



**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 1925 Mass Ave LLC  
(OWNER)

Address: 1923-1925 Massachusetts Avenue, Cambridge, MA 02140

State that I/We own the property located at 1923-1925 Massachusetts Ave, Cambridge, MA, which is the subject of this zoning application.

The record title of this property is in the name of 1925 Mass Ave LLC

\*Pursuant to a deed of duly recorded in the date 8/10/2011, Middlesex South County Registry of Deeds at Book 57277, Page 496; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

Eric M. Hoagland  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

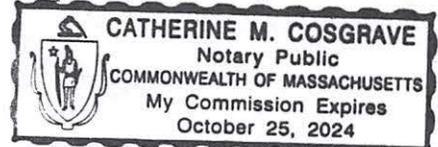
Commonwealth of Massachusetts, County of Middlesex

The above-name Eric M. Hoagland personally appeared before me, this 24th of August, 2024 and made oath that the above statement is true.

Catherine M. Cosgrave Notary

My commission expires October 25, 2024 (Notary Seal).

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



CATHERINE M. COSGRAVE  
Notary Public  
COMMONWEALTH OF MASSACHUSETTS  
My Commission Expires  
October 25, 2024



BZA APPLICATION FORM

DIMENSIONAL INFORMATION

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

LOCATION: 1923-1925 Massachusetts Ave ZONE: BC

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

|   | <u>EXISTING</u><br><u>CONDITIONS</u> | <u>REQUESTED</u><br><u>CONDITIONS</u> | <u>ORDINANCE</u><br><u>REQUIREMENTS</u> <sup>1</sup> |
|---|--------------------------------------|---------------------------------------|--|
| <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</u><br><u>TO LOT AREA:</u> <sup>2</sup>    | <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>   |                                      |                                       |  |
| <u>WIDTH</u>  | <u>N/A</u>                           |                                       | <u>N/A</u> (min.)                                    |
| <u>DEPTH</u>  |                                      |                                       |  |
| <u>Setbacks in</u><br><u>Feet:</u>                                      |                                      |                                       |  |
| <u>FRONT</u>  | <u>N/A</u>                           | <u>No Change</u>                      | <u>N/A</u> (min.)                                    |
| <u>REAR</u>   | <u>N/A</u>                           | <u>No Change</u>                      | <u>N/A</u> (min.)                                    |
| <u>LEFT SIDE</u>  | <u>N/A</u>                           | <u>No Change</u>                      | <u>N/A</u> (min.)                                    |
| <u>RIGHT SIDE</u>   | <u>N/A</u>                           | <u>No Change</u>                      | <u>N/A</u> (min.)                                    |
| <u>SIZE OF BLDG.:</u>   |                                      |                                       |  |
| <u>HEIGHT</u>   | <u>N/A</u>                           | <u>No Change</u>                      | <u>N/A</u> (max.)                                    |
| <u>LENGTH</u>   |                                      |                                       |  |
| <u>WIDTH</u>  |                                      |                                       |  |
| <u>RATIO OF USABLE OPEN SPACE</u><br><u>TO LOT AREA:</u> <sup>3</sup> ) | <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.</u><br><u>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'.

August 8, 2018

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: 1923-1925 Massachusetts Ave, Cambridge, MA 02140 Assessor's Map 179, Lot 81 (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 Business BC (BC) 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 Board<sup>1</sup>. 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").

The Applicant seeks to modify and upgrade its existing wireless communications facility by replacing four (4) existing panel antennas with four (4) new panel antennas (the "Proposed Facility"). All of the proposed antennas and RRH units will be installed on the roof or façade of the existing building located at the Property (the "Building"). The antennas mounted to the façade of the Building will

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<sup>1</sup> 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

be painted to match the façade of the building. 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 on the rooftop of the Building by replacing four (4) existing panel antennas with four (4) new panel antennas. All of the proposed antennas and RRH units will be installed on the roof or façade of the Building. The antennas mounted to the façade of the Building will be painted to match the façade of the building. The new antennas will be installed to be consistent with the previous decisions of the Board for this facility, dated January 29, 2014 (Case No. BZA-002554-2013) and dated January 18, 2018 (Case No. BZA-015090-2017) (the "Decisions"). Consequently, the visual change to the Applicant's existing facility will be de minimus.

**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 BC 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 BC 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 BC 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 will have a de minimus visual impact on the existing facility and Building. The Proposed Facility will be installed on the roof, the chimney, and the façade and of the Building, replacing four (4) of the existing antennas, and in conformity with the Decision.

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 Business C zoning district.

**B. The Applicant complies with the Special Permit Criteria set forth in Section 10-43 of the Ordinance<sup>2</sup>:**

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

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<sup>2</sup> 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.

spaces. The use is passive and will not change the current conditions or appearance surrounding the Building. The facility will not produce any odors, fumes, noise or waste. There will be no need for water, sewer, or other municipal services.

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

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

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

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

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

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

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 BC 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:**

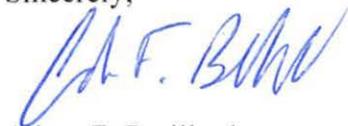
Not Applicable. The Applicant is not proposing to construct a new building or structure.

**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,



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

BZA APPLICATION FORM

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following:

2018 SEP 12 PM 12:03  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

Special Permit:   X   Variance:             
and relief pursuant to Section 6409 of the Middle Class Tax Relief Act

Appeal:           

PETITIONER:   T-Mobile Northeast LLC  

PETITIONER'S ADDRESS:   Prince Lobel Tye, LLP, Attn. Adam F. Braillard, Esq. One International Place, Suite 3700, Boston, MA 02110  

LOCATION OF PROPERTY:   1923-1925 Massachusetts Ave  

TYPE OF OCCUPANCY:   Telecommunications   ZONING DISTRICT:   BC  

REASON FOR PETITION:

- |   |                                 |
|---|---------------------------------|
| <u>          </u> Additions   | <u>          </u> New Structure |
| <u>          </u> Change in Use/Occupancy   | <u>          </u> Parking       |
| <u>          </u> Conversion to Addi'l Dwelling Unit's  | <u>          </u> Sign          |
| <u>          </u> Dormer  | <u>          </u> Subdivision   |
| <u>  X  </u> Other: <u>  Section 6409(a) of the Spectrum Act relief for Special Permit for the collocation of a Wireless Facility  </u> |                                 |

DESCRIPTION OF PETITIONER'S PROPOSAL:

The Applicant proposes to modify its existing Wireless Telecommunications Facility by replacing four (4) existing panel antennas with four (4) new panel antennas, together with supporting equipment. The Applicants proposal complies with Section 6409 of the Spectrum Act as the collocation of antennas is not a substantial change to the existing base station. Moreover, the Applicants proposal complies with Section 4.32 and 10.4 of the Cambridge Zoning Code.

SECTIONS OF ZONING ORDINANCE CITED:

- Article   4.00   Section   4.32 (g)(1) Utilities - Telephone Exchange
- Article   10.00   Section   10.4 - Special Permit
- Article   6409   Section   Middle Class Tax Relief Act

Applicants for a Variance must complete Pages 1-5  
Applicants for a Special Permit must complete Pages 1-4 and 6  
Applicants for an Appeal to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):

  Adam F. Braillard, Esq.    
(Petitioner(s) Owner)

(Print Name)

Address:

  One International Place, Suite 3700  

  Boston, MA 02110  

Tel. No.:

  617-456-8153  

E-Mail Address:

  abraillard@princelobel.com  

Date:   9-11-18    
  August 9, 2018



# CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Floor, Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 TTY: 617 349 6112  
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*  
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*  
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

## Jurisdiction Advice

To the Owner of Property at 1923-1925 Massachusetts Ave.

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 anticipated.**
- 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 11, 2018

Received by Uploaded to Energov Date September 11, 2018  
Relationship to project BZA 17014-2018

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

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**APPLICATION FOR RELIEF UNDER  
SECTION 6409(a) OF THE SPECTRUM ACT  
or for a SPECIAL PERMIT  
for a Modification to an Existing  
WIRELESS COMMUNICATION FACILITY**

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**T-Mobile Northeast LLC**

**c/o Adam F. Brillard, Esq.  
Prince Lobel Tye LLP  
One International Place, Suite 3700  
Boston, MA 02110**

**Applicant**

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**Property Location:  
1923-1925 Massachusetts Avenue  
Cambridge, MA 02140  
Map 179 Lot 81**

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**Prepared by: Adam F. Brillard, Esq.  
Prince Lobel Tye LLP  
One International Place, Suite 3700  
Boston, MA 02110  
Telephone: (617) 456-8153  
Facsimile: (617) 456-8100**

**September 7, 2018**

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**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 an Existing  
WIRELESS COMMUNICATION FACILITY**

**Property located at:  
1923-1925 Massachusetts Avenue  
Cambridge, MA 02140  
Map 179 Lot 81**

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|  |       |
|--|-------|
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**1**

BZA APPLICATION FORM

CHECK LIST

PROPERTY LOCATION: 1923-1925 Massachusetts Ave DATE: August 8, 2018

PETITIONER OR REPRESENTATIVE: Adam F. Braillard, Esq. for T-Mobile Northeast LLC

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

BLOCK: 179 LOT: 81

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.

PLEASE INCLUDE THIS CHECKLIST WITH YOUR APPLICATION. ALL DOCUMENTS ARE TO BE TYPED OR WRITTEN LEGIBLY.

| <u>DOCUMENTS</u>  | <u>REQUIRED</u> | <u>ENCLOSED</u> |
|---|-----------------|-----------------|
| Application Form  | <u>X</u>        | <u>X</u>        |
| <b>3 Forms with Original Signatures</b>   |                 |                 |
| Supporting Statements - 2 Copies  | <u>X</u>        | <u>X</u>        |
| Application Fee (\$ )<br>(SEE ATTACHED FEE SCHEDULE)  | <u>X</u>        | <u>X</u>        |
| Assessor's Plat (Available at Engineering Dept. - 147 Hampshire Street)   | <u>X</u>        | <u>X</u>        |
| Dimensional Form - Refer to Cambridge Zoning Ordinance - 2 Copies<br>(Subject to further review by Zoning Specialist) | <u>X</u>        | <u>X</u>        |
| Ownership Certificate, Notarized - 2 Copies   | <u>X</u>        | <u>X</u>        |
| Floor Plans - 2 Sets  | <u>X</u>        | <u>X</u>        |
| Elevations - 2 Sets *   | <u>X</u>        | <u>X</u>        |
| Certified Plot Plan - 2 Copies<br>(By Registered Land Surveyor)   | <u>N/A</u>      | <u>N/A</u>      |
| Photographs of Property - 2 Copies  | <u>X</u>        | <u>X</u>        |
| Parking Plan (if relevant to your application)<br>2 Copies  | <u>N/A</u>      | <u>N/A</u>      |
| <b><u>FOR SUBDIVISION ALSO INCLUDE:**</u></b>   |                 |                 |
| 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.

It is advisable for the Petitioner to discuss the petition with the abutters as listed in the Zoning BZA Case file.

\* For Special Permits under Art. 4.32.G.1 (Communication Towers and Antennas), include a photo simulation.

\*\* See attachment G.

\*\*\* Can be submitted after subdivision has been approved.

**BZA APPLICATION FORM**

**GENERAL INFORMATION**

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit:   x   Variance:            Appeal:           

and relief pursuant to Section 6409 of the Middle Class Tax Relief Act

PETITIONER:   T-Mobile Northeast LLC  

PETITIONER'S ADDRESS:   Prince Lobel Tye, LLP, Attn. Adam F. Braillard, Esq. One International Place, Suite 3700, Boston, MA 02110  

LOCATION OF PROPERTY:   1923-1925 Massachusetts Ave  

TYPE OF OCCUPANCY:   Telecommunications   ZONING DISTRICT:   BC  

**REASON FOR PETITION:**

- |   |                                 |
|---|---------------------------------|
| <u>          </u> Additions   | <u>          </u> New Structure |
| <u>          </u> Change in Use/Occupancy   | <u>          </u> Parking       |
| <u>          </u> Conversion to Addi'l Dwelling Unit's  | <u>          </u> Sign          |
| <u>          </u> Dormer  | <u>          </u> Subdivision   |
| <u>  X  </u> Other: <u>  Section 6409(a) of the Spectrum Act relief for Special Permit for the collocation of a Wireless Facility  </u> |                                 |

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

The Applicant proposes to modify its existing Wireless Telecommunications Facility by replacing four (4) existing panel antennas with four (4) new panel antennas, together with supporting equipment. The Applicants proposal complies with Section 6409 of the Spectrum Act as the collocation of antennas is not a substantial change to the existing base station. Moreover, the Applicants proposal complies with Section 4.32 and 10.4 of the Cambridge Zoning Code.

**SECTIONS OF ZONING ORDINANCE CITED:**

Article   4.00   Section   4.32 (g)(1) Utilities - Telephone Exchange  

Article   10.00   Section   10.4 - Special Permit  

Article   6409   Section   Middle Class Tax Relief Act  

Applicants for a **Variance** must complete Pages 1-5  
Applicants for a **Special Permit** must complete Pages 1-4 and 6  
Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):   Adam F. Braillard     A.F. Braillard    
(Petitioner(s)/Owner)

Adam F. Braillard, Esq.  
(Print Name)

Address:   One International Place, Suite 3700    
  Boston, MA 02110  

Tel. No.:   617-456-8153  

E-Mail Address:   abraillard@princelobel.com  

Date:   August 9, 2018

**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.*

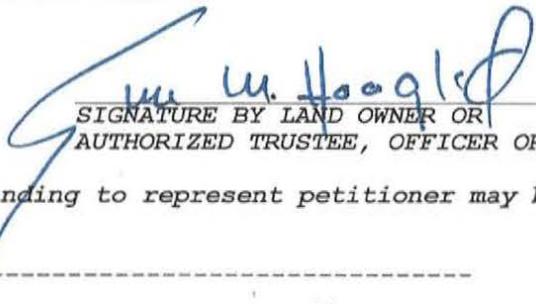
I/We 1925 Mass Ave LLC  
(OWNER)

Address: 1923-1925 Massachusetts Avenue, Cambridge, MA 02140

State that I/We own the property located at 1923-1925 Massachusetts Ave, Cambridge, MA, which is the subject of this zoning application.

The record title of this property is in the name of 1925 Mass Ave LLC

\*Pursuant to a deed of duly recorded in the date 8/10/2011, Middlesex South County Registry of Deeds at Book 57277, Page 496; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_

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

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

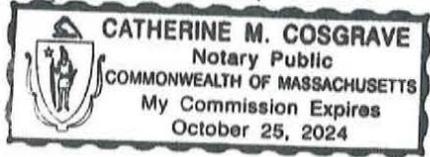
Commonwealth of Massachusetts, County of Middlesex

The above-name Eric M. Hoagland personally appeared before me, this 24<sup>th</sup> of August, 2024 and made oath that the above statement is true.

Catherine M. Cosgrave Notary

My commission expires October 25, 2024 (Notary Seal).

- 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: 1923-1925 Massachusetts Ave ZONE: BC

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

|   | <u>EXISTING<br/>CONDITIONS</u> | <u>REQUESTED<br/>CONDITIONS</u> | <u>ORDINANCE<br/>REQUIREMENTS<sup>1</sup></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<br/>TO LOT AREA:<sup>2</sup></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<br/>TO LOT AREA:<sup>3)</sup></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.<br/>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'.

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 1923-1925 Massachusetts Ave (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:

**2**

August 8, 2018

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: 1923-1925 Massachusetts Ave, Cambridge, MA 02140  
Assessor's Map 179, Lot 81 (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 Business BC (BC) 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 Board<sup>1</sup>. 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").

The Applicant seeks to modify and upgrade its existing wireless communications facility by replacing four (4) existing panel antennas with four (4) new panel antennas (the "Proposed Facility"). All of the proposed antennas and RRH units will be installed on the roof or façade of the existing building located at the Property (the "Building"). The antennas mounted to the façade of the Building will

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<sup>1</sup> 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

be painted to match the façade of the building. 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 on the rooftop of the Building by replacing four (4) existing panel antennas with four (4) new panel antennas. All of the proposed antennas and RRH units will be installed on the roof or façade of the Building. The antennas mounted to the façade of the Building will be painted to match the façade of the building. The new antennas will be installed to be consistent with the previous decisions of the Board for this facility, dated January 29, 2014 (Case No. BZA-002554-2013) and dated January 18, 2018 (Case No. BZA-015090-2017) (the "Decisions"). Consequently, the visual change to the Applicant's existing facility will be de minimus.

**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 BC 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 BC 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 BC 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 will have a de minimus visual impact on the existing facility and Building. The Proposed Facility will be installed on the roof, the chimney, and the façade and of the Building, replacing four (4) of the existing antennas, and in conformity with the Decision.

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 Business C zoning district.

**B. The Applicant complies with the Special Permit Criteria set forth in Section 10-43 of the Ordinance<sup>2</sup>:**

**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

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<sup>2</sup> 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.

spaces. The use is passive and will not change the current conditions or appearance surrounding the Building. The facility will not produce any odors, fumes, noise or waste. There will be no need for water, sewer, or other municipal services.

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

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

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

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

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

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

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 BC 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 in Section 19.30 of the Ordinance:**

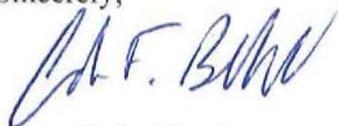
Not Applicable. The Applicant is not proposing to construct a new building or structure.

**IV. Summary**

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

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

Sincerely,



Adam F. Braillard

Direct: 617-456-8153

Email: abraillard@princelobel.com

**3**

# T-Mobile®

T-MOBILE NORTHEAST LLC

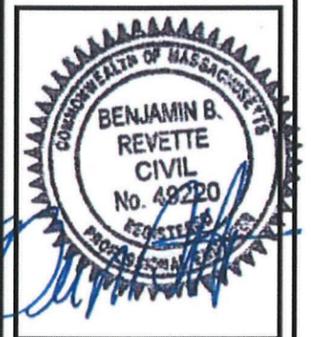
**T-MOBILE SITE #: 4DE7032A**  
**SITE NAME: BO032/1923-1925 MASS AVE.**  
**1923-1925 MASS AVE.**  
**CAMBRIDGE, MA 02140**



T-MOBILE NORTHEAST LLC  
 A DELAWARE LIMITED LIABILITY COMPANY  
 15 COMMERCE WAY, SUITE B  
 NORTON, MA 02766  
 PHONE: (508) 286-2700  
 FAX: (508) 286-2833



Dewberry Engineers Inc.  
 280 SUMMER STREET  
 10TH FLOOR  
 BOSTON, MA 02210  
 PHONE: 617 695 3400  
 FAX: 617 695 3310



SITE CONFIGURATION:  
**4SEC-792DBE**  
 APPROVALS  
 LANDLORD \_\_\_\_\_  
 LEASING \_\_\_\_\_  
 R.F. \_\_\_\_\_  
 ZONING \_\_\_\_\_  
 CONSTRUCTION \_\_\_\_\_  
 A/E \_\_\_\_\_

PROJECT NO: 50063157  
 JOB NO: 50063189  
 DRAWN BY: MR  
 CHECKED BY: BBR

| SUBMITTALS |          |               |
|------------|----------|---------------|
| 3          | 08/02/18 | FOR SUBMITTAL |
| 2          | 07/26/18 | FOR SUBMITTAL |
| 1          | 04/17/18 | FOR SUBMITTAL |
| 0          | 04/13/18 | FOR SUBMITTAL |

**4DE7032A**  
**BO032/1923-1925**  
**MASS AVENUE**  
**1923-1925 MASS AVE.**  
**CAMBRIDGE, MA 02140**

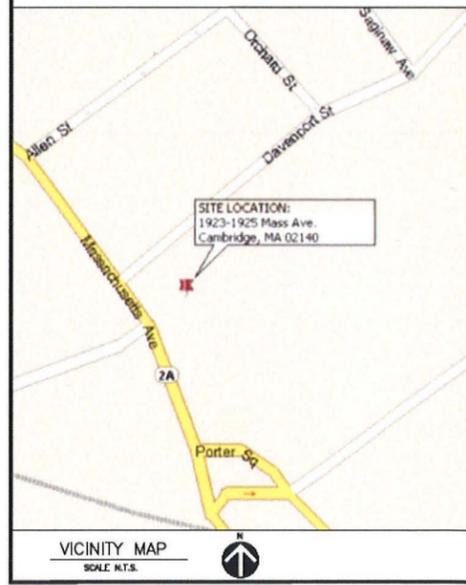
SHEET TITLE  
**TITLE SHEET**

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. |
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| T-1      | TITLE SHEET               | 3        |
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| A-2      | ELEVATION                 | 3        |
| A-3      | CONSTRUCTION DETAILS      | 3        |
| E-1      | GROUNDING DETAILS & NOTES | 3        |

## PROJECT SUMMARY

SITE NUMBER: 4DE7032A  
 SITE NAME: BO032/1923-1925 MASS AVE.  
 SITE ADDRESS: 1923-1925 MASSACHUSETTS AVE. CAMBRIDGE, MA 02140  
 ZONING DISTRICT: BC  
 MAP/LOT NO.: 179/81  
 CONSTRUCTION TYPE: ROOF TOP  
 PROPERTY OWNER: 1925 MASS AVE. LLC. C/O ERIC HOAGLAND 195 LEXINGTON AVE. CAMBRIDGE, MA 02138  
 APPLICANT, LESSEE/LICENSEE, PROJECT OWNER: T-MOBILE NORTHEAST LLC, 15 COMMERCE WAY, SUITE B NORTON, MA 02766  
 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.



**T-Mobile**

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Dewberry Engineers Inc.  
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PHONE: 617.695.3400  
FAX: 617.695.3310



SITE CONFIGURATION:  
4SEC-792DBE  
APPROVALS

LANDLORD \_\_\_\_\_  
LEASING \_\_\_\_\_  
R.F. \_\_\_\_\_  
ZONING \_\_\_\_\_  
CONSTRUCTION \_\_\_\_\_  
A/E \_\_\_\_\_

PROJECT NO: 50063157

JOB NO: 50063189

DRAWN BY: MR

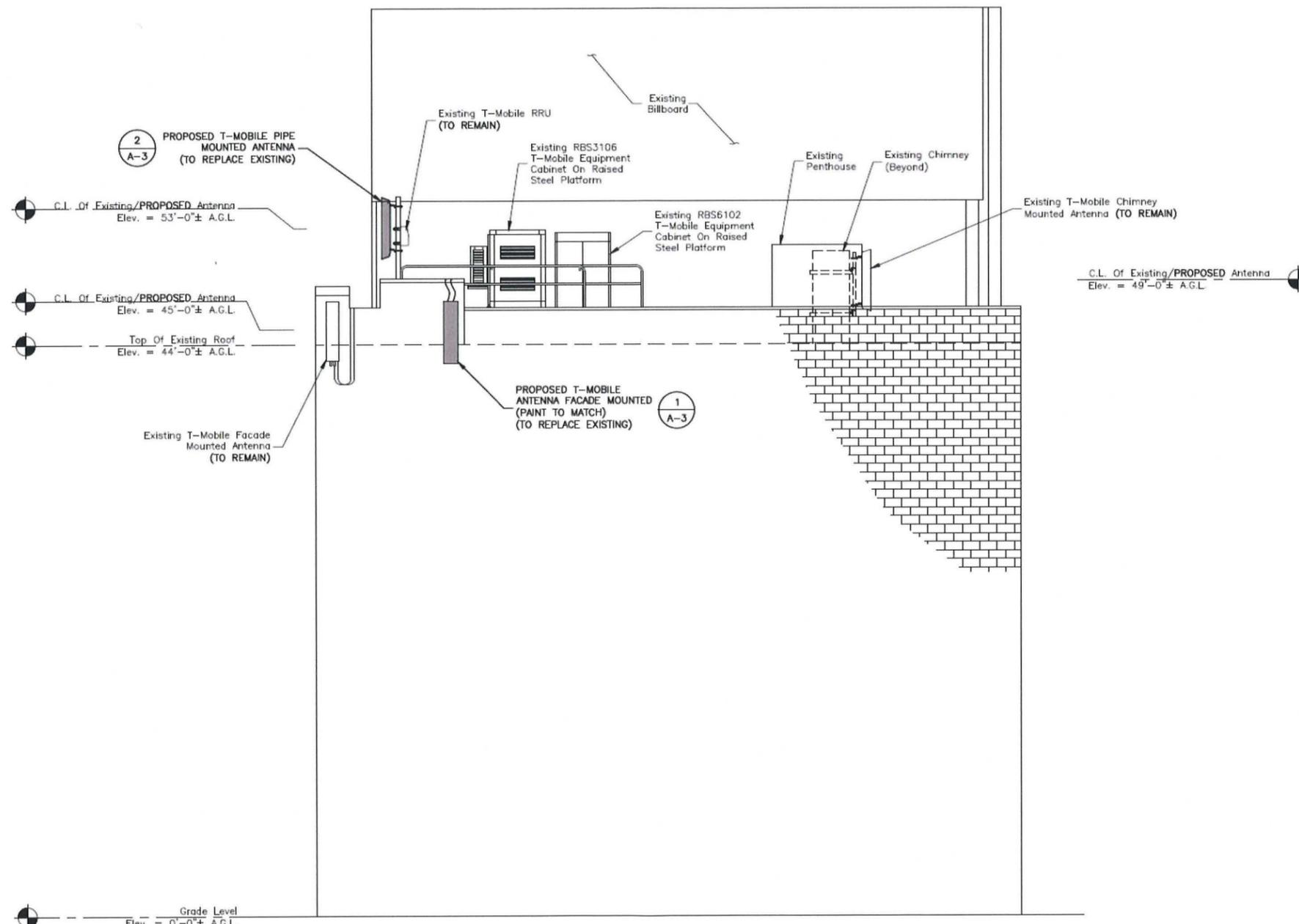
CHECKED BY: BBR

| SUBMITTALS |          |               |
|------------|----------|---------------|
| 3          | 08/02/18 | FOR SUBMITTAL |
| 2          | 07/26/18 | FOR SUBMITTAL |
| 1          | 04/17/18 | FOR SUBMITTAL |
| 0          | 04/13/18 | FOR SUBMITTAL |

4DE7032A  
B0032/1923-1925  
MASS AVENUE  
1923-1925 MASS AVE.  
CAMBRIDGE, MA 02140

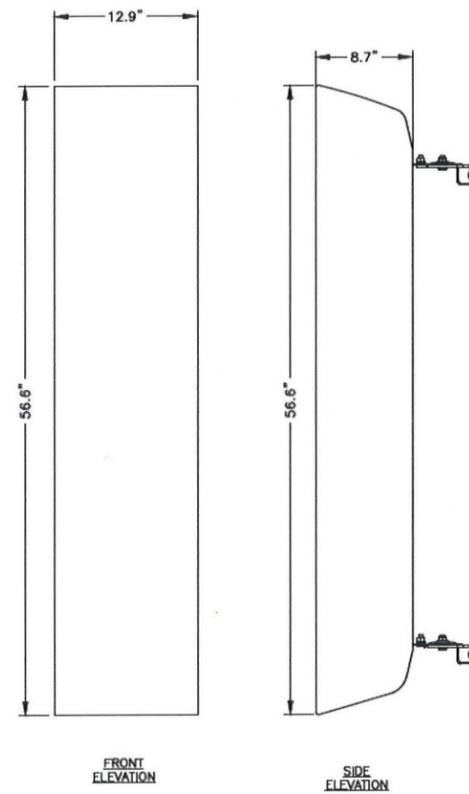
SHEET TITLE  
ELEVATION

SHEET NUMBER  
A-2



- NOTES:**
- ELEVATIONS SHOWN AS APPROXIMATE.
  - SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
  - INSPECT MOUNTS FOR DAMAGE OR DECAY AND REPLACE AS NEEDED.
  - PLAN BASED ON CONSTRUCTION DRAWINGS BY PROTERRA DESIGN GROUP, LLC, DATED 6/28/12 AND SITE VISIT BY DEWBERRY ENGINEERS INC. ON 5/22/15.
  - ALPHA, BETA, DELTA SECTORS ANTENNAS AND MOUNTING HARDWARE SHALL BE PAINTED TO MATCH EXISTING BUILDING FACADE.
  - CONTRACTOR TO PROVIDE APPROPRIATE ROOF PROTECTION WHEN PERFORMING WORK ON ROOF.
  - CONTRACTOR TO COORDINATE PRE AND POST ROOF INSPECTIONS WITH LANDLORDS/OWNER ROOF CONTRACTOR.





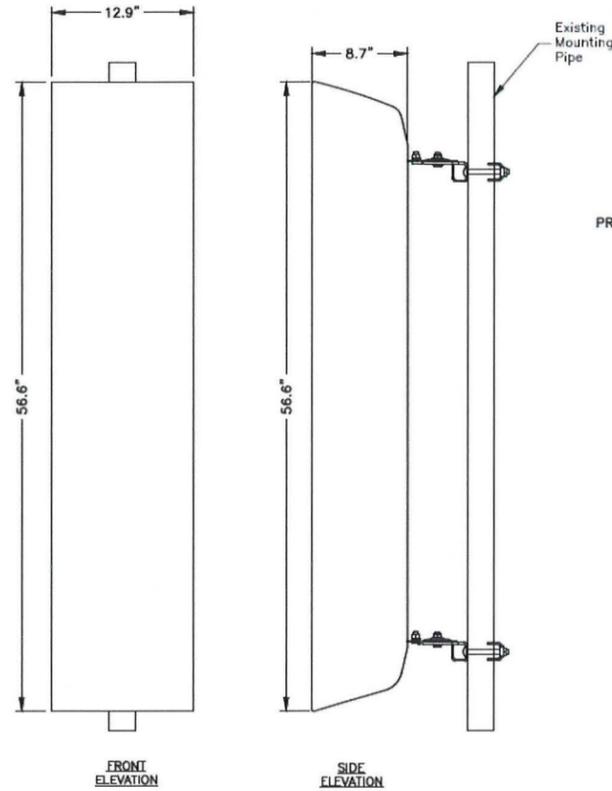
**NOTES:**

1. VERIFY VERTICAL CENTER TO CENTER MEASUREMENT WITH ANTENNA MANUFACTURER.
2. CONTRACTOR TO PROVIDE & INSTALL 1/2"Ø HIT-HY-70 ADHESIVE ANCHOR WITH SCREENTUBE, 6" MIN. EMBEDMENT INTO WALL FOR MASONRY OR 1/2"Ø HIT-HY-200 ADHESIVE ANCHOR WITH 4-1/2" MIN EMBEDMENT INTO CONCRETE. FIELD VERIFY WALL CONSTRUCTION TYPE.
3. WEATHER SEAL AROUND EXTERIOR WALL ATTACHMENT ANGLES WITH SILICONE SEALANT.
4. PAINT ALL ANTENNAS, MOUNTS AND ASSOCIATED EQUIPMENT TO MATCH BUILDING FACADE.
5. ALL COAX IS TO BE NEATLY BUNDLED AND PAINTED TO MATCH THE BUILDING FACADE.
6. VERIFY WITH ANTENNA BRACKET PRIOR TO CONSTRUCTION.

**AIR ANTENNA DETAIL (BETA/DELTA SECTOR)**

SCALE: N.T.S.

1



**PIPE MOUNTED ANTENNA DETAIL (GAMMA SECTOR)**

SCALE: N.T.S.

2

PROPOSED T-MOBILE ANTENNA MOUNTED TO EXISTING CHIMNEY (PAINT TO MATCH)

**CHIMNEY NOTES:**

1. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. CONTRACTOR TO INSPECT MOUNTS & MOUNTING LOCATIONS FOR DAMAGE OR DECAY. CONTRACTOR TO REPAIR, REPLACE AND RE-POINT BRICK AS NEEDED.
3. ALL ATTACHMENT HARDWARE TO BE PAINTED TO MATCH EXISTING CHIMNEY AND BUILDING FACADE.

PROPOSED MOUNTING BRACKET (INSTALL PER MANUFACTURER RECOMMENDATIONS)

**CHIMNEY ANTENNA ELEVATION (ALPHA SECTOR)**

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



3

| T-MOBILE RF SYSTEM SCHEDULE* |                   |                  |   |                             |           |                                  |             |                            |                  |   |                          |            |                               |            |
|------------------------------|-------------------|------------------|---|-----------------------------|-----------|----------------------------------|-------------|----------------------------|------------------|---|--------------------------|------------|-------------------------------|------------|
| SECTOR                       | EXISTING ANTENNAS |                  |   | EXISTING COAX CONFIGURATION |           | EXISTING EQUIPMENT CONFIGURATION |             | EXISTING/PROPOSED ANTENNAS |                  |   | FINAL COAX CONFIGURATION |            | FINAL EQUIPMENT CONFIGURATION |            |
|                              | QTY.              | C.L. (FT A.G.L.) | ANTENNA MODEL & DIMENSIONS                  | QTY.                        | COAX SIZE | QTY.                             | TYPE        | QTY.                       | C.L. (FT A.G.L.) | ANTENNA MODEL & DIMENSIONS                  | QTY.                     | CABLE SIZE | QTY.                          | TYPE       |
| ALPHA                        | 1                 | 49'-0"           | ERICSSON AIR21 B2A/B4P (56"Hx12"Wx7.9"D)    | 1                           | 7/8"      | 1                                | 1B TWIN TMA | 1                          | 49'-0"           | AIR32 B66_B2A (56.6"Hx12.9"Wx8.7"D)         | 2                        | 7/8"       | 1                             | -          |
|                              | 1                 | 49'-0"           | ERICSSON AIR21 B4A/B12P (57"Hx14.9"Wx9.5"D) | 1                           | 3x6 HCS   | 1                                | RRUS11-B12  | 1                          | 49'-0"           | ERICSSON AIR21 B4A/B12P (57"Hx14.9"Wx9.5"D) | 1                        | 3x6 HCS    | 1                             | RRUS11-B12 |
|                              | -                 | -                | -   | -                           | 6X12 HCS  | -                                | -           | -                          | -                | -   | 1                        | 6X12 HCS   | -                             | -          |
| BETA                         | 1                 | 45'-0"           | ERICSSON AIR21 B2A/B4P (56"Hx12"Wx7.9"D)    | 1                           | 7/8"      | 1                                | 1B TWIN TMA | 1                          | 45'-0"           | AIR32 B66_B2A (56.6"Hx12.9"Wx8.7"D)         | 2                        | 7/8"       | 1                             | -          |
|                              | 1                 | 45'-0"           | ERICSSON AIR21 B4A/B12P (57"Hx14.9"Wx9.5"D) | 1                           | 3x6 HCS   | 1                                | RRUS11-B12  | 1                          | 45'-0"           | ERICSSON AIR21 B4A/B12P (57"Hx14.9"Wx9.5"D) | 1                        | 3x6 HCS    | 1                             | RRUS11-B12 |
|                              | -                 | -                | -   | -                           | 6X12 HCS  | -                                | -           | -                          | -                | -   | 1                        | 6X12 HCS   | -                             | -          |
| GAMMA                        | 1                 | 53'-0"           | ERICSSON AIR21 B2A/B4P (56"Hx12"Wx7.9"D)    | 1                           | 7/8"      | 1                                | 1B TWIN TMA | 1                          | 53'-0"           | AIR32 B66_B2A (56.6"Hx12.9"Wx8.7"D)         | 2                        | 7/8"       | 1                             | -          |
|                              | 1                 | 53'-0"           | ERICSSON AIR21 B4A/B12P (57"Hx14.9"Wx9.5"D) | 1                           | 3x6 HCS   | 1                                | RRUS11-B12  | 1                          | 53'-0"           | ERICSSON AIR21 B4A/B12P (57"Hx14.9"Wx9.5"D) | 1                        | 3x6 HCS    | 1                             | RRUS11-B12 |
|                              | -                 | -                | -   | -                           | 6X12 HCS  | -                                | -           | -                          | -                | -   | 1                        | 6X12 HCS   | -                             | -          |
| DELTA                        | 1                 | 45'-0"           | ERICSSON AIR21 B2A/B4P (56"Hx12"Wx7.9"D)    | 1                           | 7/8"      | 1                                | 1B TWIN TMA | 1                          | 45'-0"           | AIR32 B66_B2A (56.6"Hx12.9"Wx8.7"D)         | 2                        | 7/8"       | 1                             | -          |
|                              | 1                 | 45'-0"           | ERICSSON AIR21 B4A/B12P (57"Hx14.9"Wx9.5"D) | 1                           | 3x6 HCS   | 1                                | RRUS11-B12  | 1                          | 45'-0"           | AIR21-B2A/B4P (56.1"Hx12.1Wx7.9"D)          | 1                        | 3x6 HCS    | 1                             | RRUS11-B12 |
|                              | -                 | -                | -   | -                           | 6X12 HCS  | -                                | -           | -                          | -                | -   | 1                        | 6X12 HCS   | -                             | -          |

\*VERIFY ALL INFORMATION WITH LATEST RF DATA SHEET FOR 4DE7032A. VERIFY WITH T-MOBILE RF AND CM PRIOR TO CONSTRUCTION.

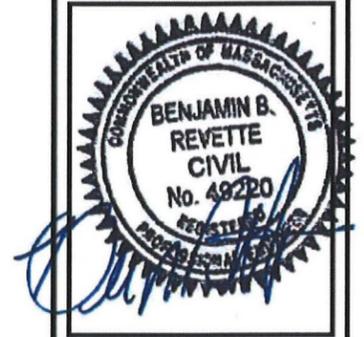
**RF SCHEDULE**

SCALE: N.T.S.

4

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PHONE: 617 695 3400  
FAX: 617 695 3310



SITE CONFIGURATION:  
4SEC-792DBE  
APPROVALS

LANDLORD \_\_\_\_\_  
LEASING \_\_\_\_\_  
R.F. \_\_\_\_\_  
ZONING \_\_\_\_\_  
CONSTRUCTION \_\_\_\_\_  
A/E \_\_\_\_\_

PROJECT NO: 50063157

JOB NO: 50063189

DRAWN BY: MR

CHECKED BY: BBR

| SUBMITTALS |          |               |
|------------|----------|---------------|
| 3          | 08/02/18 | FOR SUBMITTAL |
| 2          | 07/26/18 | FOR SUBMITTAL |
| 1          | 04/17/18 | FOR SUBMITTAL |
| 0          | 04/13/18 | FOR SUBMITTAL |

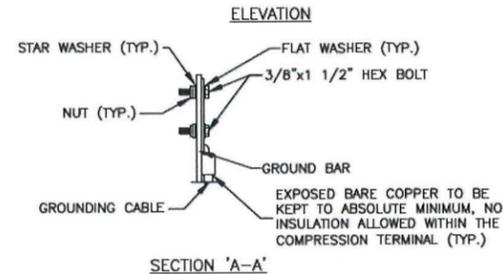
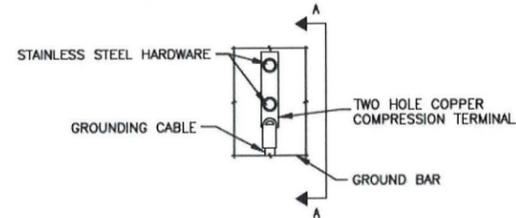
4DE7032A  
B0032/1923-1925  
MASS AVENUE  
1923-1925 MASS AVE.  
CAMBRIDGE, MA 02140

SHEET TITLE  
CONSTRUCTION DETAILS

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 THIN 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 GREEN/LEE 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 MANUFACTURER'S COAX CABLE GROUNDING KITS SUPPLIED BY LESSEE/LICENSEE.
- USE #6 COPPER STRANDED WIRE WITH GREEN COLOR INSULATION FOR GROUNDED (UNLESS OTHERWISE SPECIFIED) AND #2 SOLID TINNED BARE COPPER WIRE FOR BELOW GRADE GROUNDED 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 GROUNDED CONDUCTORS ALONG THE SHORTEST AND STRAIGHTEST PATH POSSIBLE, EXCEPT AS OTHERWISE INDICATED. GROUNDED 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 GROUNDED 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 ALMA TO EGB PLACED NEAR THE ANTENNA LOCATION.
- BOND ANTENNA EGBS 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.



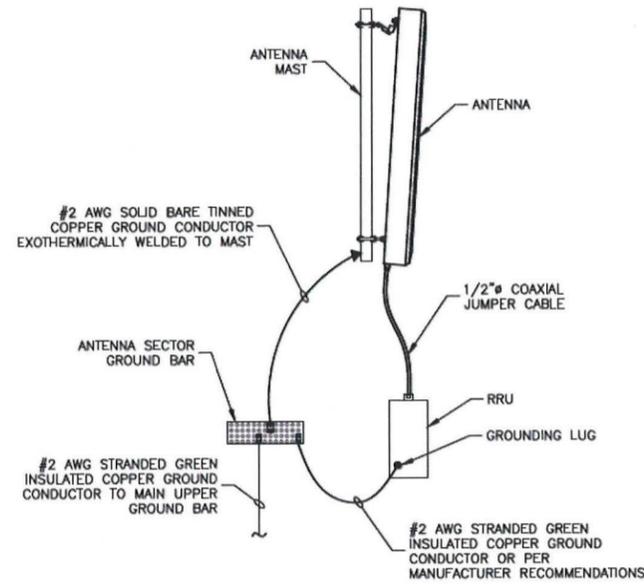
### NOTES:

- 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



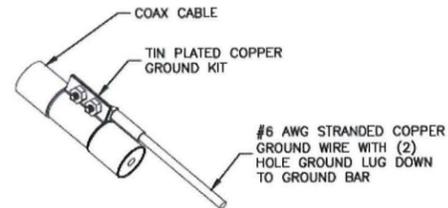
### NOTES:

- VERIFY EXISTING GROUNDED SYSTEM IS INSTALLED PER T-MOBILE STANDARDS.
- BOND NEW EQUIPMENT INTO EXISTING GROUND SYSTEM IN ACCORDANCE WITH AT&T STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.

## TYPICAL ANTENNA GROUNDING DETAIL

SCALE: N.T.S.

2



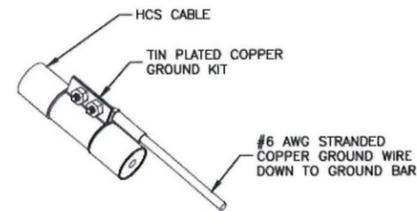
### NOTES:

- DO NOT INSTALL CABLE GROUND KIT AT A BEND. ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
- GROUNDED KIT SHALL BE TIN PLATED COPPER WITH TWO-HOLE LUG, SIZE PER COAX DIAMETER.
- WEATHER SEAL GROUND KIT PER CARRIER REQUIREMENTS.
- COAX CABLE GROUND KIT LOCATION & QUANTITY SHALL BE PER CARRIER SPECIFICATIONS & STANDARDS.

## COAX GROUNDING DETAIL

SCALE: N.T.S.

4



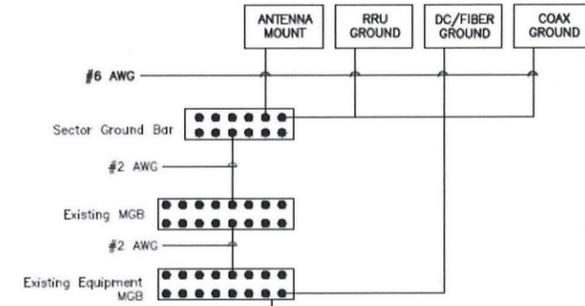
### NOTES:

- DO NOT INSTALL CABLE GROUND KIT AT A BEND. ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
- GROUNDED KIT LOCATION & QUANTITY PER CARRIER SPECIFICATIONS.
- WEATHER PROOFING SHALL BE PER CARRIER REQUIREMENTS.

## HCS GROUNDING DETAIL

SCALE: N.T.S.

5



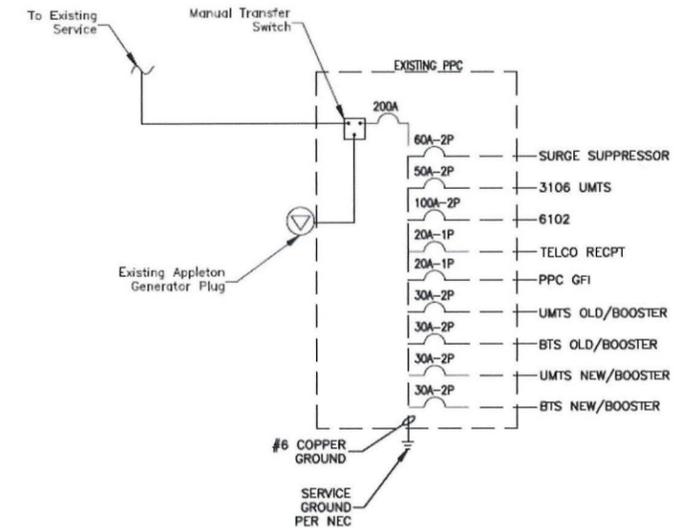
### NOTES:

- ALL PROPOSED EQUIPMENT TO BE GROUNDED TO SECTOR GROUND BAR.
- TYPICAL 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 CM FOR UPGRADE. 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.

6

**T-Mobile**

T-MOBILE NORTHEAST LLC  
A DELAWARE LIMITED LIABILITY COMPANY

15 COMMERCE WAY, SUITE B  
NORTON, MA 02756  
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



SITE CONFIGURATION:  
4SEC-792DBE  
APPROVALS

LANDLORD \_\_\_\_\_  
LEASING \_\_\_\_\_  
R.F. \_\_\_\_\_  
ZONING \_\_\_\_\_  
CONSTRUCTION \_\_\_\_\_  
A/E \_\_\_\_\_

PROJECT NO: 50063157

JOB NO: 50063189

DRAWN BY: MR

CHECKED BY: BBR

### SUBMITTALS

| NO. | DATE     | DESCRIPTION   |
|-----|----------|---------------|
| 3   | 08/02/18 | FOR SUBMITTAL |
| 2   | 07/26/18 | FOR SUBMITTAL |
| 1   | 04/17/18 | FOR SUBMITTAL |
| 0   | 04/13/18 | FOR SUBMITTAL |

4DE7032A  
B0032/1923-1925  
MASS AVENUE  
1923-1925 MASS AVE.  
CAMBRIDGE, MA 02140

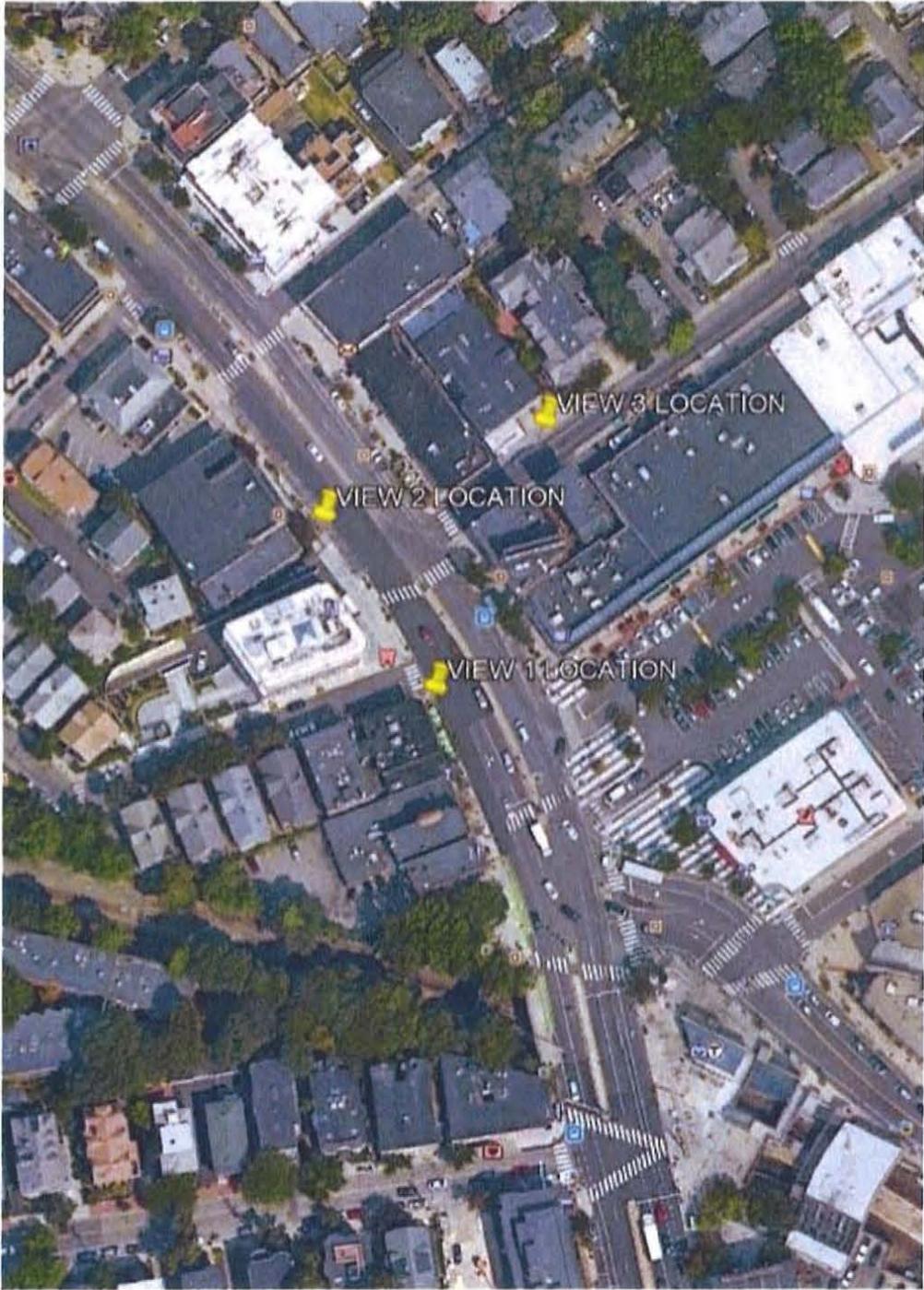
SHEET TITLE

GROUNDED DETAILS  
& NOTES

SHEET NUMBER

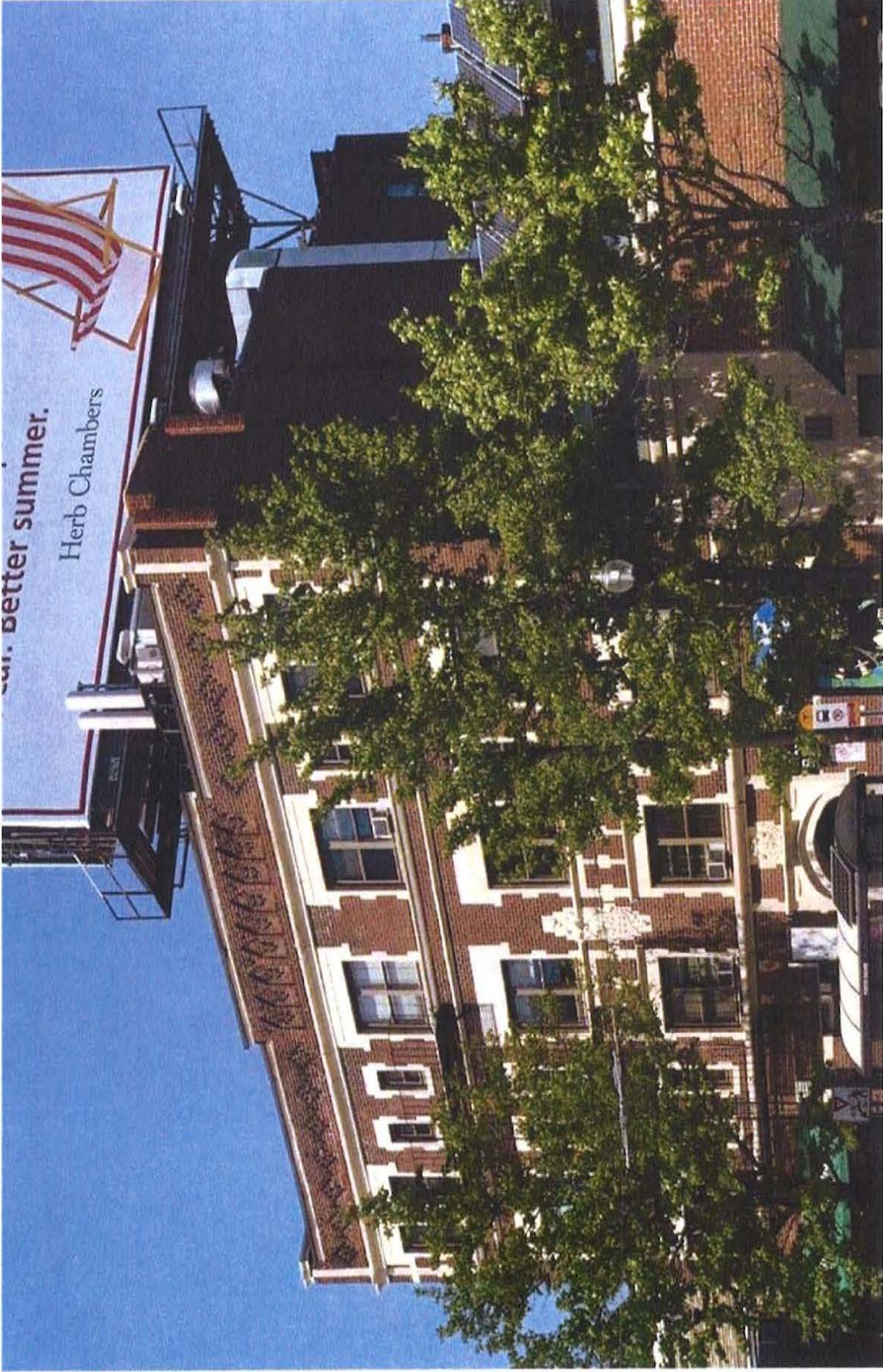
E-1

4

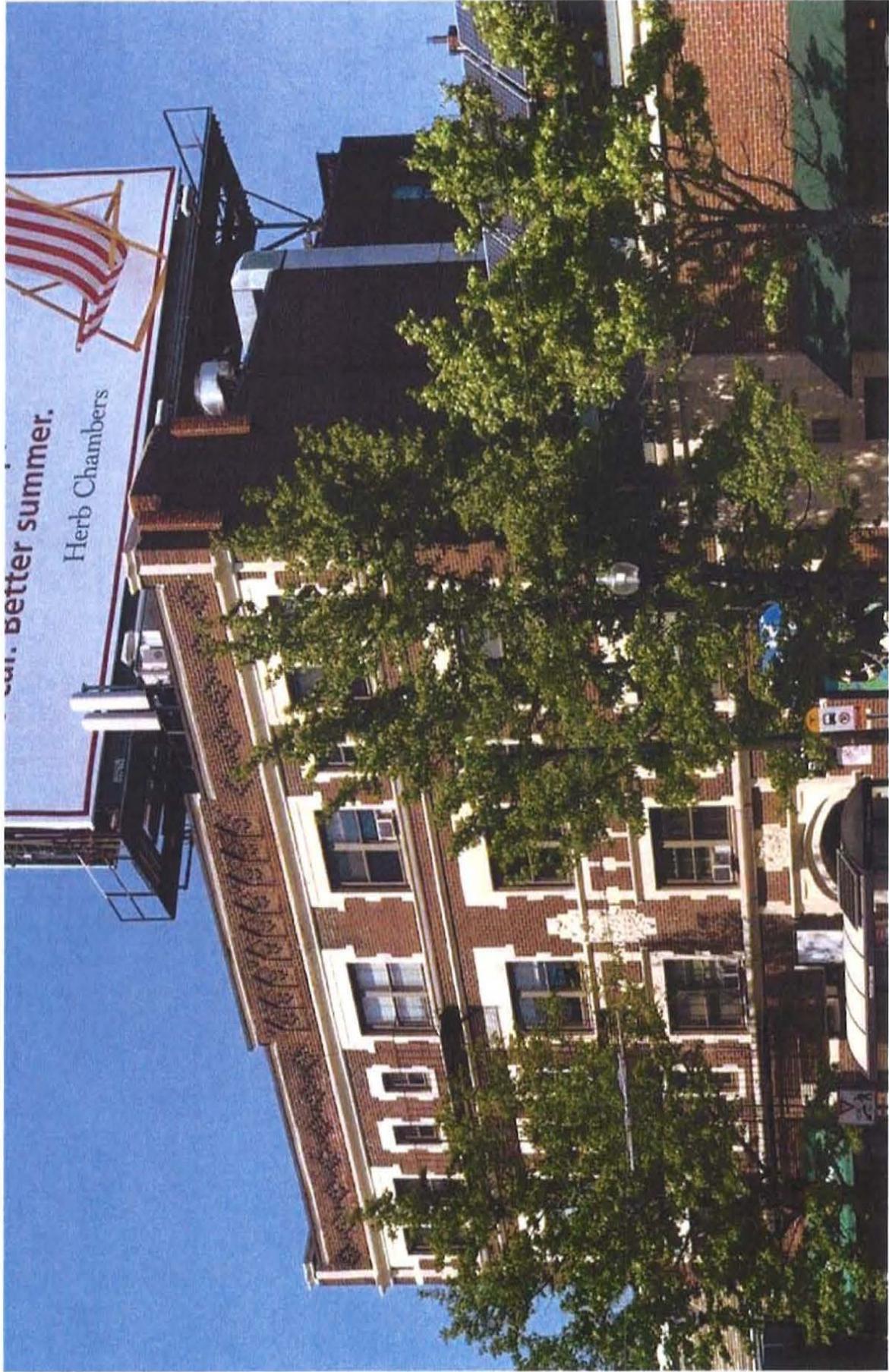


|   |             |
|---|-------------|
| 4DE7032-A   |             |
| 1923-1925 Massachusetts Avenue<br>Cambridge, MA 02140 |             |
| Latitude  | 42.389476°  |
| Longitude   | -71.119732° |

**PHOTO SIMULATION  
MAP VIEWS**

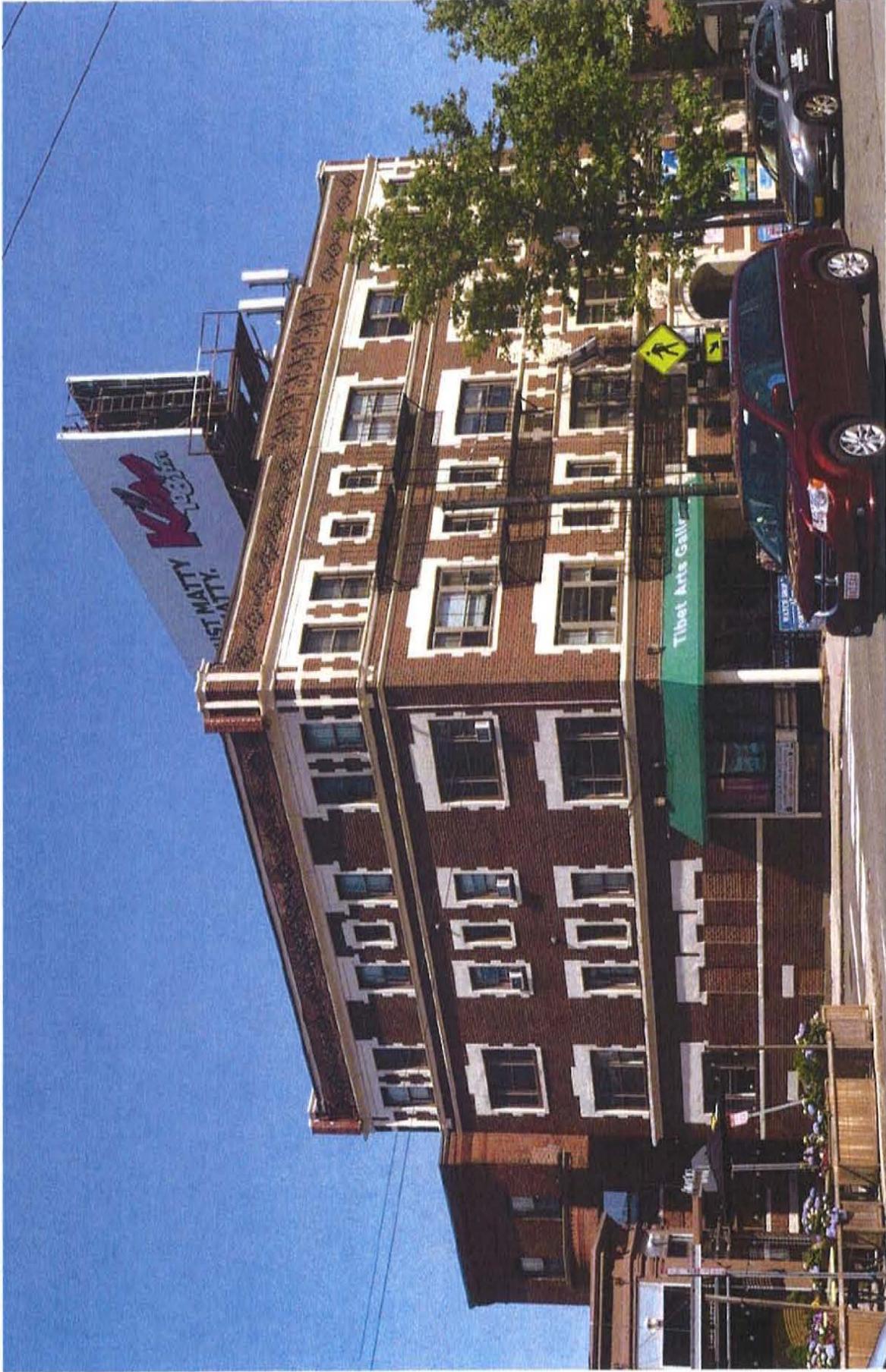


**VIEW 1 BEFORE**



... better summer.  
Herb Chambers

**VIEW 1 AFTER**



VIEW 2 BEFORE



VIEW 2 AFTER



**VIEW 3 BEFORE**



**VIEW 3 AFTER**

**5**



# Universal Licensing System

[FCC](#) > [WTB](#) > [ULS](#) > [Online Systems](#) > License Search

[FCC Site Map](#)

ULS License

## AWS (1710-1755 MHz and 2110-2155 MHz) License - WQPG202 [?] HELP - T-Mobile License LLC

[New Search](#) [Refine Search](#) [Return to Results](#) [Printable Page](#) [Reference Copy](#)

- MAIN**
- ADMIN**
- MARKET**
- MAP**

|               |   |                              |   |
|---------------|---|------------------------------|---|
| Call Sign     | WQPG202   | Radio Service                | AW - AWS (1710-1755 MHz and 2110-2155 MHz)                      |
| Status        | Active  | Auth Type                    | Regular   |
| <b>Market</b> |   |                              |   |
| Market        | BEA003 - Boston-Worcester-Lawrence-Lowell-Brockton, MA-NH-RI-VT | Channel Block                | C   |
| Submarket     | 4   | Associated Frequencies (MHz) | 001730.00000000-001735.00000000-002130.00000000-002135.00000000 |

### Dates

|           |            |              |            |
|-----------|------------|--------------|------------|
| Grant     | 04/18/2012 | Expiration   | 11/29/2021 |
| Effective | 04/18/2012 | Cancellation |            |

### Buildout Deadlines

|     |     |
|-----|-----|
| 1st | 2nd |
|-----|-----|

### Notification Dates

|     |     |
|-----|-----|
| 1st | 2nd |
|-----|-----|

|     |   |      |                           |
|-----|---|------|---------------------------|
| FRN | 0001565449<br><a href="#">(View Ownership Filing)</a> | Type | Limited Liability Company |
|-----|---|------|---------------------------|

### Licensee

|   |   |
|---|---|
| T-Mobile License LLC<br>12920 SE 38th Street<br>Bellevue, WA 98006<br>ATTN Dan Menser | P:(425)383-4000<br>F:(425)383-4840<br>E:fccregulatorycompliancecontact@t-mobile.com |
|---|---|

### Contact

|  |  |
|--|--|
| Wiley Rein LLP<br><br>1776 K Street, NW<br>Washington, DC 20006<br>ATTN Nancy J. Victory | P:(202)719-7344<br>F:(202)719-7049<br>E:nvictory@wileyrein.com |
|--|--|

|                    |                |                |     |
|--------------------|----------------|----------------|-----|
| Radio Service Type | Mobile         |                |     |
| Regulatory Status  | Common Carrier | Interconnected | Yes |

**Alien Ownership**

Is the applicant a foreign government or the representative of any foreign government? No

Is the applicant an alien or the representative of an alien? No

Is the applicant a corporation organized under the laws of any foreign government? No

Is the applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their representatives or by a foreign government or representative thereof or by any corporation organized under the laws of a foreign country? No

Is the applicant directly or indirectly controlled by any other corporation of which more than one-fourth of the capital stock is owned of record or voted by aliens, their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country? Yes

The Alien Ruling question is not answered.

**Basic Qualifications**

The Applicant answered "No" to each of the [Basic Qualification](#) questions.

**Tribal Land Bidding Credits**

This license did not have tribal land bidding credits.

Race

Ethnicity

Gender

**ULS Help**

[ULS Glossary](#) - [FAQ](#) - [Online Help](#) - [Technical Support](#) - [Licensing Support](#)

**ULS Online Systems**

[CORES](#) - [ULS Online Filing](#) - [License Search](#) - [Application Search](#) - [Archive License Search](#)

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[Privacy Statement](#) - [About ULS](#) - [ULS Home](#)

**Basic Search**

By Call Sign

▼ =

**SEARCH**

ULS License

# Local Multipoint Distribution Service License - WQPD278 - T-Mobile License LLC

|               |                     |                              |   |
|---------------|---------------------|------------------------------|---|
| Call Sign     | WQPD278             | Radio Service                | LD - Local Multipoint Distribution Service  |
| Status        | Active              | Auth Type                    | Regular   |
| <b>Market</b> |                     |                              |   |
| Market        | BTA051 - Boston, MA | Channel Block                | A   |
| Submarket     | 2                   | Associated Frequencies (MHz) | 027500.00000000-<br>028350.00000000-<br>029100.00000000-<br>029250.00000000-<br>031075.00000000-<br>031225.00000000 |

**Dates**

|           |            |              |            |
|-----------|------------|--------------|------------|
| Grant     | 02/15/2012 | Expiration   | 10/06/2018 |
| Effective | 12/30/2013 | Cancellation |            |

**Buildout Deadlines**

|     |     |
|-----|-----|
| 1st | 2nd |
|-----|-----|

**Notification Dates**

|     |     |
|-----|-----|
| 1st | 2nd |
|-----|-----|

|     |            |      |                           |
|-----|------------|------|---------------------------|
| FRN | 0001565449 | Type | Limited Liability Company |
|-----|------------|------|---------------------------|

**Licensee**

|  |   |
|--|---|
| T-Mobile License LLC<br>12920 SE 38th Street<br>Bellevue, WA 98006<br>ATTN FCC Regulatory Compliance | P:(425)383-8401<br>F:(425)383-4840<br>E:FCCregulatorycompliancecontact@t-mobile.com |
|--|---|

**Contact**

|  |   |
|--|---|
| T-Mobile License LLC<br><br>12920 SE 38th Street<br>Bellevue, WA 98006<br>ATTN Shannon Kraus | P:(425)383-5178<br>F:(425)383-4840<br>E:shannon.reilly@t-mobile.com |
|--|---|

|                    |  |
|--------------------|--|
| Radio Service Type | Fixed  |
| Regulatory Status  | Common Carrier, Interconnected Non-Common Carrier No |

**Alien Ownership**

|  |    |
|--|----|
| Is the applicant a foreign government or the representative of any foreign government? | No |
| Is the applicant an alien or the representative of an alien?                           | No |

Is the applicant a corporation organized under the laws of any foreign government? No

Is the applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their representatives or by a foreign government or representative thereof or by any corporation organized under the laws of a foreign country? Yes

Is the applicant directly or indirectly controlled by any other corporation of which more than one-fourth of the capital stock is owned of record or voted by aliens, their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country? Yes

If the answer to the above question is 'Yes', has the applicant received a ruling(s) under Section 310(b)(4) of the Communications Act with respect to the same radio service involved in this application? Yes

**Basic Qualifications**

The Applicant answered "No" to each of the Basic Qualification questions.

**Tribal Land Bidding Credits**

This license did not have tribal land bidding credits.

Race

Ethnicity

Gender

ULS License

**700 MHz Lower Band (Blocks A, B & E) License - WQIZ578 - T-Mobile License LLC**

|               |   |                              |   |
|---------------|---|------------------------------|---|
| Call Sign     | WQIZ578   | Radio Service                | WY - 700 MHz Lower Band (Blocks A, B & E)                                   |
| Status        | Active  | Auth Type                    | Regular   |
| <b>Market</b> |   |                              |   |
| Market        | BEA003 - Boston-Worcester-Lawrence-Lowell-Brockton, MA-NH-RI-VT | Channel Block                | A   |
| Submarket     | 0   | Associated Frequencies (MHz) | 000698.00000000-<br>000704.00000000-<br>000728.00000000-<br>000734.00000000 |

**Dates**

|           |            |              |            |
|-----------|------------|--------------|------------|
| Grant     | 06/26/2008 | Expiration   | 06/13/2019 |
| Effective | 12/02/2013 | Cancellation |            |

**Buildout Deadlines**

|     |     |            |
|-----|-----|------------|
| 1st | 2nd | 06/13/2019 |
|-----|-----|------------|

**Notification Dates**

|     |     |
|-----|-----|
| 1st | 2nd |
|-----|-----|

|     |            |      |                           |
|-----|------------|------|---------------------------|
| FRN | 0001565449 | Type | Limited Liability Company |
|-----|------------|------|---------------------------|

**Licensee**

|  |   |
|--|---|
| T-Mobile License LLC<br>12920 SE 38th Street<br>Bellevue, WA 98006<br>ATTN FCC Regulatory Compliance | P:(425)383-8401<br>F:(425)383-4840<br>E:FCCregulatorycompliancecontact@t-mobile.com |
|--|---|

**Contact**

|   |   |
|---|---|
| T-Mobile License LLC<br>Shannon Kraus<br>12920 SE 38th Street<br>Bellevue, WA 98006<br>ATTN Shannon Kraus | P:(425)383-5178<br>F:(425)383-4840<br>E:shannon.reilly@t-mobile.com |
|---|---|

|                    |                                   |
|--------------------|-----------------------------------|
| Radio Service Type | Fixed, Mobile                     |
| Regulatory Status  | Common Carrier Interconnected Yes |

**Alien Ownership**

|  |    |
|--|----|
| Is the applicant a foreign government or the representative of any foreign government? | No |
| Is the applicant an alien or the representative of an alien?                           | No |
| Is the applicant a corporation organized under the laws of any foreign government?     | No |

Is the applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their representatives or by a foreign government or representative thereof or by any corporation organized under the laws of a foreign country? **Yes**

Is the applicant directly or indirectly controlled by any other corporation of which more than one-fourth of the capital stock is owned of record or voted by aliens, their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country? **Yes**

If the answer to the above question is 'Yes', has the applicant received a ruling(s) under Section 310(b)(4) of the Communications Act with respect to the same radio service involved in this application? **Yes**

**Basic Qualifications**

The Applicant answered "No" to each of the Basic Qualification questions.

**Tribal Land Bidding Credits**

This license did not have tribal land bidding credits.

Race

Ethnicity

Gender

ULS License

**AWS (1710-1755 MHz and 2110-2155 MHz) License - WQGB373 - T-Mobile License LLC**

|               |                    |                              |   |
|---------------|--------------------|------------------------------|---|
| Call Sign     | WQGB373            | Radio Service                | AW - AWS (1710-1755 MHz and 2110-2155 MHz)                      |
| Status        | Active             | Auth Type                    | Regular   |
| <b>Market</b> |                    |                              |   |
| Market        | REA001 - Northeast | Channel Block                | E   |
| Submarket     | 1                  | Associated Frequencies (MHz) | 001740.00000000-001745.00000000-002140.00000000-002145.00000000 |

**Dates**

|           |            |              |            |
|-----------|------------|--------------|------------|
| Grant     | 11/29/2006 | Expiration   | 11/29/2021 |
| Effective | 06/26/2012 | Cancellation |            |

**Buildout Deadlines**

|     |     |
|-----|-----|
| 1st | 2nd |
|-----|-----|

**Notification Dates**

|     |     |
|-----|-----|
| 1st | 2nd |
|-----|-----|

|     |            |      |                           |
|-----|------------|------|---------------------------|
| FRN | 0001565449 | Type | Limited Liability Company |
|-----|------------|------|---------------------------|

**Licensee**

|  |   |
|--|---|
| T-Mobile License LLC<br>12920 SE 38th St.<br>Bellevue, WA 98006<br>ATTN Dan Menser | P:(425)383-4000<br>F:(425)378-4040<br>E:FCCRegulatoryComplianceContact@t-mobile.com |
|--|---|

**Contact**

|  |   |
|--|---|
| T-Mobile License LLC<br>Kathleen O Ham<br>12920 SE 38th St.<br>Bellevue, WA 98006<br>ATTN Dan Menser | P:(425)383-4000<br>F:(202)654-5963<br>E:FCCRegulatoryComplianceContact@t-mobile.com |
|--|---|

|                    |                                   |
|--------------------|-----------------------------------|
| Radio Service Type | Mobile                            |
| Regulatory Status  | Common Carrier Interconnected Yes |

**Alien Ownership**

|   |    |
|---|----|
| Is the applicant a foreign government or the representative of any foreign government?  | No |
| Is the applicant an alien or the representative of an alien?  | No |
| Is the applicant a corporation organized under the laws of any foreign government?  | No |
| Is the applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their | No |

representatives or by a foreign government or representative thereof or by any corporation organized under the laws of a foreign country?

Is the applicant directly or indirectly controlled by any other corporation of which more than one-fourth of the capital stock is owned of record or voted by aliens, their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country? **Yes**

The Alien Ruling question is not answered.

**Basic Qualifications**

The Applicant answered "No" to each of the Basic Qualification questions.

**Tribal Land Bidding Credits**

This license did not have tribal land bidding credits.

Race

Ethnicity

Gender

## ULS License

**AWS (1710-1755 MHz and 2110-2155 MHz) License - WQGA731 - T-Mobile License LLC**

|               |                    |                              |   |
|---------------|--------------------|------------------------------|---|
| Call Sign     | WQGA731            | Radio Service                | AW - AWS (1710-1755 MHz and 2110-2155 MHz)                                  |
| Status        | Active             | Auth Type                    | Regular   |
| <b>Market</b> |                    |                              |   |
| Market        | REA001 - Northeast | Channel Block                | D   |
| Submarket     | 1                  | Associated Frequencies (MHz) | 001735.00000000-<br>001740.00000000-<br>002135.00000000-<br>002140.00000000 |

**Dates**

|           |            |              |            |
|-----------|------------|--------------|------------|
| Grant     | 11/29/2006 | Expiration   | 11/29/2021 |
| Effective | 12/10/2015 | Cancellation |            |

**Buildout Deadlines**

|     |     |
|-----|-----|
| 1st | 2nd |
|-----|-----|

**Notification Dates**

|     |     |
|-----|-----|
| 1st | 2nd |
|-----|-----|

|     |            |      |                           |
|-----|------------|------|---------------------------|
| FRN | 0001565449 | Type | Limited Liability Company |
|-----|------------|------|---------------------------|

**Licensee**

|  |   |
|--|---|
| T-Mobile License LLC<br>12920 SE 38th Street<br>Bellevue, WA 98006<br>ATTN FCC Regulatory Compliance | P:(425)383-8401<br>F:(425)383-4840<br>E:FCCregulatorycompliancecontact@t-mobile.com |
|--|---|

**Contact**

|  |   |
|--|---|
| T-Mobile License LLC<br><br>12920 SE 38th Street<br>Bellevue, WA 98006<br>ATTN FCC Regulatory Compliance | P:(425)383-8401<br>F:(425)383-4840<br>E:FCCregulatorycompliancecontact@t-mobile.com |
|--|---|

|                    |                |                |     |
|--------------------|----------------|----------------|-----|
| Radio Service Type | Mobile         |                |     |
| Regulatory Status  | Common Carrier | Interconnected | Yes |

**Alien Ownership**

|   |            |
|---|------------|
| Is the applicant a foreign government or the representative of any foreign government?  | No         |
| Is the applicant an alien or the representative of an alien?  | No         |
| Is the applicant a corporation organized under the laws of any foreign government?  | No         |
| Is the applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their | <b>Yes</b> |

representatives or by a foreign government or representative thereof or by any corporation organized under the laws of a foreign country?

Is the applicant directly or indirectly controlled by any other corporation of which more than one-fourth of the capital stock is owned of record or voted by aliens, their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country? **Yes**

If the answer to the above question is 'Yes', has the applicant received a ruling(s) under Section 310(b)(4) of the Communications Act with respect to the same radio service involved in this application? **Yes**

**Basic Qualifications**

The Applicant answered "No" to each of the Basic Qualification questions.

**Tribal Land Bidding Credits**

This license did not have tribal land bidding credits.

Race

Ethnicity

Gender

ULS License

### PCS Broadband License - WPZY689 - T-Mobile License LLC

|           |         |               |                    |
|-----------|---------|---------------|--------------------|
| Call Sign | WPZY689 | Radio Service | CW - PCS Broadband |
| Status    | Active  | Auth Type     | Regular            |

**Market**

|           |                     |                              |   |
|-----------|---------------------|------------------------------|---|
| Market    | BTA051 - Boston, MA | Channel Block                | C   |
| Submarket | 2                   | Associated Frequencies (MHz) | 001895.00000000-001910.00000000-001975.00000000-001990.00000000 |

**Dates**

|           |            |              |            |
|-----------|------------|--------------|------------|
| Grant     | 12/06/2016 | Expiration   | 01/03/2027 |
| Effective | 12/06/2016 | Cancellation |            |

**Buildout Deadlines**

|     |            |     |            |
|-----|------------|-----|------------|
| 1st | 12/07/2003 | 2nd | 01/03/2007 |
|-----|------------|-----|------------|

**Notification Dates**

|     |            |     |            |
|-----|------------|-----|------------|
| 1st | 01/30/2002 | 2nd | 12/22/2006 |
|-----|------------|-----|------------|

|     |            |      |                           |
|-----|------------|------|---------------------------|
| FRN | 0001565449 | Type | Limited Liability Company |
|-----|------------|------|---------------------------|

**Licensee**

|  |   |
|--|---|
| T-Mobile License LLC<br>12920 SE 38th Street<br>Bellevue, WA 98006<br>ATTN FCC Regulatory Compliance | P:(425)383-8401<br>F:(425)383-4840<br>E:FCCregulatorycompliancecontact@t-mobile.com |
|--|---|

**Contact**

|   |   |
|---|---|
| T-Mobile License LLC<br>12920 SE 38th ST.<br>Bellevue, WA 98006<br>ATTN FCC Regulatory Comp | P:(425)383-8401<br>F:(703)584-8696<br>E:fccregulatorycompliancecontact@t-mobile.com |
|---|---|

|                    |                |                |     |
|--------------------|----------------|----------------|-----|
| Radio Service Type | Mobile         |                |     |
| Regulatory Status  | Common Carrier | Interconnected | Yes |

**Alien Ownership**

|   |    |
|---|----|
| Is the applicant a foreign government or the representative of any foreign government?  | No |
| Is the applicant an alien or the representative of an alien?  | No |
| Is the applicant a corporation organized under the laws of any foreign government?  | No |
| Is the applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their representatives or by a foreign government or representative thereof or by any corporation organized under the laws of a foreign country? | No |

Is the applicant directly or indirectly controlled by any other corporation of which more than one-fourth of the capital stock is owned of record or voted by aliens, their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country? **Yes**

The Applicant has received a declaratory ruling(s) approving its foreign ownership, and the application involves only the acquisition of additional spectrum for the provision of a wireless service in a geographic coverage area for which the Applicant has been previously authorized. ✓

**Basic Qualifications**

The Applicant answered "No" to each of the Basic Qualification questions.

**Tribal Land Bidding Credits**

This license did not have tribal land bidding credits.

Race

Ethnicity

Gender

ULS License

**PCS Broadband License - KNLH310 - T-Mobile License LLC**

|           |         |               |                    |
|-----------|---------|---------------|--------------------|
| Call Sign | KNLH310 | Radio Service | CW - PCS Broadband |
| Status    | Active  | Auth Type     | Regular            |

**Market**

|           |                     |                              |   |
|-----------|---------------------|------------------------------|---|
| Market    | BTA051 - Boston, MA | Channel Block                | E   |
| Submarket | 0                   | Associated Frequencies (MHz) | 001885.00000000-<br>001890.00000000-<br>001965.00000000-<br>001970.00000000 |

**Dates**

|           |            |              |            |
|-----------|------------|--------------|------------|
| Grant     | 06/08/2017 | Expiration   | 06/27/2027 |
| Effective | 06/08/2017 | Cancellation |            |

**Buildout Deadlines**

|     |            |     |  |
|-----|------------|-----|--|
| 1st | 06/27/2002 | 2nd |  |
|-----|------------|-----|--|

**Notification Dates**

|     |            |     |  |
|-----|------------|-----|--|
| 1st | 04/01/1999 | 2nd |  |
|-----|------------|-----|--|

|     |            |      |                           |
|-----|------------|------|---------------------------|
| FRN | 0001565449 | Type | Limited Liability Company |
|-----|------------|------|---------------------------|

**Licensee**

|  |  |
|--|--|
| T-Mobile License LLC<br>12920 S.E. 38th Street<br>Bellevue, WA 98006<br>ATTN FCC Regulatory Compliance | P:(425)383-8401<br>E:FCCRegulatoryComplianceContact@t-mobile.com |
|--|--|

**Contact**

|  |  |
|--|--|
| T-Mobile License LLC<br>FCC REGULATORY COMPLIANCE<br>12920 S.E. 38th Street<br>Bellevue, WA 98006<br>ATTN FCC Regulatory | P:(425)383-8401<br>E:FCCRegulatoryComplianceContact@t-mobile.com |
|--|--|

|                    |                |                |     |
|--------------------|----------------|----------------|-----|
| Radio Service Type | Fixed, Mobile  |                |     |
| Regulatory Status  | Common Carrier | Interconnected | Yes |

**Alien Ownership**

|   |    |
|---|----|
| Is the applicant a foreign government or the representative of any foreign government?  | No |
| Is the applicant an alien or the representative of an alien?  | No |
| Is the applicant a corporation organized under the laws of any foreign government?  | No |
| Is the applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their representatives or by a foreign government or representative thereof or by any corporation organized under the laws of a foreign country? | No |

Is the applicant directly or indirectly controlled by any other corporation of which more than one-fourth of the capital stock is owned of record or voted by aliens, their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country? **Yes**

If the answer to the above question is 'Yes', has the applicant received a ruling(s) under Section 310(b)(4) of the Communications Act with respect to the same radio service involved in this application? **Yes**

**Basic Qualifications**

The Applicant answered "No" to each of the Basic Qualification questions.

**Tribal Land Bidding Credits**

This license did not have tribal land bidding credits.

Race

Ethnicity

Gender

ULS License

## Local Multipoint Distribution Service License - WQPD278 - T-Mobile License LLC

|               |                     |                              |   |
|---------------|---------------------|------------------------------|---|
| Call Sign     | WQPD278             | Radio Service                | LD - Local Multipoint Distribution Service  |
| Status        | Active              | Auth Type                    | Regular   |
| <b>Market</b> |                     |                              |   |
| Market        | BTA051 - Boston, MA | Channel Block                | A   |
| Submarket     | 2                   | Associated Frequencies (MHz) | 027500.00000000-<br>028350.00000000-<br>029100.00000000-<br>029250.00000000-<br>031075.00000000-<br>031225.00000000 |

**Dates**

|           |            |              |            |
|-----------|------------|--------------|------------|
| Grant     | 02/15/2012 | Expiration   | 10/06/2018 |
| Effective | 12/30/2013 | Cancellation |            |

**Buildout Deadlines**

|     |     |
|-----|-----|
| 1st | 2nd |
|-----|-----|

**Notification Dates**

|     |     |
|-----|-----|
| 1st | 2nd |
|-----|-----|

|     |            |      |                           |
|-----|------------|------|---------------------------|
| FRN | 0001565449 | Type | Limited Liability Company |
|-----|------------|------|---------------------------|

**Licensee**

|  |   |
|--|---|
| T-Mobile License LLC<br>12920 SE 38th Street<br>Bellevue, WA 98006<br>ATTN FCC Regulatory Compliance | P:(425)383-8401<br>F:(425)383-4840<br>E:FCCregulatorycompliancecontact@t-mobile.com |
|--|---|

**Contact**

|  |   |
|--|---|
| T-Mobile License LLC<br>12920 SE 38th Street<br>Bellevue, WA 98006<br>ATTN Shannon Kraus | P:(425)383-5178<br>F:(425)383-4840<br>E:shannon.reilly@t-mobile.com |
|--|---|

|                    |  |
|--------------------|--|
| Radio Service Type | Fixed  |
| Regulatory Status  | Common Carrier, Interconnected Non-Common Carrier No |

**Alien Ownership**

|  |    |
|--|----|
| Is the applicant a foreign government or the representative of any foreign government? | No |
| Is the applicant an alien or the representative of an alien?                           | No |

Is the applicant a corporation organized under the laws of any foreign government? No

Is the applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their representatives or by a foreign government or representative thereof or by any corporation organized under the laws of a foreign country? Yes

Is the applicant directly or indirectly controlled by any other corporation of which more than one-fourth of the capital stock is owned of record or voted by aliens, their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country? Yes

If the answer to the above question is 'Yes', has the applicant received a ruling(s) under Section 310(b)(4) of the Communications Act with respect to the same radio service involved in this application? Yes

**Basic Qualifications**

The Applicant answered "No" to each of the Basic Qualification questions.

**Tribal Land Bidding Credits**

This license did not have tribal land bidding credits.

Race

Ethnicity

Gender

6



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

2018 JAN 18 PM 2:46

OFFICE OF THE CITY CLERK  
 CAMBRIDGE, MASSACHUSETTS

CASE NO: BZA-015090-2017 Business C Zone

LOCATION: 1923-1925 Massachusetts Ave

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

PETITION: Special Permit: To modify its existing wireless telecommunications facility by replacing four (4) existing panel antennas with four (4) new panel antennas, together with supporting equipment. The Applicant's proposal complies with Section 6409 of the Spectrum Act as the collocation of antennas is not a substantial change to the existing base station. Moreover, the Applicant's proposal complies with Section 4.32 and 10.4 of the Cambridge Zoning Ordinance.

**VIOLATION :**

|                      |  |
|----------------------|--|
| Article <u>4.00</u>  | Section <u>4.32(g)(1)</u> (Telecommunication Facility).          |
| Article <u>4.00</u>  | Section <u>4.40</u> (Footnote 49) (Telecommunications Facility). |
| Article <u>10.00</u> | Section <u>10.40</u> (Special Permit).                           |
| Article <u>6409</u>  | Section <u>Middle Class Tax Relief and Job Creation Act</u>      |

DATE OF PUBLIC NOTICE: December 28, 2017 and January 04, 2018

DATE OF PUBLIC HEARING: January 11, 2018:

MEMBERS OF THE BOARD:

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

ASSOCIATE MEMBERS:

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

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

Case No. BZA-015090-2017  
Location: 1923-1925 Massachusetts Avenue  
Petitioner: T-Mobile Northeast LLC – c/o Ricardo Sousa, Esq.

On January 11, 2018, Petitioner's attorney Daniel Glissman appeared before the Board of Zoning Appeal requesting a special permit in order to modify an existing wireless communications facility by replacing four panel antennas with four new panel antennas with supporting equipment. The Petitioner requested relief under Article 4, Sections 4.32.G.1 and 4.40 of the Cambridge Zoning Ordinance ("Ordinance") and under 47 U.S.C. 1455 (a) (Section 6409(a)) of Title VI of the Middle Class Tax Relief and Job Creation Act of 2012). The Petitioner submitted application materials including information about the project, plans, and photographs.

Mr. Glissman stated that as part of a system wide upgrade the petitioner wished to swap out four existing antennas with new ones of roughly the same dimensions.

After discussion, the Chair moved that the Board make the following findings based upon the application materials submitted and all evidence before the Board and that based upon the findings the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board: that the Board find that the requirements of the Ordinance could not be met without the Special Permit requested; that the Board find that traffic generated or patterns of access or egress would not cause congestion, hazard, or substantial change in established neighborhood character; that the Board find that the continued operation or development of adjacent uses as permitted in the Ordinance would not be adversely affected by the nature of the proposed use; that the Board find that no nuisance or hazard would be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City; that the Board find that generally what was proposed would not impair the integrity of the district or otherwise derogate from the intent and purpose of the Ordinance; that the Board find that the modification of the existing telecommunication facility at the proposed site did not substantially change the physical dimensions of the existing wireless tower or base station at such facility within the meaning of section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, also known as The Spectrum Act.

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

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

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

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

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



Constantine Alexander, Chair

ATTEST: A true and accurate copy of the above decision has been filed on 1-18-13 with the Offices of the City Clerk and the Planning Board by Maria J. [Signature], duly authorized representative of the Board of Zoning Appeal.

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

no appeal has been filed; or

an appeal has been filed within such twenty days.

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

Date: \_\_\_\_\_, City Clerk

Appeal has been dismissed or denied.

Date: \_\_\_\_\_, City Clerk

4 Wellman Assoc. Inc.  
P O Box 176  
Orange, MA 01364



# City of Cambridge

MASSACHUSETTS

  
2014 00024455  
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## BOARD OF ZONING APPEAL

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

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

CASE NO: BZA-002554-2013

LOCATION: 1925 Mass Avenue Business C Zone  
Cambridge, MA

PETITIONER: Wellman Associates, Inc.  
C/o T-Mobile Northeast, LLC - C/o Peter Cooke

PETITION: Special Permit: To replace existing 6 antennas with new antennas; addition of 1 pipe mast antennas mounted to equipment platform adjacent to existing antenna at that location and 1 antennas mounted on a chimney adjacent to existing antenna for a total of 8 antennas and in-kind replacement of 1 existing cabinet with a cabinet of similar size. All antennas mounted to the building will be painted to match façade of building.

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

DATE OF PUBLIC NOTICE: November 21 & 28, 2013

DATE OF PUBLIC HEARING: December 5, 2014

### MEMBERS OF THE BOARD:

CONSTANTINE ALEXANDER - CHAIR  
TIMOTHY HUGHES - VICE-CHAIR  
BRENDAN SULLIVAN  
THOMAS SCOTT  
JANET O. GREEN



### ASSOCIATE MEMBERS:

DOUGLAS MYERS  
SLATER W. ANDERSON  
LINDSEY T. THORNE-BINGHAM  
ANDREA A. HICKEY



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.

owner of record: 1925 Mass Ave LLC  
BA 57277 P9496

Case No. BZA-002554-2013  
Location: 1925 Massachusetts Avenue  
Petitioner: Wellman Associates, Inc – c/o Peter Cooke, for T-Mobile Northeast

On December 5, 2013, Petitioner's attorney Ricardo Sousa appeared before the Board of Zoning Appeal requesting a special permit in order to replace six existing antennas with new antennas, to add one pipe mast antenna mounted to an equipment platform adjacent to the existing antenna at that location, to add one antenna mounted on a chimney adjacent to the existing antenna, for a total of eight antennas, where the antennas mounted to the building will be painted to match the façade of building, and to replace one existing cabinet with a cabinet of a similar size. The Petitioner requested relief from Article 4, Section 4.32.G.1 of the Cambridge Zoning Ordinance ("Ordinance"). The Petitioner submitted application materials including information about the project, plans, and photographs.

Mr. Sousa stated that as part of a system wide upgrade, the Petitioner wished to replace six antennas and add two more, as well as upgrade a cabinet, at the existing wireless installation at the address. He stated that the façade mounted antennas would be mounted on low profile brackets and would be painted to match the building.

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

After discussion, the Chair moved that the Board grant the special permit for relief in order to replace six existing antennas with new antennas, to add one pipe mast antenna mounted to an equipment platform adjacent to the existing antenna at that location, to add one antenna mounted on a chimney adjacent to the existing antenna, for a total of eight antennas, where the antennas mounted to the building will be painted to match the façade of building, and to replace one existing cabinet with a cabinet of a similar size based on the finding that the Petitioner was a duly licensed FCC carrier in good standing. The Chair moved that the Board find that the Petitioner had taken steps to not increase the visual chaos that existed on the structure. The Chair moved that the Board find that the proposed installation would not cause congestion, hazard, or substantial change in established neighborhood character and would not adversely affect the development of adjacent uses. The Chair moved that the Board find that the proposed installation would not create any nuisance or hazard to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the city. The Chair moved that the Board find that the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent and the purpose of the Ordinance. The Chair moved that the Board grant the

Special Permit on the following conditions:

1. that the work proceed and be in accordance with the photo simulations submitted by the Petitioner, prepared by Caron and Associates Design, dated 9/23/2013, as initialed by the Chair.
2. that the work proceed in accordance with the plans submitted by the Petitioner, prepared by Turning Mill Consultants, Inc., dated September 23<sup>rd</sup>, 2013, as initialed by the Chair, except that the structure be painted a solid color to match the brick as opposed to the simulated brick surface shown in the plans.
3. that the Petitioner maintain the installation as shown in the photo simulations and should that appearance deteriorate or otherwise not be what is represented, repairs be made, and
4. that should the additional antennas not be used for a period of six months, they be promptly removed and the building be restored to its prior condition to the extent practical under the circumstances.

The five member Board voted unanimously in favor of granting the special permit (Alexander, Hughes, Sullivan, Green, and Myers) as conditioned. Therefore, the special permit is granted.

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

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

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



Constantine Alexander, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 1-29-14 by Maria J. Gahleitner, 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: FEB. 27, 2014 Donna P. Lopez City Clerk.

**7**

September 7, 2018

**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 **1923-1925 Massachusetts Ave, Cambridge, MA 02140.**

Dear Mr. Singanayagam:

A. T-Mobile is Filing an Eligible Facilities Request

Prince Lobel Tye LLP, on behalf of T-Mobile Northeast LLC is submitting the attached Eligible Facilities Request application to add, remove, modify, or replace Transmission Equipment at an Existing Base Station located at 1923-1925 Massachusetts Ave, Cambridge, MA 02140.

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

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

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

www.princelobel.com  
2015.3

National Development

## 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 (55’) high and presently contains wireless facilities. The existing Base Station meets the Federal Communications Commission (“FCC”) definition of a Base Station.

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

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

1. *The modifications to the Transmission Equipment do not increase the height of the Base Station by more than 10 percent (10%) or ten (10) feet, whichever is greater.*
  - a. The height of the Base Station is approximately forty four feet (55’) high. The proposed replacement of four (4) panel antennas will not increase the height of the Base Station by more than ten feet (10’).
2. *The modifications to the Transmission Equipment do not protrude from the edge of the support structure by more than six (6) feet.*
  - a. The proposed antennas will not exceed the six (6) foot limitation.

3. *The modifications to the Transmission Equipment do not involve the installation of more than the standard number of equipment cabinets for the technology involved, not to exceed four.*
  - a. The Applicant does not propose to install any additional equipment cabinets.
4. *The modifications to the Transmission Equipment do not entail any excavation or deployment outside of the Base Station site.*
  - a. There will be no excavation or deployment outside of the Base Station site.
5. *The modifications to the Transmission Equipment do not defeat any existing concealed or stealth-design.*
  - a. Pursuant to the original decision by the Zoning Board of Appeal for the City of Cambridge (the “Board”) for this Facility, dated January 29, 2014 (Case No. 002554) (the “Decision”), attached hereto, the existing antennas are located in the preferred location on the building and comply with the required conditions for a stealth design. The upgrade of this facility with the proposal to modify its existing wireless facility currently operating on the rooftop of the Building by replacing four (4) existing antennas with four (4) new antennas. The antennas mounted to the building will be painted to match the façade of the building. All proposed antennas and equipment will be integrated into the existing building to the extent possible. 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.

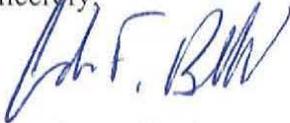
There is a certification attached to the accompanying Eligible Facilities Request that identifies how each of the six review criteria identified by the FCC is met. The modifications to the Transmission Equipment at the Base Station located at 1923-1925 Massachusetts Ave, Cambridge, MA 02140 contained in this Eligible Facilities Request fully conform to Section 6409(a) as enacted by Congress and as interpreted by the FCC. Accordingly, this Eligible Facilities Request must be approved within 60 days, as required by federal law and FCC implementing regulations.

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

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

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

Sincerely,



Adam F. Brailard

Direct: 617-456-8153

Email: [abraillard@princelobel.com](mailto:abraillard@princelobel.com)

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

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

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

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

Site Address: 1923-1925 Massachusetts Ave

### **Existing Facilities**

The Existing Facility is comprised of eight (8) panel antennas mounted to the roof and the façade of the existing building, together with supporting equipment.

### Height of Base Station

Height above ground level of the tallest point on the existing base station: 55' (feet)

Height above ground level of the tallest point of the existing base station after the installation of the *proposed* equipment: 55'(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 January 29, 2014 (Case No. 002554) (the "Decision"), attached hereto, the existing antennas are located in the preferred location on the building and comply with the required conditions for a stealth design. The upgrade of this facility with the proposal to modify its existing wireless facility currently operating on the rooftop of the Building by replacing four (4) existing antennas with four (4) new antennas. The antennas mounted to the building will be painted to match the façade of the building. All proposed antennas and equipment will be integrated into the existing building to the extent possible. As such, the proposed modification will not defeat any existing concealed or stealth design.

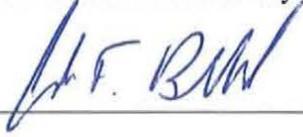
Question No.6 (c)

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 Decision. Furthermore, in the Decision 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.

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This certification is dated this 5th day of June, 2018.



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Signature

Adam F. Braillard, 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: September 7, 2018

Submitted by:

Name: Adam F. Braillard, Esq.

Title: Attorney for the T-Mobile Northeast LLC (the "Applicant")

Contact information: 617-456-8153, abraillard@princelobel.com

Name of Jurisdiction: City of Cambridge

Address of Jurisdiction: 831 Massachusetts Avenue, Cambridge MA 02139

Contact Name for Jurisdiction: Ranjit Singanayagam

Name of Local Government Permit Application: Building Permit

Local Government File #: \_\_\_\_\_

Street Address of Site: 1923-1925 Massachusetts Ave

Tax Parcel # of Site: Map 179, Lot 81

Latitude/Longitude of Site: \_\_\_\_\_

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

The Applicant proposes to replace four (4) existing antennas. All antennas mounted to the building will be painted to match the facade of the building.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

List Each Piece of Transmission Equipment that will be Removed:

None

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

None

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List Cabinets that will be Removed at the Site:

None

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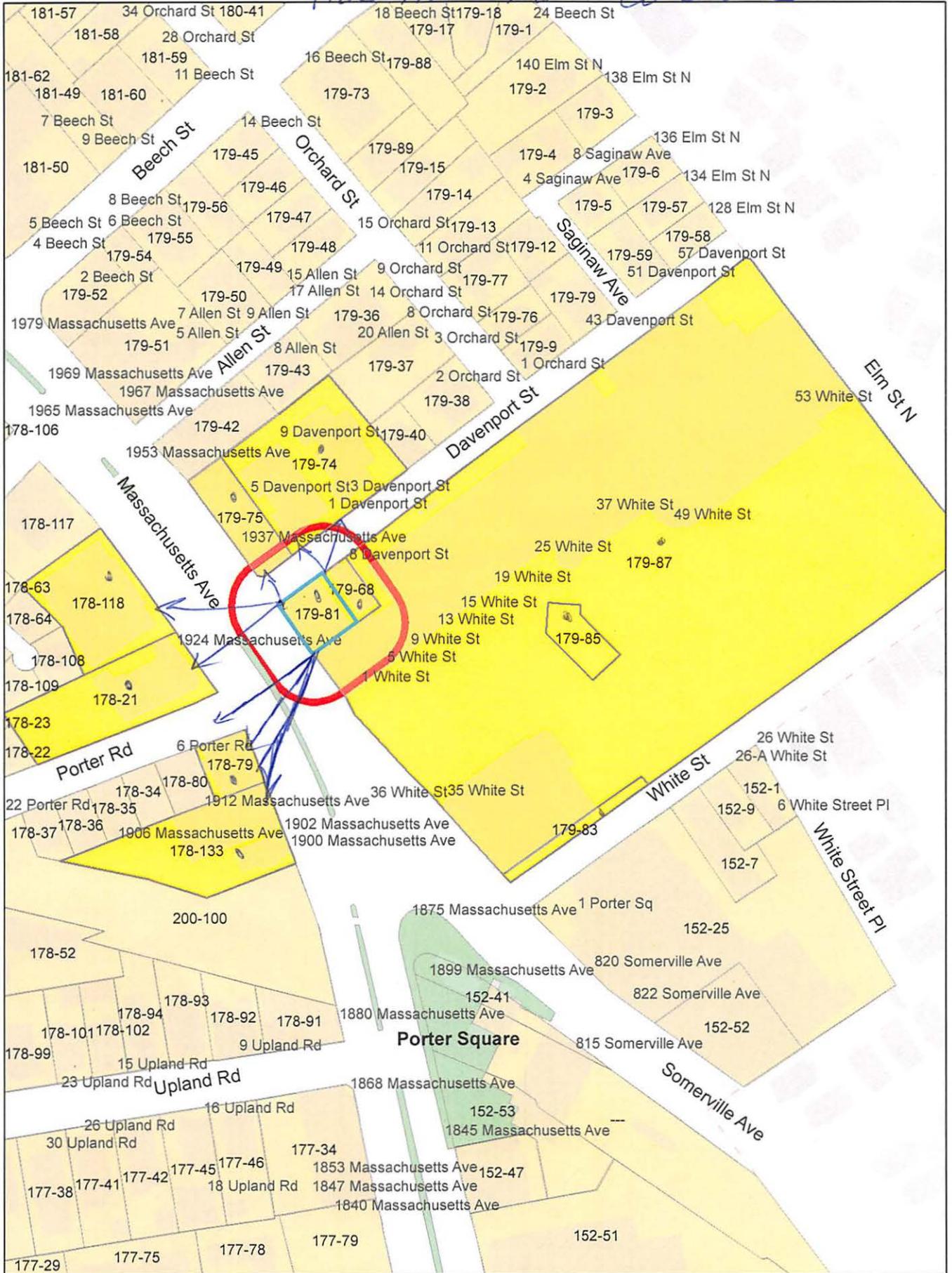
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Permit Application Deposit Amount: \_\_\_\_\_

Municipal Consultant Review Fee Deposit (if applicable): \_\_\_\_\_

1923-1925 Mass Avenue



1923-1995 mass

*Petitioner*

178-21  
PORTER SQUARE HOTEL, LLC  
1924 MASS AVE  
CAMBRIDGE, MA 02140

178-79  
TOADMAN, LLC  
1920 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02140

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

179-68  
8 DAVENPORT LLC.  
195 LEXINGTON AVE  
CAMBRIDGE, MA 02138

179-74  
GREGORY, STEVEN K. , MARY KATHRYN BRATUN  
& CITY OF CAMBRIDGE TAX TITLE  
141 FEDERAL STREET  
SALEM, MA 01970

179-87  
HEKIMIAN, JAMES S. &  
KAIG DER MANUELIAN, TRS.  
C/O GRAVESTAR, INC.  
160 SECOND ST  
CAMBRIDGE, MA 02142

179-83-85  
MASSACHUSETTS BAY TRANSPORTATION  
AUTHORITY  
10 PARK PLAZA  
BOSTON, MA 02116

179-74  
SENGUPTA, RITA  
3 DAVENPORT ST., UNIT #3  
CAMBRIDGE, MA 02140

178-118  
CAMBRIDGE MASONIC HALL ASSOCIATION  
1950 MASS AVE  
CAMBRIDGE, MA 02140

179-74  
WANG, NAXIN  
C/O PORTER, JOHN MIKAEL & ADIA  
1 DAVENPORT ST. APT#5  
CAMBRIDGE, MA 02140

179-74  
DAVENPORT STREET LLC  
75 RIVER STREET  
CAMBRIDGE, MA 02139

179-74  
LIN, LENNOX  
15 DAVENPORT ST., #6/1  
CAMBRIDGE, MA 02140

179-74  
HUANG, HON-REN & YU-HSIN CHIU  
15 GOFFE ROAD  
LEXINGTON, MA 02421

179-74  
KUO, BOBBY F  
7 DAVENPORT STREET  
CAMBRIDGE, MA 02140

179-74  
KULSHRESTHA, ANKIT  
15 DAVENPORT ST., #8/1  
CAMBRIDGE, MA 02140

179-74  
JEFFERSON, MARILYN  
1-15 DAVENPORT ST., UNIT #9  
CAMBRIDGE, MA 02140

179-81  
1925 MASS AVE, LLC.  
C/O ERIC HOAGLAND  
195 LEXINGTON AVE.  
CAMBRIDGE, MA 02138

179-74  
LEE, CHOONG I. & BYUNG SOOK LEE KIM  
1 DAVENPORT ST., #10  
CAMBRIDGE, MA 02140

179-74  
MORSE, STEPHEN  
1 DAVENPORT ST., UNIT #11  
CAMBRIDGE, MA 02140

179-75  
BOYER, BURTON  
TR. OF LISA II REALTY TRUST  
P.O. BOX 67398  
CHESTNUT HILL, MA 02467

179-74  
REESE, REGINALD P., JR. &  
MARIE T. MURPHY REESE  
1-15 DAVENPORTST., UNIT #12  
CAMBRIDGE, MA 02140

178-133  
PKH PROPERTIES, LLC  
P.O. BOX 621 BROOKLINE  
BROOKLINE, MA 02446



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2018 SEP 12 PM 12:03

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal  
831 Mass Avenue  
Cambridge, MA 02139

RE: Case # B7A-017014-2018

Address: 1923-1925 Mass Ave

Owner,  Petitioner, or  Representative: Adam F. Braillard of Prince Label Eye Co  
(Print Name) for the Applicant

Hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.

Date: 9-11-18

Adam F. Braillard  
Signature