



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 184987

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 The Parkside Place Company C/O Adam F. Braillard of Prince Lobel Tye LLP

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

LOCATION OF PROPERTY: 700-704 Huron Avenue, Cambridge, MA

TYPE OF OCCUPANCY: Telecommunications and Residential ZONING DISTRICT: Residence C-3 Zone

REASON FOR PETITION:

/Telecommunication Facility (antenna)/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Applicant proposes to modify its existing Facility currently operating on the Building by replacing six (6) of the existing panel antennas with six (6) new panel antennas; replace three (3) existing RRHs with three (3) new RRHs; adding 1 (one) new equipment rack; and modifying ancillary equipment within an equipment room of the Building. All antenna sectors will continue to be concealed behind new transparent enclosures, and painted to match the color of the Building's façade. Consequently, the visual change to the Applicant's existing facility will be de minimus

SECTIONS OF ZONING ORDINANCE CITED:

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

Original
Signature(s):

(Petitioner (s) / Owner)

Adam F. Braillard of Prince Lobel Tye LLP for Petitioner
(Print Name)

One International Place, Suite 3700, Boston, MA 02110

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

Date: July 14, 2022

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: T-Mobile Northeast LLC, for The Parkside Place Company Present Use/Occupancy: Telecommunications and Residential
Location: 700-704 Huron Avenue, Cambridge, MA Zone: Residence C-3 Zone
Phone: 617-456-8153 Requested Use/Occupancy: Telecommunications

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

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 The Parkside Place Company (OWNER)

Address: c/o First Realty Management 151 Tremont Street Boston, MA 02111

State that I/We own the property located at 704 Huron Ave Cambridge, MA, which is the subject of this zoning application.

The record title of this property is in the name of Huron Towers Company

*Pursuant to a deed of duly recorded in the date 4/16/1970, Middlesex South County Registry of Deeds at Book 11821, Page 356; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____

Frank Cvetello

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

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

Commonwealth of Massachusetts, County of Suffolk

The above-name Frank Cvetello personally appeared before me, this 18th of July, 2000, and made oath that the above statement is true.

Donna M Pedersen Notary

My commission expires 01/04/06 (Notary Seal).

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



July 14, 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:	704 Huron Avenue, Cambridge, MA 02138 Assessor's Map 257, Lot 60 (the " Property ")
Applicant:	T-Mobile Northeast, LLC (" Applicant " or " T-Mobile ")

Dear Honorable Members of the Board of Zoning Appeals:

This firm represents T-Mobile Northeast LLC in connection with an application for a special permit from the City of Cambridge Board of Zoning Appeals (the "**Board**"), to modify an existing wireless communications facility on the Property. The Property is located in the Residence C-3 District. To the extent that the Board determines that the requirements of Article 4 Section 4.32G.1 of the City of Cambridge Zoning Ordinance (the "**Ordinance**") apply, the use of the Property for a wireless telecommunications facility is permitted by special permit from the 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

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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Request permit application form attached hereto and incorporated herein by reference (the “EFR”).

The Applicant seeks to modify its existing wireless communications facility by replacing existing panel antennas with new like kind panel antennas and installing additional new Remote Radio Head (RRUs), as well as modifying existing ancillary equipment (the “**Proposed Facility**”). The Applicant’s Proposed Facility is described in more detail bellow and is shown on the Plans attached hereto and incorporated herein by reference (the “**Plans**”).

I. Background

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

II. Project Description

The Applicant’s existing Facility consists of three (3) sectors (A, B and C), with each sector having three (3) panel antennas and three (3) RRHs each. All of the antennas are mounted on the Building’s façade. All of the sectors are behind stealth transparent enclosures, painted to match the color of the Building facade. As noted above, the Applicant proposes to modify its existing Facility currently operating on the Building by replacing six (6) of the existing panel antennas with six (6) new panel antennas; replace three (3) existing RRHs with three (3) new RRHs; adding 1 (one) new equipment rack; and modifying ancillary equipment within an equipment room of the Building. All sectors will continue to be concealed behind new transparent enclosures, and painted to match the color of the Building’s façade. 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

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for this facility, the first of which is dated January 12, 2006 (Case No. 9227) (the “**Original Decision**”), a second dated September 27, 2012 (Case No. 10326) (the “**2nd Decision**”), a third decision dated April 30, 2015 (Case No. BZA-006489-2015) (the “**3rd Decision**”) and a fourth decision dated February 14, 2019 (Case No. BZA-017060-2019) (the “**4th Decision**” and together with the Original Decision and 2nd, 3rd, and 4th Decisions shall hereafter be referred to as the “**Decisions**”).

III. Legal Arguments

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

Pursuant to Section 4.32(g) of the Ordinance, the Applicant’s proposed use for a wireless communications facility in the Residence C-3 District is permitted by special permit. The Applicant’s Proposed Facility further complies with the provisions set forth in Section 4.32(g), footnote 49 of the Ordinance:

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

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

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

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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 Residence C-3 District is necessary to close the coverage gap that is illustrated on the propagation maps submitted herewith. Consequently, T-Mobile is unable to close a gap in its wireless network without obtaining the requested relief under Section 6409 of the Spectrum act or a Special Permit to modify its existing wireless facility in the Residence C-3 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 façade of the Building, removing six (6) of the existing antennas and replacing them with six (6) new antennas, and in conformity with the Decision.

As stated above, federal law now preempts many of the permit applications

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requirements that the Ordinance sets forth. To the extent that this Board determines that the Applicants' proposed wireless facility must comply with the Wireless Communications provisions set forth in Section 4.32(g), footnote 49 of the Ordinance, the Applicants submit that they have complied with said requirements, without waiving the argument that such relief is not required.

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

The Proposed Facility is located in the Residential C-3 Zoning District but nonresidential uses predominate in the area. Pursuant to the requirement that the Board shall grant a special permit to erect a Telecommunications Facility only upon a finding that non-residential uses predominate in the vicinity of the proposed facility's location the Applicant hereby states that this is a modification of an existing wireless facility and as such respectfully submits to the Board that it has previously found that nonresidential uses predominate in the vicinity of this Proposed Facility. The Board has reached a decision to grant a special permit for the Applicant's Existing Facility the previous Decisions. As such, the Applicant respectfully requests that, in keeping with its prior decisions, the Board find that nonresidential uses predominate in the vicinity of the Proposed Facility and that the Proposed Facility is not inconsistent with the character that does prevail in the surrounding neighborhood.

Further, notwithstanding anything contained herein to the contrary, and in agreement with the aforementioned predominately nonresidential use finding, upon an inspection of the vicinity of the Proposed Facility the Applicant respectfully submits that said finding is reasonable as the character of the surrounding neighborhood consists of nonresidential uses such as, the Fresh Pond Cambridge Municipal Golf Course, at 691 Huron Avenue, the West Cambridge Mayor Sheila Doyle Russell Youth and Community Center at 680 Huron Avenue and the Belmont Cemetery.

Moreover, the proposed changes to the Existing Facility are de minimis and

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

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

1. The requirements of the Ordinance can be met:

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

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

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

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

3. The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely

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.

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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).

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

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intrusive wireless telecommunications facilities in all districts (other than Open Space), including the Residence C-3 District.

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

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

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

IV. Summary

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

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

Sincerely,



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

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

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: T-Mobile Northeast LLC, for The Parkside Place Company

Present Use/Occupancy: Telecommunications and Residential

Location: 700-704 Huron Avenue, Cambridge, MA

Zone: Residence C-3 Zone

Phone: 617-456-8153







Requested Use/Occupancy: Telecommunications

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		N/A		no change		N/A	(max.)
<u>LOT AREA:</u>		N/A		No Change		N/A	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		N/A		No Change		N/A	
<u>LOT AREA OF EACH DWELLING UNIT</u>		N/A		No Change		N/A	
<u>SIZE OF LOT:</u>	WIDTH	N/A		No Change		N/A	
	DEPTH	N/A		No Change		N/A	
<u>SETBACKS IN FEET:</u>	FRONT	N/A		No Change		N/A	
	REAR	N/A		No Change		N/A	
	LEFT SIDE	N/A		No Changes		N/A	
	RIGHT SIDE	N/A		No Change		N/A	
<u>SIZE OF BUILDING:</u>	HEIGHT	N/A		No Change		N/A	
	WIDTH	N/A		No Change		N/A	
<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, more commonly referred to as a "collocation".

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).

PROJECT INFORMATION			<div style="font-size: 1.2em; font-weight: bold;"> SITE NUMBER: 4BN0111A SITE NAME: BN111/PARKSIDEPLACEAPTS 704 HURON AVENUE CAMBRIDGE, MA 02138 MIDDLESEX COUNTY DESIGN GUIDELINE: 67D5A997DB HYBRID </div>																																					
<div style="font-size: 0.8em;"> SCOPE OF WORK: UNMANNED TELECOMMUNICATIONS FACILITY MODIFICATIONS SITE ADDRESS: 704 HURON AVENUE CAMBRIDGE, MA 02138 LATITUDE: 42.38121255° N LONGITUDE: 71.15468800° W JURISDICTION: NATIONAL, STATE & LOCAL CODES OR ORDINANCES CURRENT USE: TELECOMMUNICATIONS FACILITY PROPOSED USE: TELECOMMUNICATIONS FACILITY PROJECT TYPE: ANCHOR DESIGN GUIDELINE: 67D5A997DB HYBRID </div>																																								
DRAWING INDEX		REV	LOCUS MAP		GENERAL NOTES																																			
<div style="font-size: 0.7em;"> T-1 TITLE SHEET GN-1 GENERAL NOTES A-1 ROOF & EQUIPMENT PLANS A-2 ELEVATIONS & EQUIPMENT SCHEDULE A-3 ANTENNA PLANS S-1 SECTOR A&C CONCEALMENT ASSEMBLY ISOMETRIC DETAILS S-2 SECTOR A&C CONCEALMENT ASSEMBLY ELEVATIONS S-3 SECTOR A&C CONCEALMENT ASSEMBLY ELEVATIONS S-4 SECTOR A&C ANTENNA MOUNTS AND DETAILS S-5 ANTENNA & MOUNT DETAILS S-6 MODIFICATIONS TO RF-TRANSPARENT ENCLOSURES & NOTES G-1 GROUNDING, ONE-LINE DIAGRAM & DETAILS </div>		<div style="font-size: 0.7em;"> 3 3 3 3 3 3 3 3 3 3 3 </div>			<div style="font-size: 0.8em;"> 1. THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF T-MOBILE NORTHEAST, LLC. ANY DUPLICATION OR USE WITHOUT EXPRESS WRITTEN CONSENT IS STRICTLY PROHIBITED. DUPLICATION AND USE BY GOVERNMENT AGENCIES FOR THE PURPOSES OF CONDUCTING THEIR LAWFULLY AUTHORIZED REGULATORY AND ADMINISTRATIVE FUNCTIONS IS SPECIFICALLY ALLOWED. 2. THE FACILITY IS AN UNMANNED PRIVATE AND SECURED EQUIPMENT INSTALLATION. IT IS ONLY ACCESSED BY TRAINED TECHNICIANS FOR PERIODIC ROUTINE MAINTENANCE AND THEREFORE DOES NOT REQUIRE ANY WATER OR SANITARY SEWER SERVICE. THE FACILITY IS NOT GOVERNED BY REGULATIONS REQUIRING PUBLIC ACCESS PER ADA REQUIREMENTS. 3. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE T-MOBILE REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME. </div>																																			
<div style="border: 1px solid green; padding: 5px; margin-bottom: 10px;"> <b style="color: green;">APPROVED <div style="text-align: right; font-size: 0.8em;">SIGNATURES</div> By Justin Vivieors at 8:34 am, Feb 03, 2022 </div> <div style="border: 1px solid green; padding: 5px; margin-bottom: 10px;"> <b style="color: green;">APPROVED By Ryan Monte de Ramos at 9:37 am, Feb 08, 2022 </div> <div style="font-size: 0.7em;"> ZONING / SITE ACQ. _____ DATE _____ OPERATIONS _____ DATE _____ LANDLORD _____ DATE _____ </div>			<div style="text-align: center;">  </div>																																					
<div style="font-size: 0.8em;">  <div style="display: inline-block; vertical-align: middle; text-align: center;">  <div style="font-size: 0.7em;"> J. LEE ASSOCIATES 420 NORTHBORO ROAD CENTRAL MARLBOROUGH, MA 01752 </div> </div> <div style="display: inline-block; vertical-align: middle; text-align: center;"> SITE NUMBER: 4BN0111A SITE NAME: BN111/PARKSIDEPLACEAPTS 704 HURON AVENUE CAMBRIDGE, MA 02138 MIDDLESEX COUNTY </div> <div style="display: inline-block; vertical-align: middle; text-align: center;"> T-MOBILE NORTHEAST LLC 15 COMMERCE WAY, SUITE B NORTON, MA 02766 OFFICE: (508) 286-2700 FAX: (508) 286-2893 </div> </div>			<table border="1" style="width:100%; border-collapse: collapse; font-size: 0.7em;"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> <th>CHK</th> </tr> <tr> <td>0</td> <td>08/18/20</td> <td>ISSUED FOR REVIEW</td> <td>MER</td> <td>MRC</td> </tr> <tr> <td>1</td> <td>11/01/21</td> <td>ISSUED FOR CONSTRUCTION</td> <td>MER</td> <td>MRC</td> </tr> <tr> <td>2</td> <td>12/07/21</td> <td>REVISED</td> <td>MER</td> <td>MRC</td> </tr> <tr> <td>3</td> <td>02/01/22</td> <td>REVISED</td> <td>MER</td> <td>MRC</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>			NO.	DATE	REVISIONS	BY	CHK	0	08/18/20	ISSUED FOR REVIEW	MER	MRC	1	11/01/21	ISSUED FOR CONSTRUCTION	MER	MRC	2	12/07/21	REVISED	MER	MRC	3	02/01/22	REVISED	MER	MRC										
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			<div style="font-size: 1.5em; display: flex; justify-content: space-around;">   </div> <div style="font-size: 1.2em; font-weight: bold; text-align: center;"> DIG SAFE SYSTEM, INC. CALL BEFORE YOU DIG </div> <div style="font-size: 1.1em; font-weight: bold; text-align: center;"> CALL TOLL FREE: 811 OR 888-DIG-SAFE </div>																																					
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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 SLUDGES OF ANY NATURE.

14. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
15. THE CONTRACTOR SHALL NOTIFY THE LESSEE/LICENSEE REPRESENTATIVE WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT 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, NE, NH, RI, VT): 1-888-344-7233 CALL BEFORE YOU DIG (CT): 1-800-922-4435
18. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY CONSTRUCTION CONTROL SURVEYS AND MAINTAINING ALL LINES AND GRADES REQUIRED TO CONSTRUCT ALL IMPROVEMENTS SHOWN HEREIN.
19. ALL DIMENSIONS SHOWN 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 COROTHERANE II. SURFACE PREPARATION AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND PROJECT OWNER'S GUIDELINES.
25. COORDINATION, LAYOUT, AND FURNISHING OF CONDUIT, CABLE AND 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, 9TH, NINTH EDITION;
 - TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-H, STRUCTURAL STANDARDS FOR STEEL
 - ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES; REFER TO ELECTRICAL DRAWINGS FOR SPECIFIC ELECTRICAL STANDARDS.

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

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

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

ELECTRICAL AND GROUNDING NOTES

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AS WELL AS APPLICABLE STATE AND LOCAL CODES.
2. ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER SPECIFICATION REQUIREMENTS.
3. THE ELECTRICAL WORK INCLUDES ALL LABOR AND MATERIAL DESCRIBED BY DRAWINGS AND SPECIFICATION INCLUDING INCIDENTAL WORK TO PROVIDE COMPLETE OPERATING AND APPROVED ELECTRICAL SYSTEM.
4. GENERAL CONTRACTOR SHALL PAY FEES FOR PERMITS, AND IS RESPONSIBLE FOR OBTAINING SAID PERMITS AND COORDINATION OF INSPECTIONS.
5. ELECTRICAL AND TELCO WIRING OUTSIDE A BUILDING AND EXPOSED TO WEATHER SHALL BE IN WATER TIGHT GALVANIZED RIGID STEEL CONDUITS OR SCHEDULE 80 PVC (AS PERMITTED BY CODE) AND WHERE REQUIRED IN LIQUID TIGHT FLEXIBLE METAL OR NONMETALLIC CONDUITS.
6. BURIED CONDUIT SHALL BE SCHEDULE 40 PVC.
7. ELECTRICAL WIRING SHALL BE COPPER WITH TYPE XHHW, THWN, OR THHN INSULATION.
8. RUN ELECTRICAL CONDUIT OR CABLE BETWEEN ELECTRICAL UTILITY DEMARCATION POINT AND PROJECT OWNER CELL SITE PPC AS INDICATED ON THIS DRAWING. PROVIDE FULL LENGTH PULL ROPE. COORDINATE INSTALLATION WITH UTILITY COMPANY.
9. RUN TELCO CONDUIT OR CABLE BETWEEN TELEPHONE UTILITY DEMARCATION POINT AND PROJECT OWNER CELL SITE TELCO CABINET AND BTS CABINET AS INDICATED ON THIS DRAWING. PROVIDE FULL LENGTH PULL ROPE AND GREEN/BLUE CONDUIT MEASURING TAPE IN EACH INSTALLED TELCO CONDUIT.
10. WHERE CONDUIT BETWEEN BTS AND PROJECT OWNER CELL SITE PPC AND BETWEEN BTS AND PROJECT OWNER CELL SITE TELCO SERVICE CABINET ARE UNDERGROUND USE 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 BURNED HYDROGEN 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 ALUM 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

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

GENERAL NOTES

SHEET NO.

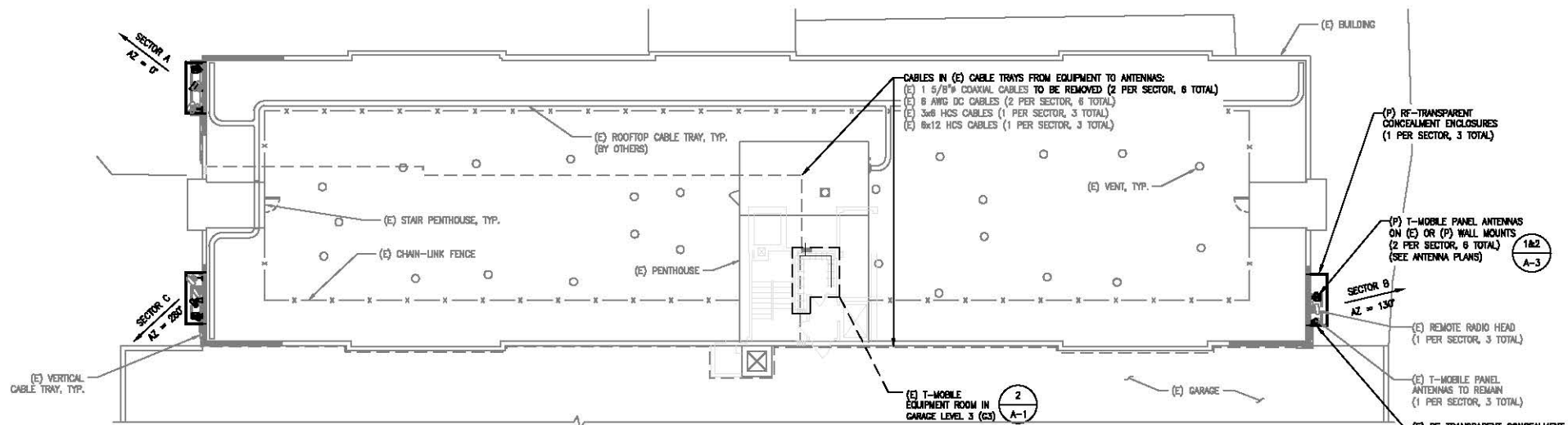
GN-1



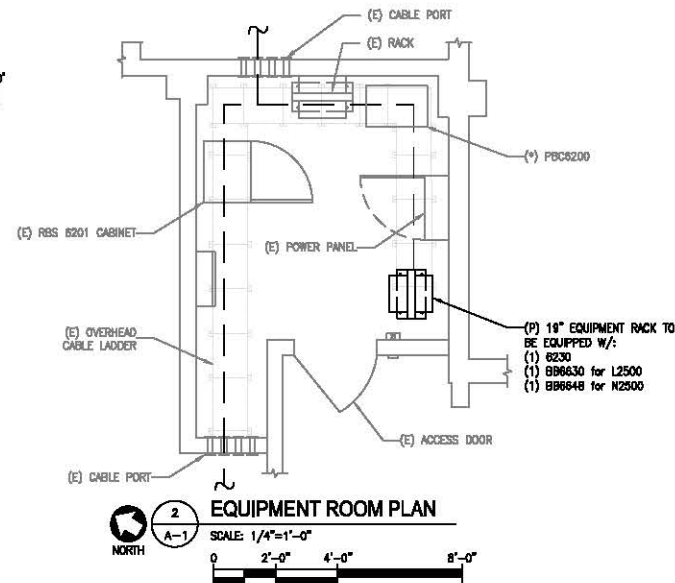
SITE NUMBER: 4BN0111A
SITE NAME: BN111/PARKSIDEPLACEAPTS
704 HURON AVENUE
CAMBRIDGE, MA 02138
MIDDLESEX COUNTY

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

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1 ROOF PLAN
SCALE: 1"=20'-0"
NORTH
0 20' 40'



2 EQUIPMENT ROOM PLAN
SCALE: 1/4"=1'-0"
NORTH
0 2'-0" 4'-0" 8'-0"



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EQUIPMENT SCHEDULE

CURRENT EQUIPMENT

QUANTITY	DESCRIPTION
3	ERICSSON AIR21 B2A/B4P PANEL ANTENNAS
3	ERICSSON AIR32 B68A/B2A PANEL ANTENNAS
3	RFS APXVAARR18_43-U-N420 PANEL ANTENNAS
3	ERICSSON RADIO 4449 B71+585
3	GENERIC STYLE 18 TWIN AWS TMA's
6	1 5/8" COAXIAL CABLES
6	DC/FIBER CABLES
3	3x6 HCS DC/FIBER CABLES
3	6x12 HCS DC/FIBER CABLES

EQUIPMENT TO BE REMOVED

3	ERICSSON AIR21 B2A/B4P PANEL ANTENNAS
3	ERICSSON AIR32 B68A/B2A PANEL ANTENNAS
3	GENERIC STYLE 18 TWIN AWS TMA's
6	1 5/8" COAXIAL CABLES

EQUIPMENT TO BE ADDED

3	ERICSSON AIR8449 B41 PANEL ANTENNAS
3	COMMSCOPE HEDX-851DS-A2M PANEL ANTENNAS
3	ERICSSON RADIO 4460 B25+586
1	19" INDOOR EQUIPMENT RACK

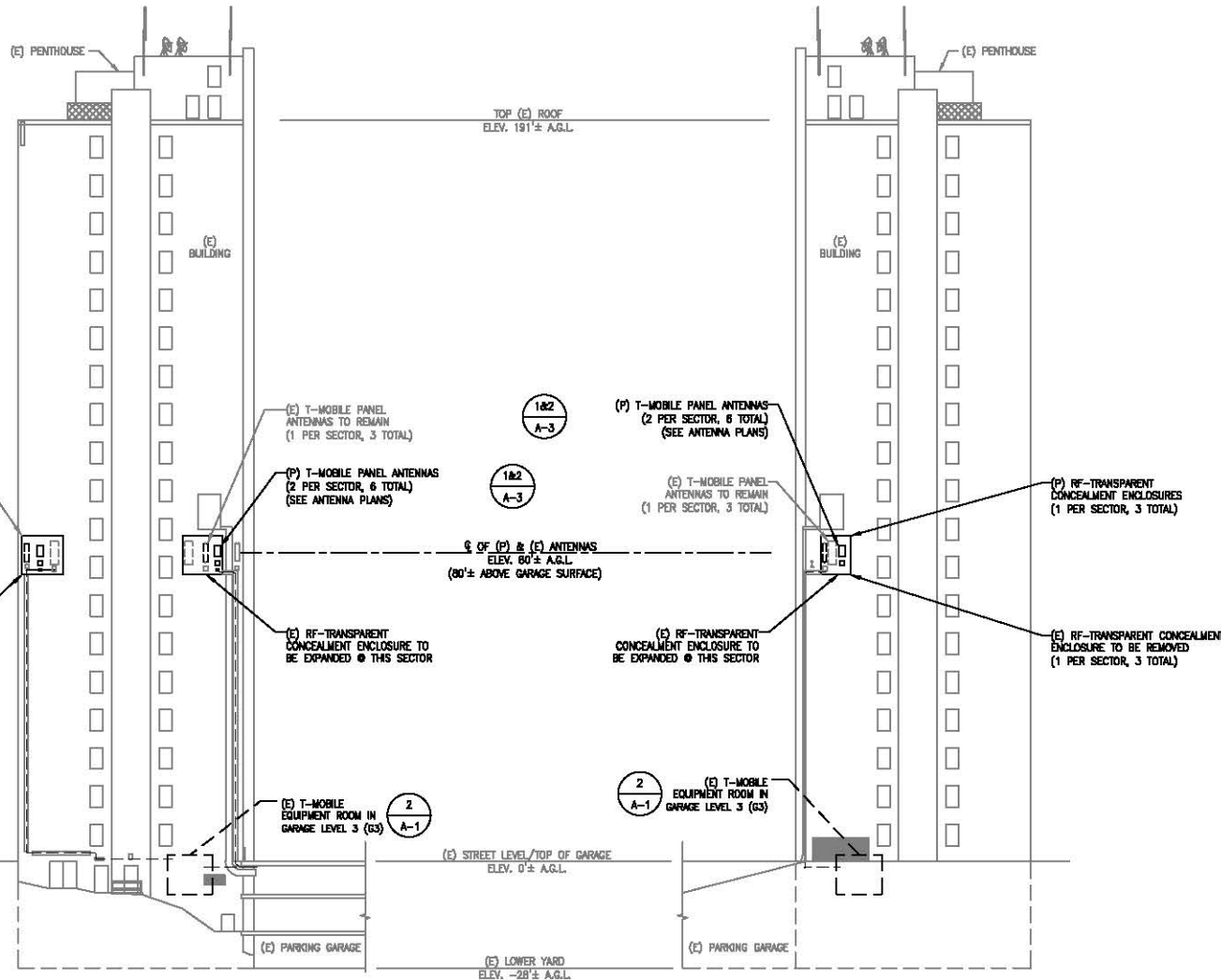
FINAL EQUIPMENT CONFIGURATION

3	RFS APXVAARR18_43-U-N420 PANEL ANTENNAS
3	ERICSSON AIR8449 B41 PANEL ANTENNAS
3	COMMSCOPE HEDX-851DS-A2M PANEL ANTENNAS
3	ERICSSON RADIO 4460 B25+586
3	ERICSSON RADIO 4449 B71+585
1	19" INDOOR EQUIPMENT RACK
6	DC/FIBER CABLES
3	3x6 HCS DC/FIBER CABLES
3	6x12 HCS DC/FIBER CABLES

RF CONFIGURATION 67D5A997DB HYBRID

SCOPE OF WORK

1. REMOVE (6) PANEL ANTENNAS, (2) PER SECTOR
2. REMOVE AND REPLACE (3) (E) ANTENNA SCREEN WALL ENCLOSURES
3. REMOVE AND REPLACE (4) ANTENNA WALL MOUNTS
4. INSTALL (6) NEW PANEL ANTENNAS, (2) PER SECTOR
5. INSTALL (3) NEW RRW, (1) PER SECTOR
6. INSTALL (1) NEW INDOOR EQUIPMENT RACK
7. INSTALL (3) (P) ANTENNA SCREEN WALL ENCLOSURES



1 NORTHWEST ELEVATION
A-2 SCALE: 1" = 30'-0"

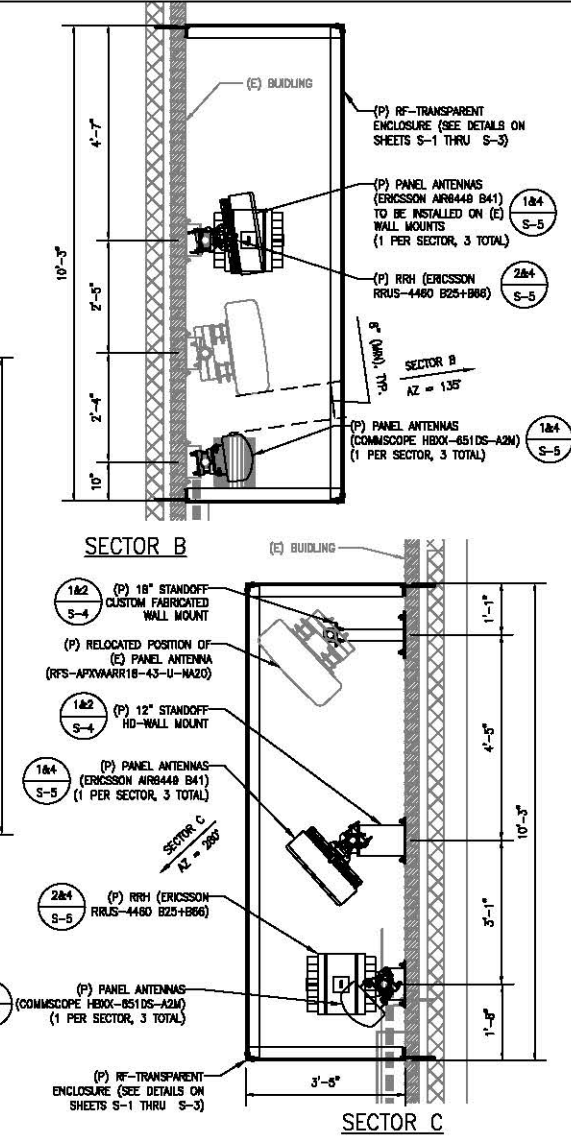
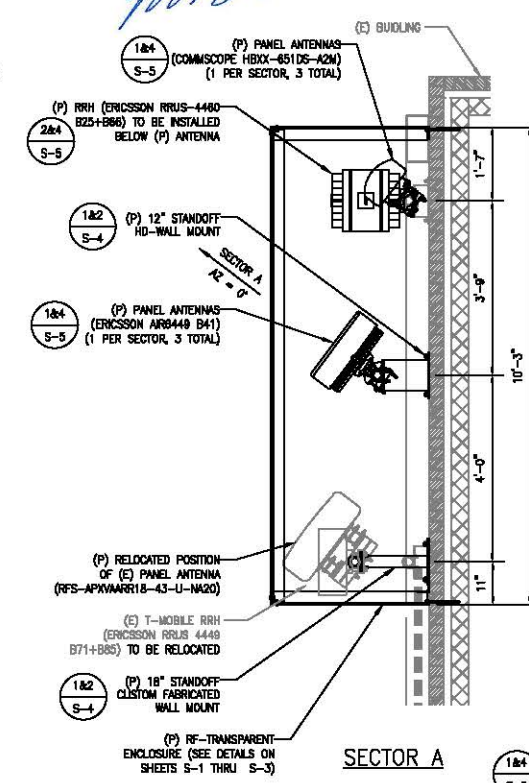
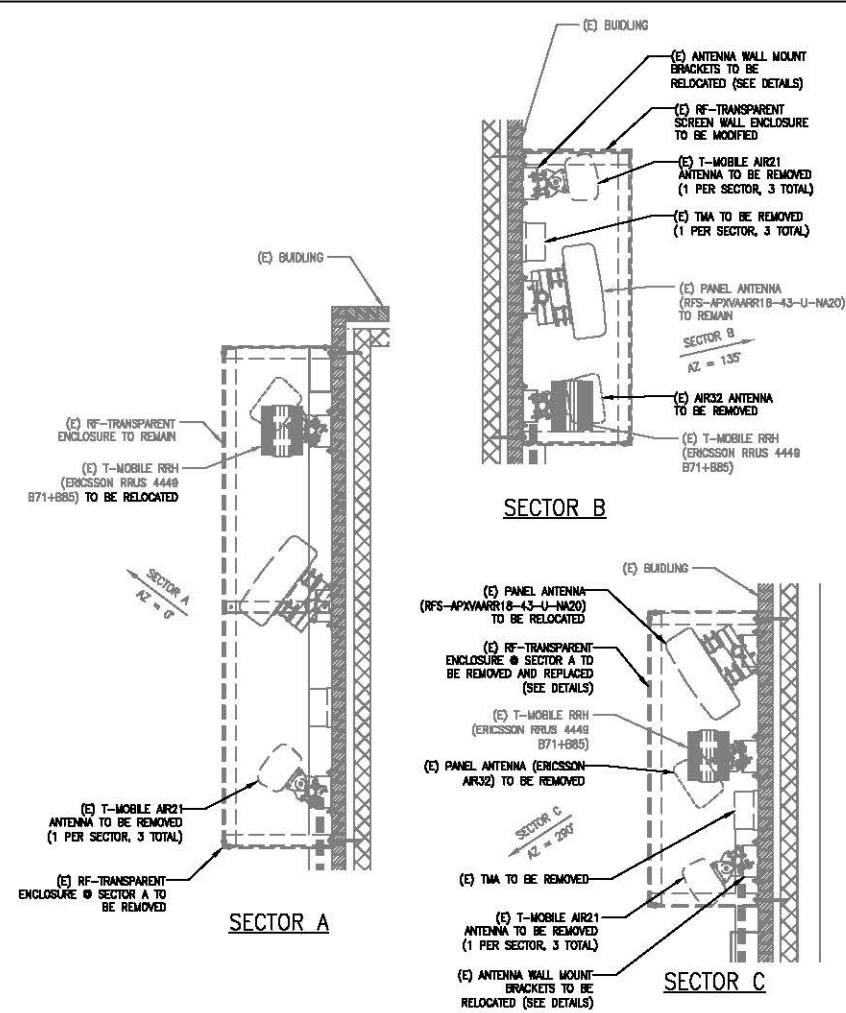
2 SOUTHEAST ELEVATION
A-2 SCALE: 1" = 30'-0"

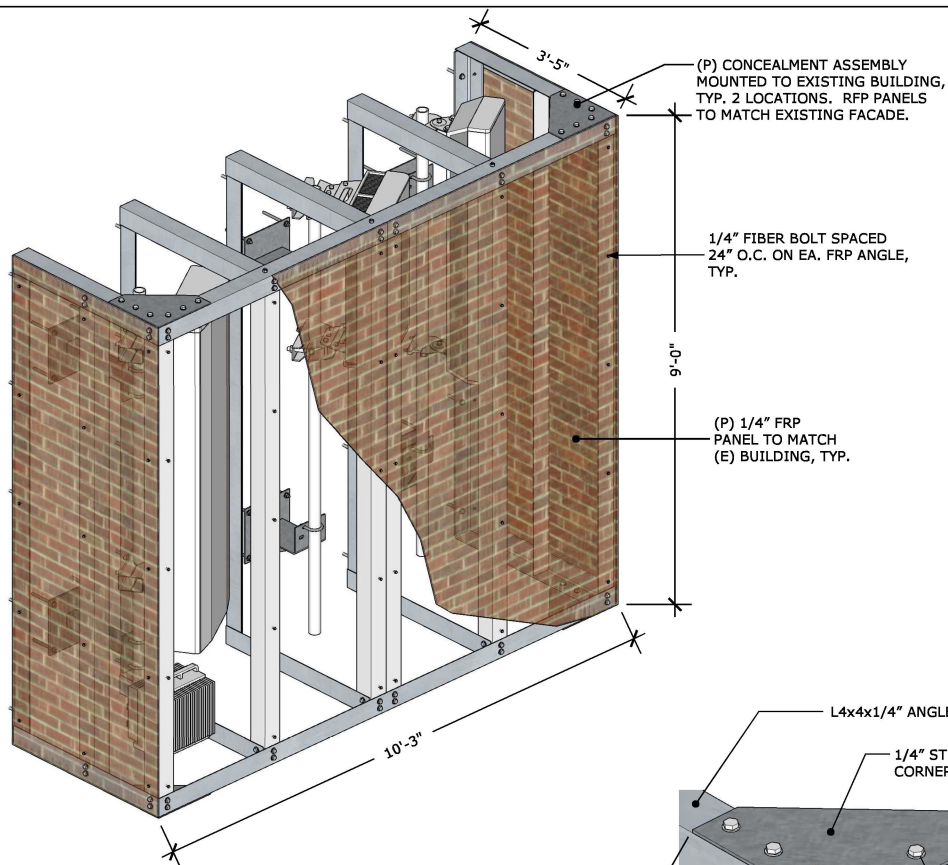
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ELEVATIONS

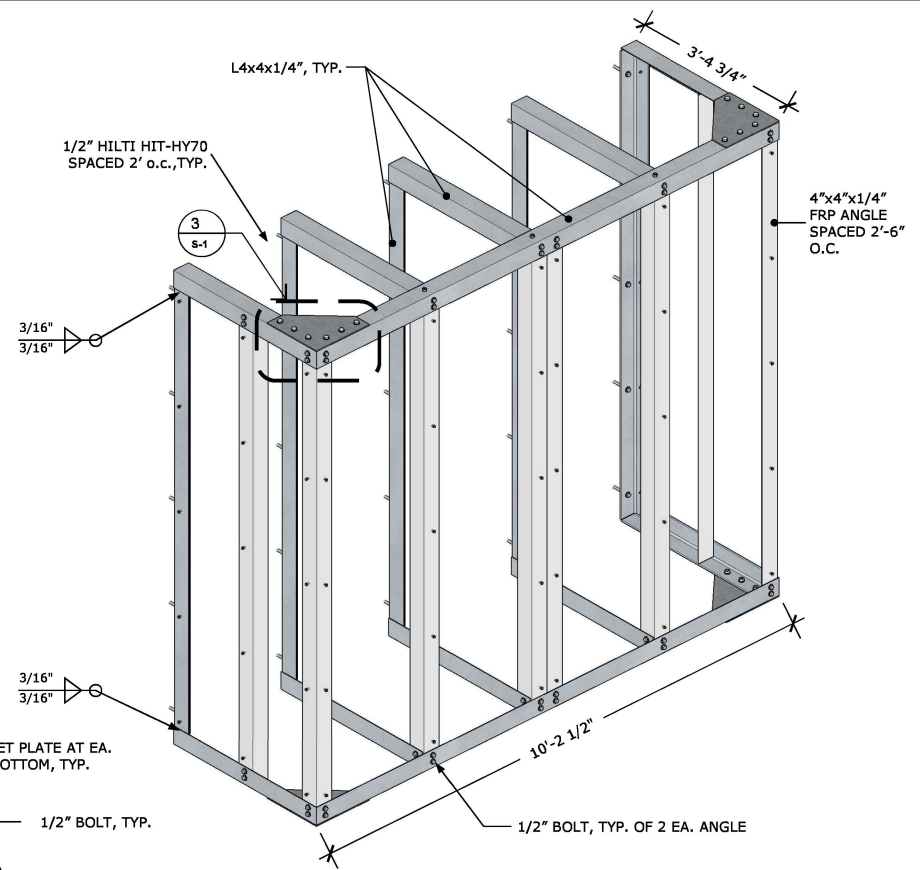
SHEET NO.

A-2

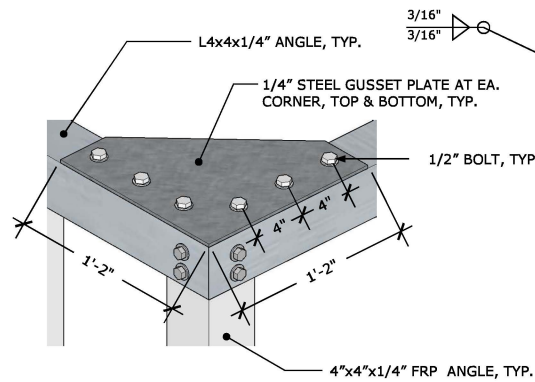




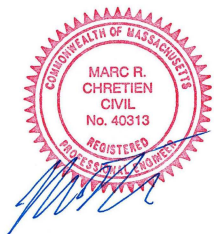
1 FRONT ISOMETRIC
S-1 Scale: NTS



2 FRONT FRAMING ISOMETRIC
S-1 Scale: NTS



3 CORNER CONNECTION
S-1 Scale: NTS



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J. LEE
ASSOCIATES
J. LEE ASSOCIATES
420 NORTHBORO ROAD CENTRAL
MARLBOROUGH, MA 01752

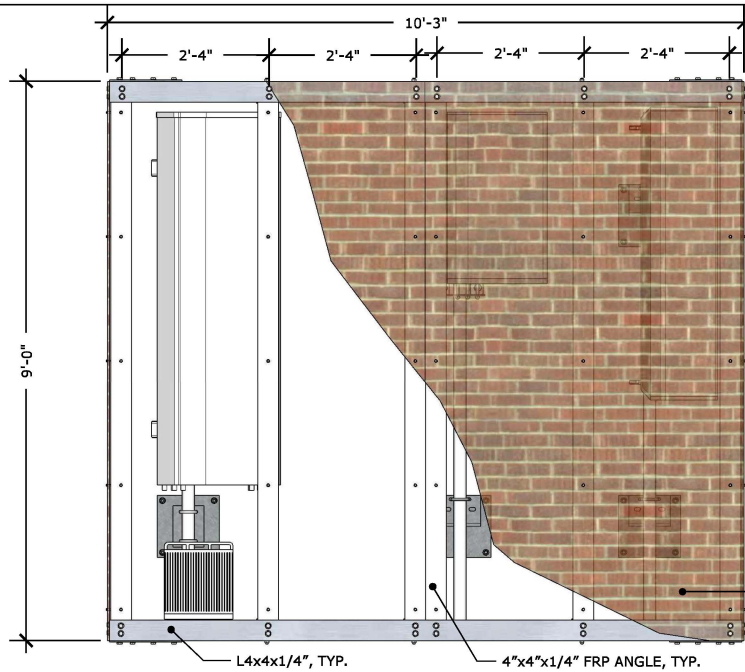
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SITE NAME: PARKSIDE PLACE
704 HURON AVENUE
CAMBRIDGE, MA 02178
MIDDLESEX COUNTY

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	10/29/21	FOR REVIEW	MR	MR

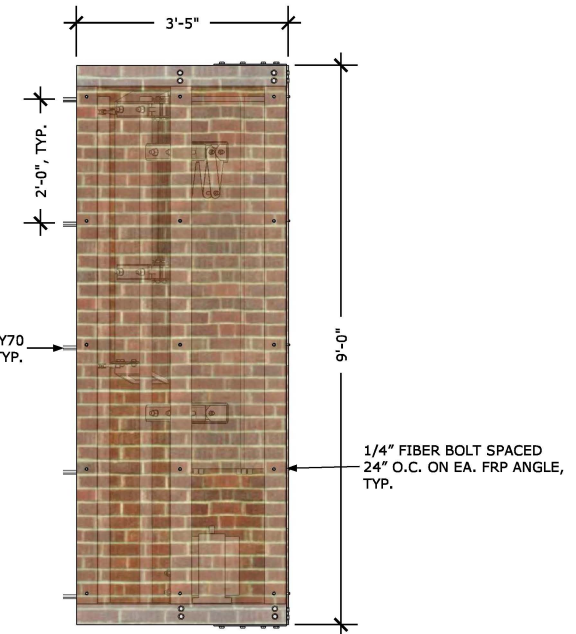
SECTOR A&C
CONCEALMENT ASSEMBLY
ISOMETRIC DETAILS

SHEET NO: **S-1**



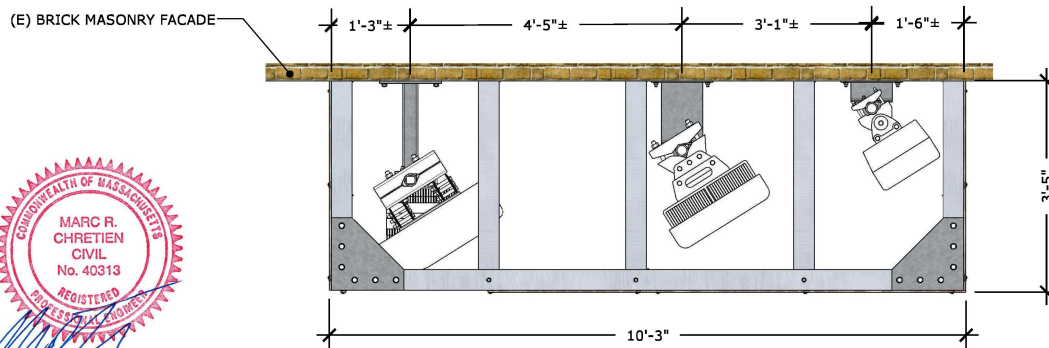
1 FRONT

S-2 Scale: 1/2"=1'-0"



2 SIDE

S-2 Scale: 1/2"=1'-0"



3 PLAN

S-2 Scale: 1/2"=1'-0"



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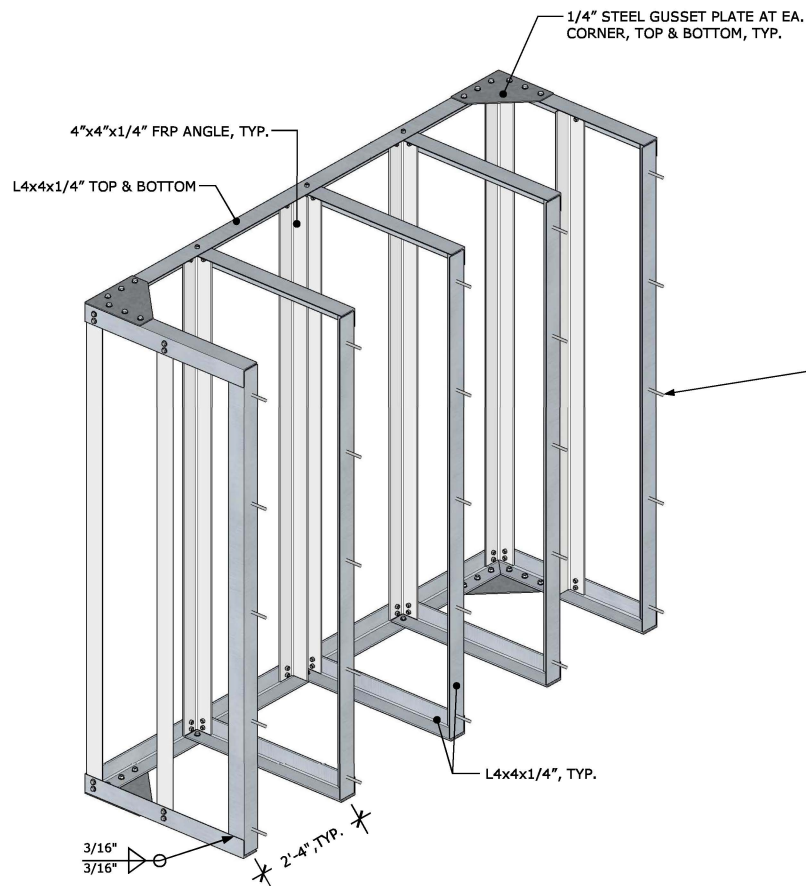
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SITE NAME: PARKSIDE PLACE
704 HURON AVENUE
CAMBRIDGE, MA 02478
MIDDLESEX COUNTY

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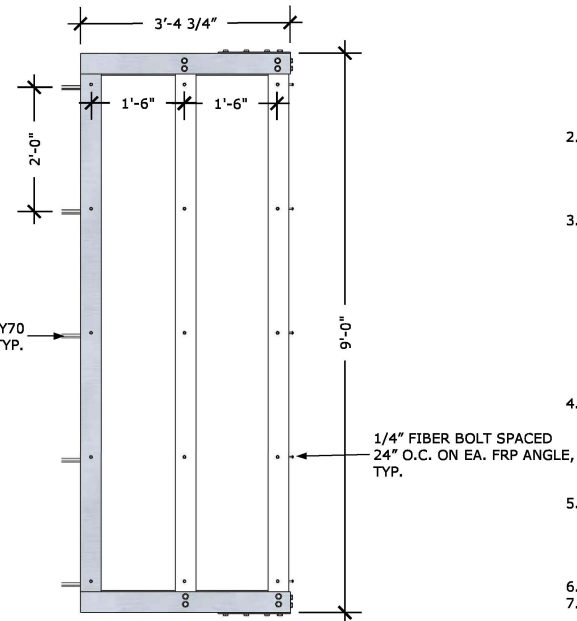
NO.	DATE	REVISIONS	BY	CHK
0	10/29/21	FOR REVIEW	MR	MR

SECTOR A&C
CONCEALMENT ASSEMBLY
ELEVATIONS

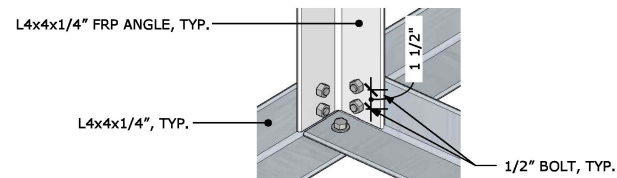
SHEET NO: **S-2**



1 REAR FRAMING ISOMETRIC
Scale: NTS



2 SIDE
S-3 Scale: 1/2"=1'-0"



3 INTERMEDIATE CONNECTION
S-3 Scale: NTS

- 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 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

- STRUCTURAL**
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 angles to be ASTM A36 steel.
 3. All bolts shall be ASTM Grade A325, hot-dip galvanized per ASTM D153.
 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.



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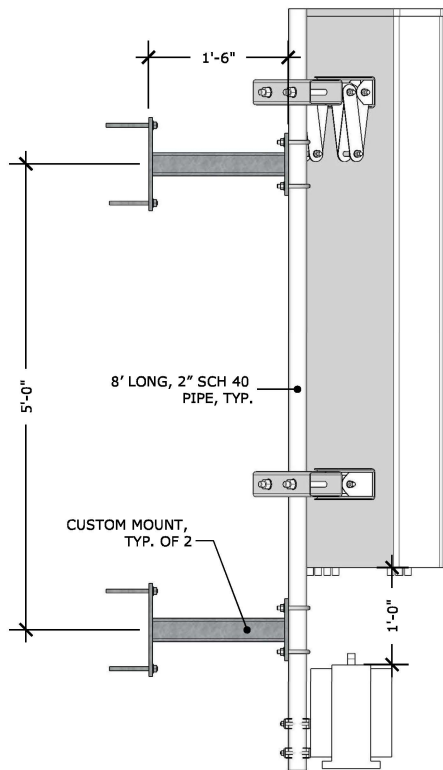
SITE NUMBER: 4BN0111A
SITE NAME: PARKSIDE PLACE
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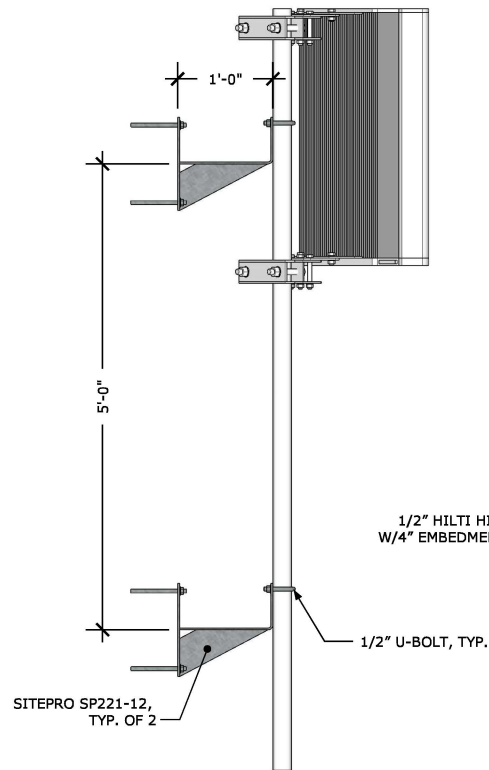
NO.	DATE	REVISIONS	BY	CHK
0	10/29/21	FOR REVIEW	MR	MC

SECTOR A&C
CONCREMENT ASSEMBLY
DETAILS AND NOTES

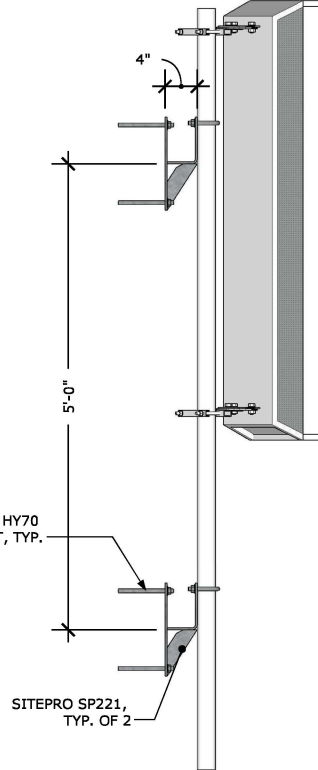
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POSITION 1

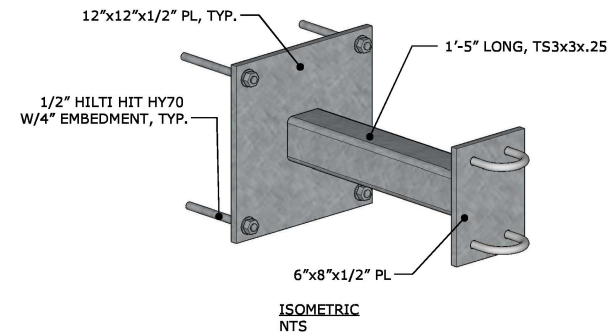


POSITION 2

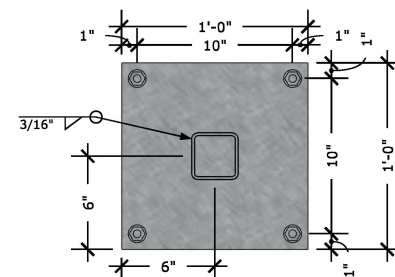


POSITION 3

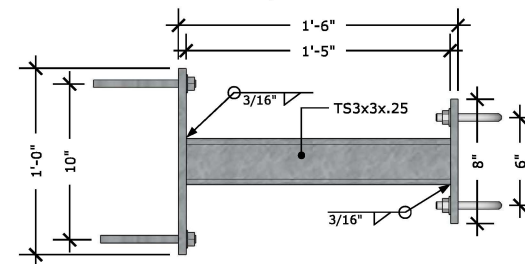
1 ANTENNA MOUNTS
S-4 Scale: 3/4"=1'-0"



ISOMETRIC
NTS



BASE PLATE
1-1/2"=1'-0"



SIDE
1-1/2"=1'-0"

2 CUSTOM MOUNT
S-4 Scale: AS NOTED



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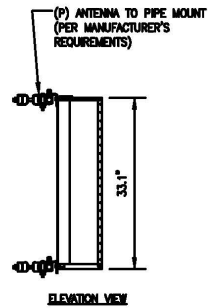
SITE NUMBER: 4BN0111A
SITE NAME: PARKSIDE PLACE
704 HURON AVENUE
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NO.	DATE	REVISIONS	BY	CHK
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SECTOR A&C
ANTENNA MOUNTS AND
DETAILS

SHEET NO: **S-4**

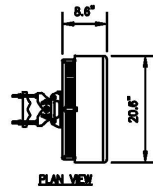


1 TYP. ANTENNA DETAIL
S-5 SCALE: N.T.S.

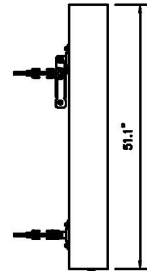


4460 B25+B66
MANUFACTURER: ERICSSON
DIMENSIONS (hxbxd): 19.6"x15.7"x12.1"
WEIGHT: 109 LBS

2 RRH DETAIL
S-5 SCALE: N.T.S.

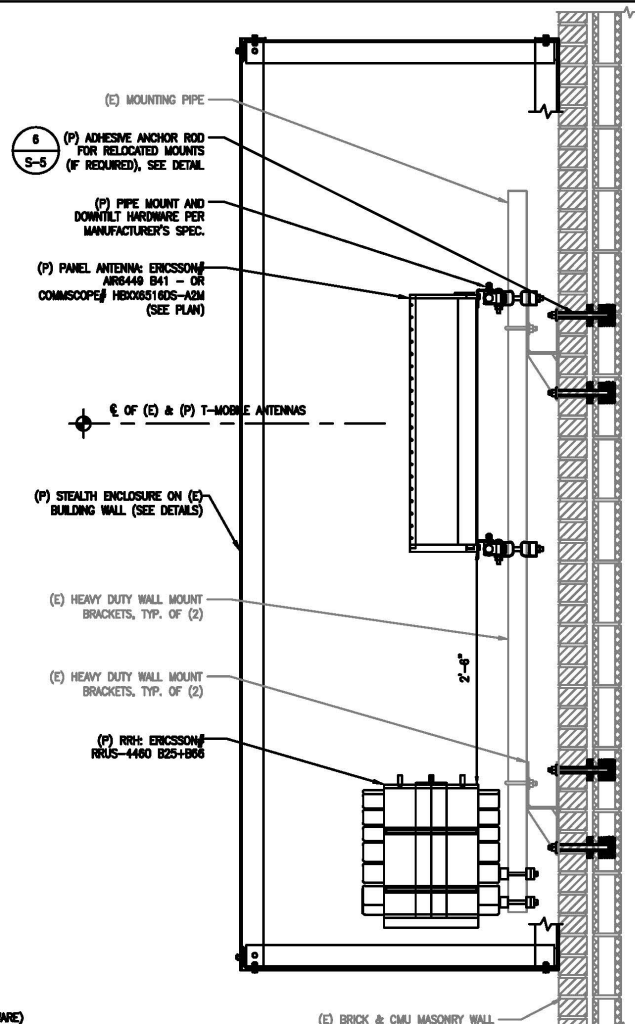


AIR 6449 B41
MANUFACTURER: ERICSSON
DIMENSIONS (hxbxd): 33.1" X 20.6" X 8.6"
WEIGHT: 103 LBS.

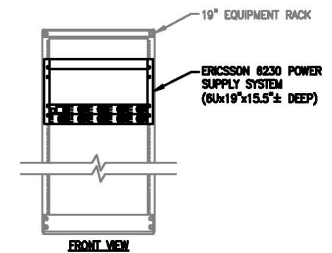


HBXX-6516DS-A2M
MANUFACTURER: COMMSCOPE
DIMENSIONS (hxbxd): 51.1"x12.0"x4.6"
WEIGHT: 30.6 LBS. (W/O MOUNTING HARDWARE)
30.2 LBS. (GROSS)

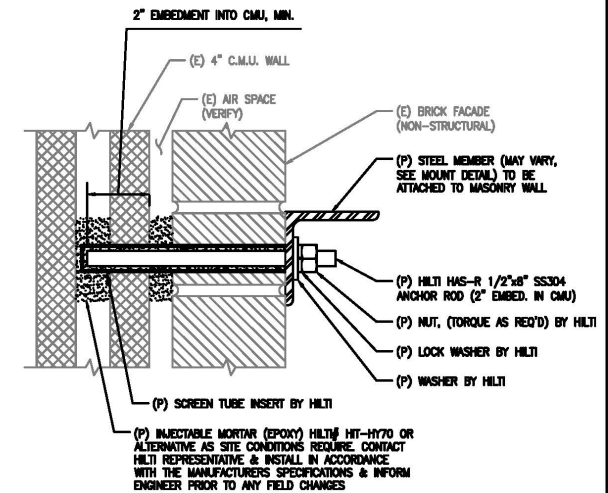
3 TYP. ANTENNA DETAIL
S-5 SCALE: N.T.S.



4 ANTENNA / RRH MOUNT DETAIL
S-5 SCALE: 3/4" = 1'-0"



5 POWER PLANT DETAIL
S-5 SCALE: N.T.S.



6 ANCHOR DETAIL
S-5 SCALE: 3" = 1'-0"



NO.	DATE	REVISIONS	BY	CHK
0	08/16/20	ISSUED FOR REVIEW	MER	MRC
1	11/01/21	ISSUED FOR CONSTRUCTION	MER	MRC
2	12/07/21	REVISED	MER	MRC
3	02/01/22	REVISED	MER	MRC



RF-TRANSPARENT STRUCTURAL NOTES

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 ANGLES TO 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 D153 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-20 AND OR HY-150 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 80 PERCENT ZINC BY WEIGHT, ZRP 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 WELDING 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.

FRP NOTES

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 VETFR, 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.



SITE NUMBER: 4BN0111A

SITE NAME: BN111/PARKSIDEPLACEAPTS

704 HURON AVENUE
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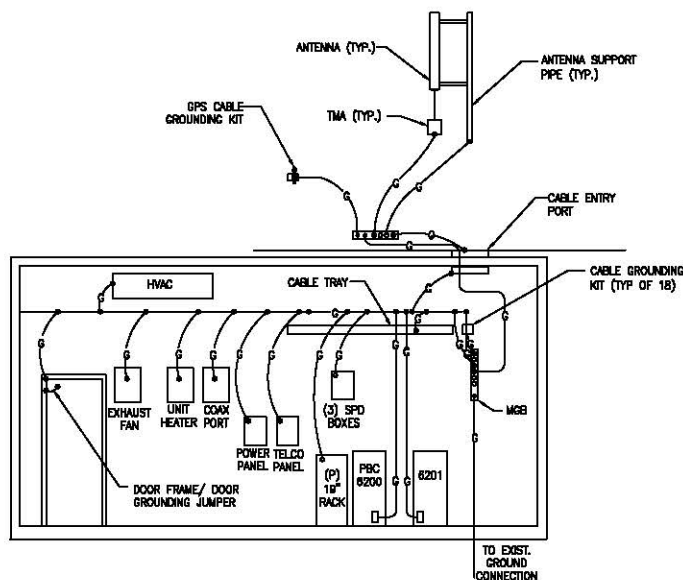
15 COMMERCE WAY, SUITE B
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0	08/16/20	ISSUED FOR REVIEW	WER	MRC
1	11/01/21	ISSUED FOR CONSTRUCTION	WER	MRC
2	12/07/21	REVISED	WER	MRC
3	02/01/22	REVISED	WER	MRC

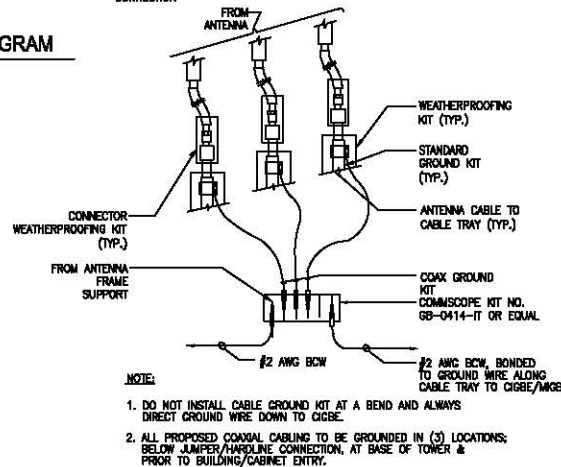
MODIFICATIONS TO
RF-TRANSPARENT ENCLOSURE
& NOTES

SHEET NO.

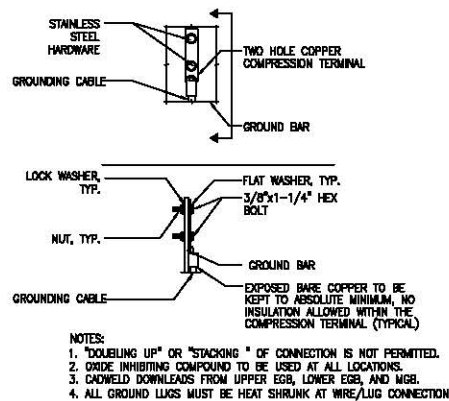
S-6



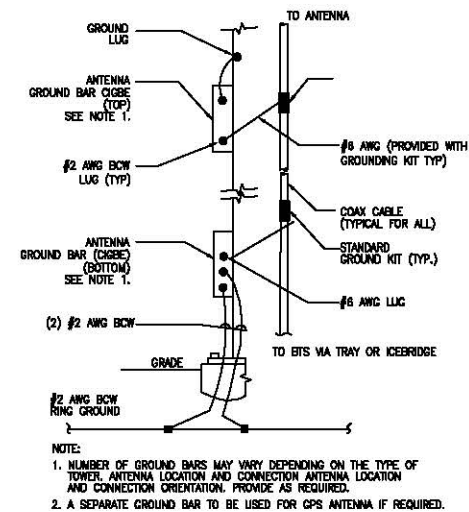
1 TYP. GROUNDING RISER DIAGRAM
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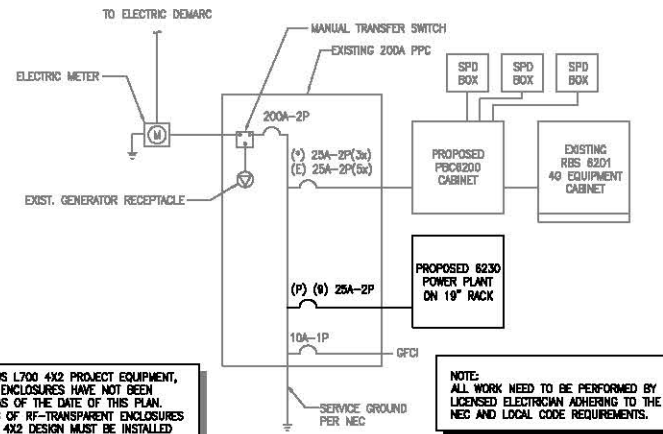
4 GROUND WIRE TO GROUND BAR CONNECTION DETAIL
SCALE: N.T.S.



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



3 ANTENNA CABLE GROUNDING
SCALE: N.T.S.



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





MAP SYMBOL LEGEND



SUBJECT BUILDING LOCATION



PHOTO LOCATION



PREPARED FOR:

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FAX: (401) 633-6354

SITE NUMBER: 4BN0111A

SITE NAME: PARKSIDE PLACE APARTMENTS

ADDRESS: 704 HURON AVENUE
CAMBRIDGE, MA 02138

KEY MAP OF PHOTOS

PAGE: MAP1

DATE: 5/10/2022

DRAWN BY: MR

REVISION: 0



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SITE NUMBER: 4BN0111A

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ADDRESS: 704 HURON AVENUE
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VIEW #1
EXISTING VIEW FROM THE SOUTHEAST,
ON HURON AVENUE

PAGE: V-1E

DATE: 5/10/2022

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PROPOSED RF-TRANSPARENT
CONCEALMENT ENCLOSURE TO
BE PAINTED AND TEXTURED TO
MATCH (E) BRICK FACADE

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PREPARED BY:

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SITE NUMBER: 4BN0111A

SITE NAME: PARKSIDE PLACE APARTMENTS

ADDRESS: 704 HURON AVENUE
CAMBRIDGE, MA 02138

VIEW #1

PROPOSED VIEW FROM THE SOUTHEAST,
ON HURON AVENUE

PAGE: V-1P

DATE: 5/10/2022

DRAWN BY: MR

REVISION: 0



EXISTING SUBJECT BUILDING

EXISTING RF-TRANSPARENT
CONCEALMENT ENCLOSURE
(OTHERS)

EXISTING RF-TRANSPARENT
CONCEALMENT ENCLOSURES
TO BE REMOVED

PREPARED FOR:

T-MOBILE NORTHEAST, LLC
15 COMMERCE WAY, SUITE B
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FAX: (508) 286-2893

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ENGINEERING GROUP, P.C.
Civil Engineering - Site Development
Surveying - Telecommunications
500 NORTH BROADWAY
EAST PROVIDENCE, 02914
PH: (401) 354-2403
FAX: (401) 633-6354

SITE NUMBER: 4BN0111A

SITE NAME: PARKSIDE PLACE APARTMENTS

ADDRESS: 704 HURON AVENUE
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VIEW #2
EXISTING VIEW FROM THE WEST ON
CEMETERY GROUNDS

PAGE: V-2E

DATE: 5/10/2022

DRAWN BY: MR

REVISION: 0



PROPOSED RF-TRANSPARENT
CONCEALMENT ENCLOSURES TO
BE PAINTED AND TEXTURED TO
MATCH (E) BRICK FACADE

<p>PREPARED FOR:</p> <p>T-MOBILE NORTHEAST, LLC</p> <p>15 COMMERCE WAY, SUITE B NORTON, MA 02766</p> <p>OFFICE: (508) 286-2700</p> <p>FAX: (508) 286-2893</p>	<p>PREPARED BY:</p>  <p>ADVANCED ENGINEERING GROUP, P.C.</p> <p>Civil Engineering - Site Development Surveying - Telecommunications</p> <p>500 NORTH BROADWAY EAST PROVIDENCE, 02914 PH: (401) 354-2403 FAX: (401) 633-6354</p>	<p>SITE NUMBER: 4BN0111A</p> <p>SITE NAME: PARKSIDE PLACE APARTMENTS</p> <p>ADDRESS: 704 HURON AVENUE CAMBRIDGE, MA 02138</p>	<p>VIEW #2</p> <p>PROPOSED VIEW FROM THE WEST ON CEMETERY GROUNDS</p>	<p>PAGE: V-2P</p> <p>DATE: 5/10/2022</p> <p>DRAWN BY: MR</p> <p>REVISION: 0</p>
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SITE NUMBER: 4BN0111A

SITE NAME: PARKSIDE PLACE APARTMENTS

ADDRESS: 704 HURON AVENUE
CAMBRIDGE, MA 02138

VIEW #3
EXISTING VIEW FROM THE NORTHWEST,
ON HURON AVENUE

PAGE: V-3E

DATE: 5/10/2022

DRAWN BY: MR

REVISION: 0



PREPARED FOR:

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VIEW #3

PROPOSED VIEW FROM THE NORTHWEST,
ON HURON AVENUE

PAGE: V-3P

DATE: 5/10/2022

DRAWN BY: MR

REVISION: 0

July 14, 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: 704 Huron Avenue, Cambridge, MA 02138
Assessor's Map 257, Lot 60 (the "**Property**")
Applicant: T-Mobile Northeast, LLC ("**Applicant**" or "**T-
Mobile**")

Dear Honorable Members of the Board of Zoning Appeals:

This firm represents T-Mobile Northeast LLC in connection with an application for a special permit from the City of Cambridge Board of Zoning Appeals (the "**Board**"), to modify an existing wireless communications facility on the Property. The Property is located in the Residence C-3 District. To the extent that the Board determines that the requirements of Article 4 Section 4.32G.1 of the City of Cambridge Zoning Ordinance (the "**Ordinance**") apply, the use of the Property for a wireless telecommunications facility is permitted by special permit from the 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

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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Request permit application form attached hereto and incorporated herein by reference (the “**EFR**”).

The Applicant seeks to modify its existing wireless communications facility by replacing existing panel antennas with new like kind panel antennas and installing additional new Remote Radio Head (RRUs), as well as modifying existing ancillary equipment (the “**Proposed Facility**”). The Applicant’s Proposed Facility is described in more detail bellow and is shown on the Plans attached hereto and incorporated herein by reference (the “**Plans**”).

I. Background

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

II. Project Description

The Applicant’s existing Facility consists of three (3) sectors (A, B and C), with each sector having three (3) panel antennas and three (3) RRHs each. All of the antennas are mounted on the Building’s façade. All of the sectors are behind stealth transparent enclosures, painted to match the color of the Building facade. As noted above, the Applicant proposes to modify its existing Facility currently operating on the Building by replacing six (6) of the existing panel antennas with six (6) new panel antennas; replace three (3) existing RRHs with three (3) new RRHs; adding 1 (one) new equipment rack; and modifying ancillary equipment within an equipment room of the Building. All sectors will continue to be concealed behind new transparent enclosures, and painted to match the color of the Building’s façade. 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

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for this facility, the first of which is dated January 12, 2006 (Case No. 9227) (the “**Original Decision**”), a second dated September 27, 2012 (Case No. 10326) (the “**2nd Decision**”), a third decision dated April 30, 2015 (Case No. BZA-006489-2015) (the “**3rd Decision**”) and a fourth decision dated February 14, 2019 (Case No. BZA-017060-2019) (the “**4th Decision**” and together with the Original Decision and 2nd, 3rd, and 4th Decisions shall hereafter be referred to as the “**Decisions**”).

III. Legal Arguments

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

Pursuant to Section 4.32(g) of the Ordinance, the Applicant’s proposed use for a wireless communications facility in the Residence C-3 District is permitted by special permit. The Applicant’s Proposed Facility further complies with the provisions set forth in Section 4.32(g), footnote 49 of the Ordinance:

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

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

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

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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 Residence C-3 District is necessary to close the coverage gap that is illustrated on the propagation maps submitted herewith. Consequently, T-Mobile is unable to close a gap in its wireless network without obtaining the requested relief under Section 6409 of the Spectrum act or a Special Permit to modify its existing wireless facility in the Residence C-3 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 façade of the Building, removing six (6) of the existing antennas and replacing them with six (6) new antennas, and in conformity with the Decision.

As stated above, federal law now preempts many of the permit applications

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requirements that the Ordinance sets forth. To the extent that this Board determines that the Applicants' proposed wireless facility must comply with the Wireless Communications provisions set forth in Section 4.32(g), footnote 49 of the Ordinance, the Applicants submit that they have complied with said requirements, without waiving the argument that such relief is not required.

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

The Proposed Facility is located in the Residential C-3 Zoning District but nonresidential uses predominate in the area. Pursuant to the requirement that the Board shall grant a special permit to erect a Telecommunications Facility only upon a finding that non-residential uses predominate in the vicinity of the proposed facility's location the Applicant hereby states that this is a modification of an existing wireless facility and as such respectfully submits to the Board that it has previously found that nonresidential uses predominate in the vicinity of this Proposed Facility. The Board has reached a decision to grant a special permit for the Applicant's Existing Facility the previous Decisions. As such, the Applicant respectfully requests that, in keeping with its prior decisions, the Board find that nonresidential uses predominate in the vicinity of the Proposed Facility and that the Proposed Facility is not inconsistent with the character that does prevail in the surrounding neighborhood.

Further, notwithstanding anything contained herein to the contrary, and in agreement with the aforementioned predominately nonresidential use finding, upon an inspection of the vicinity of the Proposed Facility the Applicant respectfully submits that said finding is reasonable as the character of the surrounding neighborhood consists of nonresidential uses such as, the Fresh Pond Cambridge Municipal Golf Course, at 691 Huron Avenue, the West Cambridge Mayor Sheila Doyle Russell Youth and Community Center at 680 Huron Avenue and the Belmont Cemetery.

Moreover, the proposed changes to the Existing Facility are de minimis and

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

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

1. The requirements of the Ordinance can be met:

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

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

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

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

3. The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely

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.

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).

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

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intrusive wireless telecommunications facilities in all districts (other than Open Space), including the Residence C-3 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 for tin Section 19.30 of the Ordinance:

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

IV. Summary

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

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

Sincerely,



Adam F. Braillard
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July 14, 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 **704 Huron Avenue, Cambridge, MA 02138.**

Dear Mr. Singanayagam:

A. T-Mobile is Filing an Eligible Facilities Request

Prince Lobel Tye LLP, on behalf of T-Mobile Northeast LLC is submitting the attached Eligible Facilities Request application to add, remove, modify, or replace Transmission Equipment at an Existing Base Station located at 704 Huron Avenue, Cambridge, MA 02138.

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

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

B. Why this Eligible Facilities Request Must Be Granted

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This Eligible Facilities Request involves an effort to collocate, remove, modify, or replace Transmission Equipment at an existing Base Station operated by an FCC licensed wireless carrier. The FCC has defined Base Station as “the equipment and non-tower supporting structure at a fixed location that enable Commission-licensed or authorized wireless communications between user equipment and a communications network . . . the term includes equipment associated with wireless communications service including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supply, and comparable equipment.” The term existing base station also includes a structure that currently houses or supports an antenna, transceiver or other associated equipment that constitutes part of a Base Station at the time the application is filed even if the structure was not built solely or primarily to provide such support. The existing Base Station in this application is approximately one hundred and ninety-one feet (191’) 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 one hundred and ninety-one feet (191’) high. The proposed replacement and

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addition of the antennas will not affect the height of the Base Station, as the proposed modifications will take place at a height of eighty feet (80').

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. In accordance to the existing configuration, the antennas will be housed in a transparent concealment enclosure and mounted on the Building's façade. 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. There is currently one (1) existing equipment room on garage level, and the Applicant does not propose to install additional equipment cabinets but does propose to install one (1) new indoor equipment rack.
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, dated January 12, 2006 (Case No. 9227) (the "Original Decision") and a second decision dated September 27, 2012 (Case No. 10326) (the "2nd Decision"), a 3rd decision dated April 30, 2015 (Case No. BZA-006489-2015), and a 4th decision dated February 14, 2019 (Case No. BZA-017060-2019) (the "4th Decision" and together with the Original Decision, the 2nd, 3rd and 4th Decisions shall hereafter be

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referred to as the “**Decisions**”), the existing panel antennas are located in the preferred location on the building. The replacement of six (6) of the existing panel antennas and three (3) new RRHs will not defeat the intent of the existing design, as all of the new antennas will be installed at the same locations as the existing antennas and concealed behind transparent enclosures. 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 704 Huron Avenue, Cambridge, MA 02138 contained in this Eligible Facilities Request fully conform to Section 6409(a) as enacted by Congress and as interpreted by the FCC. Accordingly, this Eligible Facilities Request must be approved within 60 days, as required by federal law and FCC implementing regulations.

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

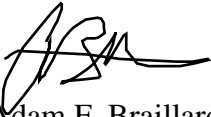
Under federal law, an Eligible Facilities Request is deemed granted sixty (60) days after a complete application is filed with a local jurisdiction. If sixty days pass after the submission of T-Mobile’s accompanying Eligible Facilities Request and the City of Cambridge has not acted to grant or deny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

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this jurisdiction from contesting that this Eligible Facilities Request has been deemed granted.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Braillard', with a stylized flourish extending to the right.

Adam F. Braillard

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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: 704 Huron Avenue, Cambridge, MA 02138

Existing Facilities

The Existing Facility is comprised of nine (9) panel antennas all concealed and mounted to the exterior of the building along with supporting equipment.

Height of Base Station

Height above ground level of the tallest point on the existing base station: 191 (feet)

Height above ground level of the tallest point of the existing base station after the installation of the *proposed* equipment: 191 feet)

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

☐ Yes ☒ No

Width of Base Station

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

☐ Yes ☒ No

Excavation or Equipment Placement

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

☐ Yes ☒ No

Equipment Cabinets

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

☐ Yes ☒ No

Concealed or Stealth-Designed Wireless Facilities

5)

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

☒ Yes ☐ No

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

☐ Yes ☒ No

Compliance with Preexisting Conditions of Approval for the Base Station

6)

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

☒ Yes ☐ No

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

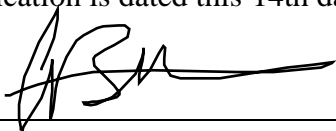
☒ Yes ☐ No

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

☐ Yes ☐ No

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

This certification is dated this 14th day of July, 2022



Signature

Adam F. Braillard, Esq. , Attorney for Applicant

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:



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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



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Page: 1 of 4 03/03/2006 10:19 AM

2006 FEB 10 A 10: 29

CLERK OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

CASE NO: 9227

LOCATION: 704 Huron Avenue / Residence C-3 Zone
Cambridge, MA

PETITIONER: Omnipoint Holdings, Inc.
C/o Adam Brailard, Esq.

PETITION: Special Permit: To install and operate a Wireless Communication Facility.

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

DATE OF PUBLIC NOTICE: December 23 & 30, 2005

DATE OF PUBLIC HEARING: January 12, 2006

Owner:
Huron Towers Company
c/o First Realty Management

Book 11821 /
Pg 356

Adam Brailard
Prince, Lube, Glaszky + Tye
585 Commercial St.
Boston, MA 02109

MEMBERS OF THE BOARD:	THOMAS SIENIEWICZ – CHAIR	<input checked="" type="checkbox"/>
	JENNIFER PINCK – VICE CHAIR	<input checked="" type="checkbox"/>
	SUSAN SPURLOCK	<input type="checkbox"/>
	KEEFE B. CLEMONS	<input checked="" type="checkbox"/>
	CONSTANTINE ALEXANDER	<input type="checkbox"/>

ASSOCIATE MEMBERS:	BRENDAN SULLIVAN	<input checked="" type="checkbox"/>
	CHRISTOPHER CHAN	<input type="checkbox"/>
	PAUL D. GRIFFIN	<input type="checkbox"/>
	EDWARD W. WAYLAND	<input type="checkbox"/>
	TIMOTHY HUGHES	<input checked="" type="checkbox"/>

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

Case No. 9227
Location: 704 Huron Avenue
Petitioner: Omnipoint Holdings, Inc. c/o Adam Braillard, Esq.

On January 12, 2006, Petitioner's attorney Adam Braillard and engineer Rakesh Goel appeared before the Board of Zoning Appeal requesting a special permit to install and operate a Wireless Communication facility. The Petitioner submitted plans and photographs.

Board member Clemons disclosed his employment with Verizon, a competitor of the petitioner, and offered to recuse himself. The petitioner chose to have him remain.

Mr. Braillard stated that the installation would be in a residential district. He produced an aerial photo and a zoning map and reviewed the uses in the vicinity, stating that residential uses did not predominate. He stated that the antennas would be flush mounted at over 100' high and that the design had been adjusted to accommodate the Planning Board's request regarding camouflage. He stated that the revised design was shown on the photo simulations, but not the plans. He stated that the FCC license was in place and that traffic would be limited to two maintenance visits per month. He stated that there were no other tall buildings in the area on which to mount the antenna. Mr. Goel stated that the installation would fill a gap in coverage.

Christine Kuta of 7 Fairview Avenue and Philip Long of 17 Fresh Pond Place spoke in favor of the proposal. Ann Howe of 42 Fresh Pond Place, Patricia Barger of 652 Huron Avenue, Maria Marchil Sr. and Maria Marchil Jr. of 172 Cushing Street, and Jeff Loiter of 159 Cushing Street spoke in opposition to the proposal based mostly on health concerns.

After discussion, the Chair moved that the Board find that the antenna is in a residential district and that, based on the supplied air photo and marked city zoning map, residential uses do not predominate in the vicinity. The Chair moved that the Board find that a valid license has been submitted in support of the application, that, based on input from the Planning Board and adjustments made to the design, the visual impact has been minimized at the location, that traffic generated and patterns of access and egress at the site will not cause congestion, hazard, or substantial change in the established neighborhood character because there will be only two visits per month made in a domestic sized vehicle to the property, that the continued operation or development of adjacent uses as permitted in the zoning ordinance will not be adversely affected by the nature of this proposal, based on the fact the antennas are 108' above the ground on a large slab of a building, and that they have been camouflaged, and that no nuisance or

hazard will be created to the detriment of the health, safety, or welfare of the occupants of the proposed building or citizens of the City of Cambridge, based again on the assurance of the federal government's licensing process. The Chair moved that, based on those findings, the Board grant the special permit to install and operate a wireless communications facility at 704 Huron Avenue on the following conditions:

1. that the work be consistent with submitted photo simulations,
2. that revised construction documents be submitted to the file, which conform to the requirements imposed by the Planning Board,
3. that, should the technology become obsolete or the lease expire at the premises, the antennae be removed and the building be restored to its current and existing condition.

The five member Board voted unanimously in favor of granting the special permit (Sieniewicz, Pinck, Sullivan, Clemons, and Hughes) 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.

Thomas Sieniewicz

Thomas Sieniewicz, Chair

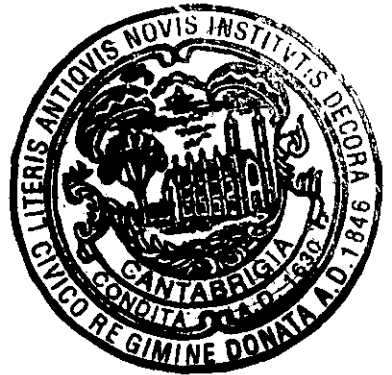
Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 2/10/06 by Nellie DeSchoo, Clerk.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed ✓

Appeal has been filed and dismissed or denied.

Date: March 3, 2006 D. Margaret Drury City Clerk.



James C. Brown
Attest: Middlesex S. Registrar

24



City of Cambridge

MASSACHUSETTS

2012 NOV 16 AM 10 27

BOARD OF ZONING APPEAL OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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



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Bk: 60778 Pg: 151 Doc: DECIS
Page: 1 of 4 12/19/2012 02:34 PM

CASE NO: 10326

LOCATION: 704 Huron Avenue Residence C-3 Zone
Cambridge, MA

Owner?
PETITIONER:

~~Parkside Plaza Co.~~ Huron Tower Co.
T-Mobile Northeast, LLC 151 Tremont St.
C/o Jackie Slaga, Agent Boston, MA 02111

PETITION: Special Permit: In-kind replacement of existing 3 antennas with new antennas; in-kind replacement of 1 existing cabinet inside interior equipment room. All antennas will be mounted in the same location and painted to match façade of building.

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: September 13 & 20, 2012

11821-356

DATE OF PUBLIC HEARING: September 27, 2012

MEMBERS OF THE BOARD:

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

✓

ASSOCIATE MEMBERS:

MAHMOOD R. FIROUZBAKHT
DOUGLAS MYERS
SLATER W. ANDERSON
TAD HEUER
JANET GREEN
ANDREA A. HICKEY
KEVIN C. McAVEY

✓
✓
✓
✓

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. 10326
Location: 704 Huron Avenue
Petitioner: T-Mobile NE, LLC c/o Jackie Slaga

On September 27, 2012, Petitioner's attorney Ricardo Sousa appeared before the Board of Zoning Appeal requesting a special permit in order to replace three existing antennas with new antennas mounted in the same location and painted to match the façade and to replace one existing cabinet 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 new antennae would simply replace existing ones and that everything would be painted so as to reduce visual impacts. He also agreed to replace the pole mounts with low profile mounts. He stated that there was no other viable site in the area without putting up a communications tower. He stated that there was an increasing need for more coverage.

The Chair noted that the Petitioner was duly licensed, and that the presentation indicated that the facilities would be painted to match the background as much as possible. The Chair asked if anyone wished to be heard on the matter, no one indicated such.

After discussion, the Chair moved that the Board grant the special permit for relief in order to replace three existing antennas with new antennas mounted in the same location and painted to match the façade and to replace one existing cabinet inside the interior equipment room based on the finding 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 the existing facilities on the building had not had any detrimental effect on the established neighborhood character. The Chair moved that the Board find that continued operation of or development of adjacent uses as permitted under the Ordinance would be not adversely affected by the nature of the proposed use, but would enhance it through upgraded equipment. The Chair moved that the Board find that there would be no nuisance or hazard created to the detriment of the health, safety and/or welfare of the occupants of the proposed use or to the citizens of the city, and that the proposed use would not impair the integrity of the district or adjoining districts or otherwise derogate from the intent and purpose of the Ordinance. The Chair moved that the Board grant the special permit on the following conditions:

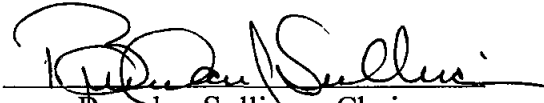
1. that the work proceed as per the application, photo simulations, and plans as initialed by the Chair, and
2. that should the facility become unused, it be removed in a timely fashion and the background be restored to its condition prior to installation.

The five member Board voted unanimously in favor of granting the special permit (Sullivan, Green, Myers, Anderson, and Firouzbakht) 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.


Brendan Sullivan, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 11-16-12 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: 12/19/12 Donna P. Lopez City Clerk.
INTERIM



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



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OFFICE OF THE CITY CLERK
Residence 3 (C-3) Zone

CASE NO: BZA-006489-2015

LOCATION: 704 Huron Ave
Cambridge, MA

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

PETITION: Special Permit: To modify it's existing wireless telecommunication facility by adding six (6) new panel antennas together with three (3) remote radio head (RRH) units and supporting equipment. The proposed equipment will be facade mounted and painted to match the facade of the building.

VIOLATION :

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

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

Article 10.000 Section 10.40 (Special Permit).

DATE OF PUBLIC NOTICE: April 16, 2015 and April 23, 2015

DATE OF PUBLIC HEARING: April 30, 2015;

MEMBERS OF THE BOARD:

CONSTANTINE ALEXANDER - CHAIR

TIMOTHY HUGHES - VICE-CHAIR

BRENDAN SULLIVAN

THOMAS SCOTT

JANET O. GREEN

ASSOCIATE MEMBERS:

DOUGLAS MYERS

SLATER W. ANDERSON

ANDREA A. HICKEY

ALISON HAMMER

JIM MONTEVERDE

GEORGE BEST

LAURA WERNICK

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

Huron Towers Company

owner Huron towers Co.

Case No. BZA-006489-2015
Location: 704 Huron Avenue
Petitioner: T-Mobile Northeast LLC c/o Ricardo Sousa, Esq.

On April 30, 2015, Petitioner's attorney Anne Reynolds appeared before the Board of Zoning Appeal requesting a special permit in order to modify an existing wireless telecommunication facility by adding six new panel antennas and three remote radio head units with supporting equipment. The Petitioner requested relief under 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.

Ms. Reynolds stated that as a part of a system wide upgrade, the petitioner wished to install additional antennas and equipment at the existing facility. She stated that the antennas would be façade mounted and boxed in order to reduce their visual impact. She stated that the design had the support of the Planning Board. She stated that the petitioner was FCC licensed. She stated that the site was in a residential district, but that the vicinity was not predominantly residential because institutional uses prevailed.

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 an existing wireless telecommunication facility by adding six new panel antennas and three remote radio head units with supporting equipment based on the finding that the petitioner was a licensed FCC carrier in good standing. The Chair moved that the Board find that the proposed facility was in a residentially zoned district, that there was a demonstrated need for the facility to provide improved carrier service and that there were no alternative functionally suitable sites in non-residential locations. The Chair moved that the Board find that the character of the prevailing uses in the area would not be affected by what was proposed. The Chair moved that the Board find that nonresidential uses predominated in the vicinity of the proposed facility and that the facility would not be inconsistent with the character that prevailed in the surrounding neighborhood. The Chair moved that the Board find that it had made this finding in two earlier special permit cases and the neighborhood had not changed. The Chair moved that the Board find that in the immediate vicinity of the facility there was a golf course, a community center, and a cemetery, making it an area with a multitude of uses. The Chair moved that the Board find that a special permit was required for the proposed use. 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 established neighborhood character. The Chair moved that the Board

find that maintenance trips to the site were only required once or twice a month and so there would not be a constant flow of traffic to the site. The Chair moved that the Board find that the continued operation of adjacent uses would not be adversely affected by what was proposed. The Chair moved that the Board find that there had been no adverse impacts on adjacent uses to date. The Chair moved that the Board find that no nuisance or hazard would be created to the detriment of the health, safety, and welfare of the occupant 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 grant the special permit on the following conditions:

1. that the work proceed accordance with photo simulations and plans attached to a letter from the petitioner's counsel dated April 24, 2015, as initialed by the Chair.
2. that to the extent the equipment is no longer put to use for a period of six months or more, it be removed and the property be restored to its prior state to the extent reasonably possible,
3. that the installation be maintained in accordance with the provided photo simulations and should it deteriorate, it be restored to its prior condition.
4. Inasmuch as the health effects of the transmission of electromagnetic 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 waves 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.
 - B. that in the event that at any time federal authorities notify the petitioner that its equipment on the site, including but not limited the equipment granted here fails to comply with the requirements of law or governmental regulation, 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 granted here shall ipso facto terminate if any of the petitioner's federal licenses is or are suspended, revoked, or terminated.
 - C. that to the extent that 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 concerning such application discloses in reasonable detail that the application has been filed because of a termination of special permit pursuant to paragraph 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 of the equipment's installation the petitioner shall file with the Inspectional Services Department a sworn Affidavit of the person in charge of the installation of equipment by the petitioner with a geographical area that includes Cambridge. Stating that A, he or she has such responsibility, and B, that the equipment being installed pursuant to the special permit granted here will comply with all federal safety rules and will be situated and maintained in locations with appropriate barricades and other protections such that individuals, including nearby residents and occupants of nearby structures, will be sufficiently protected from excessive radio frequency radiation under federal law.

The five member Board voted unanimously in favor of granting the special permit (Alexander, Hughes, Sullivan, 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.



Constantine Alexander, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 6/10/15 by Marie 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: July 14, 2015 Anna P. Lopez City Clerk.

Middlesex South Registry of Deeds

Electronically Recorded Document

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Recording Information

Document Number	: 47043
Document Type	: DECIS
Recorded Date	: April 16, 2019
Recorded Time	: 03:21:45 PM
Recorded Book and Page	: 72463 / 580
Number of Pages(including cover sheet)	: 6
Receipt Number	: 2312954
Recording Fee	: \$75.00

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



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

2019 MAR 13 PM 1:57
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

CASE NO: BZA-017060-2019 Residence C-3 Zone

LOCATION: 704 Huron Ave
Cambridge, MA

PETITIONER: T-Mobile Northeast LLC - C/O Adam F. Brailard, Esq.

PETITION: Special Permit To modify its existing Wireless Telecommunications Facility by replacing 6 panel antennas with 6 like kind antenna on the building, together with supporting equipment. The Applicant also proposes to replace 3 remote radio heads (RRU) with 3 new RRHs. All 6 replaced antennas and 3 replaced RRHs, will be facade mounted within the existing enclosures on the building. The Applicant proposes to enlarge the widths of 2 of the 3 existing enclosures by a distance of 1.6-feet to fit the replaced antennas. The 2 enlarged enclosures will be painted to match the facade of the existing building. The Applicant's proposal complies with Section 6409 of the Spectrum Act as the collocation of the antennas is not a substantial change to the existing base station. Moreover, the Applicant's proposal complies with Section 4.32 and 10.4 of the City of Cambridge Zoning Ordinance.

VIOLATION :

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

DATE OF PUBLIC NOTICE: January 31, 2019 and February 07, 2019

DATE OF PUBLIC HEARING: February 14, 2019;

MEMBERS OF THE BOARD:

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

✓
✓
✓
✓

ASSOCIATE MEMBERS:

SLATER W. ANDERSON
ALISON HAMMER
JIM MONTEVERDE
LAURA WERNICK

✓

Owner of Record: Huron Towers Company

Deed Reference: Book 11821, Page 356

Property Address: 704 Huron Avenue, Cambridge, MA 021387

Case No. BZA-017060-2019
Location: 704 Huron Avenue
Petitioner: T-Mobile Northeast LLC – c/o Adam Braillard, Esq.

On February 14, 2019, Petitioner's attorney Adam Braillard appeared before the Board of Zoning Appeal requesting a special permit in order to modify an existing wireless communications facility by replacing six panel antennas with six like kind antennas, replacing three remote radio heads with three new ones, and installing supporting equipment. The Petitioner requested relief under Article 4, Sections 4.32.G.1 and 4.40 of the Cambridge Zoning Ordinance ("Ordinance"). The Petitioner submitted application materials including information about the project, plans, and photographs.

Mr. Braillard stated that the antennas would be behind screening. He stated that the screening itself would be slightly enlarged but be some 80 feet off the ground and be painted to match the building's façade, so that there would be little change in the visuals of the installation.

The Chair asked if anyone from the public wanted to be heard on the matter, and no one indicated such.

After discussion, the Chair moved that the Board make the following findings based upon the application materials submitted and all evidence before the Board and that based upon the findings the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board: that the Board find that the requirements of the Ordinance could not be met without a Special Permit; that the Board find that traffic generated or patterns of access or egress resulting from what was proposed would not cause congestion, hazard or substantial change in established neighborhood character; that the Board find that visibly, the proposed work was essentially the same as what existed with the exception of a slight increase in size; that the Board find that the continued operation or development of adjacent uses as permitted in the Ordinance would not be adversely affected by what was proposed; that the Board find that no nuisance or hazard would be created to the detriment of the health, safety, and welfare of the occupant of the proposed use or the citizens of the City; that the Board find that generally what was proposed would not impair the integrity of the district, or adjoining district or otherwise derogate to the intent and purpose of the Ordinance; that the Board find that the modification of the existing telecommunication facility at the site was not a substantial change in the physical dimensions of the existing wireless facility within the meeting of Section 6409 of the middle-class tax relief and job creation act of 2012, also known as the Spectrum Act; that the Board find that the site sat in a residentially zoned district, but that non-residential uses predominated in the area; that the Board note that this special permit was the third at the location, that the Board had made the findings twice before and that nothing

had changed in that area that would cause the prior findings to be no longer accurate.

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

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

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

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

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



Constantine Alexander, Chair

ATTEST: A true and accurate copy of the above decision has been filed on 3-13-19 with the Offices of the City Clerk and the Planning Board by Maria Pacheco, duly authorized representative of the Board of Zoning Appeal.

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

☒ no appeal has been filed; or

☐ an appeal has been filed within such twenty days.

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

Date: April 12, 2019

Donna P. Lopez City Clerk

Appeal has been dismissed or denied.

Date: _____, City Clerk

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

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

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

FCC Registration Number (FRN): 0001565449

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

Waivers/Conditions:

NONE

Conditions:

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

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

Licensee Name: T-MOBILE LICENSE LLC

Call Sign: WQZL853

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

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

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

FCC Registration Number (FRN): 0001565449

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

Waivers/Conditions:

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

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

Conditions:

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

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Licensee Name: T-MOBILE LICENSE LLC

Call Sign: WRAM889

File Number: 0008585885

Print Date: 05-31-2019

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

Reference Copy

Licensee Name: T-MOBILE LICENSE LLC

Call Sign: WRAM889

File Number: 0008585885

Print Date: 05-31-2019

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

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

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

FCC Registration Number (FRN): 0001565449

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

Waivers/Conditions:

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

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

Conditions:

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

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Licensee Name: T-MOBILE LICENSE LLC

Call Sign: KNLH311

File Number: 0007725350

Print Date: 06-09-2017

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

Preferred Copy

Licensee Name: T-MOBILE LICENSE LLC

Call Sign: KNLH311

File Number: 0007725350

Print Date: 06-09-2017

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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REFERENCE COPY

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

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

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

FCC Registration Number (FRN): 0001565449

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

Waivers/Conditions:

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

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

Conditions:

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

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Licensee Name: T-MOBILE LICENSE LLC

Call Sign: WPOJ753

File Number: 0008585870

Print Date: 05-31-2019

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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[illegible]

700-704 Huron Ave

Petitioner

257-27
RESIDENT
11 FAIRVIEW AVE
CAMBRIDGE, MA 02138

257-31
BARBER, COLLEEN
91 DALBY STREET
NEWTON, MA 02458

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

257-24
MARCHIO, VINCENT E., MARIO C. MARCHIO &
MARIA A. MARCHIO
166 CUSHING ST
CAMBRIDGE, MA 02138-4582

257-29
WU, THOMAS JAMES & JAMES WU
36 MAY ST
CAMBRIDGE, MA 02138

257-19
HUNTER, DEIRDRE J. & BETH A, LEVENTHAL
15 FAIRVIEW AVE
CAMBRIDGE, MA 02138

257-47
MARQUEDAUNT, JAYNE
TR. OF THE MARQUEDAUNT TRUST OF 2016
676 HURON AVE 1
CAMBRIDGE, MA 02138

257-47
GOLOSKIE, STEVEN D.
2 FRESH POND PL.
CAMBRIDGE, MA 02138

257-47
DESIMINI, SABINO N. & CATHERINE A. DESIMINI
92 CONSTITUTION RD
CHARLESTOWN, MA 02129

257-47
TANG, JIMMY X. & PAMELA G. YANG
11 FRESH POND PLACE, UNIT 11
CAMBRIDGE, MA 02138

257-47
PINTUS, PAUL & SUSAN PINTUS
676 HURON AVE., UNIT #12
CAMBRIDGE, MA 02138-4430

257-47
LYUBASHEVSKIY, IGOR B. &
LYUDMILA LUBASHEV
21 FRESH POND PL., #21
CAMBRIDGE, MA 02138

257-47
STEARNS, ANTONIA R.
25 FRESH POND PL
CAMBRIDGE, MA 02138

257-47
CRUTHIRDS, DANIEL R.
35 FRESH POND PLACE
CAMBRIDGE, MA 02138

257-47
BOTCHWEY, KWESI
CITY OF CAMBRIDGE TAX TITLE
40 FRESH POND PL
CAMBRIDGE, MA 02138

257-47
TIPPER, DONALD J. & KAREN S. TIPPER
44 FRESH POND PLACE
CAMBRIDGE, MA 02138

257-47
LINER, ELLEN F. & ERIC M. LISKIN
45 FRESH POND PL.
CAMBRIDGE, MA 02138

257-47
UEBELHOER, DAMIAN
676 HURON AVE, #52
CAMBRIDGE, MA 02138

257-47
HARRIS, ANITA M.
TR. OF THE HARRIS FAMILY REALTY TRUST
53 FRESH POND PL #53
CAMBRIDGE, MA 02138

257-47
WEINBERGER, GEORGE M.
55 FRESH POND PLACE
CAMBRIDGE, MA 02138

257-47
ALPERT, GARY D.
TRS THE GARY D. ALPERT REVOC TR
31 FRESH POND PL
CAMBRIDGE, MA 02138

257-47
GOBLE, THEODORE N. & SHIRLEY E. MULFORD
15 FRESH POND PL.
CAMBRIDGE, MA 02138

257-47
SUDARSHAN, RAGHUNATHAN &
PADMAPRIYA SRINIVASAN
17 FRESHPOND PLACE
CAMBRIDGE, MA 02138

257-47
SHAPIRO, JAY M. & RICHARD REINKRAUT
20 FRESH POND PLACE
CAMBRIDGE, MA 02138

257-47
TOLEDO, ERIC & YUKIKO ISHII
22 FRESH POND PLACE.
CAMBRIDGE, MA 02138

257-47
MILLER, ARNOLD R. & SHARON L. HERMAN
24 FRESH POND PLACE
CAMBRIDGE, MA 02138

257-47
GILLASPIE, R. CRAIG & MARY L. ARRIGO
29 FRESH POND PL.
CAMBRIDGE, MA 02138-4429

257-47
AYOUB, CATHERINE C. & JOHN E. AYOUB
33 FRESH POND PL
CAMBRIDGE, MA 02138

257-47
HERBERT, ELIZABETH A.
38 FRESH POND PLACE UNIT #38
CAMBRIDGE, MA 02138

257-47
HUREL, PIERRE J.R. & NICOLE AGOIS
676 HURON AVE., #39
CAMBRIDGE, MA 02138

700-704 Huron Ave

257-47
FRESH POND PLACE PARTNERSHIP
C/O WILLIAM KAPLAN
48 FRESH POND PL
CAMBRIDGE, MA 02138

257-55
PRASAD, RAJIV & SALLY S. PRASAD
39 MAY ST
CAMBRIDGE, MA 02138

257-60
HURON TOWERS COMPANY
C/O FIRST REALTY MANAGEMENT CORP.
2001 ROSS AVE, 19TH FLR
DALLAS, TX 75201

257-61
BORELLI, THERESA
158 CUSHING ST
CAMBRIDGE, MA 02138

257-28
KUTA, CHRISTINE M.
7 FAIRVIEW AVE.
CAMBRIDGE, MA 02138

257-30
GAINES, LAURIE B
34 MAY ST
CAMBRIDGE, MA 02138

257-47
CLARK, BENJAMIN B. &
CLARISSA R. QUINTANILLA
3 FRESH POND PL.
CAMBRIDGE, MA 02138

257-47
VISWANANTHAN, SUBASHREE
7 FRESH POND PLACE
CAMBRIDGE, MA 02138-4429

257-47
GAMBLE, LINCOLN BRADLEY
C/O WOLCOTT LORING & COOLIDGE OFFICE
230 CONGRESS ST
BOSTON, MA 02110-2437

257-47
WEXLER, RUTH M.
23 FRESH POND PL
CAMBRIDGE, MA 02138

257-47
PURVIS, KIRK S.
676 HURON AVE., #27
CAMBRIDGE, MA 02138

257-47
SHAMIM, ANNE
42 FRESH POND PLACE
CAMBRIDGE, MA 02138

257-47
ROBINSON, TRINA
91 FRANCIS STREET
WORCESTER, MA 01606

257-47
LEWONTIN, TIMOTHY A. & AMY LEWONTIN
47 FRESH POND PL.
CAMBRIDGE, MA 02138

257-47
WANG, YOUNBIN & YAN QU
51 FRESH POND PLACE
CAMBRIDGE, MA 02138

257-47
GOODSON, JO MAX & STEVANKA V. GOODSON
TRUSTEES, THE GOODSON LIV TRUST
676 HURON AVE., #56
CAMBRIDGE, MA 02138

257-47
BELANGER, MONICA L. &
MICHAEL RUDOLPH WEST
TR THE RUDOLPH AND LINDA WEST IRREV TRUS
C/O LINDA WEST
57 FRESH POND PLACE #57

257-47
ABBENSETTS, MAXWELL KOFI JOHN
676 HURON AVE., #58
CAMBRIDGE, MA 02138

257-37
SARAO, NATALIE M.,
TRUSTEE OF CUSHING REALTY TRUST
46 IVY LN
WALTHAM, MA 02452

257-39
MARCHIO, MARIO C. & MARIA A. MARCHIO
174 CUSHING ST
CAMBRIDGE, MA 02138-4582

257-47
ESTEPAR, RAUL SAN JOSE
9 FRSH POND PL
CAMBRIDGE, MA 02138

257-47
REINHOLD, ARNOLD G.
14 FRESH POND PLACE
CAMBRIDGE, MA 02138-4430

257-47
DANNER, PATRICIA
16 FRESH POND PLACE
CAMBRIDGE, MA 02138

257-47
HOUSTON, ERIC & RANKO HOUSTON
18 FRESH POND PL.
CAMBRIDGE, MA 02138-4430

257-47
KIRSANOV, DANIL
676 HURON AVE. UNIT#19
CAMBRIDGE, MA 02138

257-47
WEISSMAN, LARRY
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257-47
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257-47
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257-47
LUEDERS, PENELOPE K. TRUSTEE,
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CAMBRIDGE, MA 02138

257-47
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CAMBRIDGE, MA 02138

700-704 Huron Ave

257-47
AMENECHI, ONA DIKE
54 FRESH POND PLACE
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257-52
MENARD, DANIEL
40 MAY ST - UNIT 40
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256-106
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

257-47
TEEBAGY, ANDREA
9 HARDING STREET #1
CAMBRIDGE, MA 02141

257-47
WALSH, DALE M.
TR. OF THE DALE M. WALSH REVOC TR.
13 FRESH POND PLACE
CAMBRIDGE, MA 02138

257-47
ELLENZWEIG, JUDITH S.
TRS THE KLAPPER NOM TRST
C/O WINSTON LAW GROUP / DONA O'DONNELL
2 MAIN ST
STONEHAM, MA 02180

257-47
DELANEY, ARLENE
TR. DELANEY REVOC TRUST
49 FRESH POND PL UNIT #49
CAMBRIDGE, MA 02138

257-56
GREENOUGH AVENUE LLC
1770 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

257-47
SELVA, MICHEL G. DEBORAH J. JANCOURTZ, TRS
676 HURON AVE UNIT 41
CAMBRIDGE, MA 02138

257-47
YUM HYONG-KON RHEE KYUNG-JIN
676 HURON AVE - UNIT 50
CAMBRIDGE, MA 02138

257-52
WU YAO
44 MAY ST - UNIT 44
CAMBRIDGE, MA 02138

257-47
SATTERSTROM PATRICIA & FREDERICK K SATTE
32 FRESH POND PL
CAMBRIDGE, MA 02138

257-52
BLAIS, CAROLYN
3 MINER ST - UNIT 3
SOMERVILLE, MA 02145

257-47
FOX-WARREN MAURIE MARGRET LOUISE TRS
46 FRESH POND PL
CAMBRIDGE, MA 02138

257-47
BARTON MELVIN I
TRS THE MELVIN I BARTON REVOCABLE TR
5 FRESH POND PL
CAMBRIDGE, MA 02138

266-32
CAMBRIDGE CITY OF RECREATION DEPT
51 INMAN ST
CAMBRIDGE, MA 02139

257-42-53 & 266-32
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

257-42-53 & 266-32
CITY OF CAMBRIDGE
C/O CITY MANAGER

BELMONT PLANNING BOARD
455 CONCORD AVENUE
BELMONT, MA 02478

BELMONT CEMETERY
P.O. BOX 56
BELMONT, MA 02478