

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 Roman Catholic Archbishop of Boston, a corporation sole
(OWNER)

Address: 66 Brooks Drive, Braintree, MA 02184

State that I/We own the property located at 100 Concord Avenue, Cambridge, MA which is the subject of this zoning application.

The record title of this property is in the name of _____
Roman Catholic Archbishop of Boston

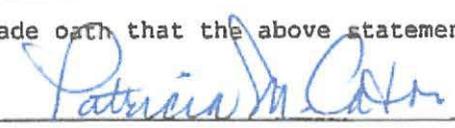
*Pursuant to a deed of duly recorded in the date 8/15/1898, Middlesex South County Registry of Deeds at Book 02678, Page 322; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.


SIGNATURE BY OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

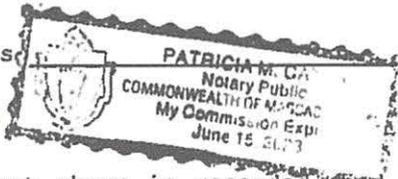
Commonwealth of Massachusetts, County of Norfolk

The above-name John E. Straub personally appeared before me, this 2 of September 2016, and made oath that the above statement is true.


Notary

My commission expires _____ (Notary Seal).

Expires
6-15-2023



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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: T-Mobile Northeast PRESENT USE/OCCUPANCY: Wireless Telecommunications

LOCATION: 100 Concord Avenue ZONE: C-1

PHONE: 617-456-8123 REQUESTED USE/OCCUPANCY: Wireless Telecommunications

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>TOTAL GROSS FLOOR AREA:</u>	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (max.)
<u>LOT AREA:</u>	<u>N/A</u>		<u>N/A</u> (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
<u>SIZE OF LOT:</u>			
WIDTH	<u>N/A</u>		<u>N/A</u> (min.)
DEPTH			
<u>Setbacks in Feet:</u>			
FRONT	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
REAR	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
LEFT SIDE	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
RIGHT SIDE	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
<u>SIZE OF BLDG.:</u>			
HEIGHT	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (max.)
LENGTH			
WIDTH			
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³⁾</u>	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
<u>NO. OF DWELLING UNITS:</u>	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (max.)
<u>NO. OF PARKING SPACES:</u>	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min./max)
<u>NO. OF LOADING AREAS:</u>	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)

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

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

more commonly referred to as a "collocation".

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

September 22, 2016

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: 100 Concord Avenue
Assessor's Map 226, Lot 30 (the "Property")
Applicant: T-Mobile Northeast LLC (the "Applicant")

Dear Honorable Members of the Board of Zoning Appeals:

This firm represents T-Mobile Northeast LLC ("T-Mobile") (hereinafter, the "Applicant") in connection with an application for a special permit from the City of Cambridge Board of Zoning Appeals (the "Board"), to modify an existing wireless communications facility on the Property. The Property is located in the Residence C-1 District (C-1) zoning district. To the extent that the Board determines that the requirements of Article 4 Section 4.32G.1 of the City of Cambridge Zoning Ordinance (the "Ordinance") apply, the use of the Property for a wireless telecommunications facility is permitted by special permit from the Board¹. The Applicant's proposal satisfies the requirements for the grant of a special permit pursuant to Section 10-43 of the Ordinance.

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

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

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

The Applicant seeks to modify its existing wireless communications facility by collocating four (4) new L700 antennas concealed within the existing church steeple of the church located at the Property (the "Building"), four (4) Remote Radio Head Units ("RRH") and supporting equipment (the "Proposed Facility"). All of the proposed antennas will be installed adjacent to the existing antennas and not visible to the public. The Applicant's facilities are shown on the Plans attached hereto and incorporated herein by reference (the "Plans").

I. Background

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

II. Project Description

As noted above, the Applicant proposes to modify its existing wireless facility currently operating within the church steeple of the church located on the Property, by adding four (4) new T-Mobile L700 panel antennas, within the steeple, adjacent to the existing antennas and painted to match the building, together with supporting equipment. All new antennas will be installed to be consistent with the previous decisions of the Board for this facility, the first of which is dated April 12, 2001 (Case No. 8292) (the "Original Decision") and second dated October 28, 2010 (Case No. 10015) (the "Previous Decision") (together, the Original Decision and the Previous Decision shall hereafter be referred to as the "Decisions"). Consequently, the visual change to the Applicant's existing facility will be de minimus.

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

III. Legal Arguments

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

Pursuant to Section 4.32(g) of the Ordinance, the Applicant's proposed use for a wireless communications facility in the C-1 zoning district is permitted by special permit. The Applicant's Proposed Facility further complies with the provisions set forth in Section 4.32(g), footnote 49 of the Ordinance:

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

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

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

T-Mobile investigated alternative sites in and around the defined geographic area within which its engineers determined that a facility must be located to fill the gap in service coverage and to function effectively within its network of existing and planned facilities. This is an existing location that is being upgraded with new technology to provide the necessary coverage to the subject area of the City of Cambridge. Therefore, the Proposed Facility in the C-1 zoning district is necessary to close the coverage gap that is illustrated on the propagation maps submitted herewith. Consequently, T-Mobile is unable to close a gap in its wireless network without obtaining the requested relief under Section 6409 of the Spectrum act or a Special Permit to modify its existing wireless facility in the C-1 zoning district.

Furthermore, Section 6409(a) of the Spectrum Act mandates that state and local governments "*may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station.*" Under Section 6409(a)(2)(A)-(C) an Eligible

Facilities Request is any request to modify a Tower or Base Station that involves “collocations of new Transmission Equipment,” “removal,” or “replacement” of Transmission Equipment.

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

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

The Applicant’s Proposed Facility has no additional visual impact on the existing facility and Building. The Proposed Facility will be installed entirely within the existing faux chimney and as such will have no change on the existing visual conditions of the Building.

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

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

The Proposed Facility is located in the Residential C-1 Zoning District but nonresidential uses predominate in the area. For example, the Saint Peter School is an abutter to the building and nearby is a section of the Campus for Harvard University, Sarah’s Market and Café, Didriks Elements of Life Retail Store and an office for Restorative Dental Group. Furthermore, the Board has previously found that nonresidential uses predominate in the area.

As such, the Applicant submits that nonresidential uses predominate in the area, and in keeping with the Decisions, respectfully requests that the Board find the same.

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

1. The requirements of the Ordinance can be met:

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

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

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

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

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

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

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.

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

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

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

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

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

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

The Proposed Facility is designed to blend with the existing characteristics of the Property, reducing any visual impacts to the surrounding area. Accordingly, the Proposed Facility's design results in a minimal impact on the underlying and adjacent zoning district and is consistent with the Ordinance's intention to allow for less intrusive wireless telecommunications facilities in all districts (other than Open Space), including the C-1 zoning districts.

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

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

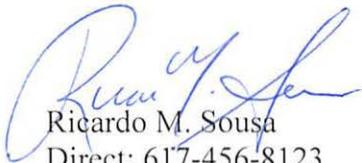
Not Applicable. The Applicant is not proposing to construct a new building or structure.

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,



Ricardo M. Sousa

Direct: 617-456-8123

Email: rsousa@princelobel.com



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*

William G. Barry, Jr., Shary Page Berg, Robert G. Crocker, Chandra Harrington,

Jo M. Solet, *Members*; Joseph V. Ferrara, Kyle Sheffield, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 100 Concord Avenue

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). **See the back of this page for definition of demolition.**
No demolition permit application anticipated. --SLB
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date September 28, 2016

Received by Uploaded to Energov

Date September 28, 2016

Relationship to project BZA 11495-2016

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

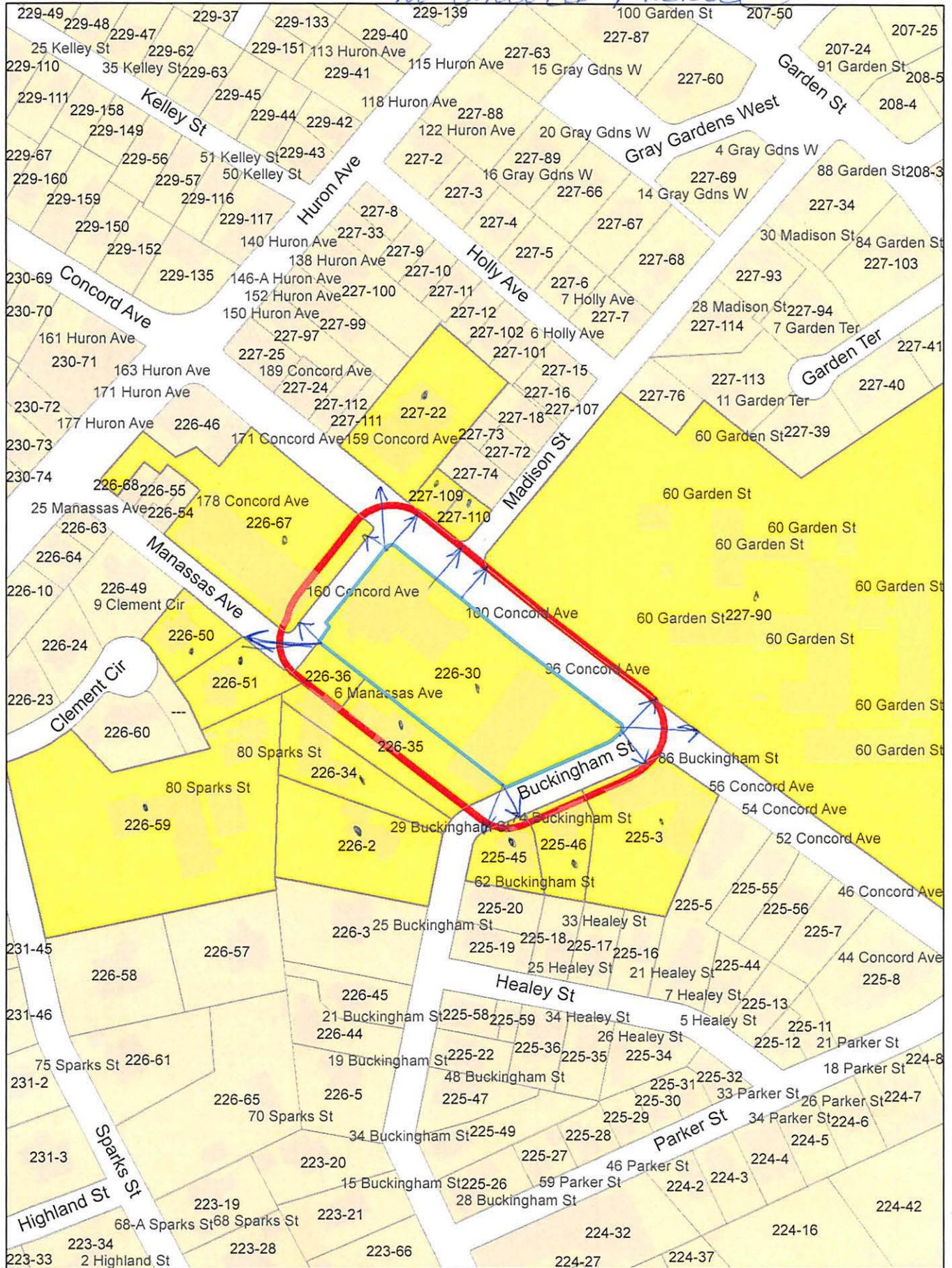
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>

100 Concord Avenue



100 Concord Ave

Petitioner

226-51
GOLDMAN, HENRY T. & JEROLD S. KAYDEN
TRS OF THE 11 CLEMENT CIRCLE REALTY TR.
11 CLEMENT CIRCLE
CAMBRIDGE, MA 02138

227-90
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER, ROOM 1000
1350 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

PRINCE LOBEL TYE LLP
C/O RICARDO M. SOUSA, ESQ.
ONE INTERNATIONAL PLACE, SUITE 3700
BOSTON, MA 02110

225-46
PATTERSON, NICK J. & ANNE PATTERSON
80 BUCKINGHAM ST
CAMBRIDGE, MA 02138

226-30-34-35-36
ROMAN CATHOLIC ARCHBISHOP OF BOSTON
CORPORATION SOLE
31 BUCKINGHAM ST.
CAMBRIDGE, MA 02138

226-67
ROMAN CATHOLIC ARCHBISHOP OF BOSTON
C/O THE CAMBRIDGE COMPANY INC.
30 BRATTLE STREET, 4TH FLOOR
CAMBRIDGE, MA 02138

225-3
YOUNG, LOUISA B. & RAYMOND H. YOUNG,
TRS THE LBY NOMINEE TRUST
122 GARFIELD ST
WATERTOWN, MA 02472

225-3
MORAT, CATHERINE A.
C/O CHESTNUT HILL REALTY CORP.
P.O BX 396
CHESTNUT HILL, MA 02467

225-3
LEE, ELIZABETH
86 BUCKINGHAM ST., #24
CAMBRIDGE, MA 02138

225-3
HAMILTON, JAMES C.
C/O BREWSTER, REBECCA G.&
86 BUCKINGHAM ST., #25
CAMBRIDGE, MA 02138

225-3
SCHEMBOR, RICHARD E.
10 COLONY RD
LEXINGTON, MA 02173

225-3
SMITH, SUSAN JANE
56 CONCORD AVE., APT. #26
CAMBRIDGE, MA 02138

225-3
FAM, SHERIF
56 CONCORD AVE UNIT# 25
CAMBRIDGE, MA 02138

225-3
ELMER, DAVID F.
C/O ZHANG, SHANGJUN
56 CONCORD AVE., UNIT #1
CAMBRIDGE, MA 02138

227-22
MACEVITT, MARJORIE E.
159 CONCORD AVE., #1B
CAMBRIDGE, MA 02138

227-22
DIBBLE, TIMOTHY L. & MAUREEN T. DIBBLE
42 NASHOBA RD.
CONCORD, MA 01742

227-22
MCGINN, MARY LOU & NOEL F. MCGINN,
TRS. OF THE MARY LOU MCGINN REVOCABLE TRUST
& CITY OF CAMBRIDGE TAX TITLE
6 SUMMER STREET COURT
NAHANT, MA 01908

227-22
UMANZIO, RICHARD A. &
ANTOINETTE UMANZIO, A LIFE ESTATE
159 CONCORD AVE., #2C
CAMBRIDGE, MA 02138

227-22
TENNENBAUM, FRANCES
C/O TENENBAUM, JANE
159 CONCORD AVE
CAMBRIDGE, MA 02138

227-22
WHITNEY, RUTH ANN
159 CONCORD AVE #3D
CAMBRIDGE, MA 02138

227-22
DRESKIN, JANE E.
159 CONCORD AVE. #4C
CAMBRIDGE, MA 02138

225-3
VAUGHN, DAVID C.
56 CONCORD AVE., #1
CAMBRIDGE, MA 02138

225-3
FORBES, J. MALCOLM & ARIADNE H. FORBES
3 GERRY'S LANDING
CAMBRIDGE, MA 02138

225-3
GALLUCCIO, NANCY W.
86 BUCKINGHAM ST
CAMBRIDGE, MA 02138

225-3
ZHEUTLIN, LE
56 CONCORD AVE. - UNIT #5
CAMBRIDGE, MA 02138

225-3
FERRARO, MATTHEW J.
24 GRAFTON ST.
ARLINGTON, MA 02474

225-3
CHETHAM, DEIRDRE K.
56 CONCORD AVE., UNIT #8
CAMBRIDGE, MA 02138

225-3
SORENSEN, VALERIE B.
56 CONCORD AVE., #13
CAMBRIDGE, MA 02138

225-3
HAMORY, MATTHEW W. & BETH A. HAMORY
56 CONCORD AVE., UNIT #34
CAMBRIDGE, MA 02138

225-3
SALVI, JUDITH
86 BUCKINGHAM ST., UNIT #28
CAMBRIDGE, MA 02138

100 Concord Ave

225-3
MANDOSA, RITA SABINA
56 CONCORD AVE., #6
CAMBRIDGE, MA 02138

227-22
MAZZARELLI, MARC F. & HIROKO M. TAKESHITA
159 CONCORD AVE. UNIT#3B
CAMBRIDGE, MA 02138

225-45
SANDER, ALISON
74 BUCKINGHAM ST
CAMBRIDGE, MA 02138

227-22
HEDER, TESS & BRAIN MILLER
TR PEARL EVANS ISENBERGH TRUST
14R MOUNT AUBURN STREET
CAMBRIDGE, MA 02138

227-110
STAPLES, MAIRI
145 CONCORD AVE
CAMBRIDGE, MA 02138

225-3
DONNELL, LESLIE
86 BUCKINGHAM ST. UNIT#29
CAMBRIDGE, MA 02138

225-3
GABRIELLE, ANDREA
86 BUCKINGHAM ST. UNIT#23
CAMBRIDGE, MA 02138

225-3
GOYETTE, LISA
56 CONCORD AVE., APT #35
CAMBRIDGE, MA 02138

226-50
FORNEY, G. DAVID JR., & ELIZABETH D COXE
9 CLEMENT CIRCLE
CAMBRIDGE, MA 02138

227-109
HERRUP, DAVID AARON & NOELLE T.N. JORDAN
147 CONCORD AVE
CAMBRIDGE, MA 02138

225-3
WU, EDWARD
C/O BHIDE, AMARNATH
86 BUCKINGHAM ST. UNIT#11
CAMBRIDGE, MA 02138

225-3
SECUNDY, CLAUDIA
86 BUCKINGHAM ST., #17
CAMBRIDGE, MA 02138

225-3
ASHENBERG, JOSHUA & ALENA ASHENBERG
5 CHARLES WAY
CHELMSFORD, MA 01824

227-22
DHAKA, SHANTANU
159 CONCORD AVE. UNIT#2B
CAMBRIDGE, MA 02138

225-3
ARSHAD, GULREZ, GULREZ ARSHAD &
SHEHIME ARSHAD TRUSTEE
12 WESTON RD.
LINCOLN, MA 01773

227-22
SIMMS, PEGGY, J.
159 CONCORD AVE, #4B
CAMBRIDGE, MA 02138

225-3
STARKEY, MEGAN S.
86 BUCKINGHAM ST., UNIT #10
CAMBRIDGE, MA 02138

225-3
MOULIN, DANIEL,
TR. THE MOULIN INVESTMENT TR.
56 CONCORD AVENUE, UNIT #27
CAMBRIDGE, MA 02138

225-3
NELSON, JANE A.
56 CONCORD AVE, UNIT #12
CAMBRIDGE, MA 02138

225-3
MAHDAVI, REZA & MARIE-PIERRE DILLESEGER
125 MT. AUBURN ST #382124
CAMBRIDGE, MA 02238

227-22
BARBARICS, EVA
159 CONCORD AVE., #2D
CAMBRIDGE, MA 02139

227-22
STERN, ELLEN D.
6 WITHINGTON LANE
HARVARD, MA 01451

225-3
PORTER, JULIE A. & BEATRICE A. PORTER
86 BUCKINGHAM ST., UNIT #22
CAMBRIDGE, MA 02138

227-22
MAIRE, CAROLINE E.
159 CONCORD AVE., #1A
CAMBRIDGE, MA 02138

227-22
SIH, JOHN SHUH HWA & SUSAN SUI MING KAM
519 CONNIE RAE WAY
ARCADIA, CA 91007

227-22
GORLIER, JUAN C. & LAURA H. PAWLE
159 CONCORD AVE., #4A
CAMBRIDGE, MA 02138

226-59
BUCKINGHAM BROWNE AND NICHOLS SCHOOL
80 GERRYS LANDING ROAD
CAMBRIDGE, MA 02138

226-2
SINGER, MAUREEN WHITLEY
29 BUCKINGHAM ST
CAMBRIDGE, MA 02138

**APPLICATION FOR RELIEF UNDER
SECTION 6409(a) OF THE SPECTRUM ACT
OR FOR SPECIAL PERMIT
For a Modification to a
WIRELESS COMMUNICATION FACILITY**

T-Mobile Northeast LLC

**c/o Ricardo M. Sousa, Esq.
Prince Lobel Tye LLP
One International Place, Suite 3700
Boston, MA 02110**

Applicant

**Property Location:
100 Concord Avenue
Cambridge, MA 02138
Map 226, Lot 30**

**Prepared by: Ricardo M. Sousa, Esq.
Prince Lobel Tye LLP
One International Place, Suite 3700
Boston, MA 02110
Telephone: (617) 456-8123
Facsimile: (617) 456-8100**

September 22, 2016

TABLE OF CONTENTS

**APPLICATION TO THE BOARD OF ZONING APPEALS
For Relief under Section 6409 of the Spectrum Act
Or For a Special Permit
for a
WIRELESS COMMUNICATION FACILITY**

Property located at:

**100 Concord Avenue
Cambridge, MA 02138**

Map 226, Lot 30

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Photograph Simulations	Tab 4
FCC License	Tab 5
Previous Decision	Tab 6
Eligible Facilities Request	Tab 7

1

BZA APPLICATION FORM

CHECK LIST

PROPERTY LOCATION: 100 Concord Avenue DATE: 9/22/2016

PETITIONER OR REPRESENTATIVE: Ricardo M. Sousa, Esq. for T-Mobile Northeast LLC

ADDRESS & PHONE: One International Place, Suite 3700, Boston, MA 02110

BLOCK: 226 LOT: 30

PLEASE CHECK THAT YOU HAVE INCLUDED THE FOLLOWING WITH YOUR APPLICATION. APPLICATIONS WILL NOT BE ACCEPTED FOR PROCESSING & SCHEDULING UNLESS ALL REQUIRED DOCUMENTS ARE PROVIDED.

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Elevations - Scanned & 1 set to Zoning	<u>X</u>	<u>X</u>
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<u>FOR SUBDIVISION ALSO INCLUDE:</u> Scanned & 1 set to Zoning		
Proposed Deeds	<u>N/A</u>	<u>N/A</u>
Evidence of Separate Utilities **	<u>N/A</u>	<u>N/A</u>
Proposed Subdivision Plan	<u>N/A</u>	<u>N/A</u>

Petitioners are advised to refer to Attachment A (Procedures for applying to the Board of Zoning Appeal) & consult zoning staff for review.
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** Can be submitted after subdivision has been approved.

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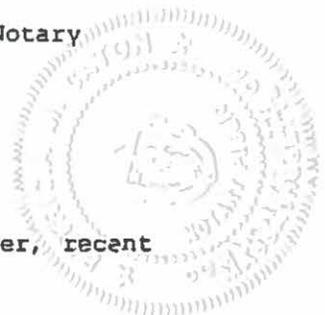
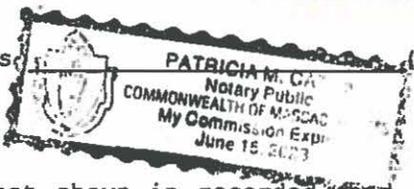
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- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: T-Mobile Northeast PRESENT USE/OCCUPANCY: Wireless Telecommunications

LOCATION: 100 Concord Avenue ZONE: C-1

PHONE: 617-456-8123 REQUESTED USE/OCCUPANCY: Wireless Telecommunications

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
TOTAL GROSS FLOOR AREA:	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (max.)
LOT AREA:	<u>N/A</u>		<u>N/A</u> (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
SIZE OF LOT:			<u>N/A</u> (min.)
	WIDTH		
	DEPTH		
Setbacks in Feet:	FRONT	<u>N/A</u>	<u>No Change</u> (min.)
	REAR	<u>N/A</u>	<u>No Change</u> (min.)
	LEFT SIDE	<u>N/A</u>	<u>No Change</u> (min.)
	RIGHT SIDE	<u>N/A</u>	<u>No Change</u> (min.)
SIZE OF BLDG.:	HEIGHT	<u>N/A</u>	<u>No Change</u> (max.)
	LENGTH		
	WIDTH		
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³)	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
NO. OF DWELLING UNITS:	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (max.)
NO. OF PARKING SPACES:	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min./max)
NO. OF LOADING AREAS:	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)

Describe where applicable, other occupancies on 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,

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1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
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BZA APPLICATION FORM

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EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:

- A)** A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

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- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

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- C) *DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:***

- 1)** Substantial detriment to the public good for the following reasons:

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- 2)** Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

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- * If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**

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Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 100 Concord Avenue (location) would not be a detriment to the public interest because:

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Please see the attached supporting statement.

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CHECK LIST

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ADDRESS & PHONE: One International Place, Suite 3700, Boston, MA 02110

BLOCK: 226 LOT: 30

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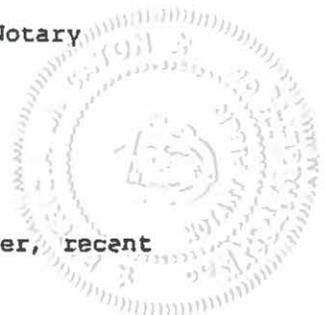
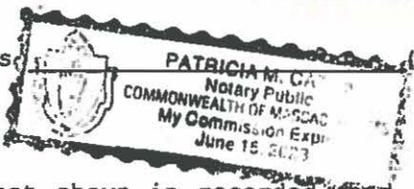
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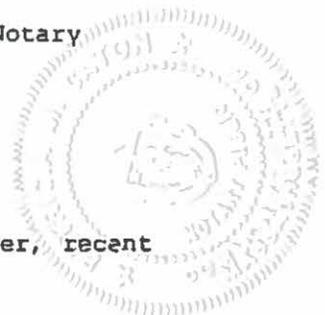
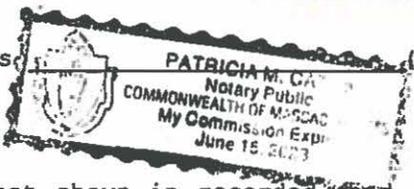
Commonwealth of Massachusetts, County of Norfolk

The above-name John E. Straub personally appeared before me, this 2 of September 2016, and made oath that the above statement is true.

Patricia M. Cahn Notary

My commission expires _____ (Notary Seal).

Expires
6-15-2023



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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: T-Mobile Northeast PRESENT USE/OCCUPANCY: Wireless Telecommunications

LOCATION: 100 Concord Avenue ZONE: C-1

PHONE: 617-456-8123 REQUESTED USE/OCCUPANCY: Wireless Telecommunications

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
TOTAL GROSS FLOOR AREA:	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (max.)
LOT AREA:	<u>N/A</u>		<u>N/A</u> (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
SIZE OF LOT:			
WIDTH	<u>N/A</u>		<u>N/A</u> (min.)
DEPTH			
Setbacks in Feet:			
FRONT	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
REAR	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
LEFT SIDE	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
RIGHT SIDE	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
SIZE OF BLDG.:			
HEIGHT	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (max.)
LENGTH			
WIDTH			
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³)	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
NO. OF DWELLING UNITS:	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (max.)
NO. OF PARKING SPACES:	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min./max)
NO. OF LOADING AREAS:	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>N/A</u>	<u>No Change</u>	<u>N/A</u> (min.)

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

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

more commonly referred to as a "collocation".

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

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:

- A)** A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

N/A

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

N/A

- C) *DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:***

- 1)** Substantial detriment to the public good for the following reasons:

N/A

- 2)** Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

N/A

- * If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 100 Concord Avenue (location) would not be a detriment to the public interest because:

- A) Requirements of the Ordinance can or will be met for the following reasons:

Please see the attached supporting statement.

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

Please see the attached supporting statement.

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

Please see the attached supporting statement.

- D) 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:

Please see the attached supporting statement.

- E) For other reasons, the proposed use would 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:

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September 22, 2016

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: 100 Concord Avenue
Assessor's Map 226, Lot 30 (the "Property")
Applicant: T-Mobile Northeast LLC (the "Applicant")

Dear Honorable Members of the Board of Zoning Appeals:

This firm represents T-Mobile Northeast LLC ("T-Mobile") (hereinafter, the "Applicant") in connection with an application for a special permit from the City of Cambridge Board of Zoning Appeals (the "Board"), to modify an existing wireless communications facility on the Property. The Property is located in the Residence C-1 District (C-1) zoning district. To the extent that the Board determines that the requirements of Article 4 Section 4.32G.1 of the City of Cambridge Zoning Ordinance (the "Ordinance") apply, the use of the Property for a wireless telecommunications facility is permitted by special permit from the Board¹. The Applicant's proposal satisfies the requirements for the grant of a special permit pursuant to Section 10-43 of the Ordinance.

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

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

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

The Applicant seeks to modify its existing wireless communications facility by collocating four (4) new L700 antennas concealed within the existing church steeple of the church located at the Property (the “Building”), four (4) Remote Radio Head Units (“RRH”) and supporting equipment (the “Proposed Facility”). All of the proposed antennas will be installed adjacent to the existing antennas and not visible to the public. The Applicant’s facilities are shown on the Plans attached hereto and incorporated herein by reference (the “Plans”).

I. Background

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

II. Project Description

As noted above, the Applicant proposes to modify its existing wireless facility currently operating within the church steeple of the church located on the Property, by adding four (4) new T-Mobile L700 panel antennas, within the steeple, adjacent to the existing antennas and painted to match the building, together with supporting equipment. All new antennas will be installed to be consistent with the previous decisions of the Board for this facility, the first of which is dated April 12, 2001 (Case No. 8292) (the “Original Decision”) and second dated October 28, 2010 (Case No. 10015) (the “Previous Decision”) (together, the Original Decision and the Previous Decision shall hereafter be referred to as the “Decisions”). Consequently, the visual change to the Applicant’s existing facility will be de minimus.

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

III. Legal Arguments

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

Pursuant to Section 4.32(g) of the Ordinance, the Applicant's proposed use for a wireless communications facility in the C-1 zoning district is permitted by special permit. The Applicant's Proposed Facility further complies with the provisions set forth in Section 4.32(g), footnote 49 of the Ordinance:

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

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

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

T-Mobile investigated alternative sites in and around the defined geographic area within which its engineers determined that a facility must be located to fill the gap in service coverage and to function effectively within its network of existing and planned facilities. This is an existing location that is being upgraded with new technology to provide the necessary coverage to the subject area of the City of Cambridge. Therefore, the Proposed Facility in the C-1 zoning district is necessary to close the coverage gap that is illustrated on the propagation maps submitted herewith. Consequently, T-Mobile is unable to close a gap in its wireless network without obtaining the requested relief under Section 6409 of the Spectrum act or a Special Permit to modify its existing wireless facility in the C-1 zoning district.

Furthermore, Section 6409(a) of the Spectrum Act mandates that state and local governments "*may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station.*" Under Section 6409(a)(2)(A)-(C) an Eligible

Facilities Request is any request to modify a Tower or Base Station that involves “collocations of new Transmission Equipment,” “removal,” or “replacement” of Transmission Equipment.

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

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

The Applicant’s Proposed Facility has no additional visual impact on the existing facility and Building. The Proposed Facility will be installed entirely within the existing faux chimney and as such will have no change on the existing visual conditions of the Building.

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

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

The Proposed Facility is located in the Residential C-1 Zoning District but nonresidential uses predominate in the area. For example, the Saint Peter School is an abutter to the building and nearby is a section of the Campus for Harvard University, Sarah’s Market and Café, Didriks Elements of Life Retail Store and an office for Restorative Dental Group. Furthermore, the Board has previously found that nonresidential uses predominate in the area.

As such, the Applicant submits that nonresidential uses predominate in the area, and in keeping with the Decisions, respectfully requests that the Board find the same.

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

1. The requirements of the Ordinance can be met:

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

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

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

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

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

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

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.

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

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

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

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

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

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

The Proposed Facility is designed to blend with the existing characteristics of the Property, reducing any visual impacts to the surrounding area. Accordingly, the Proposed Facility's design results in a minimal impact on the underlying and adjacent zoning district and is consistent with the Ordinance's intention to allow for less intrusive wireless telecommunications facilities in all districts (other than Open Space), including the C-1 zoning districts.

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

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

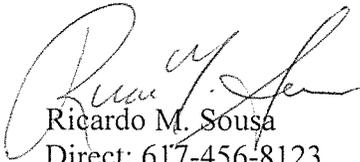
Not Applicable. The Applicant is not proposing to construct a new building or structure.

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,



Ricardo M. Sousa

Direct: 617-456-8123

Email: rsousa@princelobel.com

3

T-Mobile

T-MOBILE NORTHEAST LLC

T-MOBILE SITE #: 4BS0378B
SITE NAME: BS378/ST. PETERS CATHOLIC CHURCH
100 CONCORD AVENUE
CAMBRIDGE, MA 02138

T-Mobile

T-MOBILE NORTHEAST LLC
 A DELAWARE LIMITED LIABILITY COMPANY

15 COMMERCE WAY, SUITE B
 NORTON, MA 02786
 PHONE: (508) 286-5700
 FAX: (508) 286-2883

Dewberry

Dewberry Engineers Inc.
 280 SUMMER STREET
 10TH FLOOR
 BOSTON, MA 02210
 PHONE: 617.695.3400
 FAX: 617.695.3310

NANEPASHEMET
 PROJECT MANAGEMENT

328 WEST SHORE DRIVE



SITE CONFIGURATION:
 704A-V2
 APPROVALS

LANDLORD _____
 LEASING _____
 R.F. _____
 ZONING _____
 CONSTRUCTION _____
 A/E _____

PROJECT NO: 50037672

JOB NO: 50078263

DRAWN BY: SK

CHECKED BY: SCA

SUBMITTALS

NO.	DATE	DESCRIPTION
1	08/29/16	FOR CONSTRUCTION
0	08/15/16	FOR CONSTRUCTION
A	07/13/16	FOR REVIEW

4BS0378B
 BS378/ST. PETERS
 100 CONCORD AVENUE
 CAMBRIDGE, MA 02138

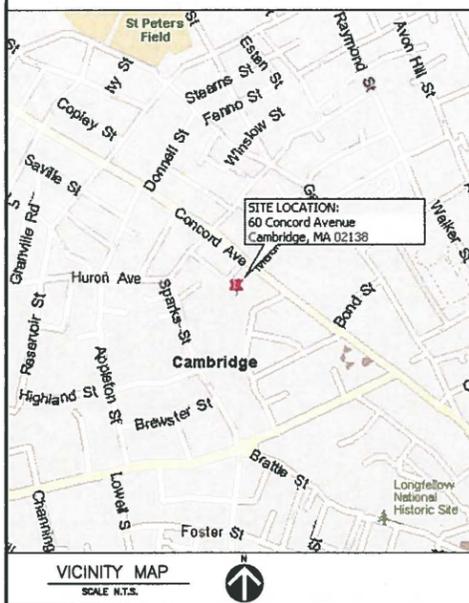
SHEET TITLE
 TITLE SHEET

SHEET NUMBER
 T-1

GENERAL NOTES

- 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.
- 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.
- THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE LESSEE 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
- THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
- THE CONTRACTOR SHALL NOTIFY THE LESSEE 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 REPRESENTATIVE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE JOB.
- ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL THE FOLLOWING FOR ALL PRE-CONSTRUCTION NOTIFICATION 72-HOURS PRIOR TO ANY EXCAVATION ACTIVITY: DIG SAFE SYSTEM (MA, ME, NH, RI, VT): 1-888-344-7233 CALL BEFORE YOU DIG
- PER FCC MANDATE, ENHANCED EMERGENCY (E911) SERVICE IS REQUIRED TO MEET NATIONWIDE STANDARDS FOR WIRELESS COMMUNICATIONS SYSTEMS. PROJECT OWNER IMPLEMENTATION REQUIRES DEPLOYMENT OF EQUIPMENT AND ANTENNAS GENERALLY DEPICTED ON THIS PLAN, ATTACHED TO OR MOUNTED IN CLOSE PROXIMITY TO THE BTS RADIO CABINETS. THE PROJECT OWNER RESERVES THE RIGHT TO MAKE REASONABLE MODIFICATIONS TO E911 EQUIPMENT AND LOCATION AS TECHNOLOGY EVOLVES TO MEET REQUIRED SPECIFICATIONS.

VICINITY MAP



DO NOT SCALE DRAWINGS

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

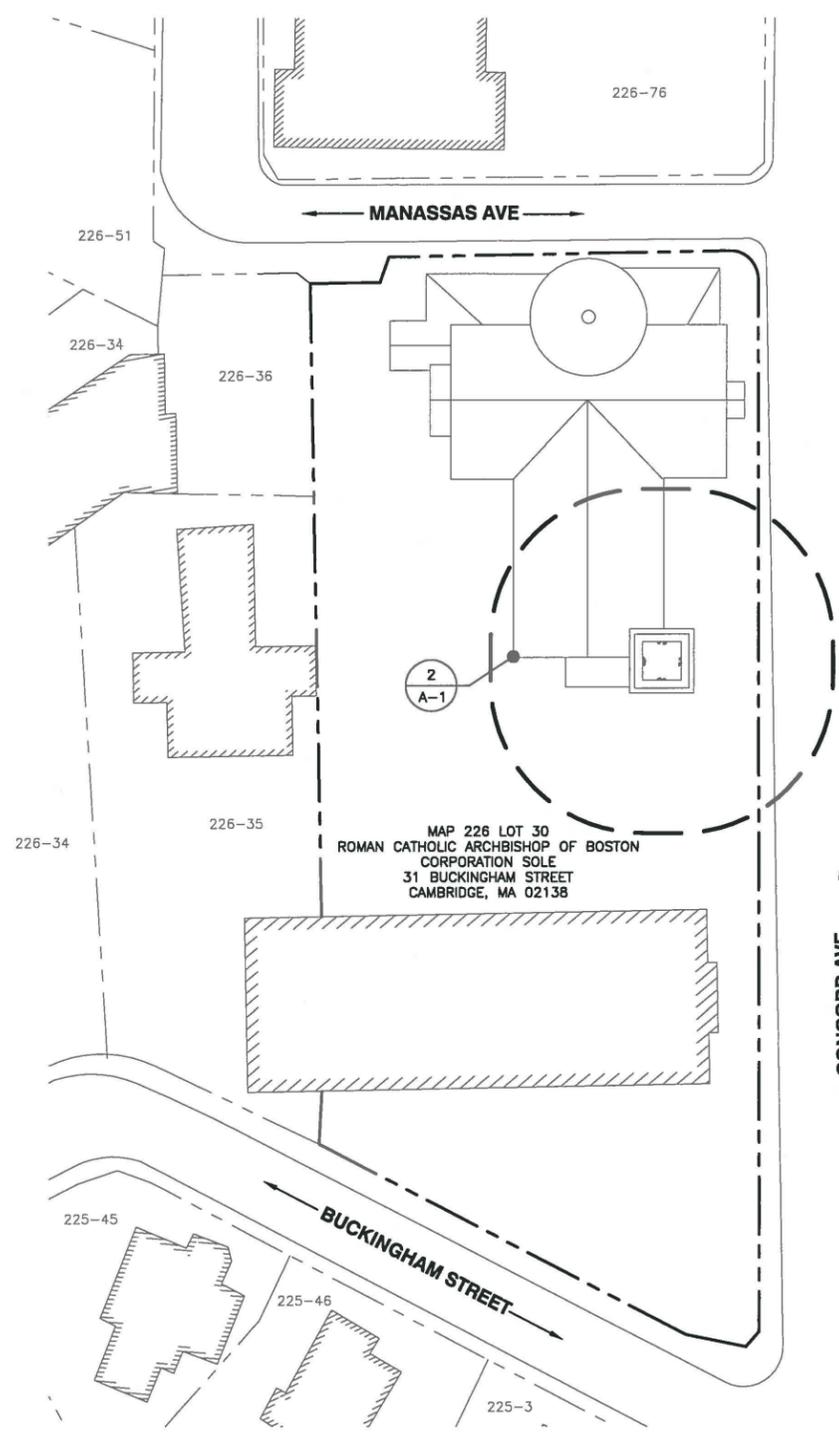
THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF T-MOBILE NORTHEAST LLC. ANY DUPLICATION OR USE WITHOUT EXPRESS WRITTEN CONSENT IS STRICTLY PROHIBITED. DUPLICATION AND USE BY GOVERNMENT AGENCIES FOR THE PURPOSES OF CONDUCTING THEIR LAWFULLY AUTHORIZED REGULATORY AND ADMINISTRATIVE FUNCTIONS IS SPECIFICALLY ALLOWED.

SHEET INDEX

SHT. NO.	DESCRIPTION	REV. NO.
T-1	TITLE SHEET	1
A-1	PLOT PLAN & ROOF PLAN	1
A-2	ELEVATION & STEEPLE PLANS	1
A-3	CONSTRUCTION DETAILS & RF SCHEDULE	1
E-1	GROUNDING NOTES & DETAILS	1

PROJECT SUMMARY

SITE NUMBER: 4BS0378B
 SITE NAME: BS378/ST. PETERS CATHOLIC CHURCH
 SITE ADDRESS: 100 CONCORD AVENUE
 CAMBRIDGE, MA 02138
 CONSTRUCTION TYPE: CHURCH STEEPLE
 PROPERTY OWNER: ROMAN CATHOLIC
 ARCHBISHOP OF BOSTON
 31 BUCKINGHAM STREET
 CAMBRIDGE, MA 02138
 APPLICANT, LESSEE/LICENSEE, PROJECT OWNER: T-MOBILE NORTHEAST LLC,
 15 COMMERCE WAY, SUITE B
 NORTON, MA 02766
 ZONING DISTRICT: RESIDENCE C-1
 PARCEL ID: MAP 226 LOT 30
 THIS DOCUMENT WAS DEVELOPED TO REFLECT A SPECIFIC SITE AND ITS SITE CONDITIONS AND IS NOT TO BE USED FOR ANOTHER SITE OR WHEN OTHER CONDITIONS PERTAIN. REUSE OF THIS DOCUMENT IS AT THE SOLE RISK OF THE USER.
 A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.

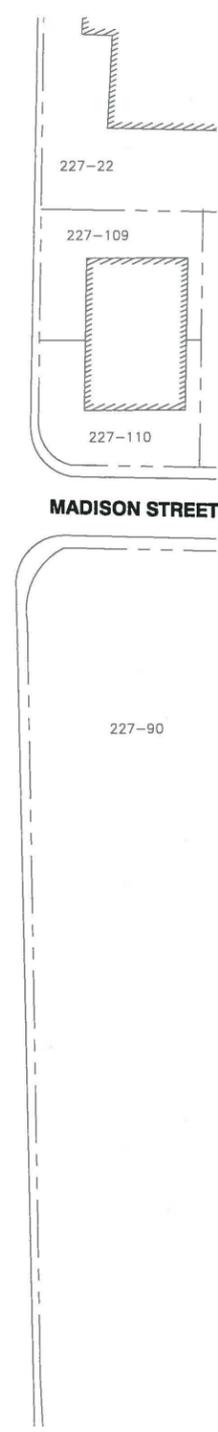


MAP 226 LOT 30
 ROMAN CATHOLIC ARCHBISHOP OF BOSTON
 CORPORATION SOLE
 31 BUCKINGHAM STREET
 CAMBRIDGE, MA 02138

PLOT PLAN
 SCALE: 1"=60' FOR 11"x17"
 1"=30' FOR 22"x34"

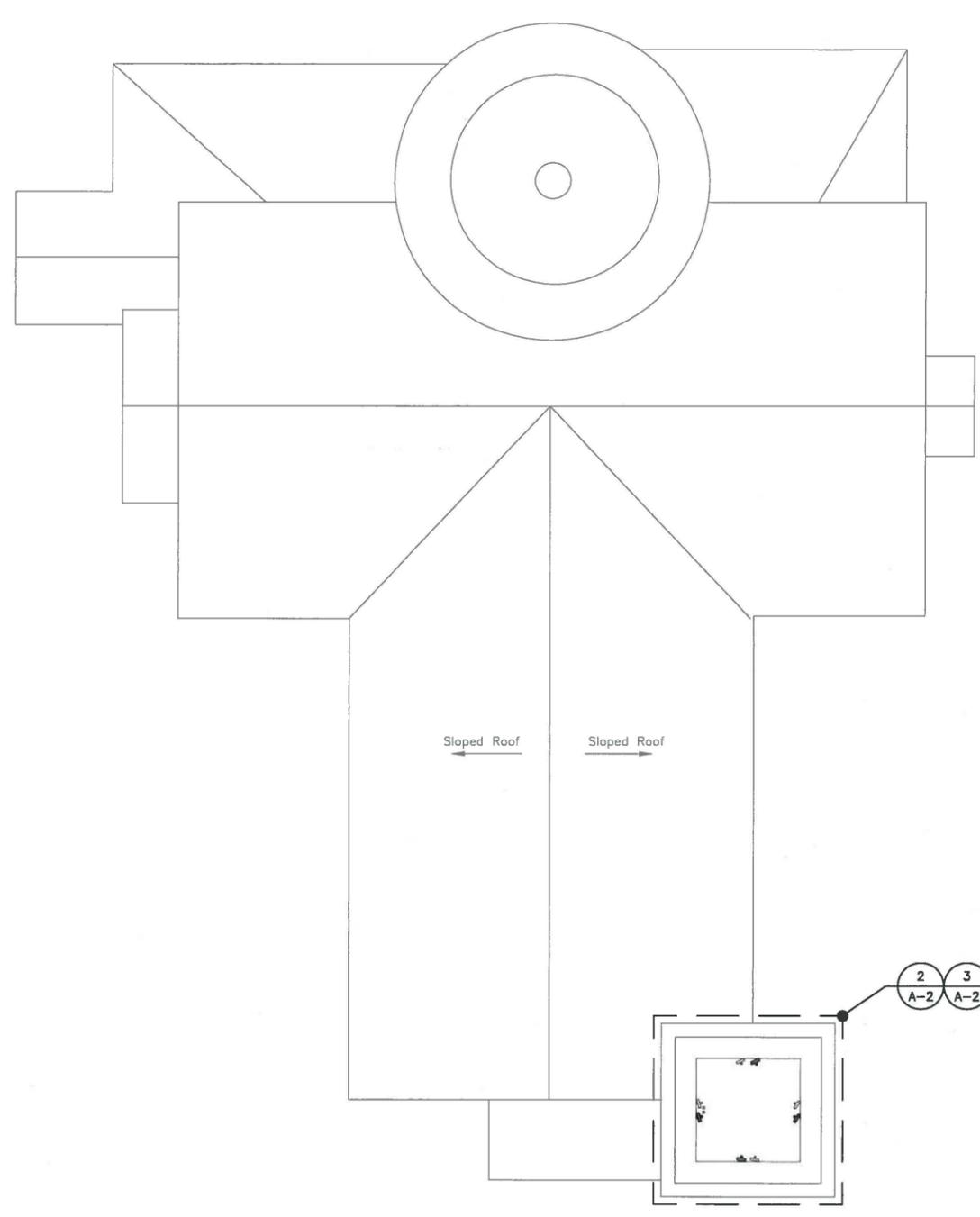


- NOTES:**
1. NORTH ARROW SHOWN AS APPROXIMATE.
 2. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 3. PLAN BASED ON EXISTING REV-0 CONSTRUCTION DRAWINGS BY MAXTON DATED 12/10/07, EXISTING LEASE EXHIBIT BY CHAPPELL ENGINEERING ASSOCIATES, LLC. DATED 05/08/12, AND SITE WALK BY DEWBERRY ENGINEERS INC. ON 03/16/16.
 4. VERIFY BREAKER SIZE WITH T-MOBILE C.M. CONTRACTOR TO VERIFY EXISTING PANEL CONDITIONS AND ALL EXISTING WIRING PRIOR TO INSTALLATION. CONTRACTOR TO CONFIRM EXISTING PANEL HAS CAPACITY FOR BREAKER REQUIREMENTS AND EXISTING CONDUITS/WIRING ARE SUITABLE FOR ANY UPGRADE.
 5. PLOT PLAN BASED ON CITY OF CAMBRIDGE ONLINE GIS MAPS OBTAINED 07/13/16.



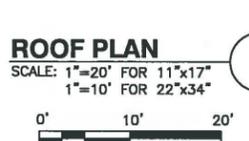
LEGEND	
	LOCUS PROPERTY LINE
	Existing Property Line
	Edge Of Pavement
	50' ANTENNA RADIUS
	Existing Building
	MAP-LOT

← MANASSAS AVENUE →



Sloped Roof Sloped Roof

ROOF PLAN
 SCALE: 1"=20' FOR 11"x17"
 1"=10' FOR 22"x34"



- SCOPE OF WORK:**
- ADD (4) COMMSCOPE ANTENNAS.
 - ADD (4) RRSU11 B12 INSIDE THE EQUIPMENT SPACE.
 - ADD DUS41.
 - ADD (2) SFP BOXES IN EQUIPMENT ROOM.
 - ADD (3) DC LINES FROM SFP BOX TO RRU.
 - ADD (18) 7/8" COAX LINES FROM EQUIPMENT ROOM TO ANTENNAS IN STEEPLE, INSTALLING NEW CABLE PORTS AS REQUIRED.
 - ADD (3) FIBER JUMPERS FROM CABINET TO RRU.
 - INSTALL NEW STEEL MOUNTING ANGLES FOR ANTENNAS INSIDE STEEPLE.

↑ CONCORD AVENUE ↓

T-Mobile
 T-MOBILE NORTHEAST LLC
 A DELAWARE LIMITED LIABILITY COMPANY
 15 COMMERCE WAY, SUITE B
 NORTON, MA 02786
 PHONE: (508) 288-2700
 FAX: (508) 288-2893

Dewberry
 Dewberry Engineers Inc.
 280 SUMMER STREET
 10TH FLOOR
 BOSTON, MA 02210
 PHONE: 617.695.3400
 FAX: 617.695.3310

NANEPASHEMET
 PROJECT MANAGEMENT
 328 WEST SHORE DRIVE
 SUITE 17A
 MAPLEHEAD, MA 01946
 LUIS PUGA
 CIVIL
 NO. 51133
 REGISTERED ENGINEER

SITE CONFIGURATION:
704A-V2
 APPROVALS

LANDLORD _____
 LEASING _____
 R.F. _____
 ZONING _____
 CONSTRUCTION _____
 A/E _____

PROJECT NO: 50037672
 JOB NO: 50078263
 DRAWN BY: SK
 CHECKED BY: SCA

SUBMITTALS

NO.	DATE	DESCRIPTION
1	08/29/16	FOR CONSTRUCTION
0	08/15/16	FOR CONSTRUCTION
A	07/13/16	FOR REVIEW

4BS0378B
 BS378/ST. PETERS
 100 CONCORD AVENUE
 CAMBRIDGE, MA 02138

SHEET TITLE
PLOT PLAN & ROOF PLAN

SHEET NUMBER
A-1



LANDLORD	_____
LEASING	_____
R.F.	_____
ZONING	_____
CONSTRUCTION	_____
A/E	_____

PROJECT NO: 50037672

JOB NO: 50078263

DRAWN BY: SK

CHECKED BY: SCA

SUBMITTALS

NO.	DATE	DESCRIPTION
1	08/29/16	FOR CONSTRUCTION
0	08/15/16	FOR CONSTRUCTION
A	07/13/16	FOR REVIEW

4BS0378B

BS378/ST. PETERS

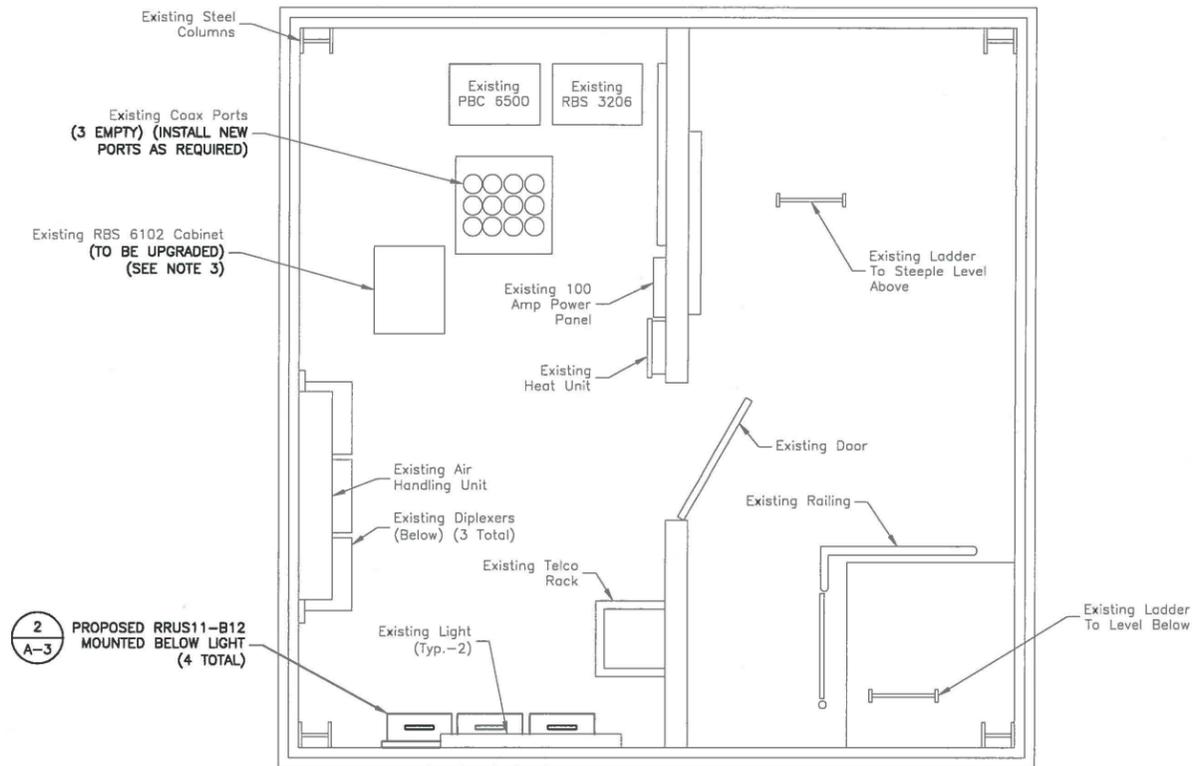
100 CONCORD AVENUE
CAMBRIDGE, MA 02138

SHEET TITLE

ELEVATION &
STEEPLE PLANS

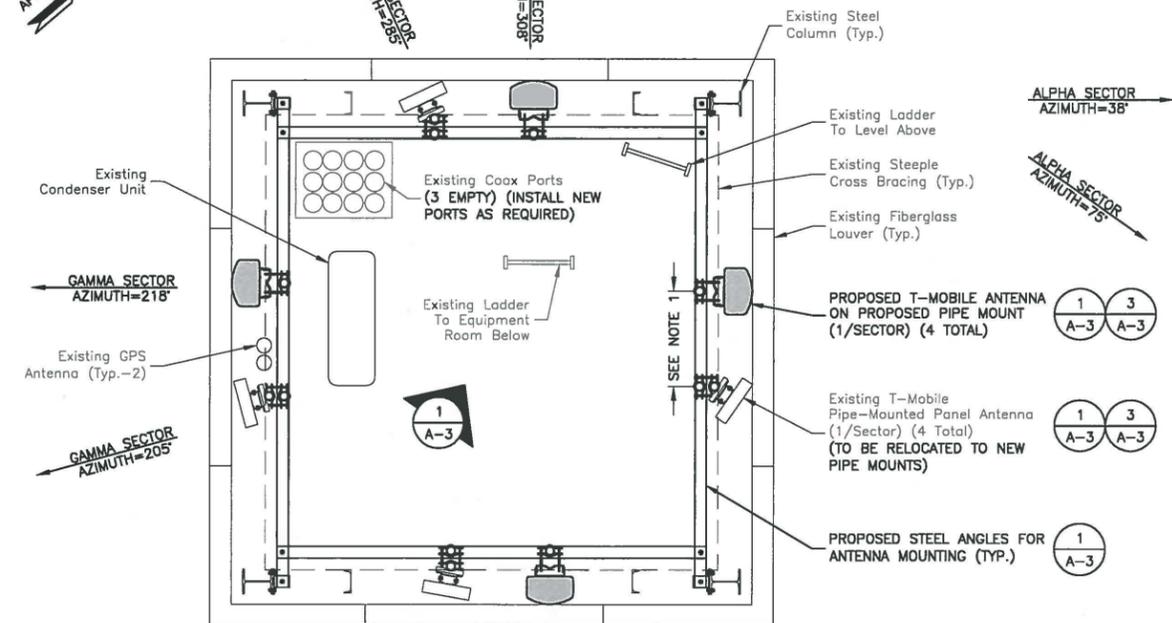
SHEET NUMBER

A-2



EQUIPMENT ROOM PLAN (2)

SCALE: 1/4"=1' FOR 11"x17"
1/2"=1' FOR 22"x34"



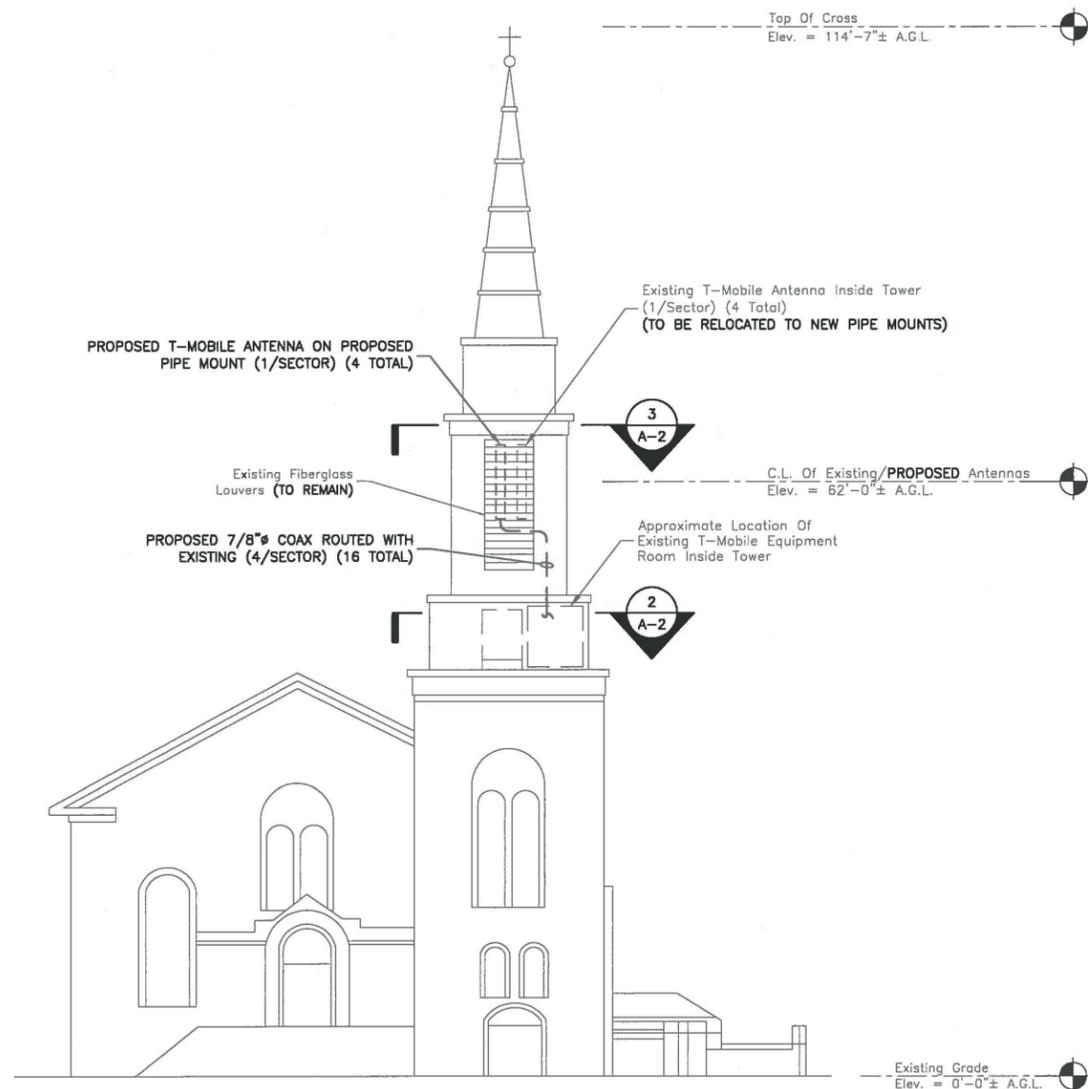
STEEPLE PLAN (3)

SCALE: 1/4"=1' FOR 11"x17"
1/2"=1' FOR 22"x34"



NOTE:

- FIELD ADJUST ANTENNA SPACING SO MOUNTING BRACKETS DON'T INTERFERE WITH STEEPLE CROSS BRACING.



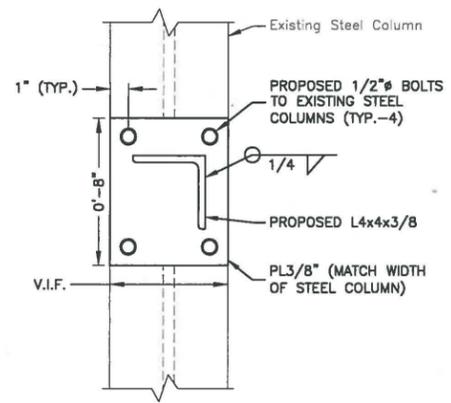
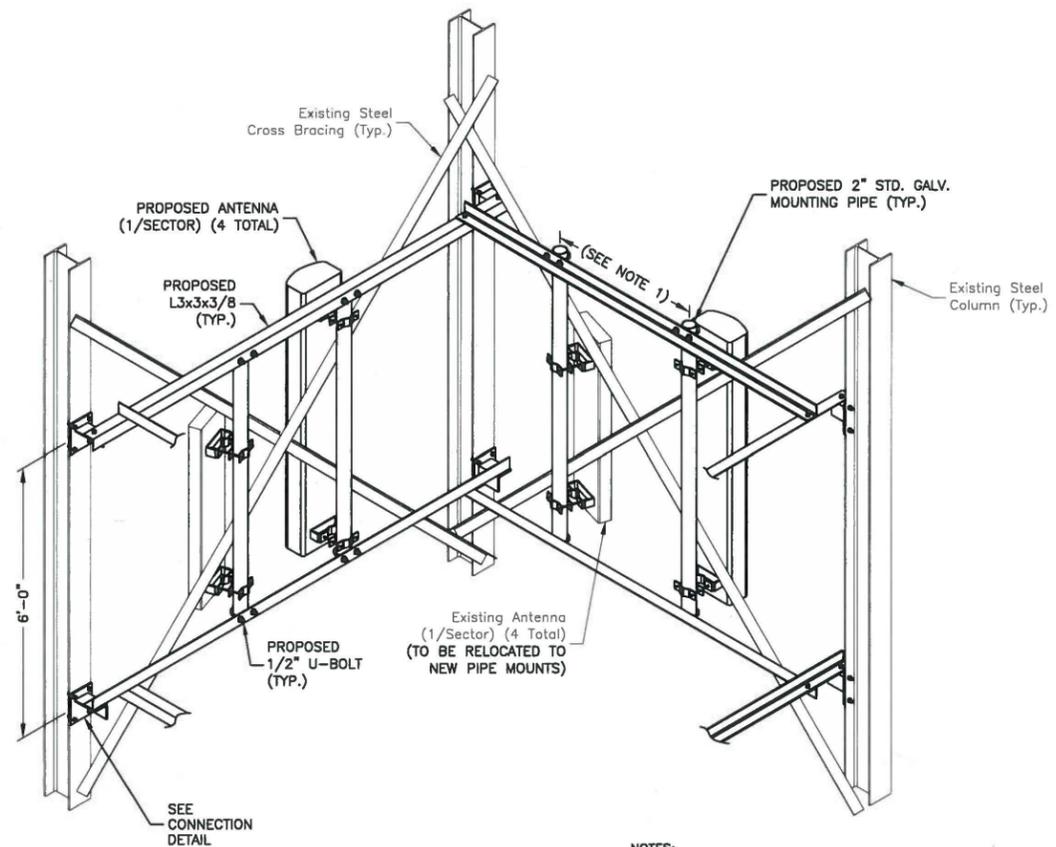
ELEVATION (1)

SCALE: 1"=20' FOR 11"x17"
1"=10' FOR 22"x34"



NOTES:

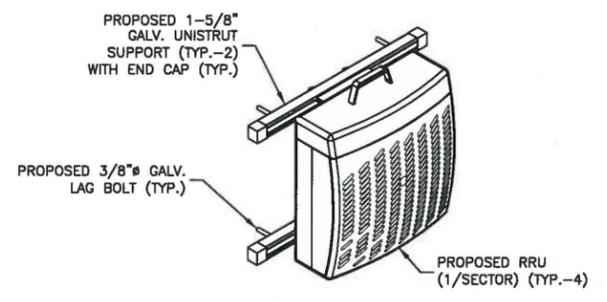
- SOME PROPOSED AND EXISTING INFORMATION NOT SHOWN FOR CLARITY.
- A.G.L.=ABOVE GROUND LEVEL
C.L.=CENTERLINE
- VERIFY BREAKER SIZE WITH T-MOBILE C.M. CONTRACTOR TO VERIFY EXISTING PANEL CONDITIONS AND ALL EXISTING WIRING PRIOR TO INSTALLATION. CONTRACTOR TO CONFIRM EXISTING PANEL HAS CAPACITY FOR BREAKER REQUIREMENTS AND EXISTING CONDUITS/WIRING ARE SUITABLE FOR ANY UPGRADE.



CONNECTION DETAIL

- NOTES:**
1. FIELD ADJUST ANTENNA SPACING SO MOUNTING BRACKETS DON'T INTERFERE WITH STEEPLE CROSS BRACING.
 2. ALL RF EQUIPMENT CURRENTLY MOUNTED TO STEEPLE CROSS BRACING SHALL BE REMOVED & REMOUNTED TO NEW STEEL ANGLES.
 3. ONLY TWO SECTORS SHOWN. SIMILAR DETAILS APPLY TO ALL SECTORS.
 4. NOT ALL EXISTING & PROPOSED INFORMATION SHOWN FOR CLARITY.

ANTENNA MOUNTING DETAILS 1
SCALE: N.T.S.



- NOTES:**
1. STACK RRUS AS NEEDED, MAINTAINING 15" VERTICAL CLEARANCE BETWEEN SUCCESSIVE RRHS.
 2. INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. USE APPROPRIATE MOUNTING HARDWARE FOR CONSTRUCTION TYPE.
 3. ALL EQUIPMENT SHALL BE GROUNDED PER T-MOBILE STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
 4. NO NEW EQUIPMENT IS TO BE MOUNTED TO THE STEEPLE CROSS BRACING.

RRU MOUNTING DETAIL 2
SCALE: N.T.S.

T-MOBILE RF SYSTEM SCHEDULE*					
SECTOR	EXISTING ANTENNA CONFIGURATION		PROPOSED ANTENNA CONFIGURATION		QTY.
	QTY.	ANTENNA MODEL & DIMENSIONS	QTY.	ANTENNA MODEL & DIMENSIONS	
ALPHA	1	RFS APX16DWV-16DWVS-E-A20 (55.9"Hx13"Wx3.15"D)	1	RFS APX16DWV-16DWVS-E-A20 (55.9"Hx13"Wx3.15"D)	
ALPHA			1	COMMSCOPE DBXNH-6565B-A2M (72.7"Hx11.9"Wx7.1"D)	
BETA	1	RFS APX16DWV-16DWVS-E-A20 (55.9"Hx13"Wx3.15"D)	1	RFS APX16DWV-16DWVS-E-A20 (55.9"Hx13"Wx3.15"D)	
BETA			1	COMMSCOPE DBXNH-6565B-A2M (72.7"Hx11.9"Wx7.1"D)	
GAMMA	1	RFS APX16DWV-16DWVS-E-A20 (55.9"Hx13"Wx3.15"D)	1	RFS APX16DWV-16DWVS-E-A20 (55.9"Hx13"Wx3.15"D)	
GAMMA			1	COMMSCOPE DBXNH-6565B-A2M (72.7"Hx11.9"Wx7.1"D)	
DELTA	1	RFS APX16DWV-16DWVS-E-A20 (55.9"Hx13"Wx3.15"D)	1	COMMSCOPE DBXNH-6565B-A2M (72.7"Hx11.9"Wx7.1"D)	
DELTA			1	RFS APX16DWV-16DWVS-E-A20 (55.9"Hx13"Wx3.15"D)	

*ANTENNA CONFIGURATION BASED ON REV-2 RFDS DATED 02/18/16. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

RF SCHEDULE 3
SCALE: N.T.S.

T-Mobile
T-MOBILE NORTHEAST LLC
A DELAWARE LIMITED LIABILITY COMPANY
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NORTON, MA 02766
PHONE: (508) 286-2700
FAX: (508) 286-2883

Dewberry
Dewberry Engineers Inc.
280 SUMMER STREET
10TH FLOOR
BOSTON, MA 02210
PHONE: 617.695.3400
FAX: 617.695.3310

NANEPASHEMET
PROJECT MANAGEMENT
328 WEST SHORE DRIVE
MARBLEHEAD, MA 02155
LUIS PUGA
CIVIL
NO. 51133
REGISTERED PROFESSIONAL ENGINEER

SITE CONFIGURATION:
704A-V2
APPROVALS
LANDLORD _____
LEASING _____
R.F. _____
ZONING _____
CONSTRUCTION _____
A/E _____

PROJECT NO: 50037672
JOB NO: 50078263
DRAWN BY: SK
CHECKED BY: SCA

SUBMITTALS		
1	08/29/16	FOR CONSTRUCTION
0	08/15/16	FOR CONSTRUCTION
A	07/13/16	FOR REVIEW

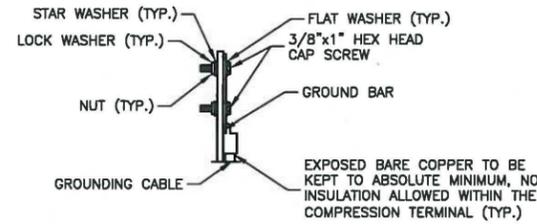
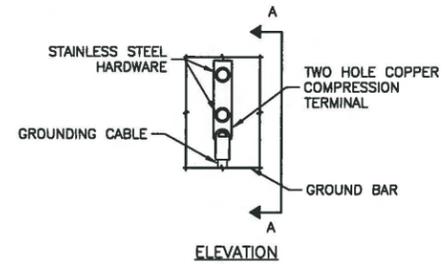
4BS0378B
BS378/ST. PETERS
100 CONCORD AVENUE
CAMBRIDGE, MA 02138

SHEET TITLE
CONSTRUCTION DETAILS
& RF SCHEDULE

SHEET NUMBER
A-3

ELECTRICAL & GROUNDING NOTES

- ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AS WELL AS APPLICABLE STATE AND LOCAL CODES.
- ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER SPECIFICATION REQUIREMENTS.
- THE ELECTRICAL WORK INCLUDES ALL LABOR AND MATERIAL DESCRIBED BY DRAWINGS AND SPECIFICATION INCLUDING INCIDENTAL WORK TO PROVIDE COMPLETE OPERATING AND APPROVED ELECTRICAL SYSTEM.
- GENERAL CONTRACTOR SHALL PAY FEES FOR PERMITS, AND IS RESPONSIBLE FOR OBTAINING SAID PERMITS AND COORDINATION OF INSPECTIONS.
- 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.
- RIGID STEEL CONDUITS SHALL BE GROUNDED AT BOTH ENDS.
- ELECTRICAL WIRING SHALL BE COPPER WITH TYPE XHHW, THWN, OR THN INSULATION.
- RUN ELECTRICAL CONDUIT OR CABLE BETWEEN ELECTRICAL UTILITY DEMARCATION POINT AND LESSEE/LICENSEE CELL SITE PPC AS INDICATED ON THIS DRAWING. PROVIDE FULL LENGTH PULL ROPE. COORDINATE INSTALLATION WITH UTILITY COMPANY.
- RUN TELCO CONDUIT OR CABLE BETWEEN TELEPHONE UTILITY DEMARCATION POINT AND LESSEE/LICENSEE CELL SITE TELCO CABINET AND BTS CABINET AS INDICATED ON THIS DRAWING PROVIDE FULL LENGTH PULL ROPE IN INSTALLED TELCO CONDUIT. PROVIDE GREENLEE CONDUIT MEASURING TAPE AT EACH END.
- ALL EQUIPMENT LOCATED OUTSIDE SHALL HAVE NEMA 3R ENCLOSURE.
- GROUNDED SHALL COMPLY WITH NEC ART. 250.
- GROUND COAXIAL CABLE SHIELDS MINIMUM AT BOTH ENDS USING MANUFACTURERS COAX CABLE GROUNDING KITS SUPPLIED BY LESSEE/LICENSEE.
- USE #6 COPPER STRANDED WIRE WITH GREEN COLOR INSULATION FOR GROUNDING (UNLESS OTHERWISE SPECIFIED) AND #2 SOLID TINNED BARE COPPER WIRE FOR BELOW GRADE GROUNDING AS INDICATED ON THE DRAWING.
- ALL GROUND CONNECTIONS TO BE BURNDY HYGROUND COMPRESSION TYPE CONNECTORS OR CADWELD EXOTHERMIC WELD. DO NOT ALLOW BARE COPPER WIRE TO BE IN CONTACT WITH GALVANIZED STEEL.
- ROUTE GROUNDING CONDUCTORS ALONG THE SHORTEST AND STRAIGHTEST PATH POSSIBLE, EXCEPT AS OTHERWISE INDICATED. GROUNDING LEADS SHOULD NEVER BE BENT AT RIGHT ANGLE. ALWAYS MAKE AT LEAST 12" RADIUS BENDS. #6 WIRE CAN BE BENT AT 6" RADIUS WHEN NECESSARY. BOND ANY METAL OBJECTS WITHIN 6 FEET OF LESSEE/LICENSEE EQUIPMENT OR CABINET TO MASTER GROUND BAR OR GROUNDING RING.
- CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO HOLE COMPRESSION TYPE COPPER LUGS. APPLY OXIDE INHIBITING COMPOUND TO ALL LOCATIONS.
- APPLY OXIDE INHIBITING COMPOUND TO ALL COMPRESSION TYPE GROUND CONNECTIONS.
- BOND ANTENNA MOUNTING BRACKETS, COAXIAL CABLE GROUND KITS, AND ALNA TO EGB PLACED NEAR THE ANTENNA LOCATION.
- BOND ANTENNA EGB'S AND MGB TO GROUND RING.
- TEST COMPLETED GROUND SYSTEM AND RECORD RESULTS FOR PROJECT CLOSE-OUT DOCUMENTATION. 5 OHMS MINIMUM RESISTANCE REQUIRED.
- BOND ANY METAL OBJECT WITHIN 7 FEET OF THE PROPOSED EQUIPMENT OR CABINET TO MASTER GROUND BAR.
- VERIFY PROPOSED SERVICE UPGRADE WITH LOCAL UTILITY COMPANY PRIOR TO CONSTRUCTION.
- VERIFY BREAKER SIZE WITH T-MOBILE C.M. CONTRACTOR TO VERIFY EXISTING PANEL CONDITIONS AND ALL EXISTING WIRING PRIOR TO INSTALLATION. CONTRACTOR TO CONFIRM EXISTING PANEL HAS CAPACITY FOR BREAKER REQUIREMENTS AND EXISTING CONDUITS/WIRING ARE SUITABLE FOR ANY UPGRADE.



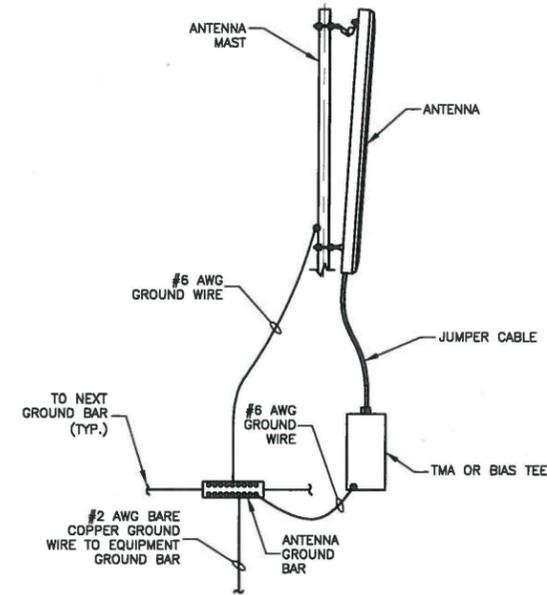
NOTES:

- DOUBLING UP OR STACKING OF CONNECTIONS IS NOT PERMITTED.
- OXIDE INHIBITING COMPOUND TO BE USED AT ALL LOCATIONS.

TYPICAL GROUND BAR MECHANICAL CONNECTION DETAIL

SCALE: N.T.S.

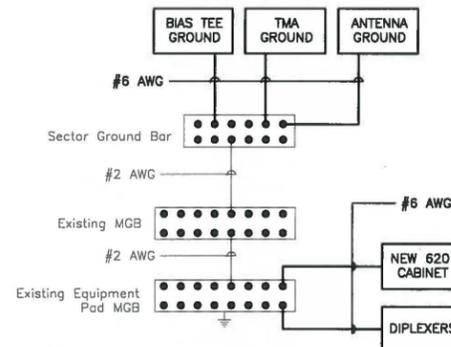
1



TYPICAL ANTENNA GROUNDING DETAIL

SCALE: N.T.S.

2



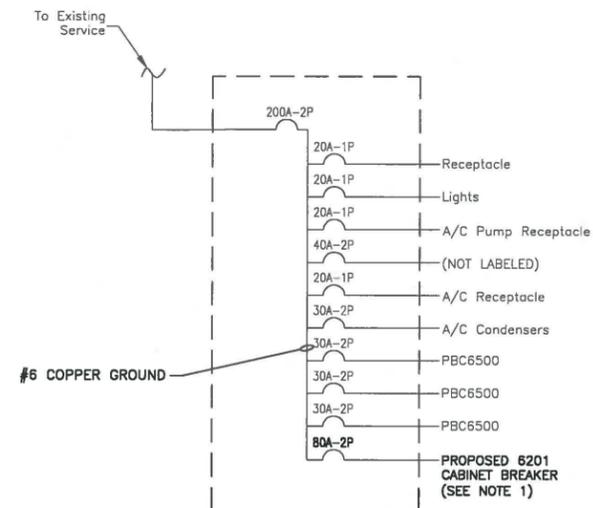
NOTES:

- ALL PROPOSED EQUIPMENT TO BE GROUNDED TO SECTOR GROUND BAR.
- TYPICAL FOR FOR ALL SECTORS.
- GROUNDED SHALL COMPLY WITH NEC ART. 250 & T-MOBILE SPECIFICATIONS.

SCHEMATIC GROUNDING DIAGRAM

SCALE: N.T.S.

3



NOTE:

- VERIFY REQUIRED BREAKER SIZE WITH T-MOBILE C.M. CONTRACTOR TO VERIFY EXISTING PANEL CONDITIONS AND ALL EXISTING WIRING PRIOR TO INSTALLATION. CONTRACTOR TO CONFIRM EXISTING PANEL HAS CAPACITY FOR BREAKER REQUIREMENTS AND EXISTING CONDUITS/WIRING ARE SUITABLE FOR ANY UPGRADE.

ONE LINE POWER DIAGRAM

SCALE: N.T.S.

4

T-Mobile

T-MOBILE NORTHEAST LLC
A DELAWARE LIMITED LIABILITY COMPANY

15 COMMERCE WAY, SUITE B
NORTON, MA 02766
PHONE: (508) 286-3700
FAX: (508) 286-2893

Dewberry

Dewberry Engineers Inc.
280 SUMMER STREET
10TH FLOOR
BOSTON, MA 02210
PHONE: 617.695.3400
FAX: 617.695.3310

NANEPASHMET
PROJECT MANAGEMENT

328 WEST SHORE DRIVE
SUITE 101
MARBLEHEAD, MA 01945



SITE CONFIGURATION:
704A-V2
APPROVALS

LANDLORD _____
LEASING _____
R.F. _____
ZONING _____
CONSTRUCTION _____
A/E _____

PROJECT NO: 50037672

JOB NO: 50078263

DRAWN BY: SK

CHECKED BY: SCA

SUBMITTALS

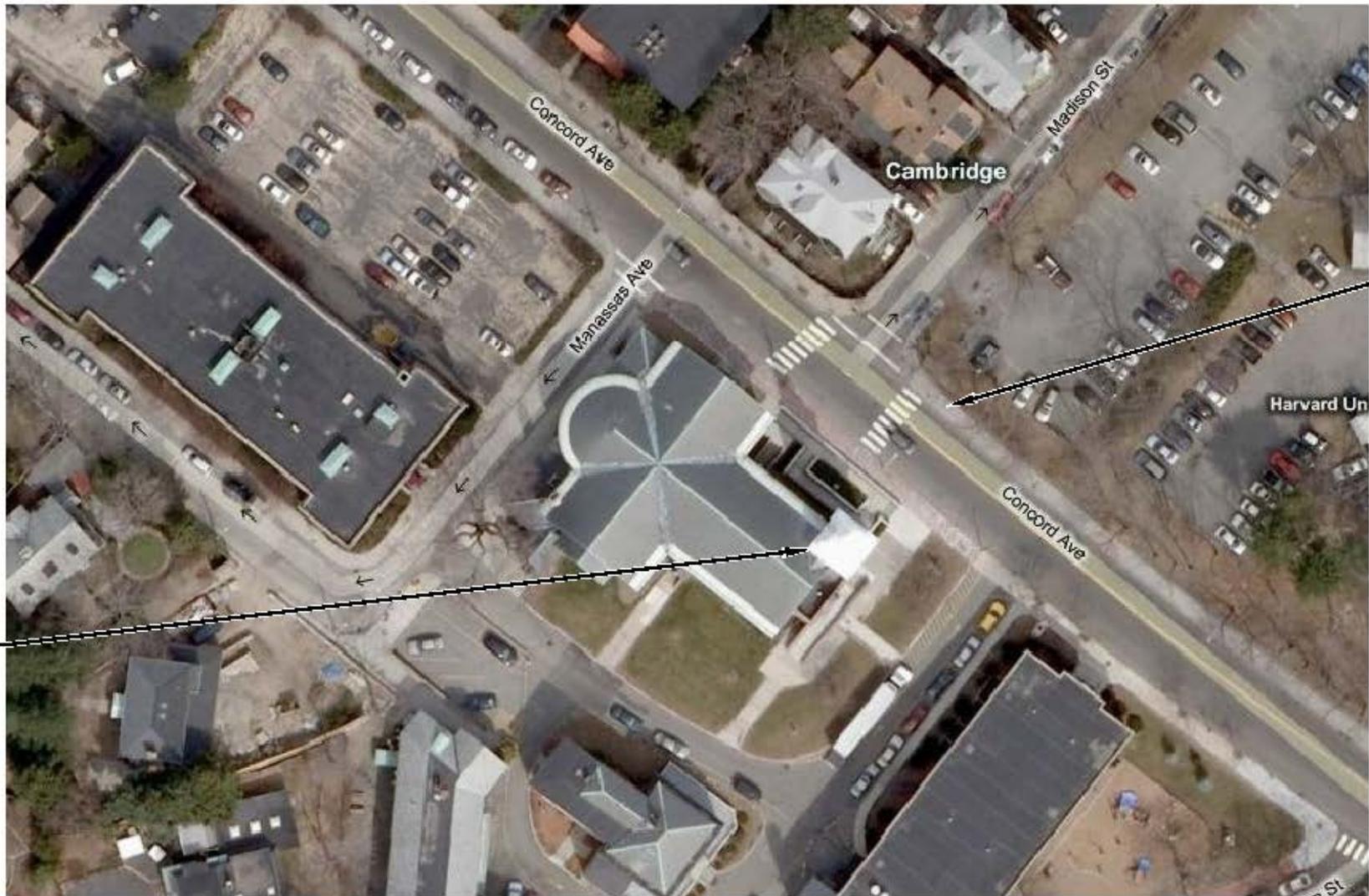
NO.	DATE	DESCRIPTION
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0	08/15/16	FOR CONSTRUCTION
A	07/13/16	FOR REVIEW

4BS0378B
BS378/ST. PETERS
100 CONCORD AVENUE
CAMBRIDGE, MA 02138

SHEET TITLE
GROUNDING NOTES
& DETAILS

SHEET NUMBER
E-1

4



SITE LOCATION

VIEW #1
LOCATION



PREPARED FOR:
T-MOBILE NORTHEAST, LLC
15 COMMERCE WAY, SUITE B
ROXTON, MA 01570
OFFICE: (508) 289-2700
FAX: (508) 289-2863

PREPARED BY:

ADVANCED
 ENGINEERING GROUP, P.C.
 Civil Engineering - Site Development
 Surveying - Transportation
 24 HUNTERY DRIVE
 507 INDEPENDENCE AVENUE
 FLORENCE, MA 01067
 POC: (413) 342-0100

SITE NO: 4850376B
SITE NAME: ST. PETER'S CHURCH
ADDRESS: 80 CONCORD AVENUE
 CAMBRIDGE, MA 02138

KEY MAP OF PHOTOS

PAGE: PS-1
DATE: 02-26-10
DRAWN BY: ST
REVISION: 0



PREPARED FOR:
 T-MOBILE NORTHEAST, LLC
 15 COMMERCE WAY, SUITE B
 NORTON, MA 02768
 OFFICE: (508) 286-2700
 FAX: (508) 286-2893

PREPARED BY:

ADVANCED
 ENGINEERING GROUP, P.C.
 Civil Engineering - Site Development
 Surveying - Telecommunications
 34 HEMLOCKWAY DRIVE
 EAST PROVIDENCE, 02916
 PH: 508-342-5330
 FAX: 508-342-6303

SITE NO: 4BS0378B
SITE NAME: ST. PETER'S CHURCH
ADDRESS: 60 CONCORD AVENUE
 CAMBRIDGE, MA 02138

VIEW #1
 EXISTING CONDITION
 (FROM CONCORD AVENUE)

PAGE: PS-2
DATE: 02-26-10
DRAWN BY: ST
REVISION: 0



PROPOSED T-MOBILE ANTENNA
MOUNTED BEHIND PROPOSED
STEALTH FIBERGLASS LOUVERS
PAINTED TO MATCH STEEPLE

PREPARED FOR:

T-MOBILE NORTHEAST, LLC
15 COMMERCE WAY, SUITE B
NORTON, MA 02768
OFFICE: (508) 286-2700
FAX: (508) 286-2893

PREPARED BY:

ADVANCED
ENGINEERING GROUP, P.C.
Civil Engineering - Site Development
Surveying - Telecommunications
34 HEMLOCKY DRIVE
EAST PROVIDENCE, 02916
PH: 508-342-5330
FAX: 508-342-6303

SITE NO: 4BS0378B
SITE NAME: ST. PETER'S CHURCH
ADDRESS: 60 CONCORD AVENUE
CAMBRIDGE, MA 02138

VIEW #1
PROPOSED CONDITION
(FROM CONCORD AVENUE)

PAGE: PS-3

DATE: 02-26-10

DRAWN BY: ST

REVISION: 0

5

Federal Communications Commission
Wireless Telecommunications Bureau

Radio Station Authorization (Reference Copy Only)

This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.

Licensee: T-Mobile License LLC

ATTN Dan Menser
T-Mobile License LLC
12920 SE 38th St.
Bellevue, WA 98006

FCC Registration Number (FRN): 0001565449	
Call Sign: KNLF954	File Number: 0002991471
Radio Service: CW - PCS Broadband	

Grant Date 06/05/2007	Effective Date 06/05/2007	Expiration Date 06/27/2017	Print Date 09/06/2007
--------------------------	------------------------------	-------------------------------	--------------------------

Market Number: BTA051	Channel Block: D	Sub-Market Designator: 0
Market Name: Boston, MA		

1st Build-out Date 06/27/2002	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
----------------------------------	--------------------	--------------------	--------------------

Special Conditions or Waivers/Conditions 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.

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.

Conditions
Pursuant to Section 309(h) of the Communications Act of 1934, as amended, 47 U.S.C. Section 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. Section 310(d). This license is subject in terms to the right of use or control conferred by Section 706 of the Communications Act of 1934, as amended. See 47 U.S.C. Section 606.

To view the geographic areas associated with the license, go to the Universal Licensing System (ULS) homepage at <http://wireless.fcc.gov/uls/> and select "License Search". Follow the instruction on how to search for license information

FCC 601 - MB

6

Case No. 8292
Location: 100 Concord Ave.
Petitioner: Omnipoint Holdings, Inc. - Thomas J. Fields

On April 12, 2001, Petitioner Thomas J. Fields and RF Engineer Mirela Marku appeared before the Board of Zoning Appeal requesting a special permit to install telecommunications radios and antennas. The complete installation is to be inside the church's steeple and is not to be visible to the public. The Petitioner submitted plans and photographs.

Board member Clemons stated that he is regulatory counsel for Verizon and offered to recuse himself. Petitioner Fields stated that he had no problem with Mr. Clemons sitting on the case.

Mr. Fields stated that the entire installation will be inside the church and that Omnipoint holds an FCC license.

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

After discussion, the Chair moved that the Board find that the proper license has been displayed, that the visual impact is negligible, and that residential uses do not predominate in this locus. The Chair moved further that on the basis of these findings that the Board grant a special permit to install telephone equipment at 100 Concord Avenue on the following conditions,

1. that the equipment be removed should it not be used anymore.
2. that the work be done in conformance with drawings and photo simulations submitted in support of the application entitled St. Peter's Church, Harvard Observatory, Voice Stream, at 50 Vision Boulevard in East Providence, RI consisting of sheet T-1, Z-1, Z-2, Z-3 bearing the date of 8th of December 2000, and also the photographs of the steeple which bear stamp of the Zoning Board and the Case No. 8292. There are three 11 x 17 color photos.

The five member Board voted unanimously in favor of the findings and of granting a special permit (Sieniewicz, Pinck, Pierce, Horst, and Clemons) 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, and;
- 5) The proposed use would not impair the integrity of the district or adjoining district or otherwise derogate for the Ordinance, and in fact be a significant improvement to the structure and benefit the neighborhood.

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.

Tom Sieniewicz

 Tom Sieniewicz, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 5.03.01 by Jessie P. Johnson, 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: 5/31/01 D. Margaret Query City Clerk.





City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2010 DEC -1 A 11:21

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

CASE NO: 10015

LOCATION: 100 Concord Avenue Residence C-1 Zone
Cambridge, MA

PETITIONER: T-Mobile Northeast LLC
C/o Peter Cooke

PETITION: Special Permit: To add one antenna and associated cabling within
steeple. Add one equipment cabinet and booster cabinet within belfry
area. Relocate three existing antennas to middle of louvers.

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

DATE OF PUBLIC NOTICE: October 8 & 15, 2010

DATE OF PUBLIC HEARING: October 28, 2010



Bk: 56260 Pg: 146 Doc: DECIS
Page: 1 of 4 01/10/2011 03:37 PM

MEMBERS OF THE BOARD:

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

ASSOCIATE MEMBERS:

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

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

2878-322

Case No. 10015
Location: 100 Concord Avenue
Petitioner: T-Mobile Northeast LLC c/o Peter Cooke

On October 28, 2010, Petitioner's representative Peter Cooke appeared before the Board of Zoning Appeal requesting a special permit in order to add one antenna and associated cabling within the belfry and to relocate three existing antennas to the middle of the louvers. The Petitioner requested relief from Article 4, Sections 4.32.G.1 and 4.10 of the Cambridge Zoning Ordinance ("Ordinance"). The Petitioner submitted application materials including information about the project, plans, and photographs.

Mr. Cooke stated that currently there existed a telecommunications facility within the steeple, hidden from view behind louvers. He stated that the Petitioner had an increased need and required the proposed equipment at the site. He stated that all equipment would continue to remain out of sight, within the structure. He stated that nonresidential uses predominated in the vicinity due to the large church property and the adjoining institutional and commercial uses. He stated that the Planning Board supported the proposal.

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

After discussion, the Chair moved that the Board grant the special permit for relief in order to add one antenna and associated cabling within the belfry and to relocate three existing antennas to the middle of the louvers based on the finding that nonresidential uses predominate in the vicinity of the proposed location and the telecommunication facility is not inconsistent with the character that does prevail in the surrounding neighborhood. The Chair moved that the Board find that the Board previously made the above finding in granting the original special permit, and that nothing has changed with respect to the character of the neighborhood that would change that finding. The Chair moved that the Board find that there is almost no visual impact from the proposed installation, because its location within the structure and its covering of louvers results in essentially no visual changes to the exterior of the structure, as demonstrated by the photo simulations submitted by the Petitioner. The Chair moved that the Board find that the proposed work will not impact traffic or patterns of access or egress or cause congestion, hazard or substantial change in established neighborhood character. The Chair moved that the Board find that the continued operation of adjacent uses would not be adversely affected by the proposed use. 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 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 or purpose of the Ordinance, due to the very modest visual impact, and the petitioner submitted evidence to indicate the need for this additional equipment. The Chair moved that the Board grant the special permit on the condition that the work proceed in accordance with two sheets of plans submitted by the Petitioner, being T-1 and Z-1, with both pages initialed by the Chair and be consistent with the photo simulations, submitted by the Petitioner, but not initialed due to lamination.

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

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

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

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

Constantine Alexander

Constantine Alexander, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 12/4/10 by Maria Pasheco, 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: Jan. 4, 2011 D. Margaret Drury Clerk.

7

September 22, 2016

VIA HAND DELIVERY

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 **100 Concord 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 100 Concord 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.

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

B. Why this Eligible Facilities Request Must Be Granted

This Eligible Facilities Request involves an effort to collocate, remove, modify, or replace Transmission Equipment at an existing Base Station operated by an FCC licensed wireless carrier. The FCC has defined Base Station as “the equipment and non-tower supporting structure at a fixed location that enable Commission-licensed or authorized wireless communications between user equipment and a communications network . . . the term includes equipment associated with wireless communications service including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supply, and comparable equipment.” The term existing base station also includes a structure that currently houses or supports an antenna, transceiver or other associated equipment that constitutes part of a Base Station at the time the application is filed even if the structure was not built solely or primarily to provide such support. The existing Base Station in this application is approximately sixty-two feet (62’) high and presently contains wireless facilities. The existing Base Station meets the Federal Communications Commission (“FCC”) definition of a Base Station.

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

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

1. *The modifications to the Transmission Equipment do not increase the height of the Base Station by more than 10 percent (10%) or ten (10) feet, whichever is greater.*
 - a. The height of the Base Station is approximately sixty-two feet (116’) high. The proposed addition of four (4) new panel antennas will not affect the height of the Base Station.
2. *The modifications to the Transmission Equipment do not protrude from the edge of the support structure by more than six (6) feet.*
 - a. The three (3) proposed antennas will not protrude from the edge of the building and therefore will not exceed the six (6) foot limitation. All of the proposed antennas will be concealed within the existing church steeple. 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 are currently four (4) equipment cabinets existing at the Base Station. The Applicant does not propose to install any additional equipment cabinets.
4. *The modifications to the Transmission Equipment do not entail any excavation or deployment outside of the Base Station site.*
 - a. The Applicant is proposing to install four (4) new antennas consistent with its existing antennas. There will be no excavation or deployment outside of the Base Station site.
5. *The modifications to the Transmission Equipment do not defeat any existing concealed or stealth-design.*
 - a. Pursuant to the original decision by the Zoning Board of Appeal for the City of Cambridge (the “Board”) for this facility, dated April 12, 2001 (Case No. 8292) (the “Original Decision”) and a second decision dated October 28, 2010 (Case No. 10015) (the “Previous Decision”) (together, the Original Decision and the Previous Decision shall hereafter be referred to as the “Decisions”), both of which are attached hereto, the existing antennas are located in the preferred location within the existing church steeple and comply with the required conditions for a stealth design. The addition of the four (4) new antennas will not defeat the existing stealth design as all antennas will be concealed within the existing steeple. As such, the proposed modification will not defeat any existing concealed or 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 100 Concord Avenue, Cambridge, MA 02138 contained in this Eligible Facilities Request fully conform to Section 6409(a) as enacted

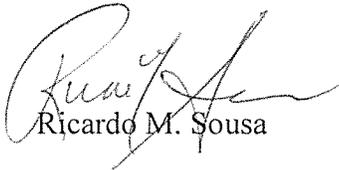
by Congress and as interpreted by the FCC. Accordingly, this Eligible Facilities Request must be approved within 60 days, as required by federal law and FCC implementing regulations.

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 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,



Ricardo M. Sousa

Direct: 617-456-8123

Email: rsousa@princelobel.com

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

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

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

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

Site Address: 100 Concord Avenue

Existing Facilities

The Existing Facility is comprised of four (4) panel antennas all mounted to the façade of the existing penthouse on the roof of the building, together with supporting equipment.

Height of Base Station

Height above ground level of the tallest point on the existing base station: 62' (feet)

Height above ground level of the tallest point of the existing base station after the installation of the *proposed* equipment: 62'(feet)

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

Yes No

Width of Base Station

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

Yes No

Excavation or Equipment Placement

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

Yes No

Equipment Cabinets

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

Yes No

Concealed or Stealth-Designed Wireless Facilities

5)

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

Yes No

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

Yes No

Compliance with Preexisting Conditions of Approval for the Base Station

6)

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

Yes No

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

Yes No

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

Yes No

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

Explanatory Comments:

Question No. 5 (b)

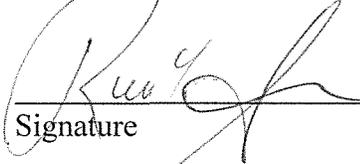
Comment: a. Pursuant to the original decision by the Zoning Board of Appeal for the City of Cambridge (the “Board”) for this facility, dated April 12, 2001 (Case No. 8292) (the “Original Decision”) and a second decision dated October 28, 2010 (Case No. 10015) (the “Previous Decision”) (together, the Original Decision and the Previous Decision shall hereafter be referred to as the “Decisions”), both of which are attached hereto, the existing antennas are located in the preferred location within the existing church steeple and comply with the required conditions for a stealth design. The addition of the four (4) new antennas will not defeat the existing stealth design as all antennas will be concealed within the existing steeple. As such, the four (4) new antennas will be in conformity with the Decisions and do not defeat the existing stealth design. The proposed installations will not substantially increase the facility and as such the proposed visual impact will be de minimus for many of the same reasons stated in the Decisions attached hereto.

Question No. 6 (c)

Comment: Notwithstanding the aforementioned showing that the proposed modification to this site does not substantially change the physical dimensions of the existing Base Station and is subject to the Spectrum Act, this site is the proper location for a wireless installation pursuant to the Decisions. Furthermore, in the Decisions the Board stated that continued operation of

adjacent uses would not be adversely affected by the previously proposed equipment addition, and no nuisance or hazard would be created to the detriment of the health, safety or welfare of the occupant or the citizens of the City of Cambridge. The proposed modification to this site is very similar to the previous modification approved by this board and as such, we submit will have the same de minimis impact. Moreover, the proposed installation is necessary to accommodate the existing and future customer base as demand for data and cell service has steadily increased and continues to do so.

This certification is dated this 22nd day of September, 2016.



Signature

Ricardo M. Sousa, Esq., Attorney for Applicant
Name & Title

Eligible Facilities Request (EFR) Application Form

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

Date of Submittal: _____

Submitted by:

Name: _____

Title: _____

Contact information: _____

Name of Jurisdiction: _____

Address of Jurisdiction: _____

Contact Name for Jurisdiction: _____

Name of Local Government Permit Application: _____

Local Government File #: _____

Street Address of Site: _____

Tax Parcel # of Site: _____

Latitude/Longitude of Site: _____

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

List Each Piece of Transmission Equipment that will be Removed:

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

List Cabinets that will be Removed at the Site:

Permit Application Deposit Amount: _____

Municipal Consultant Review Fee Deposit (if applicable): _____



INSPECTIONAL SERVICES DEPARTMENT

City of Cambridge • 831 Massachusetts Avenue • Cambridge, Massachusetts 02139

617-349-6100 • TTY 617-349-6112 • Fax 617-349-6132

Ranjit Singanayagam - Commissioner

Application for a PERMIT to Build, Alter, or Repair ANY BUILDING
(other than a 1 or 2 family Dwelling) in accordance with Massachusetts State Building Code 780 CMR (MSBC).
Application must be filled out COMPLETELY in ink.

Building Address	100 Concord Avenue, Cambridge, MA		
Building Owner	Roman Catholic Archbishop of Boston	Phone #	617-746-5741
Owner Address	66 Brooks Drive, Braintree, MA 02184		
Contractor	Aerial Wireless Services LLC	Phone #	508-657-1213 ext. 7028
Contractor Address	125 Depot Street, Bellingham, MA 02019		
Architect/Engineer	Dewberry Engineers Inc.	Phone #	617-695-3400
Address	280 Summer Street, 10th Floor, Boston, MA 02210		

TYPE OF WORK:	New Construction	_____	Addition	<input checked="" type="checkbox"/>	Change of Occupancy	_____	
Repair	_____	Alteration Level 1	_____	Alter Level 2	_____	Alter Level 3	_____
						Roof	_____

EXISTING BUILDING INFORMATION (Required - MSBC Ch. 34 Sec 101.5.4.0 Amended)

Current Use	Wireless Base Station Facility	Proposed Use	No Change
For Residential Use: Current number of dwelling units	_____	Proposed number of dwelling units	_____
Building Construction type:	Non-Combustible (Type I/II) _____ Masonry/Wood (III) <input checked="" type="checkbox"/> Wood (IV,V) _____		
Building Equipped with :	Sprinkler System: <input type="checkbox"/> Yes / <input type="checkbox"/> No	Fire Alarm: <input type="checkbox"/> Yes / <input type="checkbox"/> No	Smoke Detection: <input type="checkbox"/> Yes / <input type="checkbox"/> No
Provide a description of the building:	Church Building with Steeple that contains wireless antennas		

Description of Proposed Work: Include effects of the proposed work on the structural, egress, fire protection, energy conservation, light, and ventilation systems of the space or building. Include any changes as listed in Zoning Information (pg 2).
 Install (4) antennas, (4) remote radio units (RRU's) in equipment room, DUS 41, (2) equipment boxes
 (3) DC lines, (16) 7/8 inch coax lines, (3) fiber jumpers

Note: 2 sets of construction documents, plus 1 set in digital format, required to be submitted for review.

ESTIMATED COST OF CONSTRUCTION:

Building	\$30,000	HVAC	_____
Electric	_____	Sprinklers	_____
Plumbing/Gas	_____	Fire Detection	_____
Gas Fitting	_____	Fire Suppression	_____

Total Estimated Cost of Construction \$30,000

Total Construction costs include all work done concurrently with the work contemplated by the Building Permit including demolition, plumbing, heating, electrical, air conditioning, painting, wall to wall carpeting, landscaping, site improvements, etc. Furnishings and portable equipment are not part of the total construction cost. A signed copy of contractor/client contract must be included with Application. A final cost affidavit completed by the owner will be required at construction completion for all projects (affidavit required for final sign-off).

ZONING INFORMATION (REQUIRED) The Applicant is responsible for proving Zoning compliance.

Current Use Church Proposed Use No Church Zone C-1 BZA/PB Case # 2678-322

For residential: Current number of dwelling units N/A Proposed number of dwelling units N/A

Proposed work includes – reconstruction of an existing exterior building element (porch, deck, etc.). Provide recent photos of existing conditions, and fully dimensioned plans and elevations.

Proposed work includes - enclose a covered porch, build uncovered exterior stairs, build decks at the 1st floor level, build roof decks over existing 1st or 2nd floors, create new windows (including moving existing windows), doors, or skylights. Provide a stamped and scalable surveyor's plot plan, the height of the highest point of the roof, recent photos of existing conditions, and fully dimensioned plans and elevations. If Zoning Appeal case, include copy of registered decision.

Proposed work includes – new construction, additions, dormers, bays, balconies, covered stairs/landings and/or porches, decks at the 2nd floor level or higher, roof decks over the 3rd floor or higher, or to excavate a basement, change any floor or ceiling height, change the use or increase the number of dwelling units of a building, erect an outbuilding, or to do any similar work. Provide all previously listed documents, plus a comprehensive Zoning Analysis showing compliance with all aspects of the Cambridge Zoning Ordinances. If BZA or Planning Board case, include copy of registered decision.

None of the above. The proposed work is not of the types listed above and is not regulated by the Zoning Ordinance.

Certified Plot Plan: For new structures and additions, a certified plot plan shall be submitted after the foundation is poured and before further work commences.

Energy Conservation: Effective July 1, 2010, the City of Cambridge has adopted the Stretch Energy Code, 780 CMR115AA. The Stretch Code requirements are in addition to the requirements of the most recently published version of the ICC International Energy Conservation Code (IECC). Check all applicable:

The proposed project is subject to Stretch Code and/or IECC provisions and documentation indicating compliance has been included with this application.

The proposed work involves changes to the building lighting system and a Lighting Power Density Report has been included with this application.

The proposed work does not access or affect the building energy envelop.

All Residential work requires a completed Energy Star Qualified Homes Thermal Bypass Inspection Checklist at final inspection. This form is available at www.energystar.gov or from the Building Official.

Fire Protection:

For proposed work that may include any fire protection work as regulated by MSBC Ch. 9 Fire Protection Systems, review and approval of the construction documents by the Cambridge Fire Department is required before submittal.

Camb. Fire Dept. has reviewed this application Yes No

A Narrative Report describing all fire protection systems and their operation is required to be submitted with this application (Sec 902.1 #1a, MSBC Amended). This report has been submitted Yes No

All Fire Protection design documents and calculations are required to be submitted as part of the Building Permit Application.

Noise Ordinance Affidavit

The undersigned as the Architect/Construction Supervisor for this proposed construction, do hereby certify knowledge of Chap 8.16 of the Cambridge Municipal Code concerning noise control.

I certify that necessary actions will be taken concerning the design, specification of, and location of noise producing equipment: e.g., transformers, air handling units, etc., to insure that this project will not result in noise levels that exceed that allowed by the Municipal Code.

Name Kevin Cunningham Title Construction Supervisor

Signature  Registration/License # CS-088703

Please note that additional Mechanical Permits and Sheet Metal permits may be required for installation of any mechanical system. New rooftop units (including solar panels) require an existing building analysis by a Registered Structural Engineer for suitability of the installation.

CONSTRUCTION SERVICES (REQUIRED)

Any project proposed for any building over 35000 ft³ must meet the requirements of Sec.107.6 & Chapter 17, MSBC.

Architect / Registered Design Professional (Construction Control Sec 107, MSBC Amended)

Name Lui S. Puga Phone # 617-695-3400

Firm Dewberry Engineers Inc. Cell Phone# _____

Address 280 Summer Street, 10th Floor, Boston, MA 02210

MA Registration Number 51133 Email Address: lpuga@Dewberry.com

Application shall include signed and stamped letter from Registered Design Professional attesting to duties and obligations required by Sections 107.6 (Construction Control) and Chapter 17 (Structural Tests and Special Inspections) MSBC Amended. Application shall also include schedule of tests, inspections and observations as required by Section 1701.1.1 MSBC Amended.

Structural Peer Review (MSBC 780 CMR 105.9 Amended):

Is Independent Structural Engineering Peer Review required Yes _____ No x

If Yes, review must be submitted with application. Peer Review is required for high rise construction or buildings of unusual complexity as determined by the BRS.

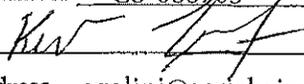
Read Before Signing: The undersigned hereby certifies that he/she has read and examined this application and that the proposed work subject to the provisions of the Massachusetts State Building Code and other applicable laws and ordinances is accurately represented in the statements made in this application and that the work shall be carried out in accordance with the foregoing statements and in compliance with the provisions of law and ordinance in force on the date of this application to the best of his/her ability.

Licensed Construction Supervisor

Name Kevin Cunningham Phone # 508-657-1213 Ext. 7028

Address 125 Depot Street, Bellingham, MA 02019 Cell Phone # N/A

License Number CS-088703 Expiration Date 10/9/2017 Class CS

Signature  Date 9/14/2016

Email Address agolini@aerialwireless.com

Registered Home Improvement Contractor (required only for 3 or 4 family owner-occupied dwellings)

Name _____ Phone # _____

Address _____ Cell Phone # _____

Registration Number _____ Expiration Date _____

Signature _____ Date _____

Building Owner of Record (application must be signed by OWNER of Building)

Name Roman Catholic Archbishop of Boston Phone # 617-746-5741

Address 66 Brooks Drive, Braintree, MA 02184

Signature See Letter of Authorization Date 9/14/2016

Email Address Dennis_Donovan@rcab.org

Hold Harmless Clause: The Permittee(s) by acceptance of this permit agree(s) to indemnify and hold harmless the City of Cambridge, and its employees, from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City of Cambridge, and its employees, are to assume the defense of the City of Cambridge, and its employees, against all claims, demands and actions.

PERMIT NO.

FEE

MASSACHUSETTS GENERAL LAW REQUIREMENTS

Workers Compensation Insurance Affidavit (MGL c. 152 §25C96)

A Certificate of Insurance indicating Worker's Compensation coverage or a completed Workers Compensation Insurance Affidavit must be submitted with this application. Failure to provide this affidavit will result in the denial of the issuance of the Building Permit. Failure to secure coverage as required under Section 25A of MGL c.152 can lead to imposition of a fine of up to \$1500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator.

Signed Affidavit Attached Yes x No

Construction Debris Affidavit (MGL c 40 §54)

As result of the provisions of MGL c 40 §54, I acknowledge that as a condition of the Building Permit, all debris resulting from the construction activity governed by this Building Permit shall be disposed of in a properly licensed waste disposal facility, as defined by MGL c 111 §150A.

The debris will be disposed at/by Aerial office Bellingham, MA

Roll-Off Dumpster or Container? Yes / No / Specify 30 yard compactor Dumpster Permit #

Signature [Handwritten Signature] Date 9/14/2016

I certify that I will notify the Building Official by (two months maximum) of the location of the solid waste disposal facility where the debris resulting from said construction activity shall be disposed of, and I shall submit the appropriate form for attachment to the Building Permit

Signature Date

OFFICIAL USE ONLY

Department Approvals

Table with 4 columns: Department (BZA, Planning Board, Historic, Fire Dept.), Date, Department (Electrical, Plumbing, D.P.W., Parking), Date.

Application Approval (Subject to the provisions of the Massachusetts State Building Code 780 CMR and the Zoning Laws of the City of Cambridge.)

Application and Plans Accepted By: Bin Date

Zoning Approved By: Date

Plan Review Approved By: Date AAB Review by: Date

Permit Approved/Granted By: Date

Inspection Record

Final Inspection Made Date By:

Certified Foundation Plan submitted: Yes No Certificate of Occupancy issued: Yes No
Final Cost Affidavit: Yes No General Contractor Final Affidavit: Yes No
Architect Final Affidavit: Yes No Structural Engineer Final Affidavit: Yes No
Final as-built drawings submitted in digital format? Yes No



Massachusetts Department of Public Safety
Board of Building Regulations and Standards

License: **CS-088703**
Construction Supervisor

KEVIN CUNNINGHAM
29 HALE RD
STOW MA 01775



Matthew Ci...
Commissioner

Expiration:
10/09/2017



The Commonwealth of Massachusetts
 Department of Industrial Accidents
 1 Congress Street, Suite 100
 Boston, MA 02114-2017
 www.mass.gov/dia

Workers' Compensation Insurance Affidavit: Builders/Contractors/Electricians/Plumbers.
 TO BE FILED WITH THE PERMITTING AUTHORITY.

Applicant Information

Please Print Legibly

Name (Business/Organization/Individual): Aerial Wireless Services, LLC

Address: 125 Depot Street

City/State/Zip: Bellingham, MA 02019

Phone #: 508-657-1213

Are you an employer? Check the appropriate box:

1. I am an employer with 83 employees (full and/or part-time).*
2. I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required.]
3. I am a homeowner doing all work myself. [No workers' comp. insurance required.] †
4. I am a homeowner and will be hiring contractors to conduct all work on my property. I will ensure that all contractors either have workers' compensation insurance or are sole proprietors with no employees.
5. I am a general contractor and I have hired the sub-contractors listed on the attached sheet. These sub-contractors have employees and have workers' comp. insurance. ‡
6. We are a corporation and its officers have exercised their right of exemption per MGL c. 152, §1(4), and we have no employees. [No workers' comp. insurance required.]

Type of project (required):

7. New construction
8. Remodeling
9. Demolition
10. Building addition
11. Electrical repairs or additions
12. Plumbing repairs or additions
13. Roof repairs
14. Other _____

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

† Homeowners who submit this affidavit indicating they are doing all work and then hire outside contractors must submit a new affidavit indicating such.

‡ Contractors that check this box must attached an additional sheet showing the name of the sub-contractors and state whether or not those entities have employees. If the sub-contractors have employees, they must provide their workers' comp. policy number.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy and job site information.

Insurance Company Name: Zurich American Ins Co

Policy # or Self-ins. Lic. #: WC014710500

Expiration Date: 9/9/2017

Job Site Address: _____ City/State/Zip: _____

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under MGL c. 152, §25A is a criminal violation punishable by a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. A copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct.

Signature: [Handwritten Signature]

Date: 9/8/2016

Phone #: 508-657-1213

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: _____ Permit/License # _____

Issuing Authority (circle one):

1. Board of Health 2. Building Department 3. City/Town Clerk 4. Electrical Inspector 5. Plumbing Inspector
 6. Other _____

Contact Person: _____ Phone #: _____

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SMARTLINK, LLC
1997 Annapolis Exchange Pkwy Suite 200
Annapolis, MD 21401

BRANCH BANKING AND TRUST COMPANY
65-330/550

1776

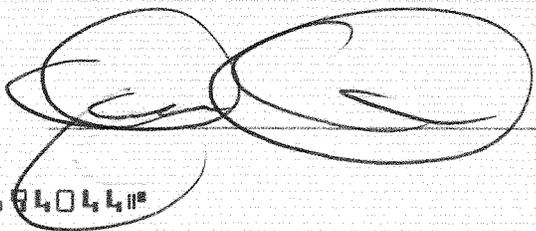
9/13/2016

PAY TO THE ORDER OF City of Cambridge, MA
Five Hundred and 00 Cents

\$ 500.00

DOLLARS

MEMO
Zoning Appeal Application Fee
4BS0378B - 102185 - 2016



⑈001776⑈ ⑆055003308⑆000515868404⑈

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