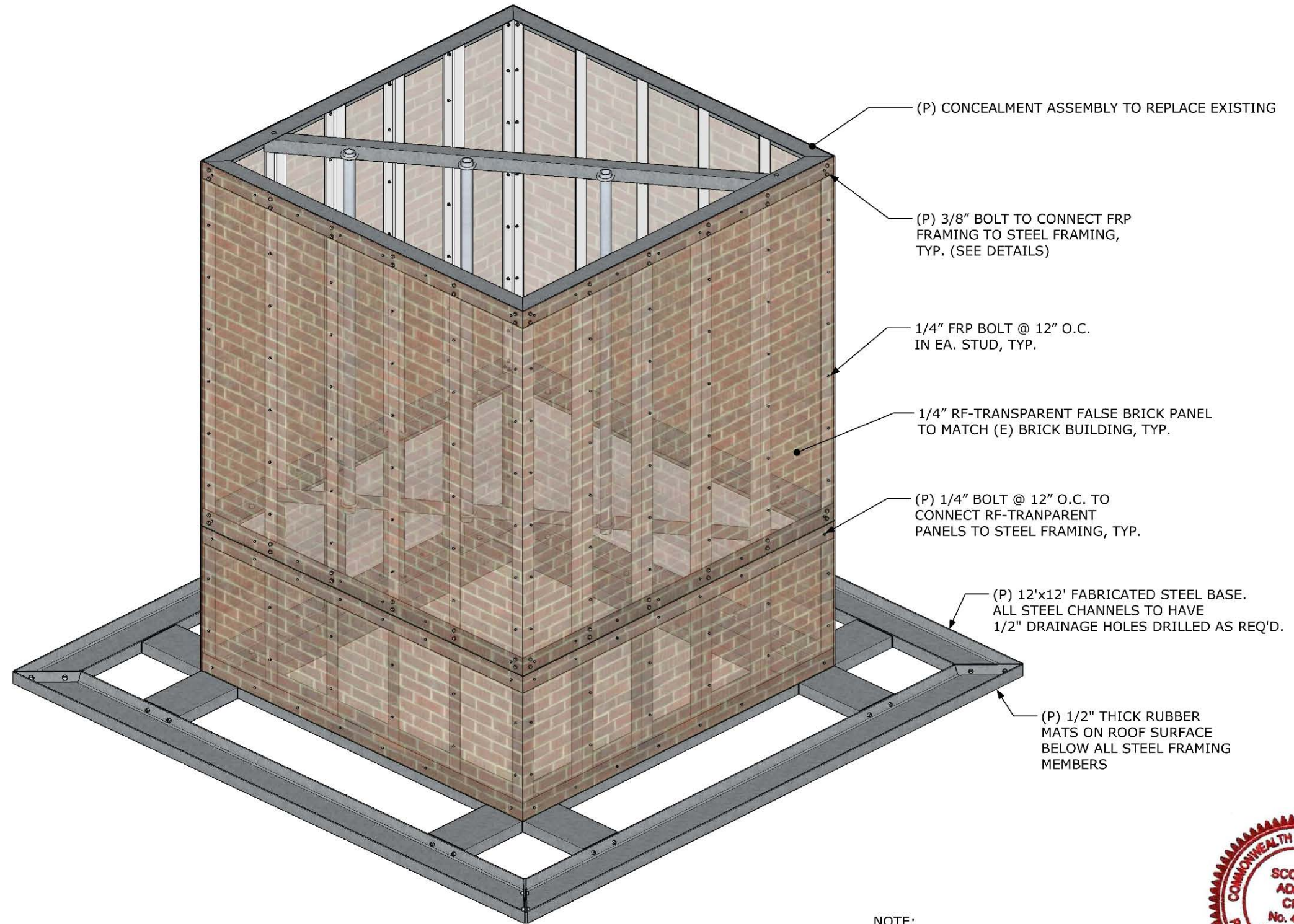


TO SHOW CONNECTIONS CLEARLY, THIS PLAN IS
AS VIEWED FROM THE BOTTOM OF STEEL BASE

1 STEEL BASE MODIFICATION PLAN
S-3 Scale: 1/2"=1'-0"



NO.	DATE	REVISIONS	BY	CHK
0	01/21/21	ISSUED FOR REVIEW	MER	MRC
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3	12/08/21	REVISED	MER	MRC
4	07/11/22	REVISED	MER	MRC
5	07/14/22	REVISED	MER	MRC

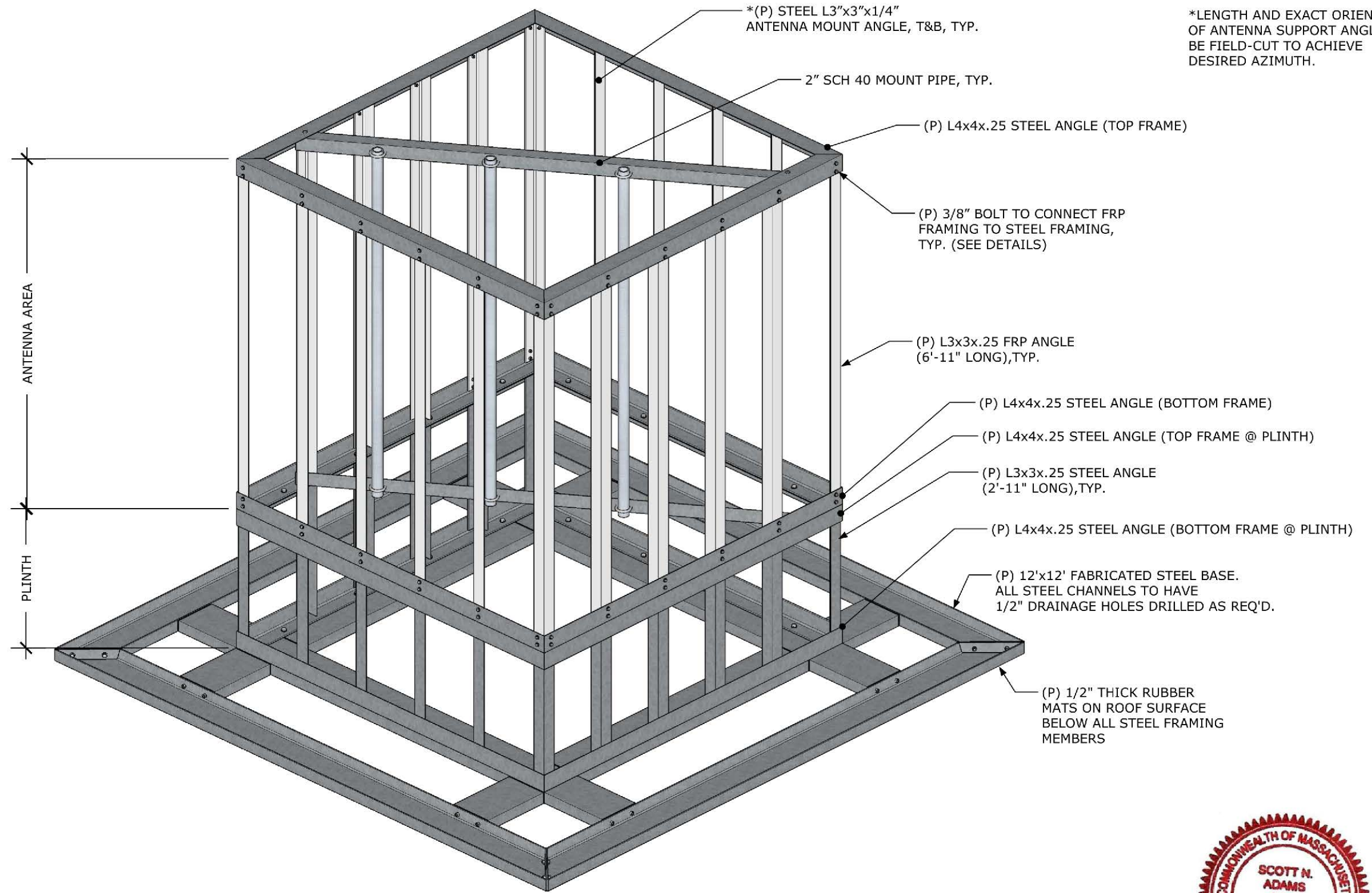


1 ISOMETRIC
S-4 Scale: NTS

NOTE:
FOR THE CLARITY OF THIS DRAWING, ANTENNAS AND RRHS HAVE NOT BEEN SHOWN.



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4	07/11/22	REVISED	MER	MRC
5	07/14/22	REVISED	MER	MRC

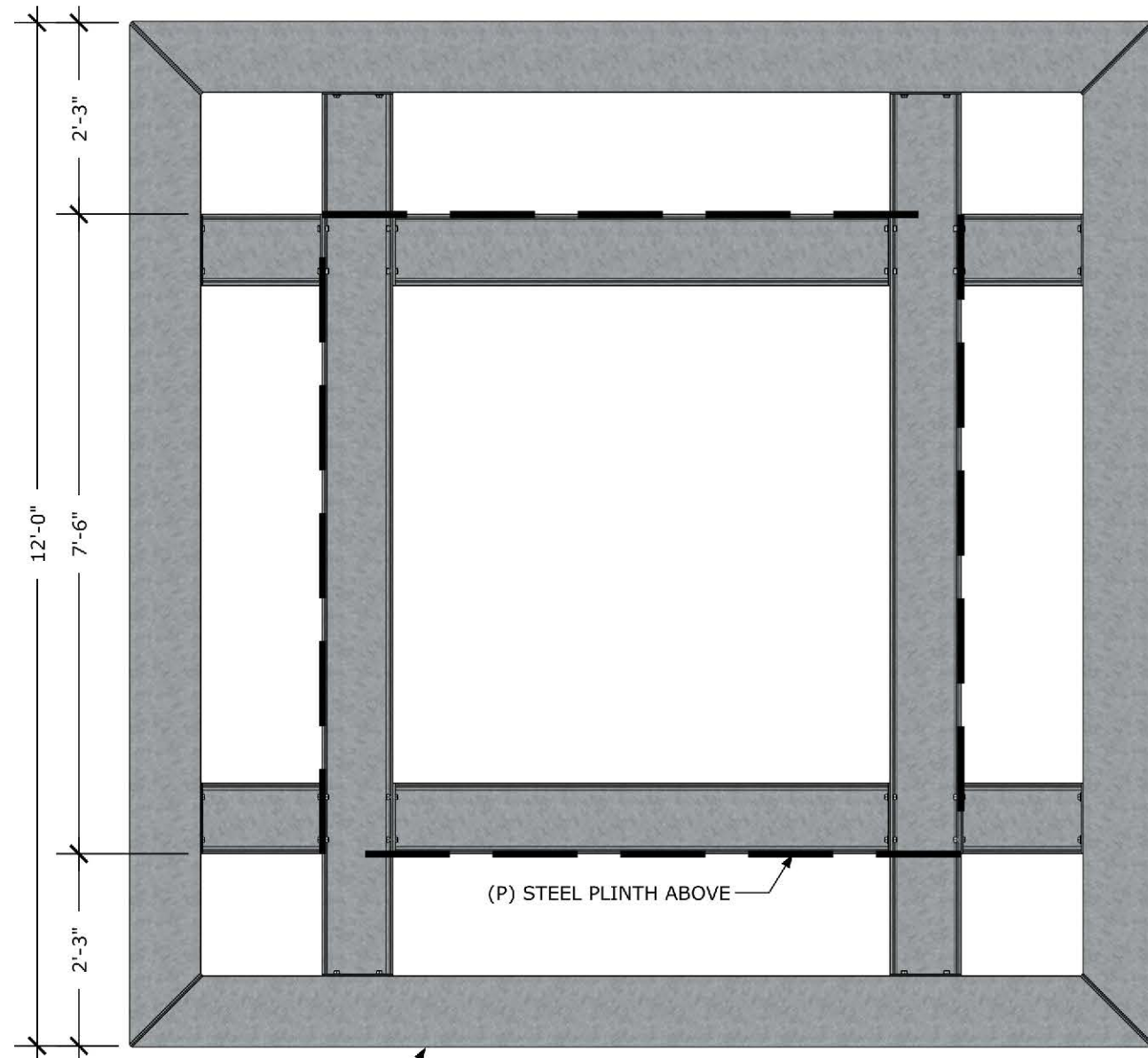


*LENGTH AND EXACT ORIENTATION OF ANTENNA SUPPORT ANGLES TO BE FIELD-CUT TO ACHIEVE DESIRED AZIMUTH.

1 FRAMING ISOMETRIC
S-5 Scale: NTS



NO.	DATE	REVISIONS	BY	CHK
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5	07/14/22	REVISED	MER	MRC



(P) C10x15.3 STEEL CHANNEL, TYP.

(P) STEEL PLINTH ABOVE

TO SHOW CONNECTIONS CLEARLY, THIS PLAN IS AS VIEWED FROM THE BOTTOM OF STEEL BASE

1 STEEL BASE PLAN
S-6 Scale: 1/2"=1'-0"



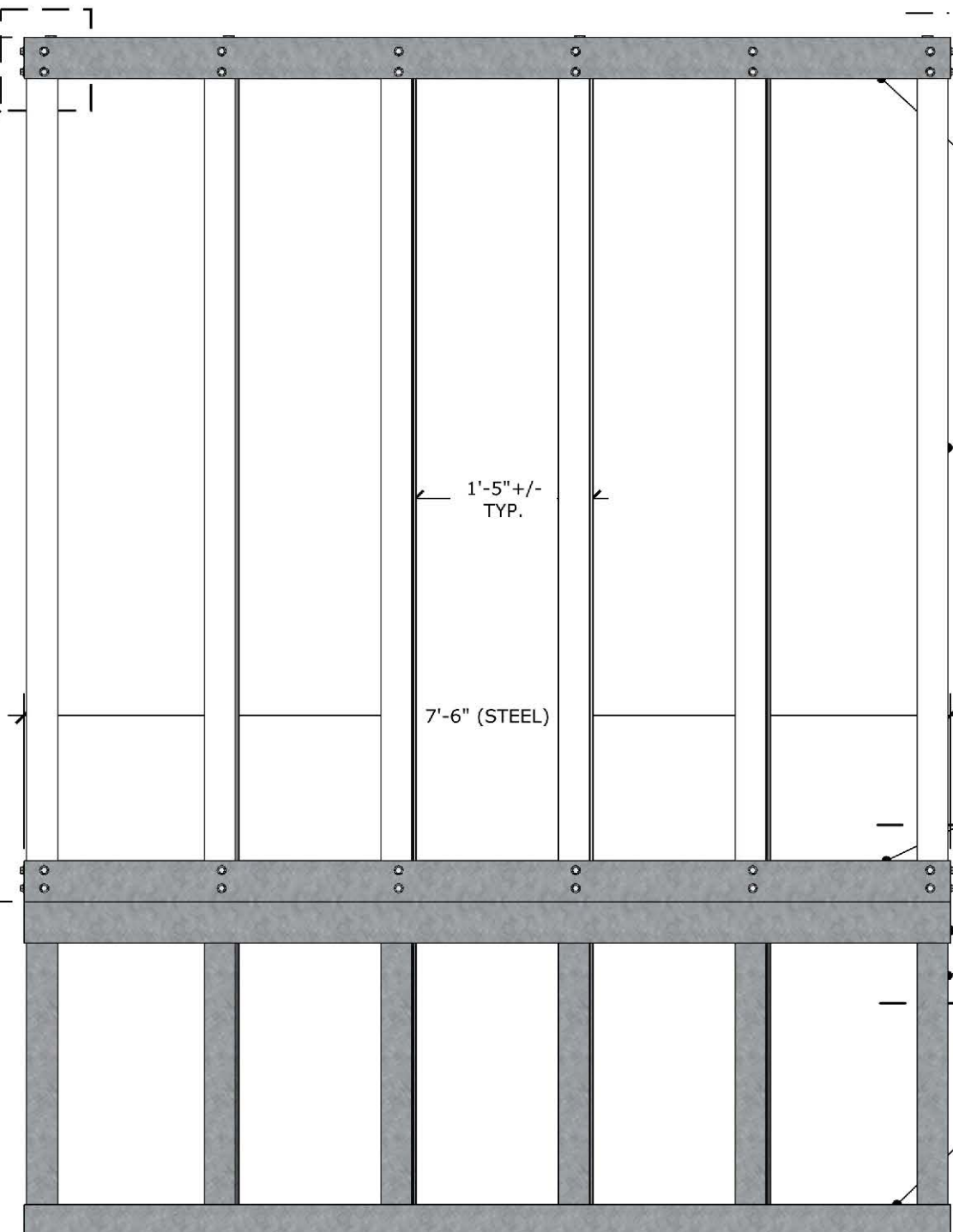
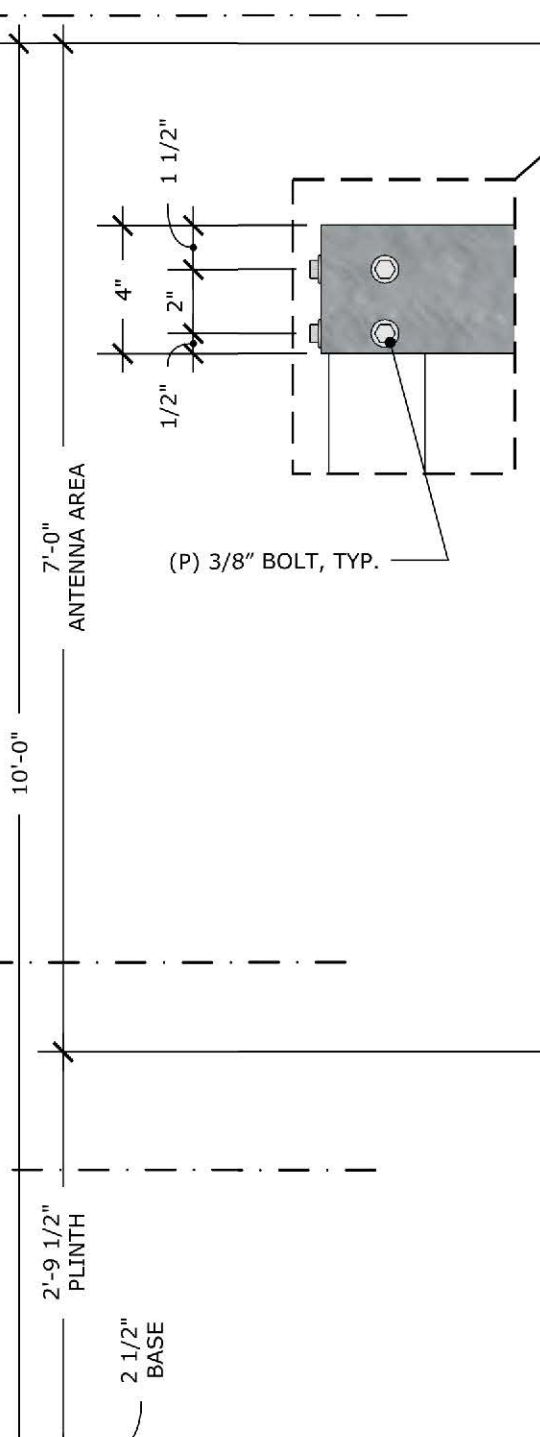
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4	07/11/22	REVISED	MER	MRC
5	07/14/22	REVISED	MER	MRC

2
S-3

1
S-5
SIMILAR

1
S-5

1
S-3

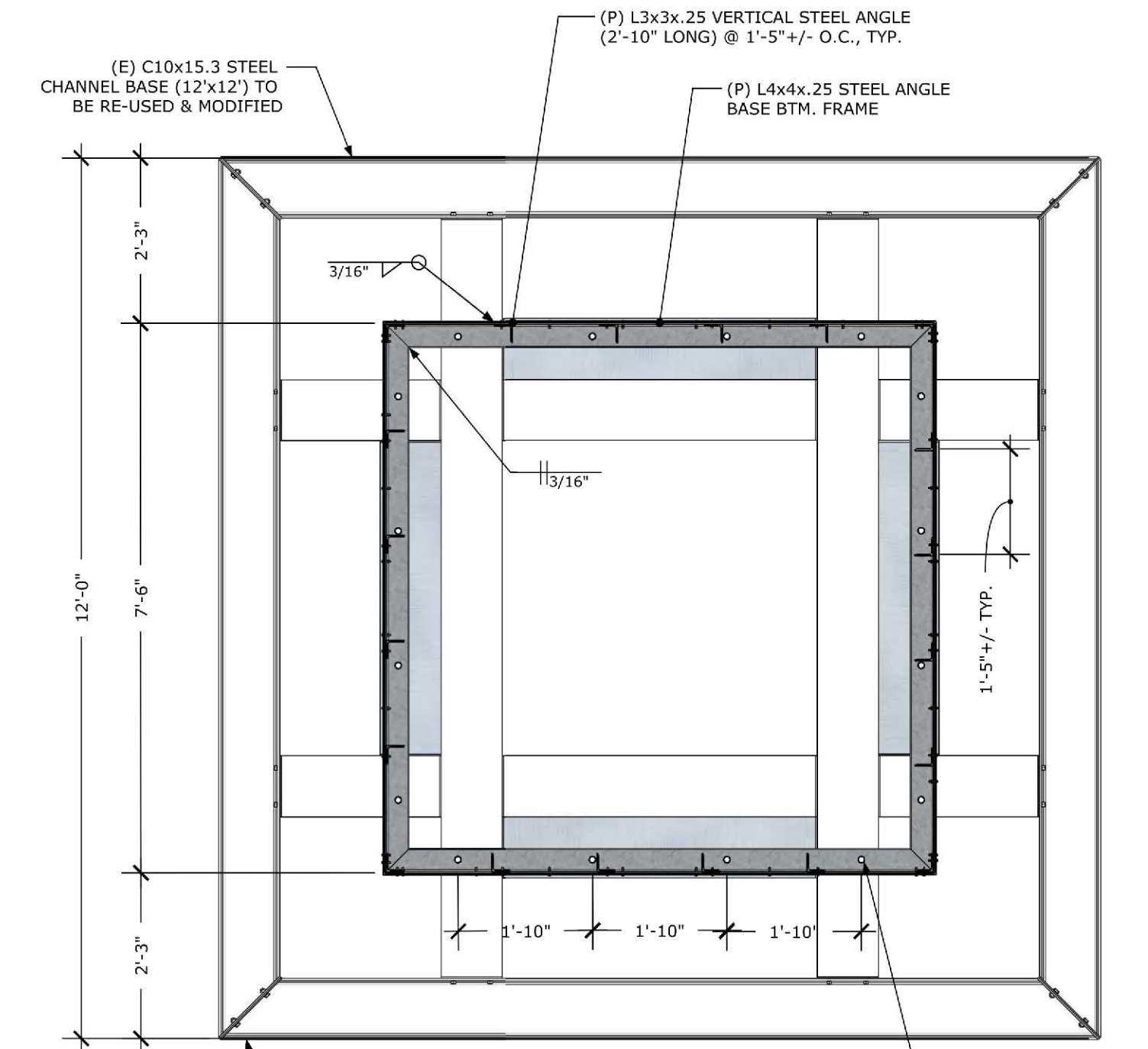


- (P) L4x4x.25 STEEL ANGLE (TOP FRAME)
- (P) L3x3x.25 FRP ANGLE (6'-11" LONG), TYP.
- (P) L4x4x.25 STEEL ANGLE (BTM. FRAME)
- (P) L4x4x.25 STEEL (PLINTH TOP FRAME)
- (P) L3x3x.25 STEEL ANGLE (2'-10" LONG), TYP.
- (P) L4x4x.25 STEEL ANGLE (PLINTH BTM. FRAME)
- (E) / (P) STEEL CHANNEL BASE, SEE PLAN@ SHEET A-2
- (P) 1/2" RUBBER MATS TO BE PLACED BETWEEN ALL STEEL CHANNELS & (E) ROOF MEMBRANE



1
S-7
FRAMING ELEVATION
Scale: 3/4"=1'-0"

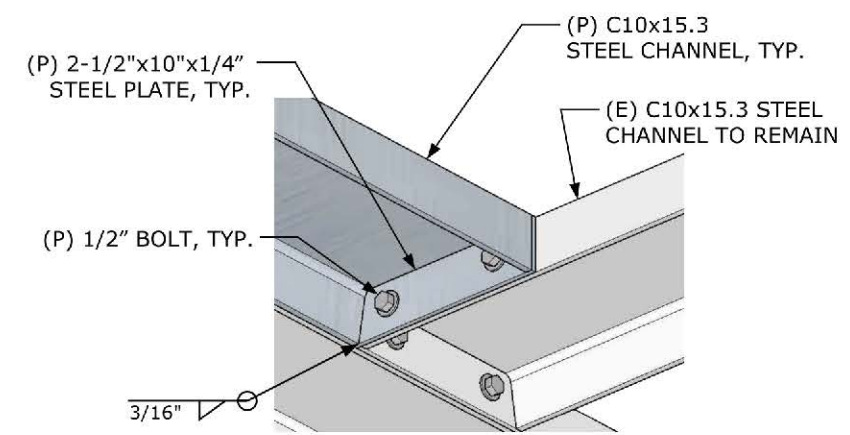
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5	07/14/22	REVISED	MER	MRC



1 PLINTH CONNECTION PLAN
S-8 Scale: 1/2"=1'-0"

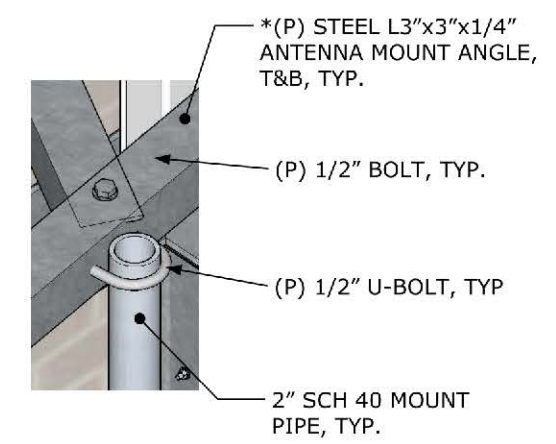
1/2" WEEP HOLES TO BE DRILLED IN CORNERS OF ALL STEEL CHANNELS, TYP.

1/2" BOLT @ 1'-10" O.C. (TO STEEL CHANNELS BELOW), TYP.

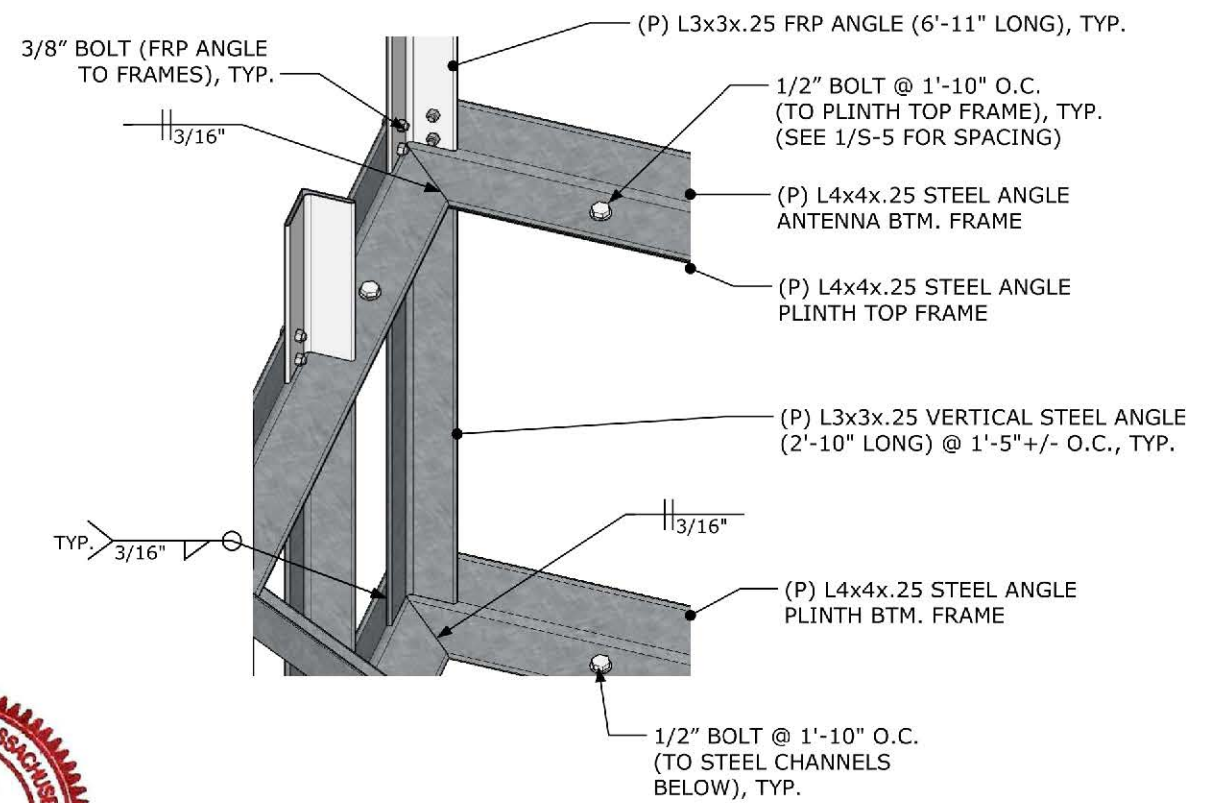


TO SHOW CONNECTIONS CLEARLY, THIS DETAIL IS AS VIEWED FROM THE BOTTOM OF STEEL BASE

2 CHANNEL CONN. DETAIL
S-8 Scale: N.T.S.



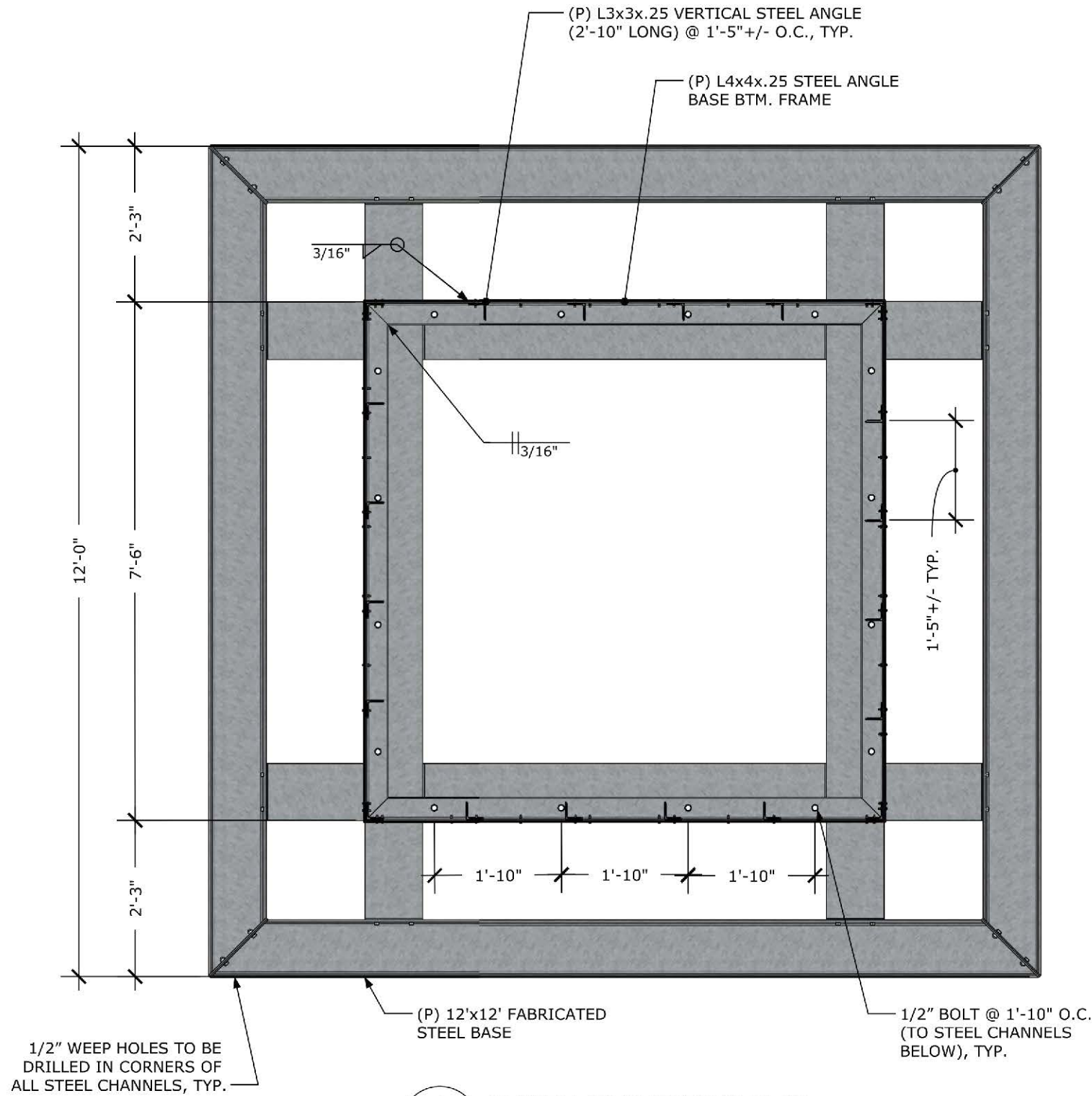
3 MOUNT PIPE CONN. DETAIL
S-8 Scale: N.T.S.



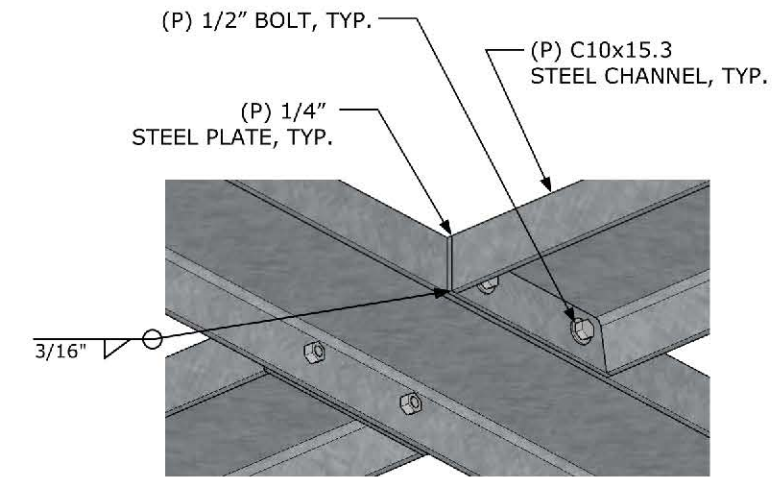
4 PLINTH CONN. DETAIL
S-8 Scale: N.T.S.



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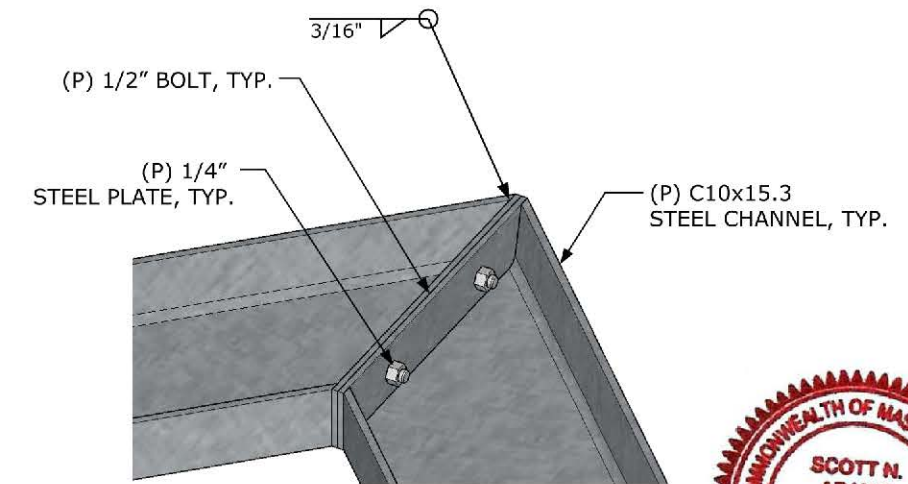


1 PLINTH CONNECTION PLAN
S-9 Scale: 1/2"=1'-0"



TO SHOW CONNECTIONS CLEARLY, THIS DETAIL IS AS VIEWED FROM THE BOTTOM OF STEEL BASE

2 CHANNEL CONN. DETAIL
S-9 Scale: N.T.S.



3 CORNER CONN. DETAIL
S-9 Scale: N.T.S.



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5	07/14/22	REVISED	MER	MRC

FRP

1. ALL STRUCTURAL SHAPES ARE TO BE MANUFACTURED BY THE PULTRUSION PROCESS WITH A GLASS CONTENT MINIMUM OF 45%, MAXIMUM OF 55% BY WEIGHT. THE STRUCTURAL SHAPES SHALL BE COMPOSED OF FIBERGLASS REINFORCEMENT AND RESIN IN QUALITIES, QUANTITIES, PROPERTIES, ARRANGEMENTS AND DIMENSIONS AS NECESSARY TO MEET THE DESIGN REQUIREMENTS AND DIMENSIONS AS SPECIFIED IN THE CONTRACT DOCUMENTS.
2. FIBERGLASS REINFORCEMENT SHALL BE A COMBINATION OF CONTINUOUS ROVING, CONTINUOUS STRAND MAT, AND SURFACING VEIL IN SUFFICIENT QUANTITIES AS NEEDED BY THE APPLICATION AND/OR PHYSICAL PROPERTIES REQUIRED.
3. RESINS SHALL BE NON-FIRE RETARDANT ISOPHTHALIC POLYESTER OR ISO, NON-FIRE RETARDANT ISOPHTHALIC POLYESTER USED TO PRODUCE NSF STANDARD 61 CERTIFIED SHAPES; ISOFR, FIRE RETARDANT ISOPHTHALIC POLYESTER; VE, NON-FIRE RETARDANT VINYL ESTER USED TO PRODUCE NSF STANDARD 61 CERTIFIED SHAPES OR VEFR, FIRE RETARDANT VINYL ESTER, (CHOOSE ONE)} WITH CHEMICAL FORMULATION NECESSARY TO PROVIDE THE CORROSION RESISTANCE, STRENGTH AND OTHER PHYSICAL PROPERTIES AS REQUIRED.
4. ALL FINISHED SURFACES OF FRP ITEMS AND FABRICATIONS SHALL BE SMOOTH, RESIN-RICH, FREE OF VOIDS AND WITHOUT DRY SPOTS, CRACKS, CRAZES OR UNREINFORCED AREAS. ALL GLASS FIBERS SHALL BE WELL COVERED WITH RESIN TO PROTECT AGAINST THEIR EXPOSURE DUE TO WEAR OR WEATHERING.
5. ALL PULTRUDED STRUCTURAL SHAPES SHALL BE FURTHER PROTECTED FROM ULTRAVIOLET (UV) ATTACK WITH 1) INTEGRAL UV INHIBITORS IN THE RESIN AND 2) A SYNTHETIC SURFACING VEIL TO PRODUCE A RESIN RICH SURFACE.
6. TENSILE STRENGTH SHALL BE A MINIMUM OF 30KSI
7. FLEXURAL STRENGTH SHALL BE A MINIMUM OF 30KSI
8. FRP FIBER BOLTS SHALL BE TIGHTENED TO 1/2 TURN PAST SNUG AND LOCKED WITH EPOXY.
9. AFTER ORIGINAL INSTALLATION, ANY FIBER BOLT THAT IS REMOVED MUST BE DISCARDED AND REPLACED.

STEEL

1. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) AND ALL APPLICABLE BUILDING CODES.
2. STRUCTURAL STEEL SHAPES SHALL BE ASTM A36 STEEL.
3. ALL BOLTS SHALL BE ASTM GRADE A325, HOT-DIP GALVANIZED PER ASTM D153. ALL BOLTS SHALL BE 1/2" DIAMETER UNLESS OTHERWISE NOTED.
4. ALL BOLTS SHALL HAVE GALVANIZED LOCK WASHER OR PAL NUT
5. TIGHTEN BOLTS USING THE "TURN OF THE NUT" METHOD AS SPECIFIED BY AISC.
6. HOT-DIP GALVANIZE ANGLES PER ASTM D123 AFTER FABRICATION.
7. APPLY A MINIMUM OF TWO COATS OF COLD GALVANIZING TO ANY FIELD CUT OR DRILLED SURFACES.
8. STRUCTURAL CONNECTION BOLTS SHALL BE HIGH STRENGTH BOLTS (BEARING TYPE) AND CONFORM TO ASTM A325 "HIGH STRENGTH BOLTS FOR STRUCTURAL JOINTS, INCLUDING SUITABLE NUTS AND PLAIN HARDENED WASHERS".
9. ALL BOLTS ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZE IN ACCORDANCE WITH ASTM A153 "ZINC-COATING (HOT-DIP) ON IRON AND STEEL HARDWARE", UNLESS OTHERWISE NOTED.
10. STEEL PIPE SHALL CONFORM TO ASTM A500 "COLD-FORMED WELDED & SEAMLESS CARBON STEEL STRUCTURAL TUBING", GRADE A, OR ASTM A53 PIPE STEEL BLACK AND HOT-DIPPED ZINC-COATED WELDED AND SEAMLESS TYPE E OR S, GRADE B. PIPE SIZES INDICATED ARE NOMINAL. ACTUAL OUTSIDE DIAMETER IS LARGER.
11. EXPANSION BOLTS SHALL CONFORM TO FEDERAL SPECIFICATION FF-S-325, GROUP II, TYPE 4, CLASS 1, HILTI KWIK BOLT II OR APPROVED EQUAL. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MINIMUM EMBEDMENT SHALL BE THREE AND ONE HALF (3 1/2) INCHES.
12. EPOXY ANCHOR ASSEMBLY SHALL CONSIST OF 1/2" DIAMETER STAINLESS STEEL ANCHOR ROD WITH NUTS & WASHERS, AN INTERNALLY THREADED INSERT, A SCREEN TUBE AND AN EPOXY ADHESIVE. THE ANCHORING SYSTEM SHALL BE THE HILTI-HIT HY-70 AND OR HY-100 SYSTEMS (AS SPECIFIED IN DWG.) OR ENGINEERS APPROVED EQUAL WITH 4-1/4" MIN. EMBEDMENT DEPTH.
13. FIELD WELDS, DRILL HOLES, SAW CUTS AND ALL DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED WITH AN ORGANIC ZINC REPAIR PAINT COMPLYING WITH REQUIREMENTS OF ASTM A780. GALVANIZING REPAIR PAINT SHALL HAVE 86 PERCENT ZINC BY WEIGHT, ZIRP BY DUNCAN GALVANIZING, GALVA BRIGHT PREMIUM BY CROWN OR EQUAL. THICKNESS OF APPLIED GALVANIZING REPAIR PAINT SHALL BE NOT LESS THAN 4 COATS (ALLOW TIME TO DRY BETWEEN COATS) WITH A RESULTING COATING THICKNESS REQUIRED BY ASTM A123 OR A153 AS APPLICABLE.

14. CONTRACTOR SHALL COMPLY WITH AWS CODE FOR PROCEDURES, APPEARANCE AND QUALITY OF WELDS, AND FOR METHODS USED IN CORRECTING WELDING. ALL WELDERS AND WELDING PROCESSES SHALL BE QUALIFIED IN ACCORDANCE WITH AWS "STANDARD QUALIFICATION PROCEDURES". ALL WEDDING SHALL BE DONE USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC AND D1.1. WHERE FILL WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION", 9TH EDITION.



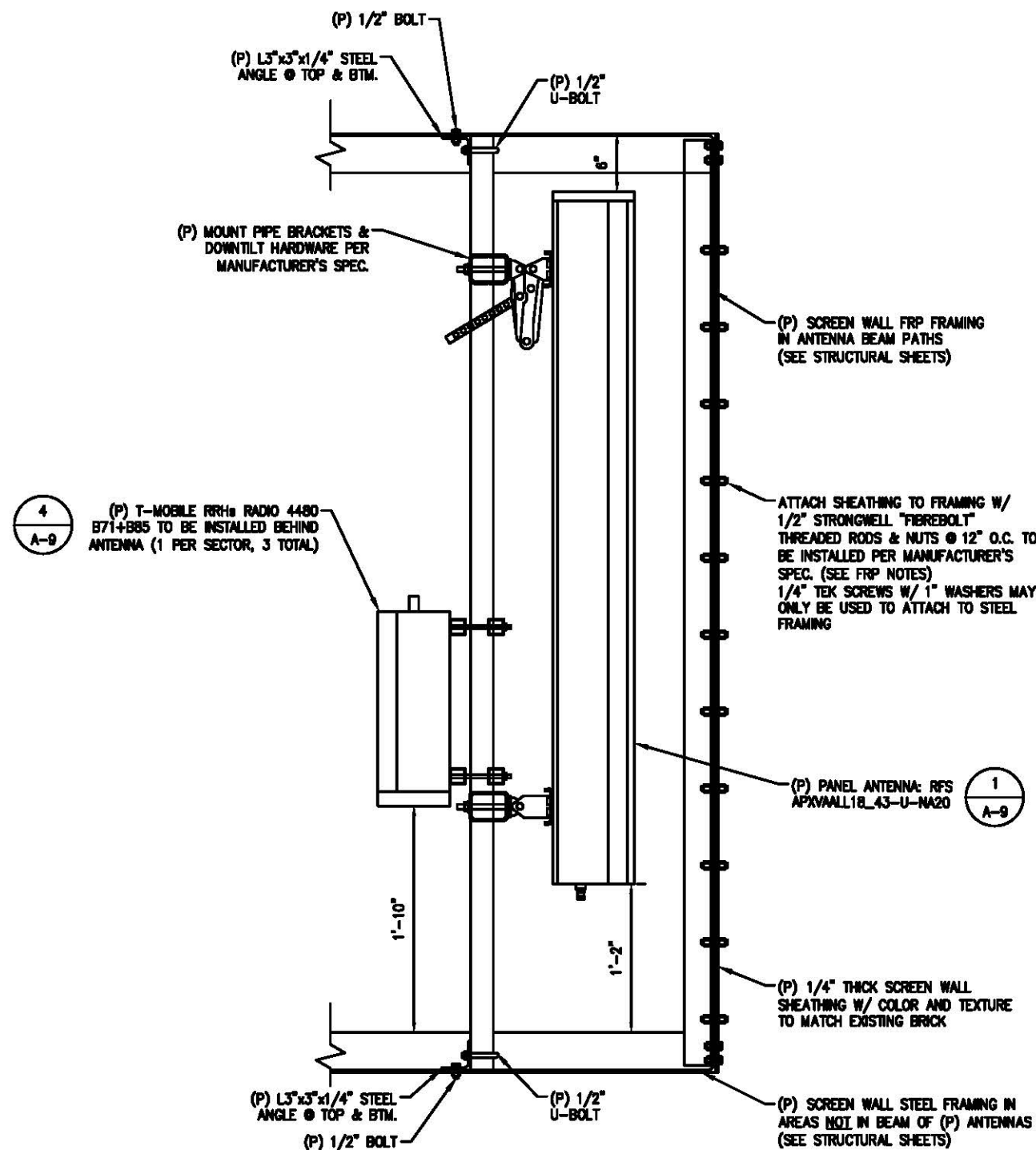
SITE NUMBER: 4BN0113C
SITE NAME: BN113/80 SHERMAN ST
 80-96 SHERMAN STREET
 CAMBRIDGE, MA 02140
 MIDDLESEX COUNTY

T-MOBILE NORTHEAST LLC
 15 COMMERCE WAY, SUITE B
 NORTON, MA 02788
 OFFICE: (508) 286-2700
 FAX: (508) 286-2893

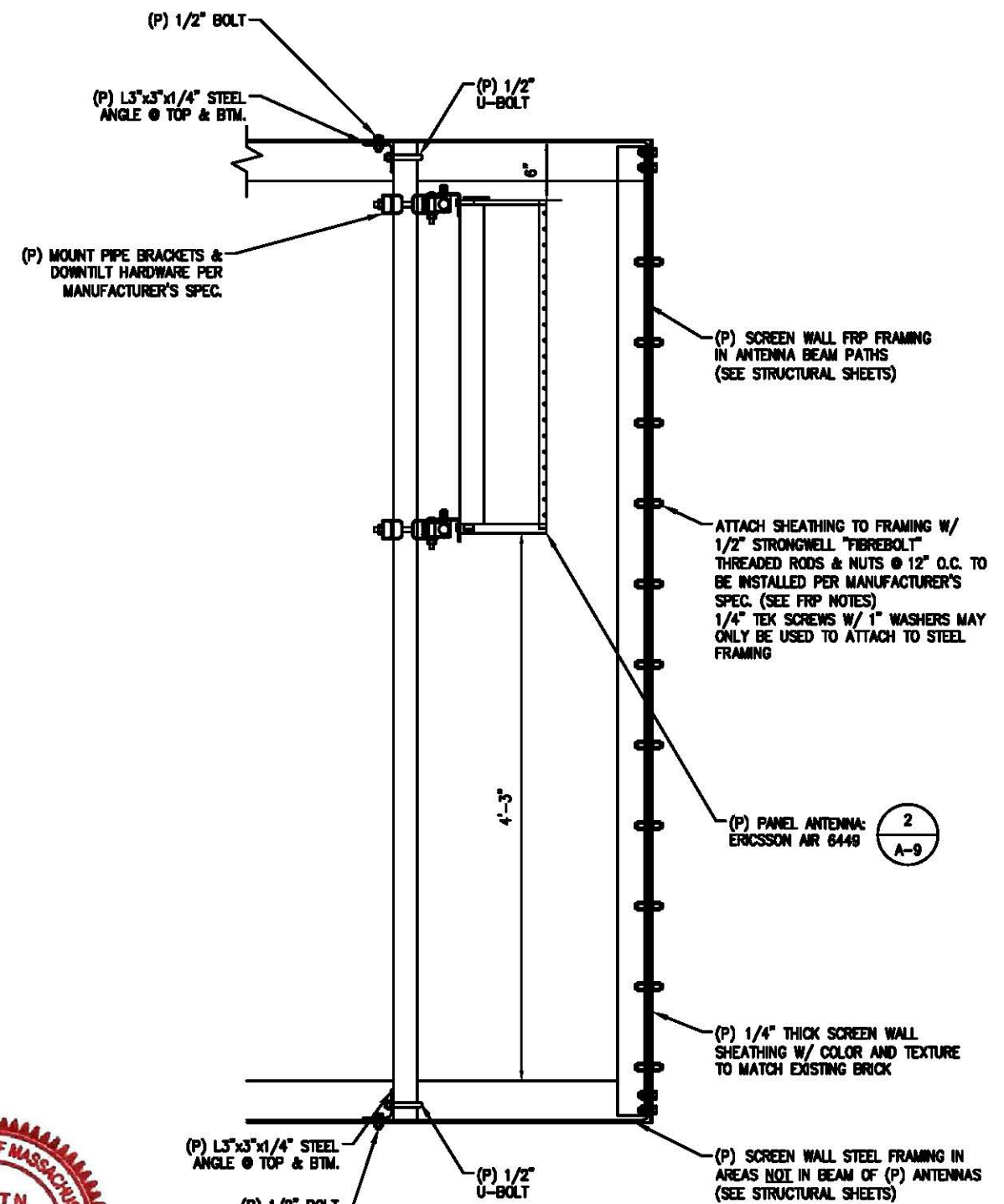
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STRUCTURAL NOTES

SHEET NO. **S-10**



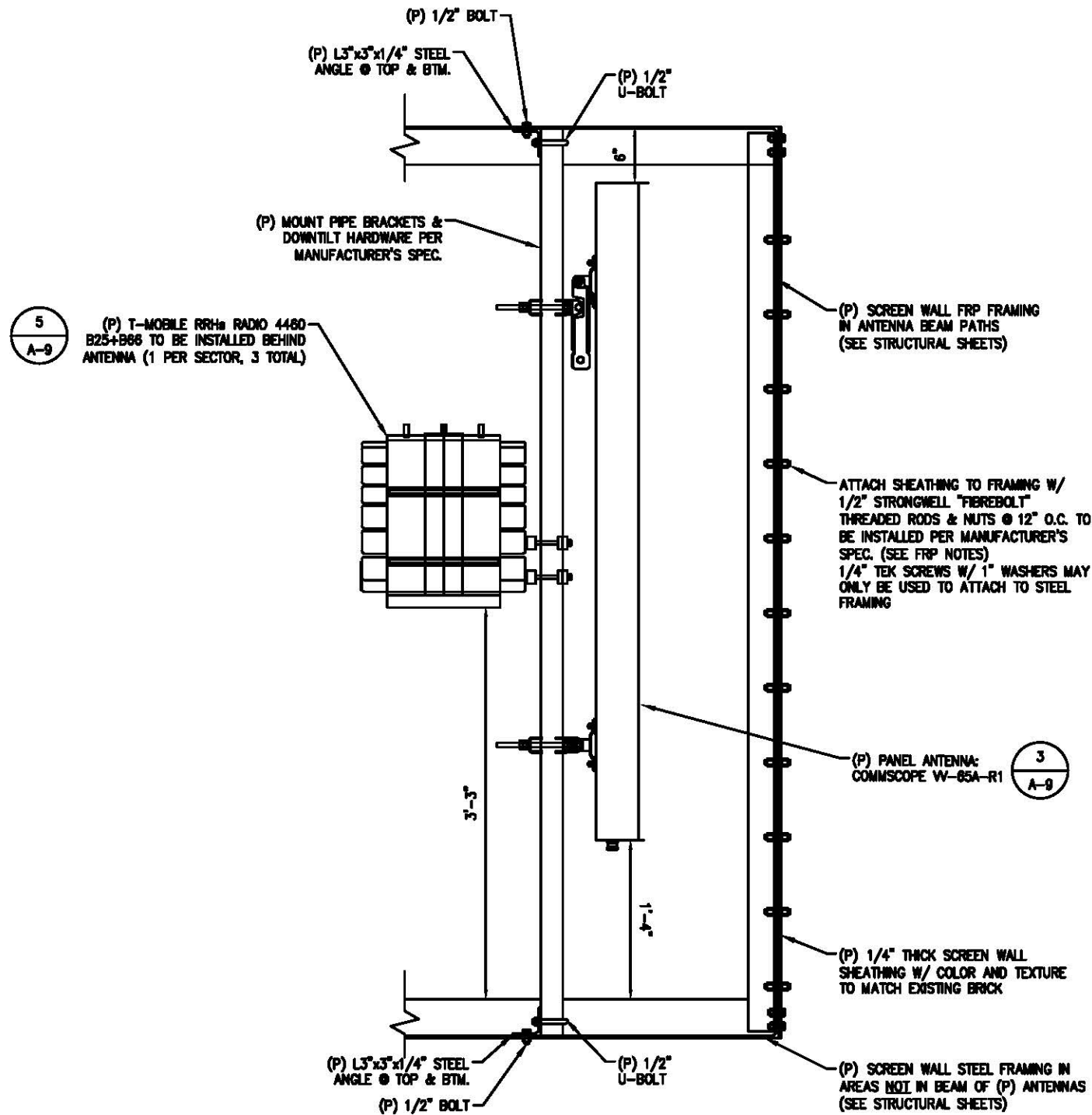
1 ANTENNA MOUNT DETAIL
S-11 SCALE: 3/4" = 1'-0"



2 ANTENNA MOUNT DETAIL
S-11 SCALE: 3/4" = 1'-0"



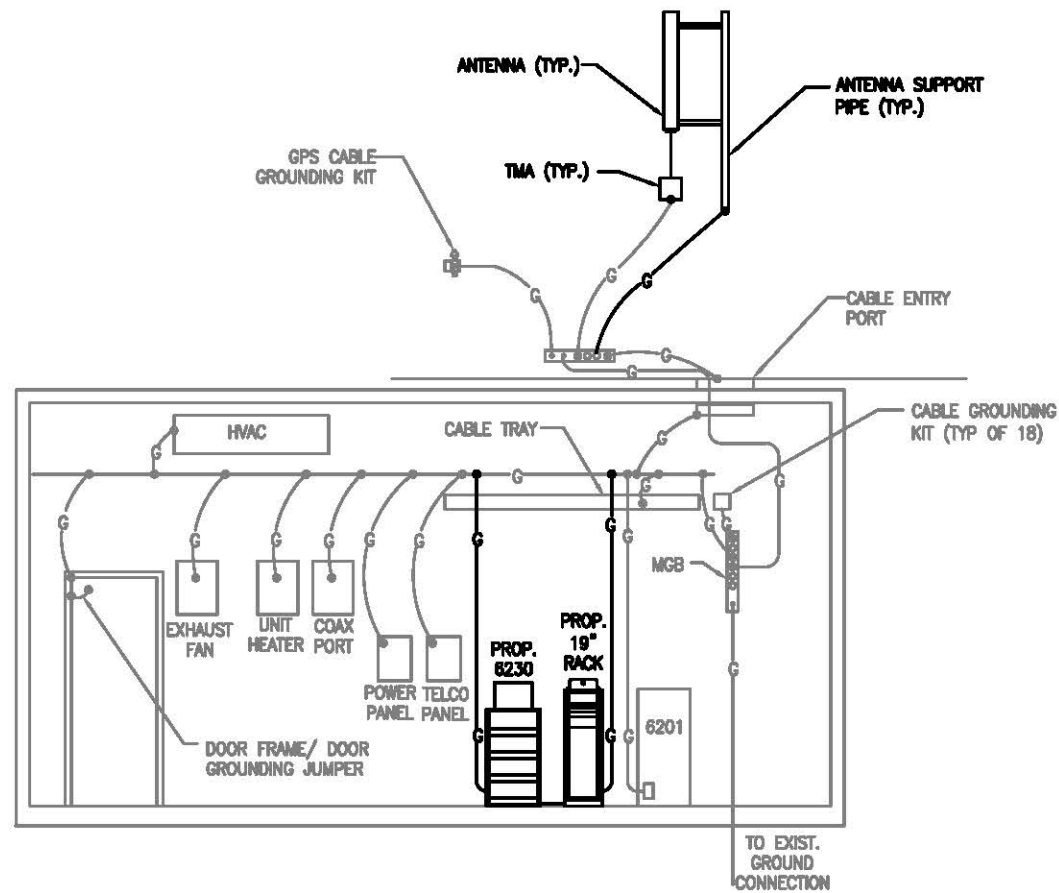
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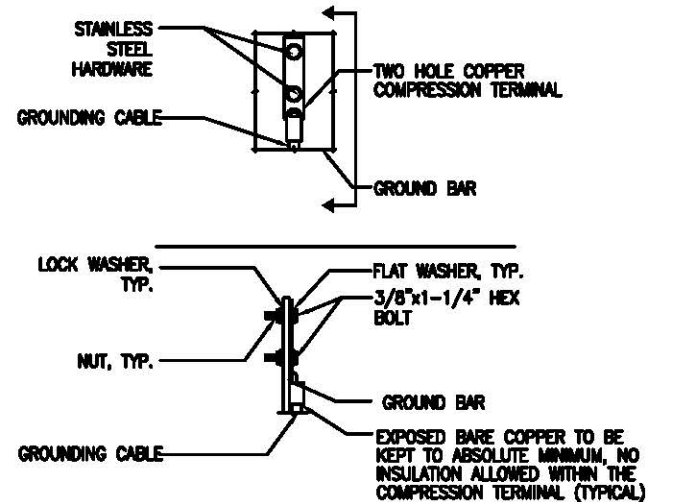
1 ANTENNA MOUNT DETAIL
S-12 SCALE: 3/4" = 1'-0"



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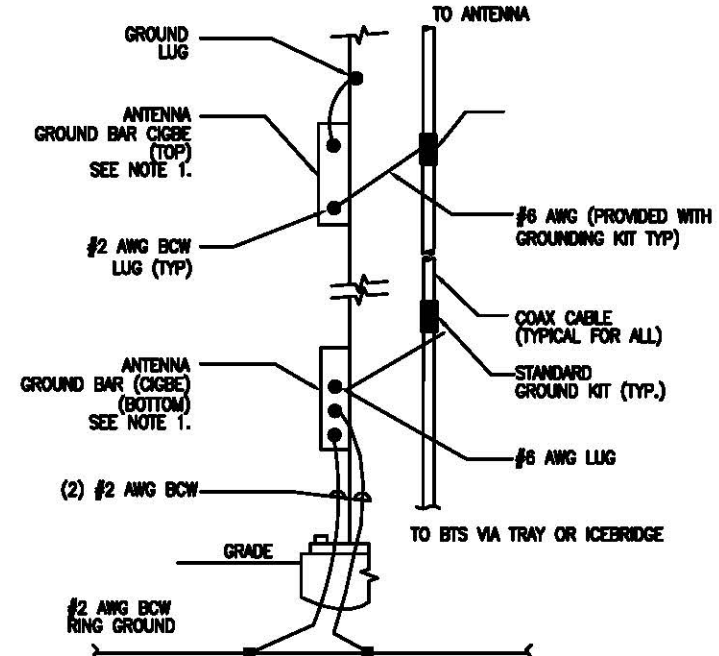


1 TYP. GROUNDING RISER DIAGRAM
G-1 SCALE: N.T.S.



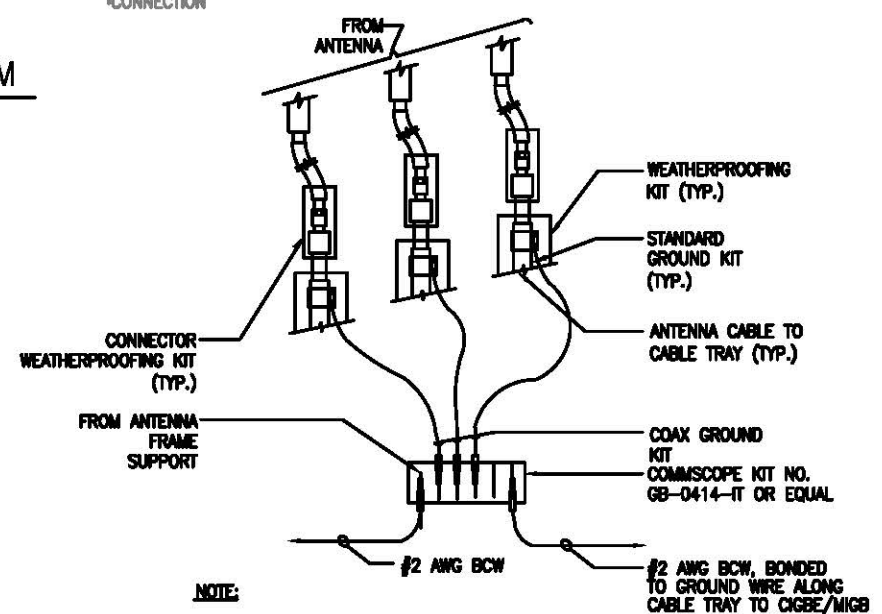
- NOTES:
 1. "DOUBLING UP" OR "STACKING" OF CONNECTION IS NOT PERMITTED.
 2. OXIDE INHIBITING COMPOUND TO BE USED AT ALL LOCATIONS.
 3. CADDLED DOWNLEADS FROM UPPER EGB, LOWER EGB, AND MGB.
 4. ALL GROUND LUGS MUST BE HEAT SHRUNK AT WIRE/LUG CONNECTION

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



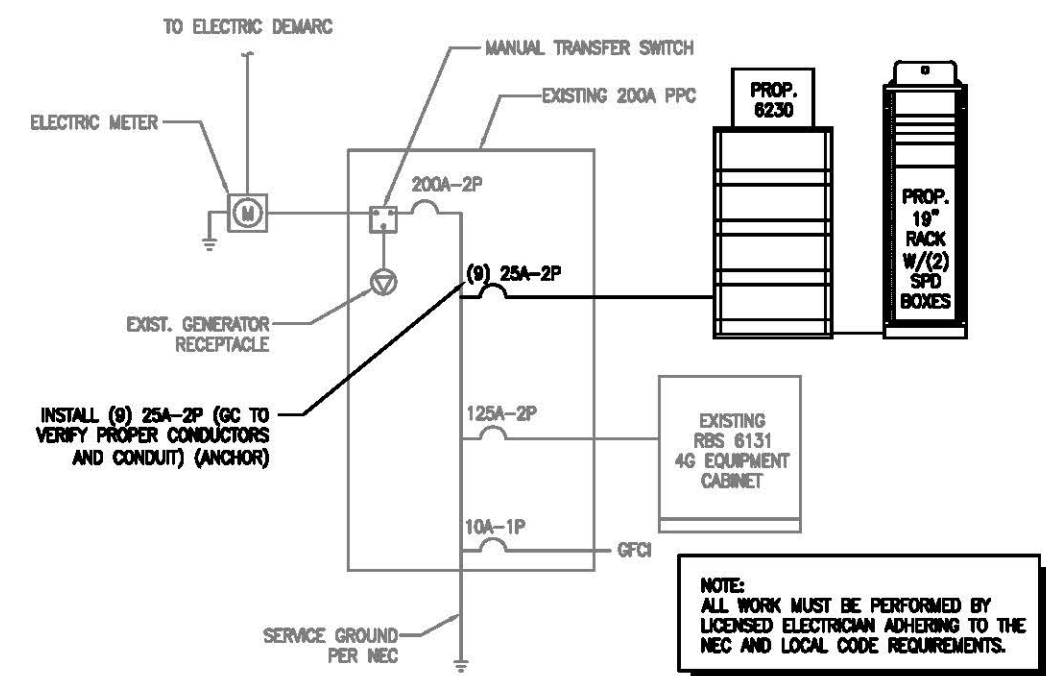
- NOTE:
 1. NUMBER OF GROUND BARS MAY VARY DEPENDING ON THE TYPE OF TOWER, ANTENNA LOCATION AND CONNECTION ANTENNA LOCATION AND CONNECTION ORIENTATION. PROVIDE AS REQUIRED.
 2. A SEPARATE GROUND BAR TO BE USED FOR GPS ANTENNA IF REQUIRED.

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



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

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

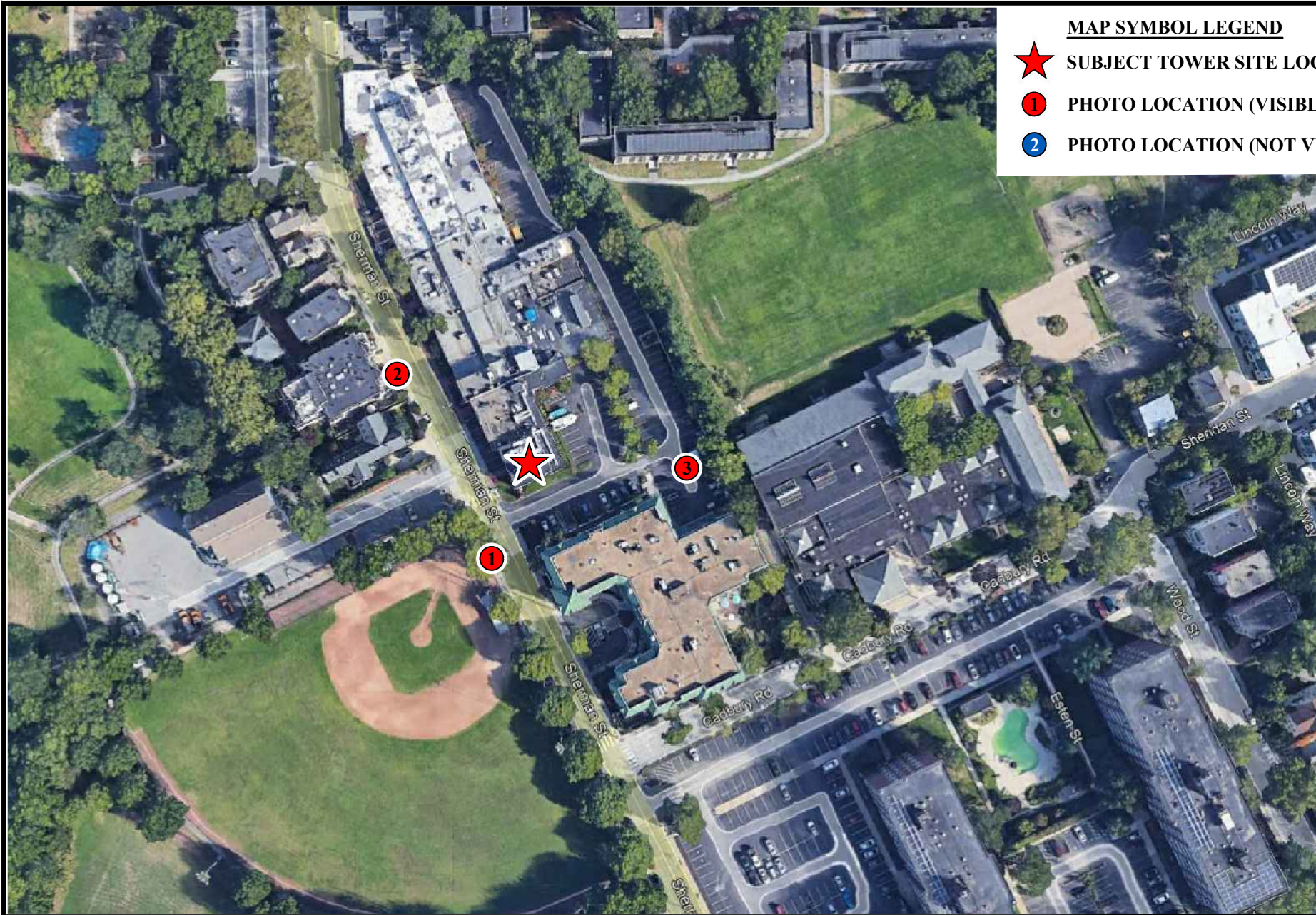





NOTE:
 ALL WORK MUST BE PERFORMED BY LICENSED ELECTRICIAN ADHERING TO THE NEC AND LOCAL CODE REQUIREMENTS.

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



NO.	DATE	REVISIONS	BY	CHK
0	01/21/21	ISSUED FOR REVIEW	MER	MRC
1	04/01/21	ISSUED FOR CONSTRUCTION	MER	MRC
2	10/21/21	REVISED	JWH	MRC
3	12/08/21	REVISED	MER	MRC
4	07/11/22	REVISED	MER	MRC
5	07/14/22	REVISED	MER	MRC



- MAP SYMBOL LEGEND**
-  SUBJECT TOWER SITE LOCATION
 -  PHOTO LOCATION (VISIBLE)
 -  PHOTO LOCATION (NOT VISIBLE)



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

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 FAX: (401) 633-6354

SITE NO: 4BN0113C
 SITE NAME: BN113/80 SHERMAN ST
 ADDRESS: 80-96 SHERMAN STREET
 CAMBRIDGE, MA 02140

KEY MAP OF PHOTOS

PAGE: MAP1
 DATE: 7/5/2022
 DRAWN BY: MR
 REVISION: 1



(E) 6'x6' ANTENNA CONCEALMENT ASSEMBLY TO BE REMOVED

(E) SUBJECT BUILDING

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VIEW #1
 EXISTING VIEW FROM THE SOUTH,
 ON SHERMAN STREET

PAGE: V-1E
DATE: 7/5/2022
DRAWN BY: MR
REVISION: 1



PROPOSED 7'-6"x7'-6"x10' TALL ANTENNA
CONCEALMENT ASSEMBLIES (TYP. OF 2)

PREPARED FOR:

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SITE NO: 4BN0113C

SITE NAME: BN113/80 SHERMAN ST

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VIEW #1
PROPOSED VIEW FROM THE SOUTH,
ON SHERMAN STREET

PAGE: V-1P

DATE: 7/5/2022

DRAWN BY: MR

REVISION: 1



(E) 6'x6' ANTENNA CONCEALMENT ASSEMBLY TO BE REMOVED

(E) SUBJECT BUILDING

PREPARED FOR:
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SITE NO: 4BN0113C
 SITE NAME: BN113/80 SHERMAN ST
 ADDRESS: 80-96 SHERMAN STREET
 CAMBRIDGE, MA 02140

VIEW #2
 EXISTING VIEW FROM THE
 NORTHWEST, ON SHERMAN STREET

PAGE: V-2E
 DATE: 7/5/2022
 DRAWN BY: MR
 REVISION: 1



PROPOSED 7'-6"x7'-6"x10' TALL ANTENNA
CONCEALMENT ASSEMBLIES (TYP. OF 2)

PREPARED FOR:
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SITE NO: 4BN0113C
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 ADDRESS: 80-96 SHERMAN STREET
 CAMBRIDGE, MA 02140

VIEW #2
 PROPOSED VIEW FROM THE
 NORTHWEST, ON SHERMAN STREET

PAGE: V-2P
 DATE: 7/5/2022
 DRAWN BY: MR
 REVISION: 1



(E) 6'x6'x10' TALL ANTENNA CONCEALMENT ASSEMBLY TO BE REMOVED

(E) SUBJECT BUILDING

PREPARED FOR:
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SITE NO: 4BN0113C
SITE NAME: BN113/80 SHERMAN ST
ADDRESS: 80-96 SHERMAN STREET
CAMBRIDGE, MA 02140

VIEW #3
 EXISTING VIEW FROM THE EAST,
 ON SUBJECT PROPERTY

PAGE: V-3E
DATE: 7/5/2022
DRAWN BY: MR
REVISION: 1



PROPOSED 7'-6"x7'-6"x10' TALL ANTENNA
CONCEALMENT ASSEMBLIES (TYP. OF 2)

PREPARED FOR:
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ADDRESS: 80-96 SHERMAN STREET
CAMBRIDGE, MA 02140

VIEW #3
PROPOSED VIEW FROM THE EAST,
ON SUBJECT PROPERTY

PAGE: V-3P
DATE: 7/5/2022
DRAWN BY: MR
REVISION: 1

September 16, 2022

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

Re: Eligible Facilities Request to Modify Transmission Equipment at an Existing Base Station located at 80-96 Sherman Street, Cambridge, MA 02140.

Dear Mr. Singanayagam:

A. T-Mobile is Filing an Eligible Facilities Request

Prince Lobel Tye LLP, on behalf of T-Mobile Northeast LLC is submitting the attached Eligible Facilities Request application to add, remove, modify, or replace Transmission Equipment at an Existing Base Station located at 80-96 Sherman Street, Cambridge, MA 02140.

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

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

B. Why this Eligible Facilities Request Must Be Granted

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TEL: 617 456 8000
FAX: 617 456 8100

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 forty-five feet (45’) high and presently contains wireless facilities. The existing Base Station meets the Federal Communications Commission (“FCC”) definition of a Base Station.

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

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

1. *The modifications to the Transmission Equipment do not increase the height of the Base Station by more than 10 percent (10%) or ten (10) feet, whichever is greater.*
 - a. The height of the Base Station is approximately forty-five feet (45’) high. The proposed replacement and addition of the antennas

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will not affect the height of the Base Station, as the proposed modifications will take place at a height of forty-four feet and one-half inch (44' - 0.5").

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. The majority of the antennas will be concealed within stealth enclosed façade mounted to the penthouse of the Building. As such, the proposed modification will not protrude from the edge of the building by more than six (6) feet.
3. *The modifications to the Transmission Equipment do not involve the installation of more than the standard number of equipment cabinets for the technology involved, not to exceed four.*
 - a. The Applicant proposes to replace the existing equipment cabinet that are currently located within the Applicant's equipment room within 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, August 11, 2005 (Case No. 9129) (the "Original Decision") and a second decision dated October 25, 2012 (Case No. 10343) (the "2nd Decision"), and a 3rd decision dated March 28, 2016 (Case No. BZA-009388-2016) (the "3rd Decision" and together with 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

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nine (9) antennas with nine (9) new antennas will not defeat the intent of the existing design, as the majority of the new antennas will be installed at the same locations as the existing antennas and concealed behind a faux chimney. Furthermore, all proposed antennas will be integrated into the building to the extent possible. As such, modifications to the existing facility will be in conformity with the 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 80-96 Sherman Street, Cambridge, MA 02140 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.

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

Sincerely,



Adam F. Braillard

Direct: 617-456-8153

Email: abraillard@princelobel.com

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

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

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

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

Site Address: 80 Sherman Street, Cambridge, MA

Existing Facilities

The Existing Facility is comprised of nine (9) panel antennas all mounted within a faux chimney on the rooftop of the existing building, together with supporting equipment.

Height of Base Station

Height above ground level of the tallest point on the existing base station: 45' (feet)

Height above ground level of the tallest point of the existing base station after the installation of the *proposed* equipment: 44'-6''(feet)

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

Yes No

Width of Base Station

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

Yes No

Excavation or Equipment Placement

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

Yes No

Equipment Cabinets

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

Yes No

Concealed or Stealth-Designed Wireless Facilities

5)

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

Yes No

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

Yes No

Compliance with Preexisting Conditions of Approval for the Base Station

6)

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

Yes No

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

Yes No

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

Yes No

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

Explanatory Comments:

The Applicant’s existing facility consists nine (9) panel antennas and ancillary RRUs and TMAs all located within a 6’ x 6’ x 10’ faux chimney on the rooftop of the Building. The Applicant proposes to modify its existing facility by replacing the existing antennas and RRUs with like-kind panel antennas, and by replacing the existing faux chimney with a new faux chimney measuring 7’-6”x7’-6”x10’ faux chimney, and by adding a second same-sized faux chimney. The two faux chimneys will house the nine (9) panel antennas, and similar to the existing facility, all of the antennas associated with the Proposed Facility will be concealed within faux chimneys and out of view from the public. Consequently, the visual change to the Applicant’s existing facility will be de minimus. The Applicant’s proposal is consistent with the previous decisions of the Board for this facility, the first of which is dated August 11, 2005 (Case No. 9129) (the “**Original Decision**”), a second dated October 25, 2012 (Case No. 10343) (the “**2nd Decision**”) and a third decision dated March 28, 2016 (BZA-009388-2016) (the “**3rd Decision**” and together with the Original Decision and 2nd Decision shall hereafter be referred to as the “**Decisions**”), and the proposal does not defeat the intent of any of the conditions set forth in these Decisions. .

This certification is dated this 16th day of September 2022.

Signature

Adam F. Braillard, Esq., Attorney for T-Mobile Northeast LLC.
Name & Title

Eligible Facilities Request (EFR) Application Form

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

Date of Submittal: _____

Submitted by:

Name: _____

Title: _____

Contact information: _____

Name of Jurisdiction: _____

Address of Jurisdiction: _____

Contact Name for Jurisdiction: _____

Name of Local Government Permit Application: _____

Local Government File #: _____

Street Address of Site: _____

Tax Parcel # of Site: _____

Latitude/Longitude of Site: _____

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

List Each Piece of Transmission Equipment that will be Removed:

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

List Cabinets that will be Removed at the Site:

September 16, 2022

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

Re: Eligible Facilities Request pursuant to Section 6409 of the Spectrum Act and an Application for Special Permit, in the Alternative

Property Address: 80-96 Sherman Street, Cambridge, MA 02140
Assessor's Map 203B, Lot 52 (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 Industry A Zoning District (the "**Industry A**"). 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 Act is shown on the Eligible Facilities Request permit application form attached hereto and incorporated herein by reference (the "**EFR**").

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

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The Applicant seeks to modify its existing wireless communications facility by relocating the Alpha Sector, replacing the existing antennas, replacing the existing Remote Radio Units (“**RRUs**”), and installing an additional concealment assemblies on the rooftop of the existing building (the “**Building**”) on the Property (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 nine (9) panel antennas, three (3) Tower Mounted Amplifiers (“**TMA**”), and three (3) remote radio units (“**RRUs**”), which are all located within a 6’ x 6’ x 10’ faux chimney on the rooftop of the Building. The Applicant proposes to modify its existing facility by replacing the panel antennas and the RRUs with new like-kind panel antennas and RRUs, and by replacing the existing faux chimney with two (2) new faux chimneys measuring 7’-6”x7’-6”x10’. Similar to the existing facility, all of the antennas associated with the Proposed Facility will be concealed within faux chimneys and out of view from the public. Consequently, the visual change to the Applicant’s existing facility will be de minimus.

The Applicant’s proposal is consistent with the previous decisions of the Board for this facility, the first of which is dated August 11, 2005 (Case No. 9129) (the “**Original Decision**”), a second dated October 25, 2012 (Case No. 10343) (the “**2nd Decision**”) and a third decision dated March 28, 2016 (BZA-009388-2016) (the “**3rd Decision**” and together with the Original Decision and 2nd Decision shall hereafter be referred to as the “**Decisions**”).

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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 Industry A District is permitted by special permit. The Applicant's Proposed Facility further complies with the provisions set forth in Section 4.32(g), footnote 49 of the Ordinance:

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

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

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

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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 Industry A 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 Industry A District.

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

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

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

The Applicant’s Proposed Facility will have no additional visual impact on the existing facility and Building. The Proposed Facility will be installed on the roof of the Building and concealed by faux chimneys that will blend with the existing characteristics of the Building, 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

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

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 nonresidential district. As such, 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:

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

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.

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.

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).

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TEL: 617 456 8000
FAX: 617 456 8100

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 Industry A District.

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

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

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

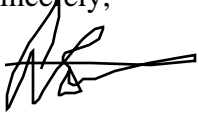
IV. Summary

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

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

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

Sincerely,



Adam F. Braillard

Direct: 617-456-8153

Email: abraillard@princelobel.com

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Suite 3700
Boston, MA 02110
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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

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

FCC Registration Number (FRN): 0001565449

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

Waivers/Conditions:

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

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

Conditions:

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

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

Licensee Name: T-MOBILE LICENSE LLC

Call Sign: WRAM889

File Number: 0008585885

Print Date: 05-31-2019

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

Reference Copy

Licensee Name: T-MOBILE LICENSE LLC

Call Sign: WRAM889

File Number: 0008585885

Print Date: 05-31-2019

700 MHz Relicensed Area Information:

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

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

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

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

FCC Registration Number (FRN): 0001565449

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

Waivers/Conditions:

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

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

Conditions:

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

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

Licensee Name: T-MOBILE LICENSE LLC

Call Sign: KNLH311

File Number: 0007725350

Print Date: 06-09-2017

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

Preferred
Reference
Copy

Licensee Name: T-MOBILE LICENSE LLC

Call Sign: KNLH311

File Number: 0007725350

Print Date: 06-09-2017

700 MHz Relicensed Area Information:

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

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

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

Table with Call Sign (WPOJ753), File Number (0008585870), and Radio Service (CW - PCS Broadband).

FCC Registration Number (FRN): 0001565449

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

Waivers/Conditions:

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

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

Conditions:

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

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

Licensee Name: T-MOBILE LICENSE LLC

Call Sign: WPOJ753

File Number: 0008585870

Print Date: 05-31-2019

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Reference Copy



3713



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

2005 OCT -7 A 10: 53

831 Mass Avenue, Cambridge, MA
(617) 349-6100
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

CASE NO: 9129

LOCATION: 80 Sherman Street, Cambridge, MA Industrial A Zone

PETITIONER: Omnipoint Holdings, Inc.
C/o Adam Braillard, Esq.
owner: Brickyard Realty Trust c/o John Kernochan
Book/Pg: 25078, 408

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

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

DATE OF PUBLIC NOTICE: July 22 & July 29, 2005

DATE OF PUBLIC HEARING: August 11, 2005

Return to:
A. Braillard = T-Mobile
50 Vision Blvd.
E. Providence, RI
02914

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

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

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

[Signature]
Attest, Middlesex S. Register

Case No. 9129
Location: 80 Sherman Street
Petitioner: Omni-Point Holdings, Inc. c/o Adam Brailard

On September 8, 2005, Petitioner's attorney Maura Sullivan appeared before the Board of Zoning Appeal requesting a special permit to install telecommunication antennas and base station equipment cabinets. The Petitioner submitted plans and photographs.

This case had been continued from August 11, 2005, in order to allow the Petitioner to further detail the drawings.

Ms. Sullivan stated that the proposal was to erect a faux chimney of the rooftop to disguise the antennas. She stated that the building was in an industrial zone.

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

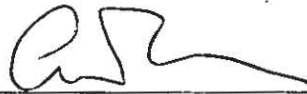
After discussion, the Acting-Chair moved that the Board grant the special permit to install a wireless communications facility on the rooftop of the existing building consisting of three panel antennas within a faux chimney, based on the finding that petitioner is licensed by the FCC, and that the visual impact of the various elements of the proposed structure, being the exterior faux chimney, on neighboring properties is minimized. The Acting-Chair moved that Board grant the special permit on the following conditions:

1. that should the petitioner cease to use this facility for a period of six consecutive months, unless it is due to a catastrophe that the petitioner is trying to rectify in due course, the permit is revoked,
2. that the Petitioner is required to seek and follow the advice of the Historical Commission on the exact finish and detailing of the chimney, and
3. that the petitioner continue to maintain the chimney's appearance through ongoing maintenance to keep it in good condition.

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

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

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



Constantine Alexander, Acting-Chair

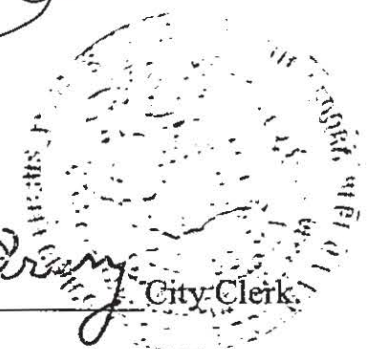
Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 10/17/05 by Naia Daniels, Clerk.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed

Appeal has been filed and dismissed or denied.

Date: 10/28/05 D. Margaret Drury City Clerk.



John C. Brown
Attest, Middlesex S. Register



City of Cambridge

MASSACHUSETTS



2013 00035323

Bk: 61193 Pg: 581 Doc: DECIS
Page: 1 of 4 02/13/2013 10:28 AM

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA 02139
(617) 349-6100

2013 JAN 16 PM 3 40
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

CASE NO: 10343

LOCATION: 80 Sherman Street Industry A Zone
Cambridge, MA 02140

PETITIONER: T-Mobile Northeast, LLC
C/o Jackie Slaga, Agent

*OWNER -
Brickyard Realty
Trust
John A Kernochan -
Trustee*

PETITION: Special Permit: In-kind replacement of existing 3 antennas with new antennas inside expanded stealth chimney. Existing chimney currently measures 2'-8", the expanded chimney will measure 4'-0". There will be no increase in height and the new chimney will be painted to match building. Additionally there will be an additional cabinet added inside interior equipment room.

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

DATE OF PUBLIC NOTICE: October 11 & 18, 2012

DATE OF PUBLIC HEARING: October 25, 2012

MEMBERS OF THE BOARD:

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

25077-460

ASSOCIATE MEMBERS:

MAHMOOD R. FIROUZBAKHT	<input checked="" type="checkbox"/>
DOUGLAS MYERS	<input type="checkbox"/>
SLATER W. ANDERSON	<input type="checkbox"/>
LINDSEY T. THORNE-BINGHAM	<input type="checkbox"/>
ANDREA A. HICKEY	<input type="checkbox"/>
KEVIN C. McAVEY	<input type="checkbox"/>

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

Case No. 10343
Location: 80 Sherman Street
Petitioner: T-Mobile Northeast, LLC c/o Jackie Slaga, Agent

On December 6, 2012, Petitioner's attorney Ricardo Sousa appeared before the Board of Zoning Appeal requesting a special permit in order to allow the in-kind replacement of three existing antennas with three new antennas mounted inside an expanded stealth chimney painted to match the building, and an additional cabinet added inside the building. 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. Sousa stated that the Petitioner wished to upgrade its existing specially permitted wireless facility as part of a system wide upgrade. He stated that two antennas would be installed within an expanded faux chimney and one antenna would be attached to it with a low profile mount. He stated that the external antenna and the chimney would be painted a flat beige finish so as to reduce visual impacts.

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

After discussion, the Chair moved that the Board grant the special permit for relief in order to allow the replacement of three existing antennas with new antennas, two mounted inside an expanded stealth chimney and one attached to the chimney, painted to match the chimney, and an additional cabinet added inside the building based on the finding that the petitioner was duly licensed and there were no the limitations imposed by that license that would preclude the installation of the facility. The Chair moved that the Board find that the visual impact of the various elements of the proposed facility were minimized, as supported by the Planning Board's letter, the presentation to the Board, and the use of a flat finished fiberglass surface, which in texture and color blended with the materials on which the external antenna would be attached. The Chair moved that the Board find that the proposed site was not in a residential district. The Chair moved that the Board find that the requirements of the Ordinance were met. The Chair moved that the Board find that traffic generated or patterns of access or egress would not cause congestion, hazard, or substantial change in the established neighborhood character. The Chair moved that the Board find that continued operations of or development of adjacent uses as permitted in the Ordinance would not be adversely affected by the nature of the proposed use, but rather would be enhanced by the upgraded equipment and service. The Chair moved that the Board find that there would not be any nuisance or hazard created to the health, safety, and/or welfare of the occupant of the proposed use or to the citizens of the city. The Chair moved that the Board find that a telecommunications facility already existed at the location and had produced no detriment. The Chair moved that the Board find that the proposed use would not impair the integrity of the district or adjoining

district or otherwise derogate from the intent and purpose of the Ordinance. The Chair moved that the Board grant the special permit on the following conditions:

1. that the work proceed as per the application submitted with the revised plans and photo simulations,
2. that should the equipment be rendered inoperable or obsolete, it be removed within 60 days and the surface to which it was mounted be restored to its original condition and in the event that the equipment inside of the faux structure becomes obsolete, then the faux structure itself shall be removed within 60 days and the roof area and visual impact be restored to the original condition prior to the granting of this and earlier special permits,
3. that any conditions laid out in the above mentioned Planning Board letter are incorporated here.

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

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

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

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


Brendan Sullivan, Chair

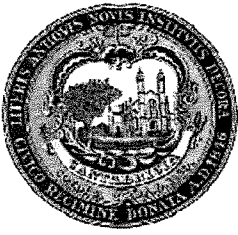
Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 1-16-13 by Maria Spacheco, Clerk.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed .

Appeal has been filed and dismissed or denied.

Date: January 13, 2013 Deanna P. Kopy City Clerk.



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

March 28, 2016

T-Mobile Northeast LLC - C/O Ricardo M. Sosua, Esq.
100 Cambridge Street, Suite 2200
Boston MA, 02114

Case No: BZA-009388-2016

Dear Ricardo M. Sosua, Esq.

We enclose the decision of the Board of Zoning Appeal as it pertains to the premises located at
80 Sherman St Cambridge, MA 02140

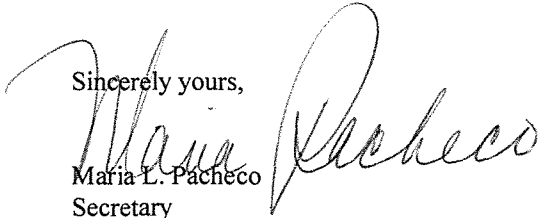
A copy of this decision has been filed with office of the City Clerk, this date. When twenty days have passed you MUST:

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

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

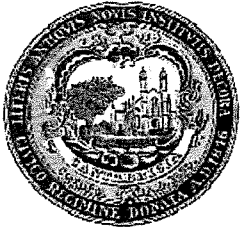
If you have any questions, please phone me at 349-6100.

Sincerely yours,


Maria L. Pacheco
Secretary

Section 10.35 of the Zoning Ordinances:

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



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

2016 MAR 28 PM 4:14
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

CASE NO: BZA-009388-2016 Industrial A Zone

LOCATION: 80 Sherman St
 Cambridge, MA 02140

PETITIONER: T-Mobile Northeaset LLC - C/O Ricardo M. Sosua, Esq.

PETITION: Special Permit: The Applicant proposes to modify the existing wireless communications facility by collocating an additional six (6) new L700 panel antennas to be installed within a new faux chimney. The new faux chimney will replace the existing faux chimney and will house all of the Applicants antennas. The Applicants proposal complies with Section 6409 of the Spectrum Act as the collocation of antennas is not a substantial change to the existing base station. Moreover, the Applicants proposal complies with Section 4.32 and 10.4 of the Cambridge Zoning Ordinance.

VIOLATION :

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

DATE OF PUBLIC NOTICE: February 25, 2016 and March 03, 2016

DATE OF PUBLIC HEARING: March 10, 2016;

MEMBERS OF THE BOARD:

CONSTANTINE ALEXANDER - CHAIR	<u>✓</u>
BRENDAN SULLIVAN - VICE-CHAIR	<u>✓</u>
THOMAS SCOTT	<u> </u>
JANET O. GREEN	<u> </u>

ASSOCIATE MEMBERS:

DOUGLAS MYERS	<u> </u>
SLATER W. ANDERSON	<u>✓</u>
ANDREA A. HICKEY	<u> </u>
ALISON HAMMER	<u> </u>
JIM MONTEVERDE	<u>✓</u>
GEORGE BEST	<u> </u>
LAURA WERNICK	<u>✓</u>

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-009388-2016
Location: 80 Sherman Street
Petitioner: T-Mobile Northeast LLC c/o Ricardo Sousa, Esq.

On March 10, 2016, Petitioner's attorney Ricardo Sousa appeared before the Board of Zoning Appeal requesting a special permit in order to modify the existing wireless communications facility by collocating an additional six new L700 panel antennas, to be installed within a new faux chimney, which will replace the existing faux chimney and will house all of the petitioner's antennas, where the proposal complies with Section 6409 of the Spectrum Act as the collocation of antennas is not a substantial change to the existing base station and complies with Sections 4.32 & 10.40 of the Cambridge Zoning Ordinance ("Ordinance"). The Petitioner requested relief under Article 4, Section 4.32.G.1 and Article 10, Section 10.40 of the Ordinance and Section 6409 of the Middle Class Tax Relief & Job Creation Act. The Petitioner submitted application materials including information about the project, plans, and photographs.

Mr. Sousa stated that the proposal was to install an additional six antennas to an existing specially permitted telecommunications facility. He stated that the antennas would be housed in a faux penthouse and so be hidden from view. He stated that the installation would comply with Section 6409 because the height of the facility would not change, there would be no protrusions from the building, there would be less than four cabinets, there would be no excavation, the stealth elements would not be defeated, and the conditions of the previously granted special permit would be adhered to. He stated that the proposal had the support of 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 modify the existing wireless communications facility by collocating an additional six new L700 panel antennas, to be installed within a new faux chimney, which will replace the existing faux chimney and will house all of the petitioner's antennas based on the finding that the requirements of the Ordinance could not be met without the special permit being granted. The Chair moved that the Board find that traffic generated or patterns of access or egress resulting from the project would not cause congestion, hazard, or substantial change in established neighborhood character. The Chair moved that the Board find that the continued operation of or development of adjacent uses as permitted in the Ordinance would not be adversely affected by what was proposed. The Chair moved that the Board find that no nuisance or hazard would be created to the detriment of the health, safety, and/or welfare of the occupants of the proposed use

or the citizens of the City. The Chair moved that the Board find that the proposed use would not impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of the Ordinance. The Chair moved that the Board find that the modification to the existing telecommunication facility proposed by the petitioner did not substantially change the physical dimensions of the existing wireless tower or base station at such facility within the meaning of Section 6409(a) of The Middle Class Tax Relief and Job Creation Act of 2012, also known as The Spectrum Act. The Chair moved that the Board grant the special permit subject to the following conditions:

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

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

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

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

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

- 1) The meeting of the requirements of the Ordinance;
- 2) Traffic generated or patterns of access or egress would not cause congestion, hazard, or substantial change in the established neighborhood character;
- 3) The continued operation of or the development of adjacent uses as permitted in the Ordinance would not be adversely affected by the nature of the proposed uses;
- 4) Nuisance or hazard would not be created to the detriment of the health, safety and /or welfare of the occupants of the proposed use;

- 5) The proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the Ordinance, and in fact would be a significant improvement to the structure and benefit the neighborhood, and;
- 6) The new use or building construction is not inconsistent with the Urban Design Objectives set forth in Section 19.30 of the Cambridge Zoning Ordinance.

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



Constantine Alexander, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 3/28/16 by Maria Pacheco, Clerk.

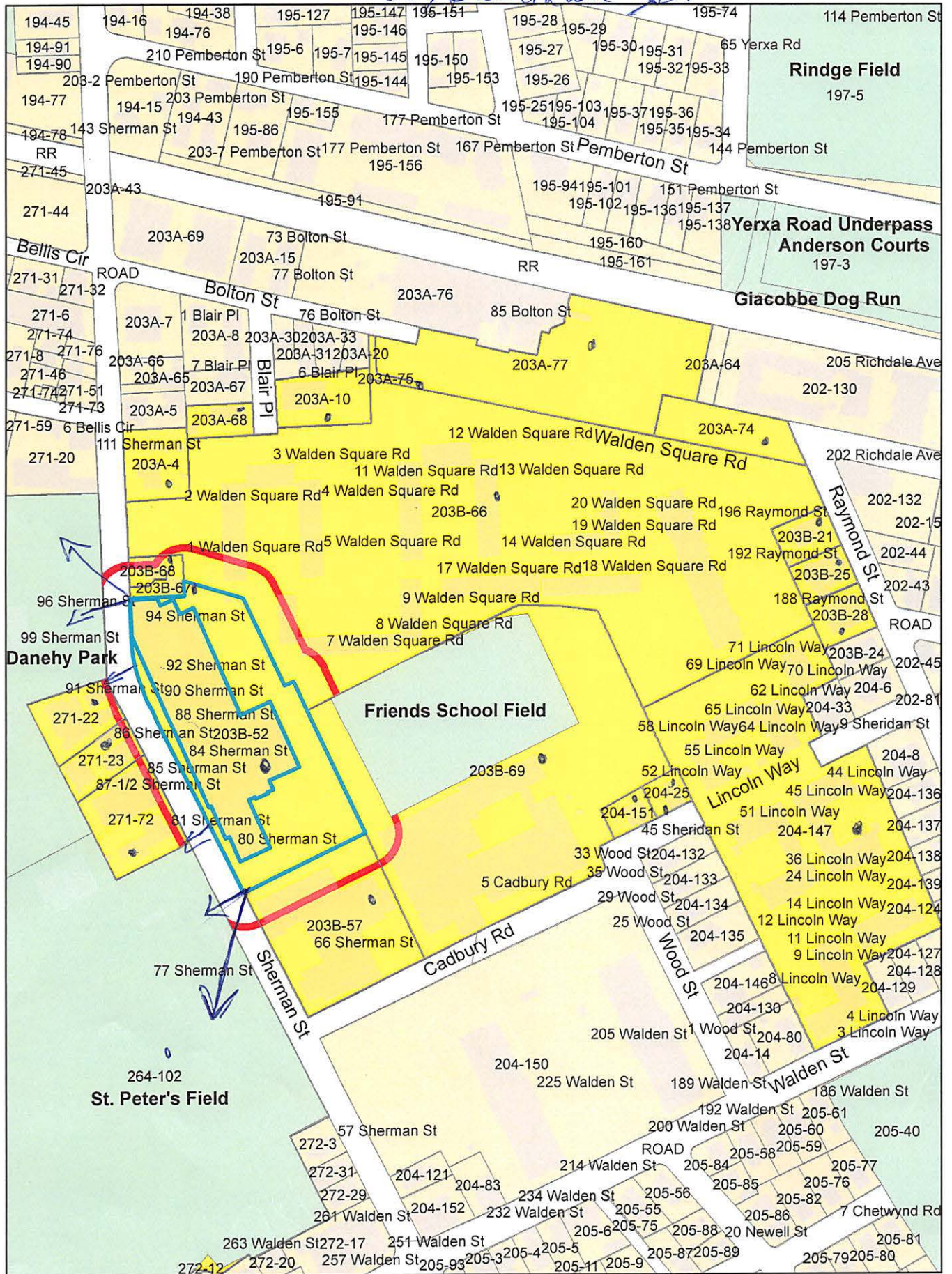
Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____.

Appeal has been filed and dismissed or denied.

Date: _____ City Clerk.

80 Sherman St.



80 Sherman St.

Petitioner

204-147
CAMBRIDGE AFFORDABLE PRESIDENTIAL
APARTMENTS LLC.
362 GREEN STREET, 3RD FLOOR
CAMBRIDGE, MA 02139

203A-10
6 BLAIR PLACE, LLC
C/O HIGH ST. PROPERTY MGMT CORP
92 HIGH ST. SUITE 22
MEDFORD, MA 02155

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

271-23
CALLAGHAN, ACHESON H.
87 1/2 SHERMAN ST -UNIT #87 1/2-2
CAMBRIDGE, MA 02138

271-22
HACKEL, JENNIFER M. & RICHARD E. HACKEL
91 SHERMAN ST., #7
CAMBRIDGE, MA 02140

271-22
LI, XIANJING
91 SHERMAN ST., #2
CAMBRIDGE, MA 02140

271-23
LANGE, NANCY J., TRUSTEE OF REVOCABLE
LIVING TRUST NANCY J. LANGE
87 SHERMAN ST., UNIT #87 1/2-1
CAMBRIDGE, MA 02138

271-23
LUCAS, JUAN CESAR SANCHEZ & EVA MARIA
FERRERAS RODRIGUEZ
87-89 SHERMAN ST UNIT #89
CAMBRIDGE, MA 02138

271-72
BORDONE, ROBERT C.
81 SHERMAN ST., #81-1
CAMBRIDGE, MA 02140

271-72
WHELAN, DAVID & CATHERINE BOHN
81 SHERMAN ST., UNIT #2
CAMBRIDGE, MA 02140

271-72
TWEED, AMANDA J.
85 SHERMAN ST 85/4
CAMBRIDGE, MA 02140

271-72
ORMOND, CATHERINE,
TR. THE CATHERINE ORMOND LIV TR
85 SHERMAN ST., #5
CAMBRIDGE, MA 02138

271-72
SONG, KYUNG I.
85 SHERMAN ST., UNIT #9
CAMBRIDGE, MA 02140

271-72
BARRICELLI, LAURA C.
85 SHERMAN ST., UNIT #85/2
CAMBRIDGE, MA 02138

271-72
NIXON, JEANNE M. K.
85 SHERMAN ST, #3
CAMBRIDGE, MA 02140

271-72
KELLY, CAROL
85 SHERMAN ST., UNIT #85/8
CAMBRIDGE, MA 02138

203B-21
BERTOLI, LEONARD
58 TRENTON ST.
MELROSE, MA 02176

203B-52
KERNOCHAN, JOHN A.,
TR. OF BRICKYARD REALTY TRUST
HAMMOND PROPERTY MGMT
TWO BRATTLE SQ
CAMBRIDGE, MA 02138

203B-69
CAMBRIDGE FRIENDS SCHOOL INC
5 CADBURY RD
CAMBRIDGE, MA 02140

203B-67
SEUFERT, THOMAS S. & CAROLYN F. FISHER
98R SHERMAN ST
CAMBRIDGE, MA 02140

203A-4
CAMBRIDGE ELECTRIC LIGHT CO
C/O NSTAR CO
P.O. BOX 270
HARTFORD, CT 06141-0270

203B-57
CJK SHERMAN LIMITED PARTNERSHIP
C/O CWA
66 SHERMAN ST.
CAMBRIDGE, MA 02140-3527

203B-66
WSQ LIMITED PARTNERSHIP
C/O WINN RESIDENTIAL - ATTN: LI SOSNA
6 FANEUIL HALL MARKETPLACE
BOSTON, MA 02109

203B-68
DINARDO, VALERIE J.
98-100 SHERMAN ST
CAMBRIDGE, MA 02140

271-22
TAI, JEANNE
91 SHERMAN ST., UNIT #4
CAMBRIDGE, MA 02140

271-23
GARLAND, HAZEL I.
87-89 SHERMAN ST., #87/1
CAMBRIDGE, MA 02140

271-23
PALLOTTA, CHRISTOPHER F.
87 SHERMAN ST., #87-3
CAMBRIDGE, MA 02138

203A-74-75/264-102
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

203A-74-75 /264-102
CITY OF CAMBRIDGE
C/O YI-AN HUANG
CITY MANAGER

264-102
CAMBRIDGE CITY OF PWD
147 HAMPSHIRE ST
CAMBRIDGE, MA 02139

80 Sherman St.

271-23
LIEB, LAWRENCE B.
87 SHERMAN ST., #87-2
CAMBRIDGE, MA 02138

203B-28
SANDRASEGARAN, KUMARESAN &
RUKSHINI SANDRASEGARAN
184 RAYMOND ST., UNIT #2
CAMBRIDGE, MA 02140

203B-28
STANTON, GARY L. &
REBECCA HANDALI STANTON
184 RAYMOND ST., #5
CAMBRIDGE, MA 02139

203B-28
JAYARAM, HARIHARAN & GEETA D. ATHALYE
184 RAYMOND ST., UNIT #4
CAMBRIDGE, MA 02140

203B-25
CAVALIERE, SEAN P.
192 RAYMOND ST. UNIT 7
CAMBRIDGE, MA 02140

203B-25
WEINTRAUB, JUSTIN S.
192 RAYMOND ST., #5
CAMBRIDGE, MA 02140

203B-25
O'FARRELL, MICHAEL P.
192 RAYMOND ST. UNIT 8
CAMBRIDGE, MA 02140

271-22
KELLEY, BRITTA E. & KATHLEEN M. RIESING
91 SHERMAN ST #1
CAMBRIDGE, MA 02140

203B-25
WANG, QI
192 RAYMOND ST. UNIT 4
CAMBRIDGE, MA 02140

271-22
DRAZEN, BRADFORD, TRS THE CREESE
CAMBRIDGE TRUST
91 SHERMAN ST UNIT 5
CAMBRIDGE, MA 02140

203B-25
CROWE BENJAMIN SMITH-CROWE KRISTIN
192 RAYMOND ST UNIT 3
CAMBRIDGE, MA 02140

203B-25
KIM MISO
192 RAYMOND ST #2
CAMBRIDGE, MA 02140

271-72
JUNG ERIC HOONEE
85 SHERMAN STREET - UNIT 85-1
CAMBRIDGE, MA 02140

271-72
ZEA NICOLAS VARGAS
85 SHERMAN ST UNIT 11
CAMBRIDGE, MA 02140

203B-25
HSU, KEVIN T. STEPHANIE L. HSU
192 RAYMOND ST UNIT #6
CAMBRIDGE, MA 02140

271-22
RIGEL CAPITAL LLC
1175 W BITTERS RD, STE 2203 78216
SAN ANTONIO, TX 78229

204-151
BONDER JULIAN N
45 SHERIDAN ST
CAMBRIDGE, MA 02140

271-72
VARY GYORGY & ANITA KOVACS
85 SHERMAN ST
CAMBRIDGE, MA 02140

203A-77
WALDEN STREET PARTNERS LLC
181 DUDLEY RD
NEWTON, MA 02459

203B-28
KOUL, ASHISH & DEEPALI DHAR
310 WEST 120TH ST
NEW YORK, NY 10026

203B-25
TRYZELAAR LIESBETH
192 RAYMOND ST - UNIT 1
CAMBRIDGE, MA 02140

203B-28
CUSHING, KAREN B.,
TRS WILLIAM D. B. LOOS, TRS
184 RAYMOND ST UNIT 6
CAMBRIDGE, MA 02140

271-22
WANG, RUWEI & JEREMY P. MCNEES
91 SHERMAN ST UNIT 3
CAMBRIDGE, MA 02140

203B-28
HUANG, ZEN SOUN SHU CHEN HUANG, TRS
76 PHILLIPS CIR
WALTHAM, MA 02452

204-25
APPLEWHITE, BROOKS PUCHNER &
DINAH P APPLEWHITE
41 SHERIDAN ST
CAMBRIDGE, MA 02140

271-22
JAYARAM, HARIHARAN & GEETA ATHALYE
91 SHERMAN ST - UNIT 6
CAMBRIDGE, MA 02140

271-72
MAKARANKA MIKALAI
85 SHERMAN ST APT 10
CAMBRIDGE, MA 02140

203A-68
BASILE, MARILYN
9 BLAIR PL.
CAMBRIDGE, MA 02140