



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 JAN -3 PM 12: 22

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 157695

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: LS Alewife II, LLC

PETITIONER'S ADDRESS: 1920 Main Street, Suite 1200, Irvine, CA 92614

LOCATION OF PROPERTY: 10 Fawcett St , Cambridge, MA

TYPE OF OCCUPANCY: Telecommunications **ZONING DISTRICT:** Office 2 Zone

REASON FOR PETITION:

/Telecommunication Facility (antenna)/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The Applicant proposes to modify its existing wireless facility currently operating on the penthouse facade of the Building by replacing three (3) panel antennas, with three (3) like kind panel antennas, and by replacing three (3) remote radio units (RRUs) with three (3) like kind RRUs. All visible replaced antennas and supporting equipment will be painted to match the building. 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: 4.000 Section: 4.32.G.1 & 4.40 (Footnote 49) (Telecommunication Facility).
- Article: 10.000 Section: 10.40 (Special Permit).
- Article: 6409 Section: Middle Class Tax Relief Act

Original Signature
(s):

(Petitioner (s) / Owner)

Adam Brailard of Prince Lobel Tye LLP for

(Print Name)

T-Mobile Northeast LLC

Address:

Tel. No.

E-Mail Address:

617-456-8153

One International Place Suite 3700

Boston, MA 02110

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.

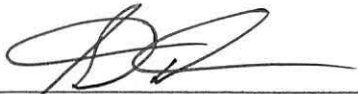
I/We LS Alewife II, LLC
(OWNER)

Address: 1920 Main Street, Suite 1200, Irvine, CA 92614

State that I/We own the property located at 10 Fawcett Street, Cambridge, MA, 02138, which is the subject of this zoning application.

The record title of this property is in the name of LS Alewife II, LLC

*Pursuant to a deed of duly recorded in the date 10/4/2021, Middlesex South County Registry of Deeds at Book 78845, Page 506; 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 _____

The above-name _____ personally appeared before me, this _____ of _____, 20____, and made oath that the above statement is true.

Notary

My commission expires _____ (Notary Seal).

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

PLEASE SEE ATTACHED NOTARY CERTIFICATE

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.

NAME _____
(OWNER)

Address: _____

State that I/we own the property located at _____ which is the subject of this zoning application.

The record title of this property is in the name of _____

Reference to a deed of gift recorded in the date _____ Middlesex South

County Registry of Deeds as Book _____ Page _____

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 _____

The above-named _____ personally appeared before me,

this _____ of _____, 20____, and reads each that the above statement is true.

Notary _____

My commission expires _____ (Notary Seal).

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

California Jurat

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Contra Costa

Subscribed and sworn to (or affirmed) before me on this 7th day of Dec, 2021,
by Scott Ryan Bohn,
Name of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.


Signature of Notary Public



Place Notary Seal Above

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ No. of Pages: _____

Signers(s) Other Than Named Above: _____

PRINCE LOBEL

December 21, 2021

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: 10 Fawcett Street
Assessor's Map 267F, Lot 301 (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 Office 2 (O-2) zoning district. To the extent that the Board determines that the requirements of Article 4 Section 4.32G.1 of the City of Cambridge Zoning Ordinance (the "**Ordinance**") apply, the use of the Property for a wireless telecommunications facility is permitted by special permit from the Board¹. The Applicant's proposal satisfies the requirements for the grant of a special permit pursuant to Section 10-43 of the Ordinance.

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

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

The Applicant seeks to modify its existing wireless communications facility by replacing three (3) panel antennas mounted to the façades of the existing penthouse on the building located at the Property (the “**Building**”), with three (3) like kind panel antennas, and replacing three (3) Remote Radio Head Units (“**RRU**”) and supporting equipment (the “**Proposed Facility**”). All of the proposed replacement antennas will be painted to match the existing 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 three (3) panel antennas, façade mounted to the penthouse of the existing Building, and by replacing three (3) RRU antennas with three (3) like kind RRUs. All visible antennas will be painted to match the Building. All replacement antennas will be installed to be consistent with the previous decisions of the Board and from the City of Cambridge Planning Board for this facility, the first of which is dated December 1, 1997 (Case No. PB #27, Major Amendment #2) (the “**Original Decision**”), a second decision dated January 3, 2013 (Case No. 10333) (the “**2nd Decision**”), a third decision dated September 29, 2016 (Case No. BZA-011007-2016) (the “**3rd Decision**”), and a fourth decision dated September 30, 2019 (Case No. BZA-01754-2019) (the “**4th Decision**”, and together with the Original Decision, the 2nd Decision and the 3rd Decision shall hereafter be referred to as the “**Decisions**”). Consequently, the visual change to the Applicant’s existing facility will be de minimus.

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

remains in good working order. The Proposed Facility will comply with all applicable local, state and federal safety codes.

III. Legal Arguments

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

Pursuant to Section 4.32(g) of the Ordinance, the Applicant's proposed use for a wireless communications facility in the O-2 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.

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 O-2 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 O-2 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 design minimizes the visual impact of the Proposed Facility. The facility will be installed on the existing rooftop of the Building and consistent with the Decisions. The resulting installation will have an increased capacity to better serve the City of Cambridge without the need for an increased number of antennas on the Building. The proposed replacement antennas will be painted to match the color of the existing Building thereby minimizing any visual impacts.

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.**

This is not applicable to the Proposed Facility. The Applicant proposes to install its facility within the O-2 zoning district.

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

1. The requirements of the Ordinance can be met:

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

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

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

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

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

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

As 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 O-2 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

Date: 12/22/21

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: LS Alewife II, LLC
Location: 10 Fawcett St., Cambridge, MA
Phone: _____

Present Use/Occupancy: Telecommunications
Zone: Office 2 Zone
Requested Use/Occupancy: Telecommunications

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

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

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

PROJECT INFORMATION

SCOPE OF WORK: UNMANNED TELECOMMUNICATIONS FACILITY MODIFICATIONS
 SITE ADDRESS: 10 FAWCETT STREET
 CAMBRIDGE, MA 02138
 LATITUDE: 42.38926700° N
 LONGITUDE: 71.14535400° W
 JURISDICTION: NATIONAL, STATE & LOCAL CODES OR ORDINANCES
 CURRENT USE: TELECOMMUNICATIONS FACILITY
 PROPOSED USE: TELECOMMUNICATIONS FACILITY
 PROJECT TYPE: ANCHOR
 DESIGN GUIDELINE: 4SEC-67D5A997DBA OUTDOOR

SITE NUMBER: 4DE7174A
SITE NAME: 10 FAWCETT STREET

10 FAWCETT STREET
 CAMBRIDGE, MA 02138
 MIDDLESEX COUNTY

DESIGN CONFIGURATION: 4SEC-67D5A997DBA OUTDOOR

DRAWING INDEX

REV

LOCUS MAP

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

SIGNATURES

APPROVED
 By joe carbonell at 11:51 am, Dec 21, 2020

APPROVED
 By Peter Culbert at 6:19 pm, Dec 29, 2020

CONSTRUCTION DATE

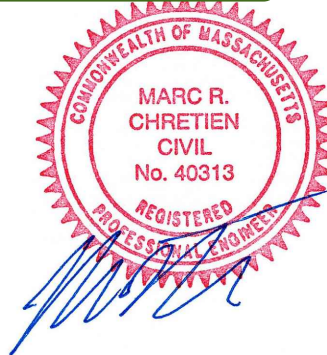
APPROVED
 By Ryan Monte de Ramos at 3:49 pm, Dec 28, 2020

RF ENGINEERING DATE

ZONING / SITE ACQ. DATE

OPERATIONS DATE

LANDLORD DATE



DIG SAFE SYSTEM, INC.



CALL BEFORE YOU DIG

CALL TOLL FREE: 811 OR 888-DIG-SAFE

UNDERGROUND SERVICE ALERT



SITE NUMBER: 4DE7174A
 SITE NAME: 10 FAWCETT STREET
 10 FAWCETT STREET
 CAMBRIDGE, MA 02138
 MIDDLESEX COUNTY

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

NO.	DATE	REVISIONS	BY	CHK
0	08/07/20	ISSUED FOR REVIEW	AAB	MRC
1	08/28/20	ISSUED FOR CONSTRUCTION	AAB	MRC
2	09/11/20	REVISED	AAB	MRC
3	12/18/20	REVISED	AAB	MRC

TITLE SHEET

SHEET NO. T-1

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

17. ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL THE FOLLOWING FOR ALL PRE-CONSTRUCTION NOTIFICATION 72-HOURS PRIOR TO ANY EXCAVATION ACTIVITY: DIG SAFE SYSTEM (MA, ME, NH, RI, VT): 1-888-344-7233 CALL BEFORE YOU DIG (CT): 1-800-822-4455

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)

MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION;

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

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

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

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

BUILDING CODE:

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

ELECTRICAL AND GROUNDING NOTES

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

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

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

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

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

6. BURIED CONDUIT SHALL BE SCHEDULE 40 PVC.

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

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

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

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

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

12. PPC SUPPLIED BY PROJECT OWNER.

13. GROUNDING SHALL COMPLY WITH NEC ART. 250.

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

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

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

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

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

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

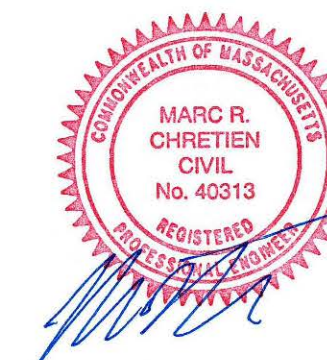
19. BOND ANTENNA MOUNTING BRACKETS, COAXIAL CABLE GROUND KITS, AND ALMA TO EGB PLACED NEAR THE ANTENNA LOCATION.

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

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

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

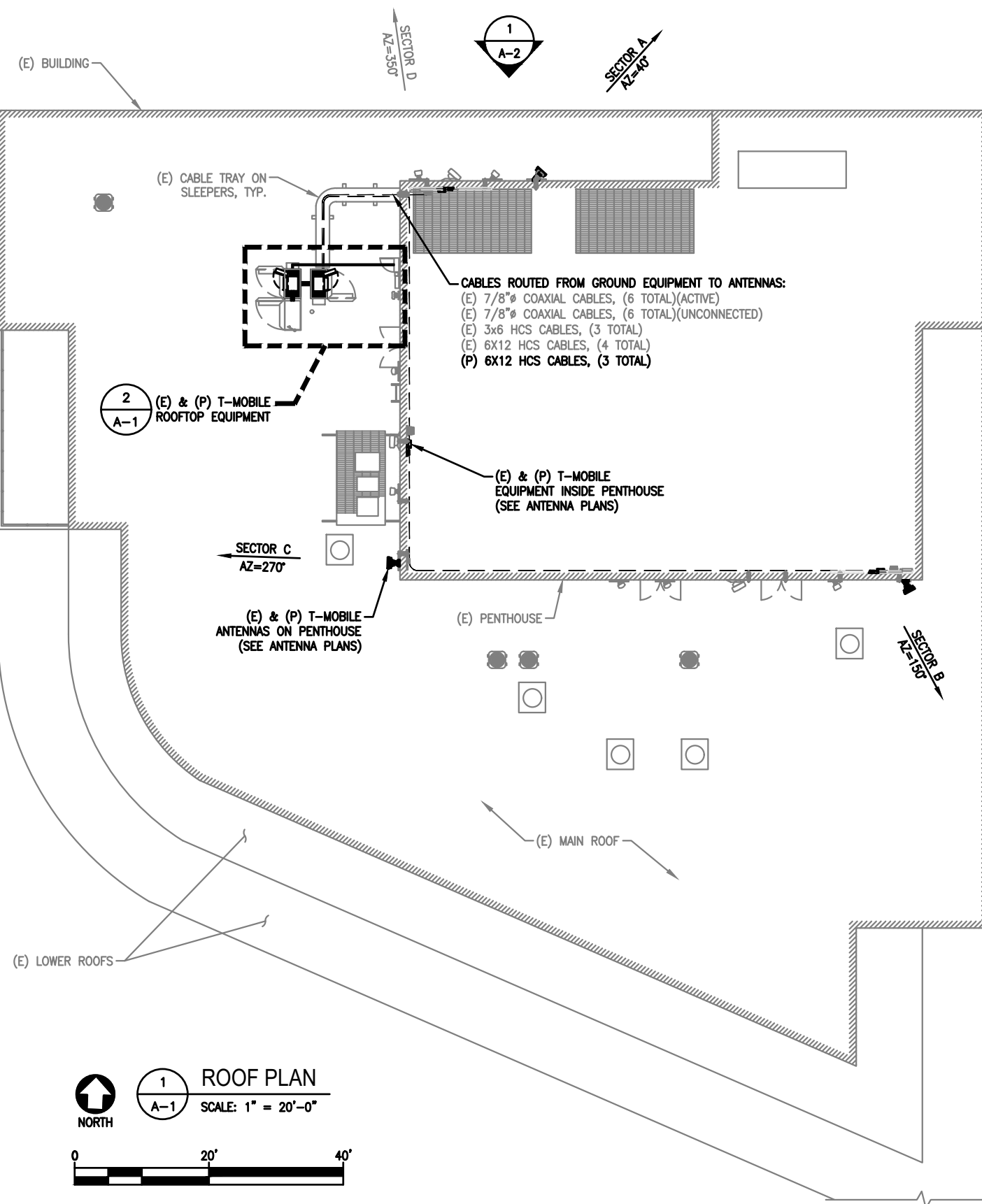
23. CONTRACTOR SHALL CONDUCT ANTENNA, COAX, AND LNA RETURN-LOSS AND DISTANCE- TO-FAULT MEASUREMENTS (SWEEP TESTS) AND RECORD RESULTS FOR PROJECT CLOSE OUT.



ABBREVIATIONS

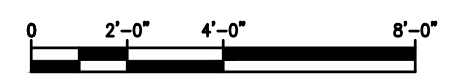
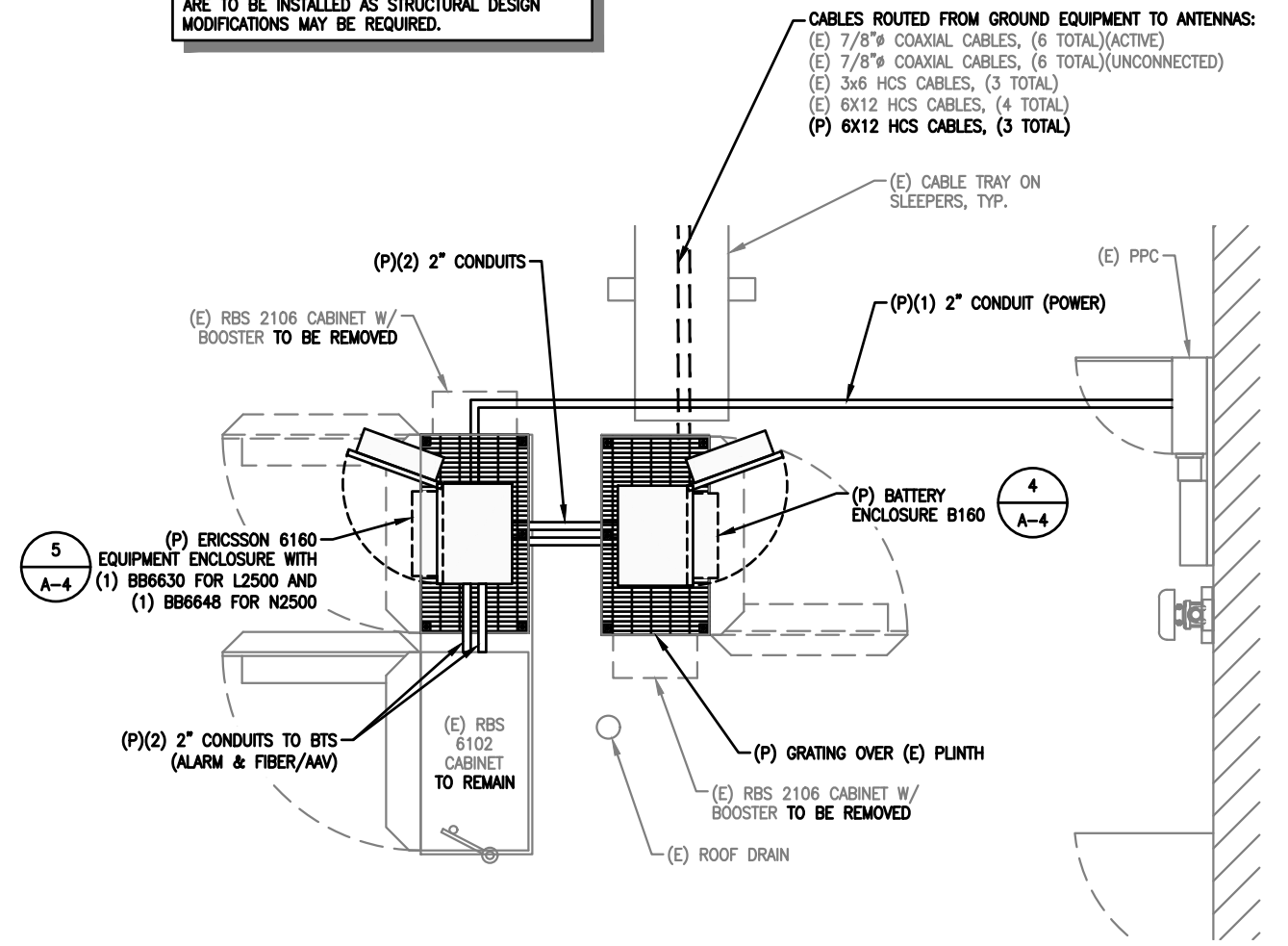
AGL	ABOVE GRADE LEVEL	G.C.	GENERAL CONTRACTOR	RF	RADIO FREQUENCY
AWG	AMERICAN WIRE GAUGE	MGB	MASTER GROUND BUS		
BCW	BARE COPPER WIRE	MIN	MINIMUM	TBD	TO BE DETERMINED
BTS	BASE TRANSCIVER STATION	(P)	PROPOSED/NEW	TBR	TO BE REMOVED
(E)	EXISTING	N.T.S.	NOT TO SCALE	TBRR	TO BE REMOVED AND REPLACED
EG	EQUIPMENT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

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3	12/18/20	REVISED	AAB	MRC

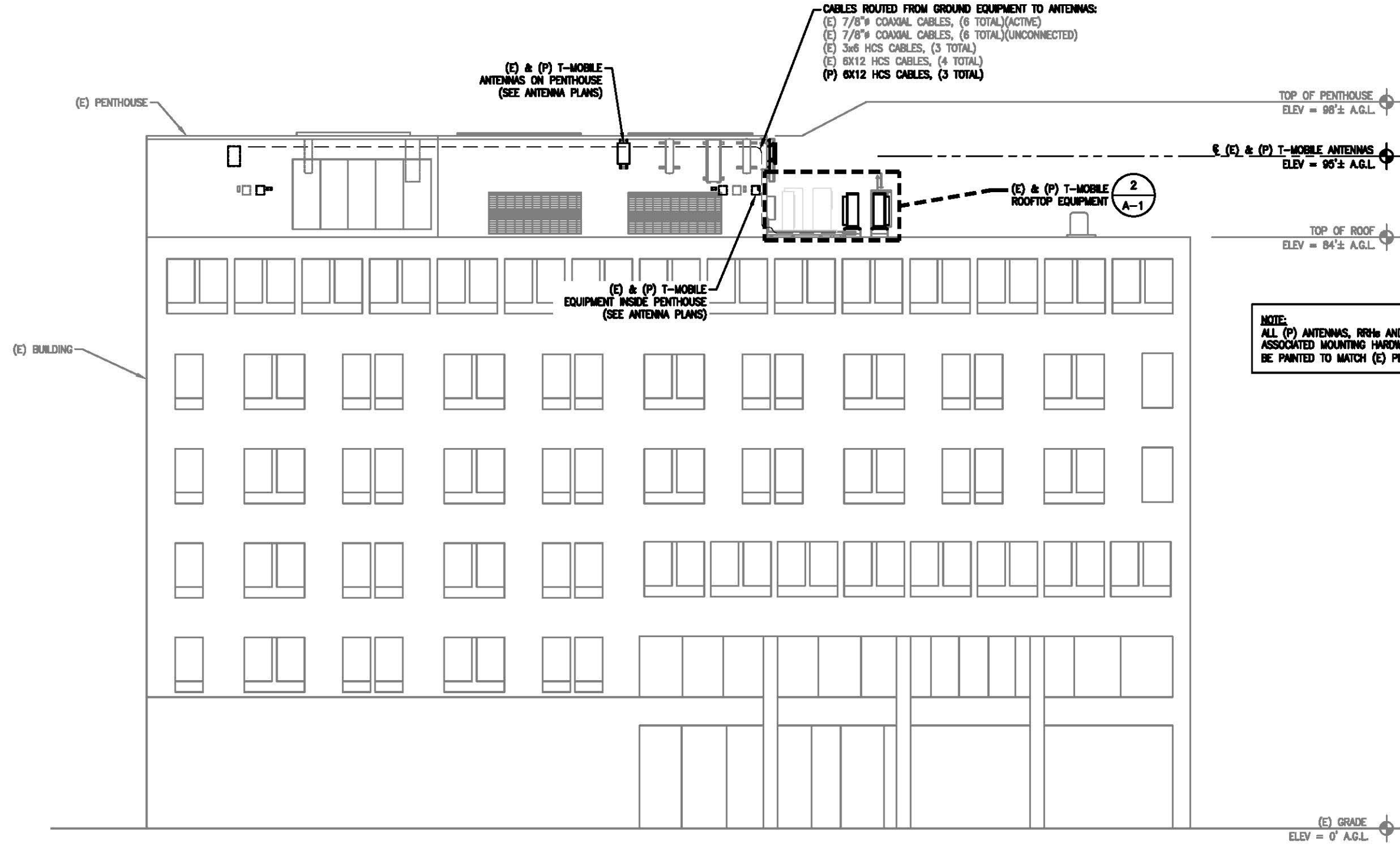


STRUCTURAL LIMITATION:
 STRUCTURAL ANALYSIS WAS CONDUCTED UTILIZING THE T-MOBILE DESIGN STANDARD OF TWO BATTERY STRINGS (TOTAL BATTERY WEIGHT MAX OF 1,353 LBS). THE GENERAL CONTRACTOR AND/OR T-MOBILE SHALL NOTIFY THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION IF ADDITIONAL BATTERIES ARE TO BE INSTALLED AS STRUCTURAL DESIGN MODIFICATIONS MAY BE REQUIRED.

NOTE:
 ALL (P) ANTENNAS, RRHs AND ASSOCIATED MOUNTING HARDWARE SHALL BE PAINTED TO MATCH (E) PENTHOUSE

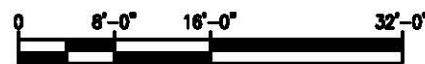


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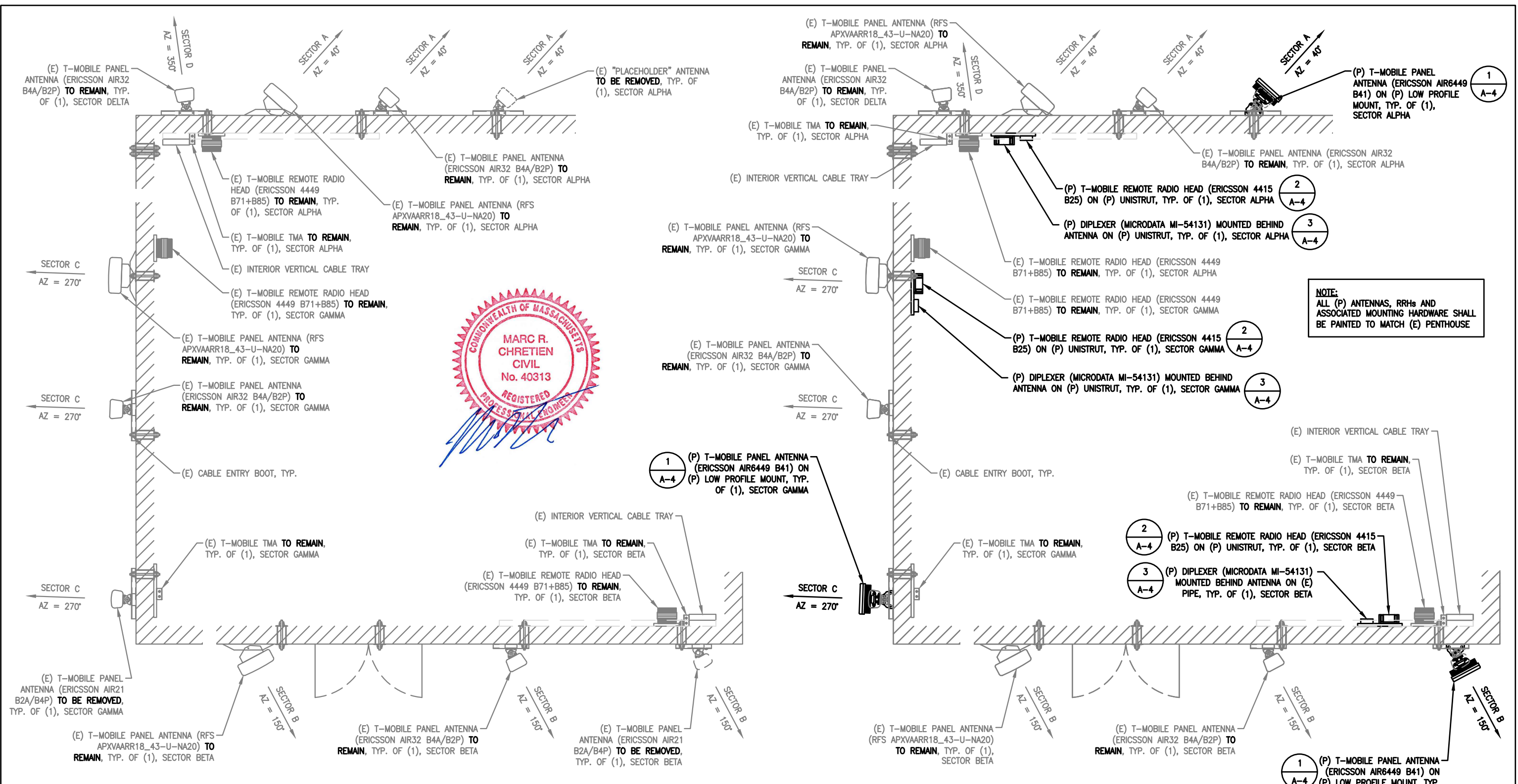


NOTE:
ALL (P) ANTENNAS, RRHs AND ASSOCIATED MOUNTING HARDWARE SHALL BE PAINTED TO MATCH (E) PENTHOUSE

1 NORTH ELEVATION
A-2 SCALE: 1/16" = 1'-0"



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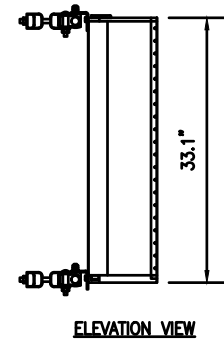
NOTE:
ALL (P) ANTENNAS, RRHS AND ASSOCIATED MOUNTING HARDWARE SHALL BE PAINTED TO MATCH (E) PENTHOUSE

1
A-3
EXISTING ANTENNA PLAN
SCALE: 3/16"=1'-0"
0 2'-8" 5'-4" 10'-8"

EQUIPMENT	ACTIVE TECHNOLOGY
AIR6449 B41:	L2500, N2500
APXVAARR18_43-U-NA20:	L600, N600, L700, L1900, U2100
AIR32 B4A/B2P:	L1900, L2100
RRUS 4449 B71/B85:	L600, N600, L700
RRUS 4415 B25:	L1900
MI-54131	L1900, U2100
TWIN STYLE 1B AWS TMA	U2100

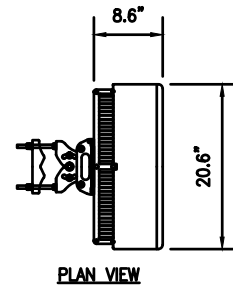
2
A-3
PROPOSED ANTENNA PLAN
SCALE: 3/16"=1'-0"
0 2'-8" 5'-4" 10'-8"

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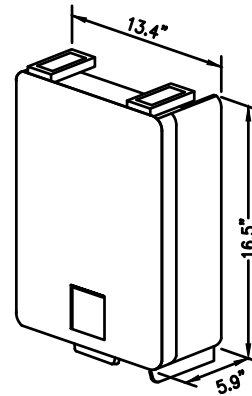


AIR 6449 B41

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



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



RRUS-4415 B25

MANUFACTURER: ERICSSON
 DIMENSIONS (HxWxD): 16.5"x13.4"x5.9"
 WEIGHT: 46 LBS

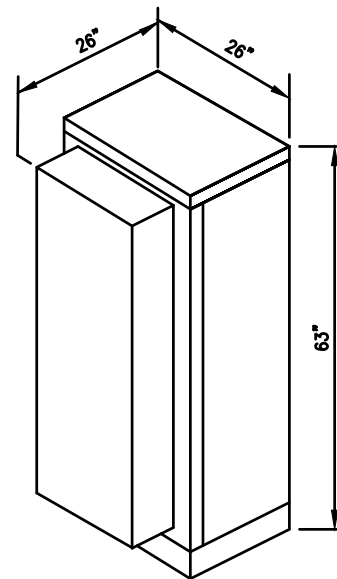
2 REMOTE RADIO HEAD (RRH) DETAIL
 A-4 SCALE: N.T.S.



MI-54131

MANUFACTURER: MICRODATA
 DIMENSIONS (HxWxD): 4.2"x8.3"x3.0"
 WEIGHT: 6.61 LBS

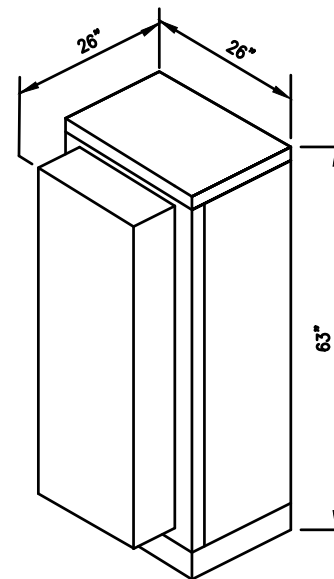
3 DIPLEXER DETAIL
 A-4 SCALE: N.T.S.



ENCLOSURE B160

*PRELIMINARY SPECIFICATIONS
 MANUFACTURER: ERICSSON
 DIMENSIONS: 26"x26"x63"
 WEIGHT: 295 LBS.
 (EXCLUDING BATTERIES)

4 BATTERY CABINET DETAIL
 A-4 SCALE: N.T.S.



ENCLOSURE 6160 AC

*PRELIMINARY SPECIFICATIONS
 MANUFACTURER: ERICSSON
 DIMENSIONS: 26"x26"x63"
 WEIGHT: 320 LBS.
 (EXCLUDING ACTIVE EQUIPMENT)

5 EQUIPMENT CABINET DETAIL
 A-4 SCALE: N.T.S.

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



EQUIPMENT SCHEDULE

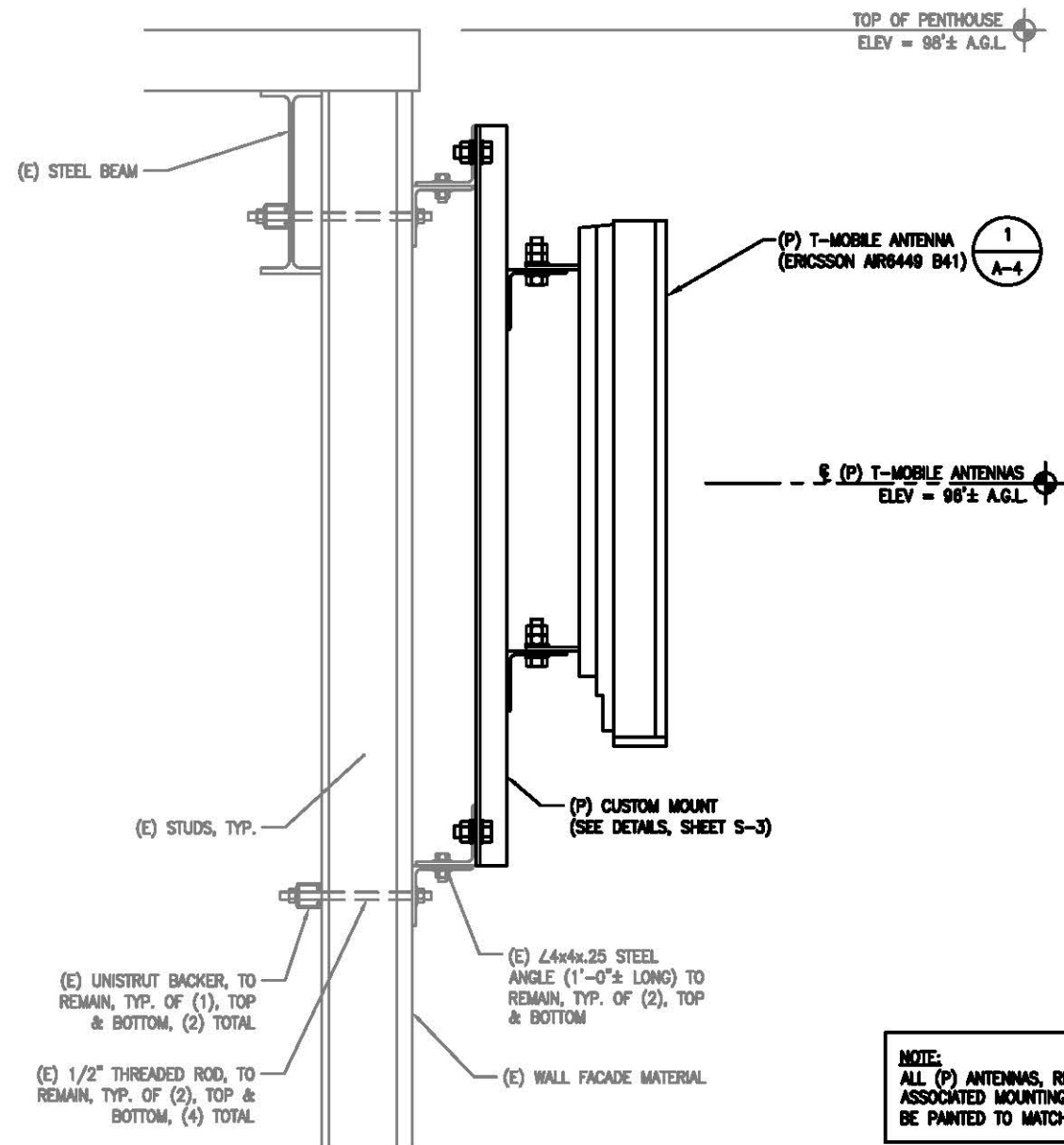
CURRENT EQUIPMENT	
QUANTITY	DESCRIPTION
4	ERICSSON AIR32 B66A/B2A PANEL ANTENNAS
3	RFS APXVAARR18_43-U-NA20 PANEL ANTENNAS
2	ERICSSON AIR21 B2A/B4P PANEL ANTENNAS
3	ERICSSON 4449 B71+B85 RADIOS
3	GENERIC TWIN STYLE 1B (AWS TMAs)
6	7/8" DIA. COAX CABLES (ACTIVE)
6	7/8" DIA. COAX CABLES (UNCONNECTED)
3	3x6 HCS HYBRID CABLES
4	6x12 HCS HYBRID CABLES
1	ERICSSON RBS 6131 EQUIPMENT CABINET
2	ERICSSON RBS 2106 EQUIPMENT CABINETS
EQUIPMENT TO BE REMOVED	
2	ERICSSON AIR21 B2A/B4P PANEL ANTENNAS
2	ERICSSON RBS 2106 EQUIPMENT CABINETS
EQUIPMENT TO BE ADDED	
3	ERICSSON AIR6449 B41 PANEL ANTENNAS
3	ERICSSON 4415 B25 RADIOS
3	MICRODATA AWS/PCS 8:4 DIPLEXER
3	6x12 HCS HYBRID CABLES
1	ERICSSON 6160 EQUIPMENT ENCLOSURE
1	ERICSSON B160 BATTERY ENCLOSURE
FINAL EQUIPMENT CONFIGURATION	
4	ERICSSON AIR32 B66A/B2A PANEL ANTENNAS
3	RFS APXVAARR18_43-U-NA20 PANEL ANTENNAS
3	ERICSSON AIR6449 B41 PANEL ANTENNAS
3	ERICSSON 4415 B25 RADIOS
3	ERICSSON 4449 B71+B85 RADIOS
3	MICRODATA AWS/PCS 8:4 DIPLEXER
3	GENERIC TWIN STYLE 1B (AWS TMAS)
6	7/8" DIA. COAX CABLES (ACTIVE)
6	7/8" DIA. COAX CABLES (UNCONNECTED)
3	3X6 HCS HYBRID CABLES
7	6X12 HCS HYBRID CABLES
1	ERICSSON RBS 6131 EQUIPMENT CABINET
1	ERICSSON 6160 EQUIPMENT ENCLOSURE
1	ERICSSON B160 BATTERY ENCLOSURE

RF CONFIGURATION 4SEC-67D5A997DBA OUTDOOR

SCOPE OF WORK

- REMOVE (2) EXISTING PANEL ANTENNAS
- REMOVE (2) EXISTING RBS 2106 EQUIPMENT CABINETS
- INSTALL (3) NEW PANEL ANTENNAS
- INSTALL (3) NEW REMOTE RADIO HEADS INSIDE BUILDING
- INSTALL (3) NEW DIPLEXERS INSIDE BUILDING
- INSTALL (3) NEW 6x12 HCS HYBRID CABLES
- INSTALL (1) ERICSSON 6160 EQUIPMENT ENCLOSURE W/ (1) NEW BB6630 FOR L2500 AND (1) NEW BB6648 N2500
- INSTALL (1) ERICSSON B160 BATTERY ENCLOSURE

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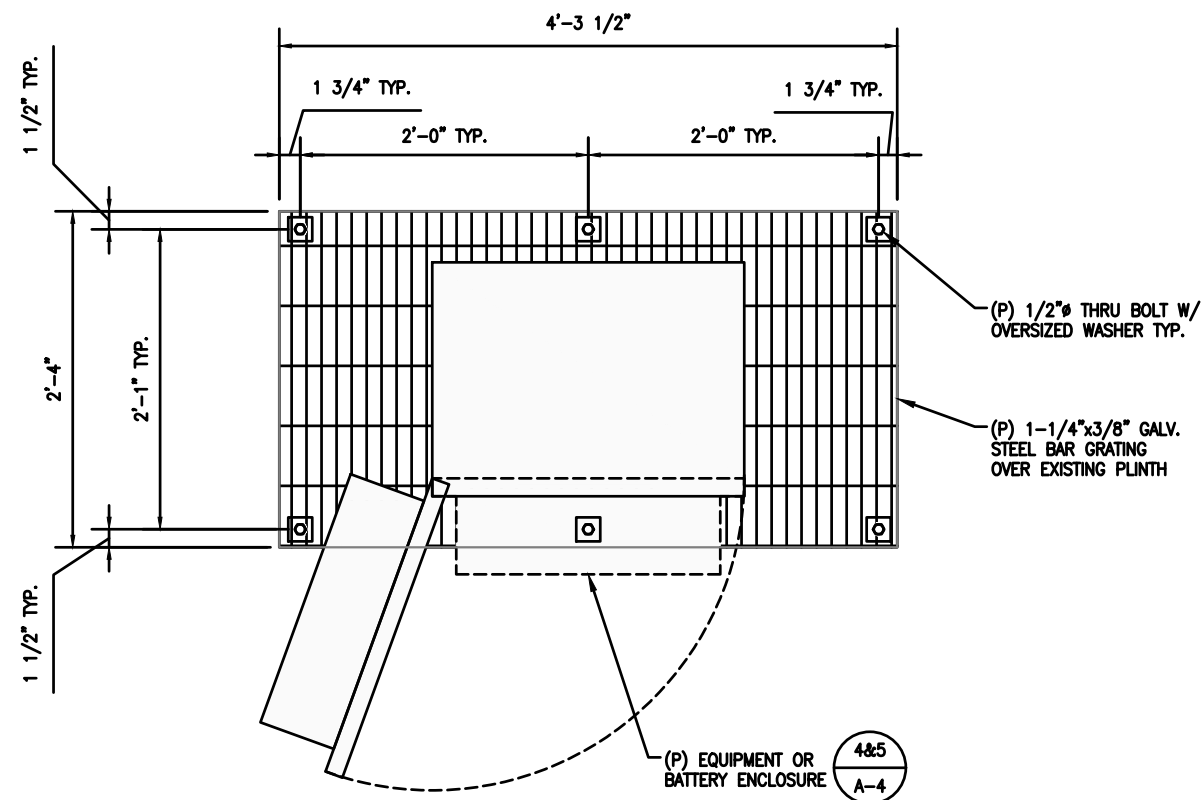


NOTE:
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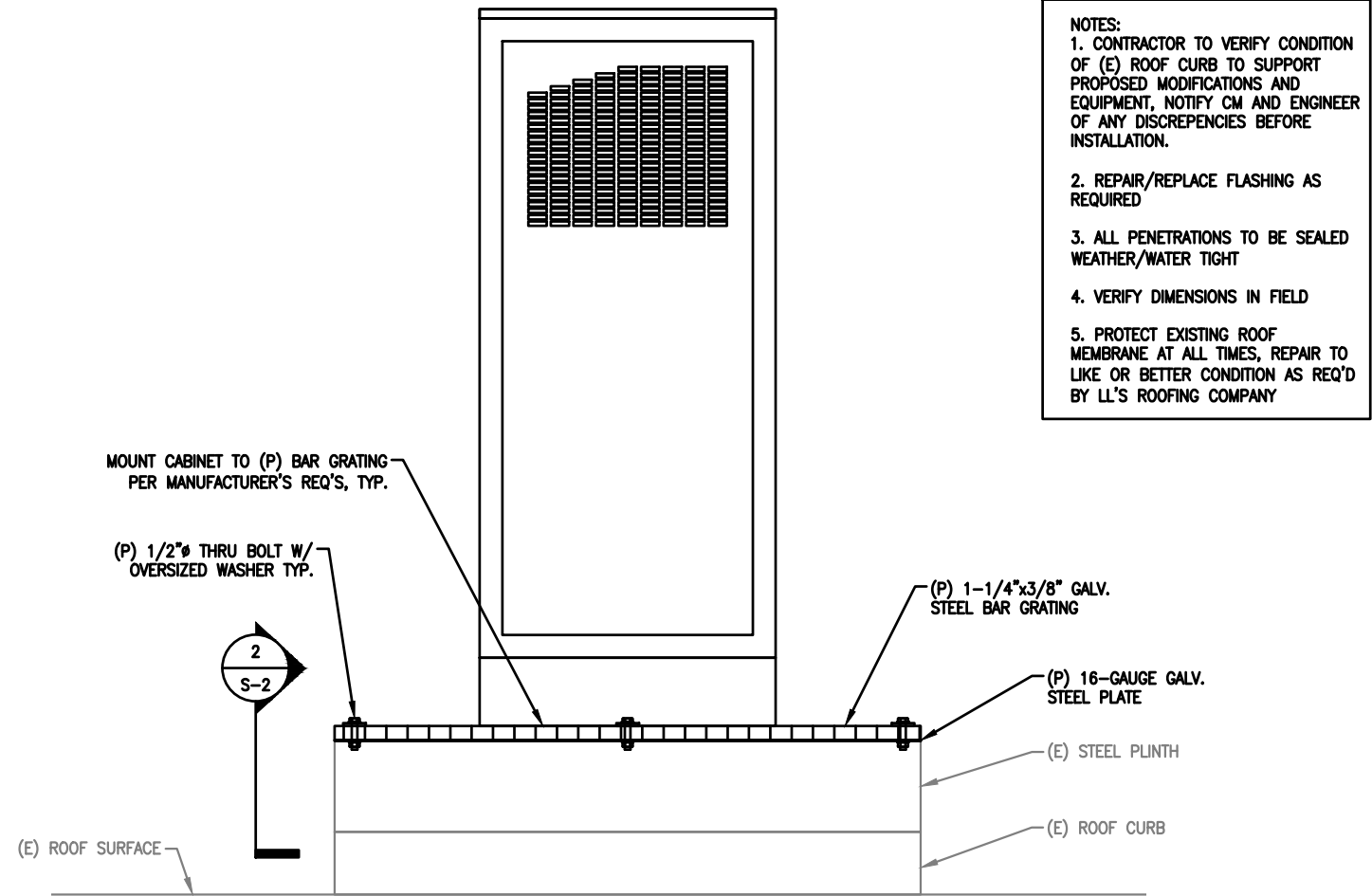
1 ANTENNA MOUNT DETAIL
 S-1 SCALE: 3/4" = 1'-0"



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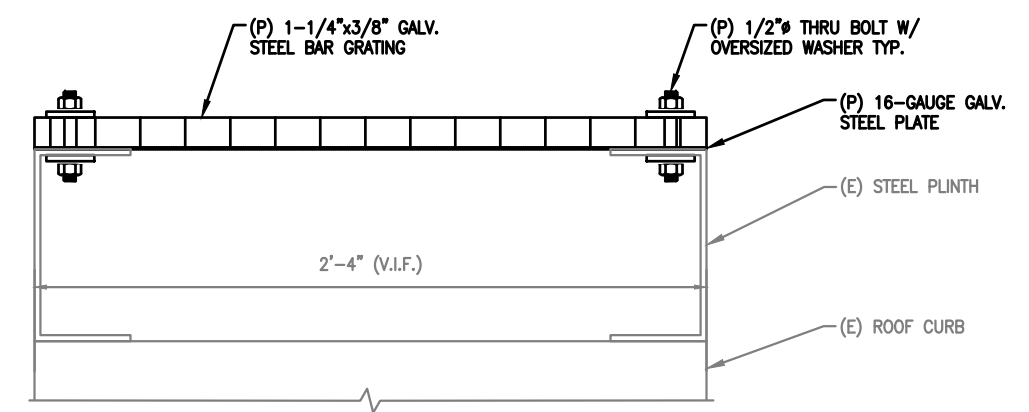
PLAN



ELEVATION

- NOTES:
1. CONTRACTOR TO VERIFY CONDITION OF (E) ROOF CURB TO SUPPORT PROPOSED MODIFICATIONS AND EQUIPMENT, NOTIFY CM AND ENGINEER OF ANY DISCREPANCIES BEFORE INSTALLATION.
 2. REPAIR/REPLACE FLASHING AS REQUIRED
 3. ALL PENETRATIONS TO BE SEALED WEATHER/WATER TIGHT
 4. VERIFY DIMENSIONS IN FIELD
 5. PROTECT EXISTING ROOF MEMBRANE AT ALL TIMES, REPAIR TO LIKE OR BETTER CONDITION AS REQ'D BY LL'S ROOFING COMPANY

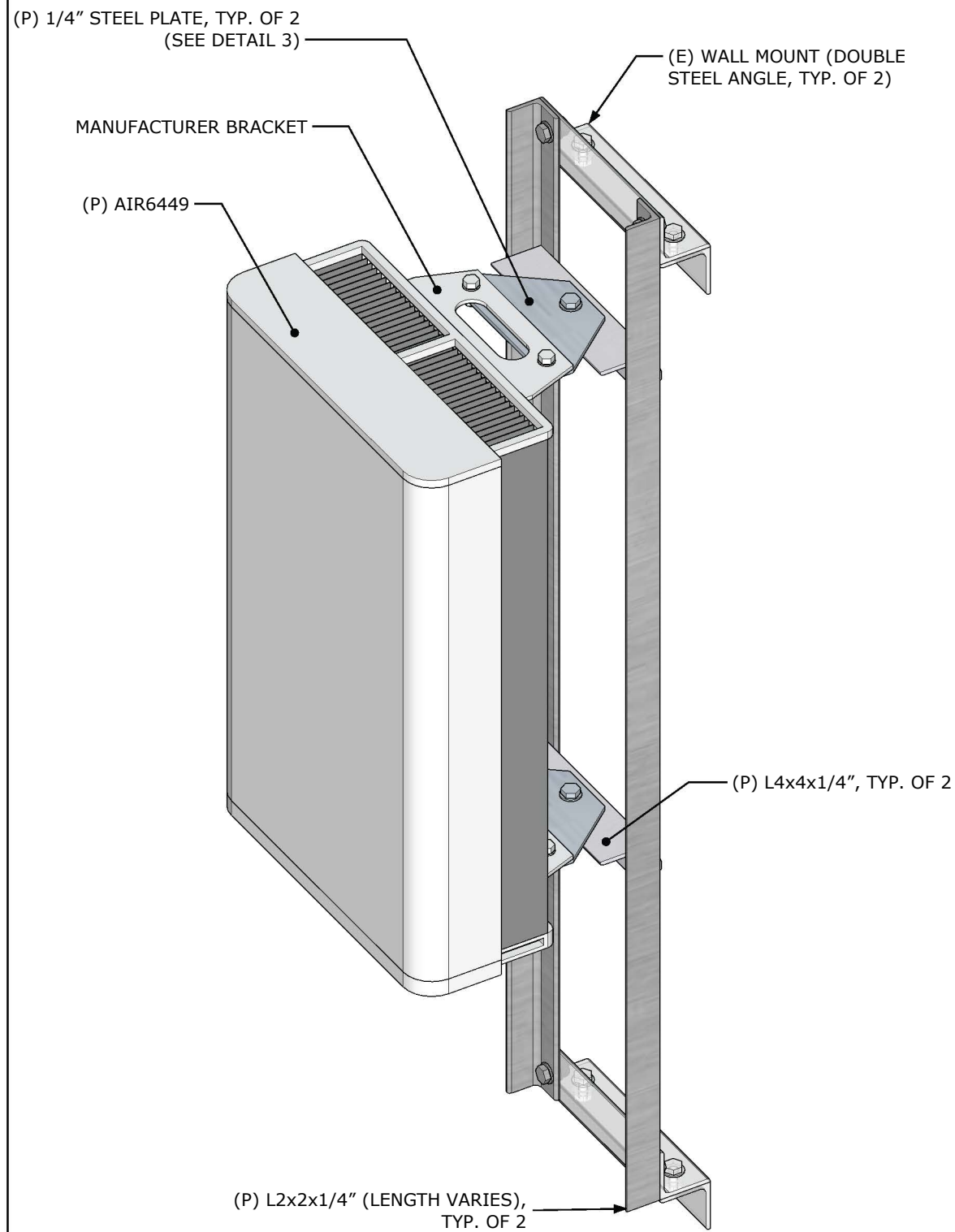
1 TYPICAL EQUIPMENT CABINET MOUNTING DETAILS
SCALE: 3/4" = 1'-0"



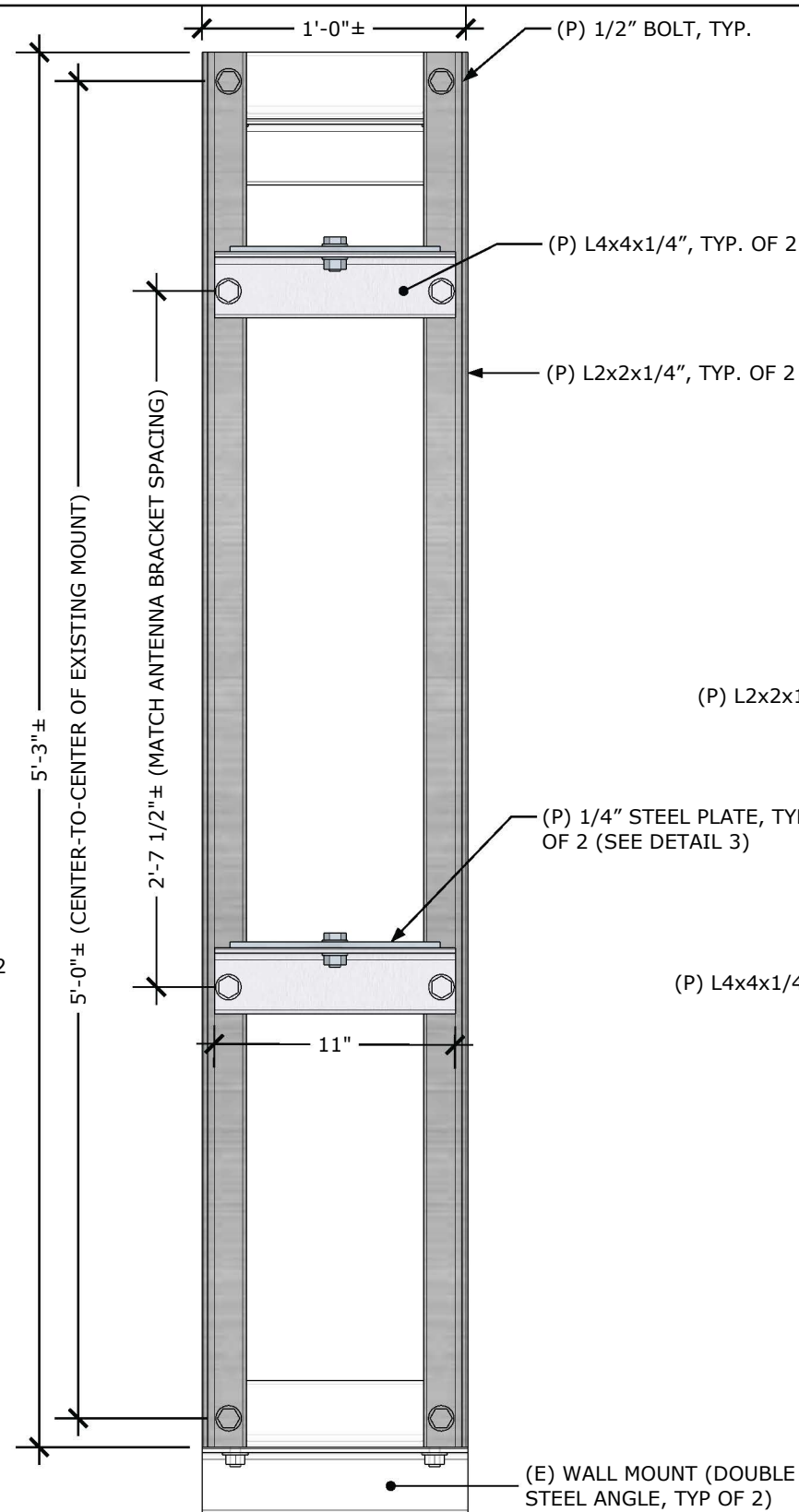
2 ANCHORING DETAIL
SCALE: 1-1/2" = 1'-0"



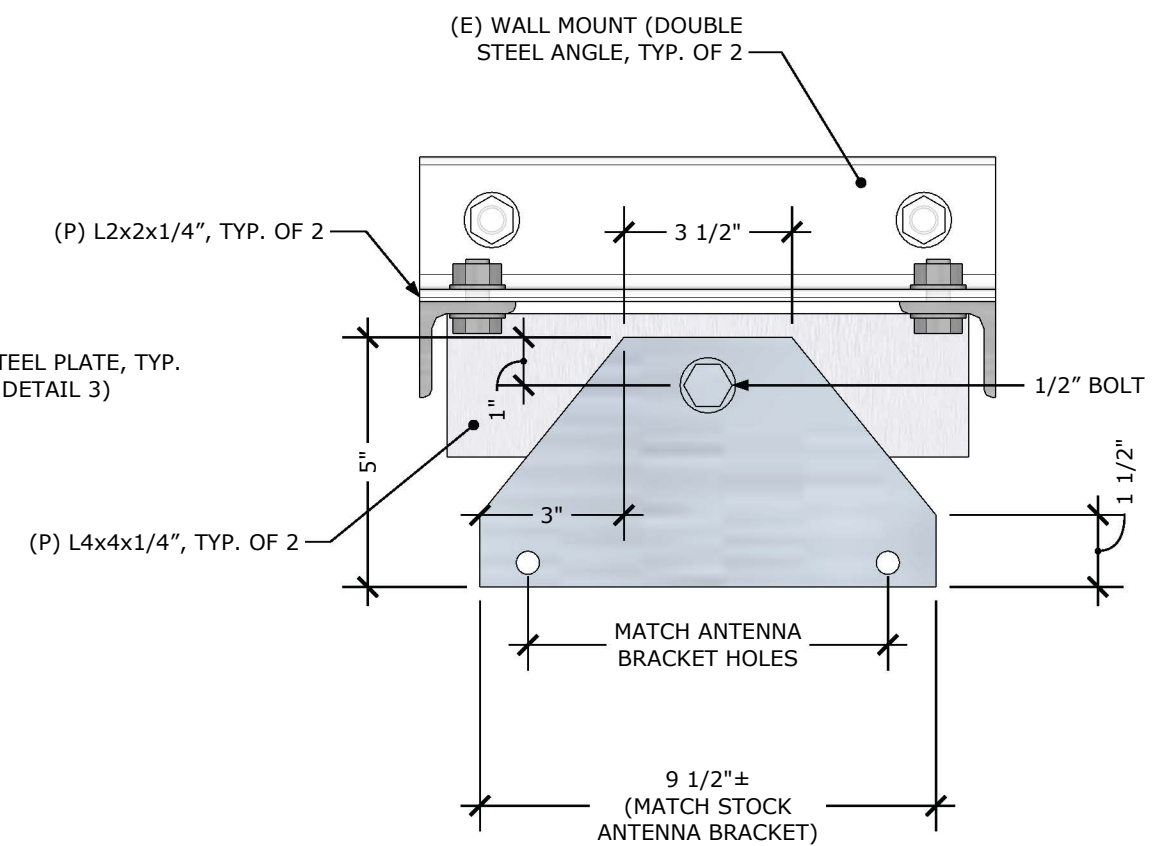
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1 ISOMETRIC
S-3 Scale: NTS

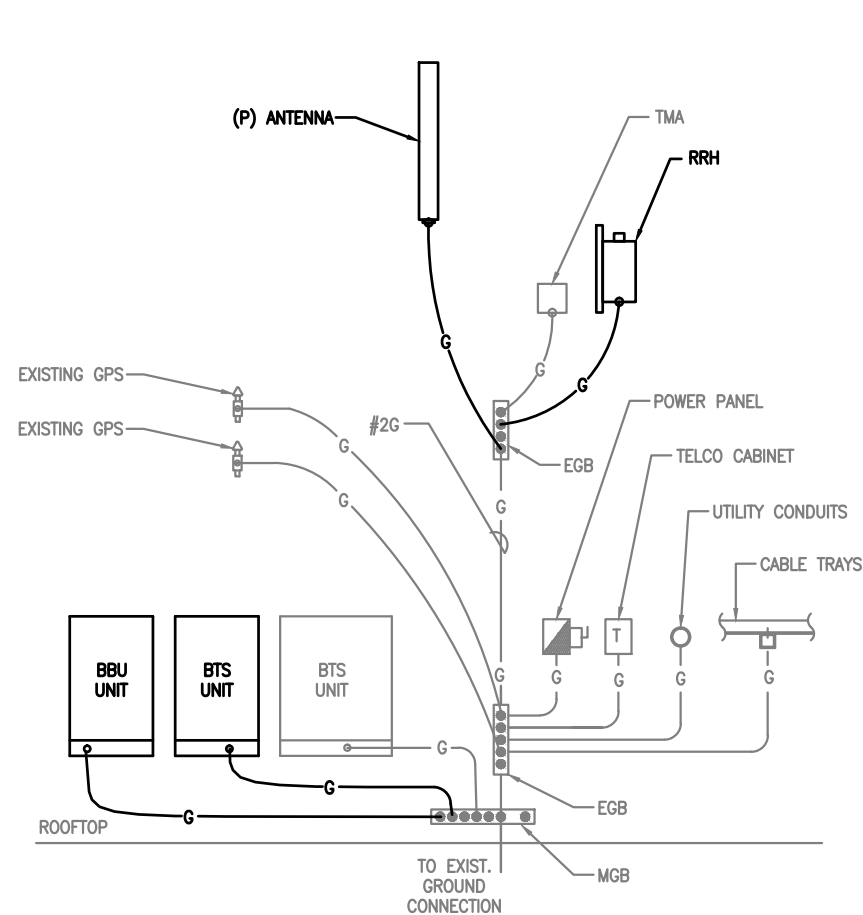


2 FRONT ELEVATION
S-3 Scale: 1-1/2"=1'-0"

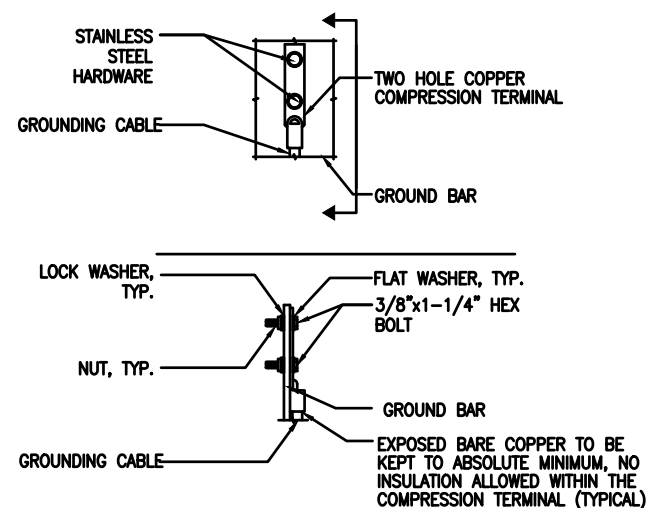


3 SECTION
S-3 Scale: 3"=1'-0"

NO.	DATE	REVISIONS	BY	CHK
0	8/7/20	ISSUED FOR REVIEW	AAB	MRC
1	8/28/20	ISSUED FOR CONSTRUCTION	AAB	MRC
2	9/11/20	REVISED	AAB	MRC
3	12/18/20	REVISED	AAB	MRC

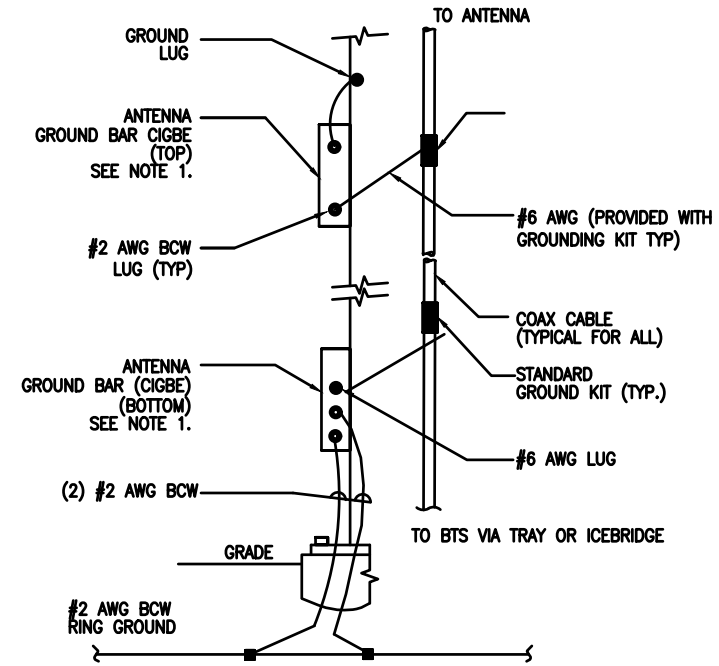


1 TYP. GROUNDING RISER DIAGRAM
G-1 SCALE: N.T.S.



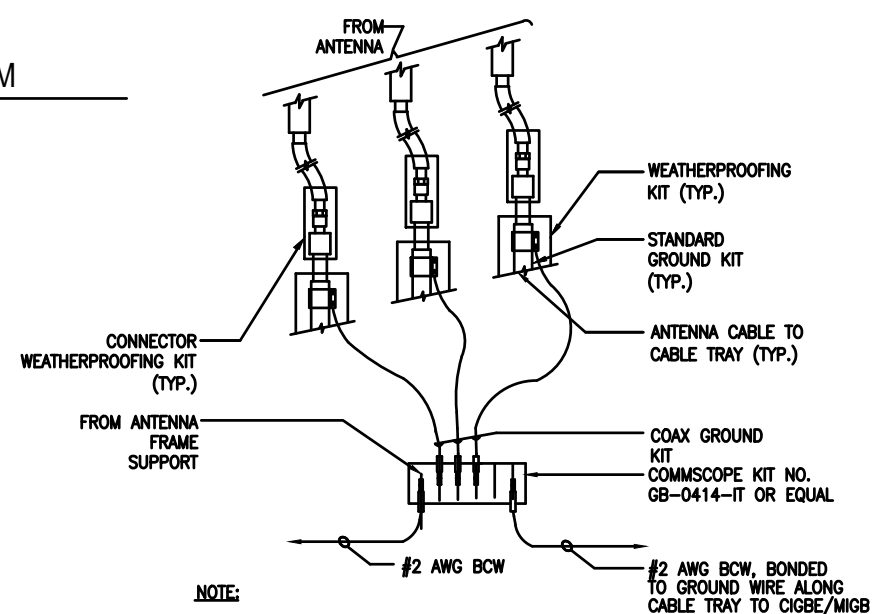
- NOTES:
 1. "DOUBLING UP" OR "STACKING" OF CONNECTION IS NOT PERMITTED.
 2. OXIDE INHIBITING COMPOUND TO BE USED AT ALL LOCATIONS.
 3. CADCWELDED DOWNLEADS FROM UPPER EGB, LOWER EGB, AND MGB.
 4. ALL GROUND LUGS MUST BE HEAT SHRUNK AT WIRE/LUG CONNECTION

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



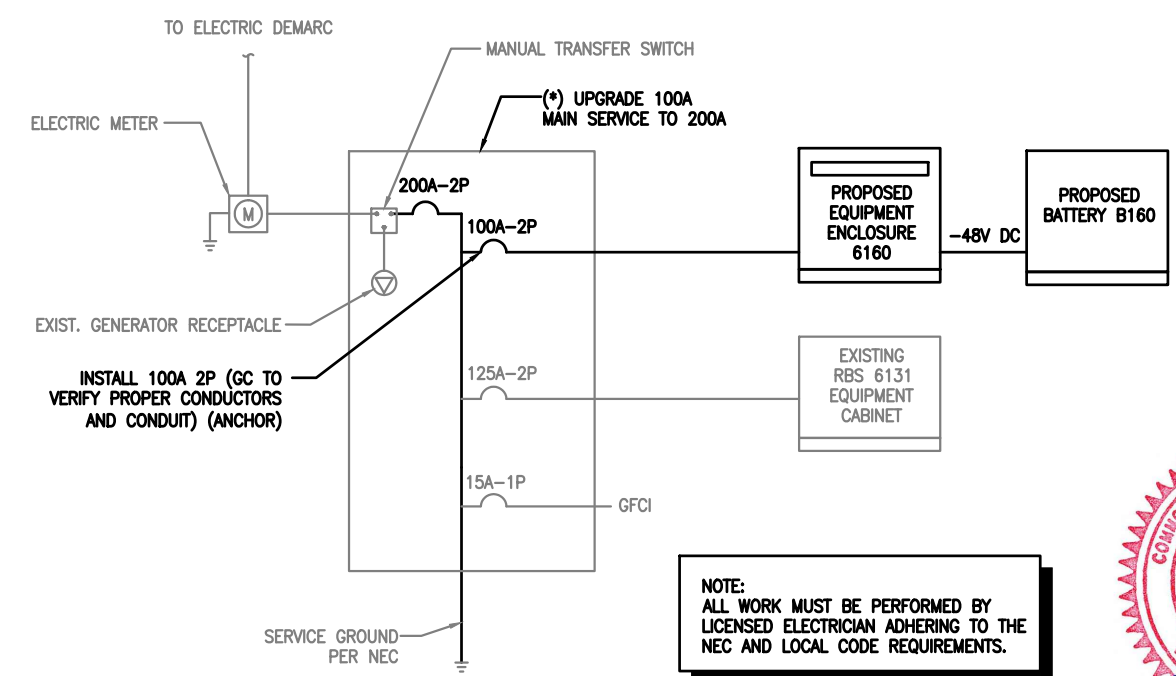
- NOTE:
 1. NUMBER OF GROUND BARS MAY VARY DEPENDING ON THE TYPE OF TOWER, ANTENNA LOCATION AND CONNECTION ANTENNA LOCATION AND CONNECTION ORIENTATION. PROVIDE AS REQUIRED.
 2. A SEPARATE GROUND BAR TO BE USED FOR GPS ANTENNA IF REQUIRED.

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



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

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



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

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



SITE NUMBER: 4DE7174A
SITE NAME: 10 FAWCETT STREET
 10 FAWCETT STREET
 CAMBRIDGE, MA 02138
 MIDDLESEX COUNTY

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

NO.	DATE	REVISIONS	BY	CHK
0	08/07/20	ISSUED FOR REVIEW	AAB	MRC
1	08/28/20	ISSUED FOR CONSTRUCTION	AAB	MRC
2	09/11/20	REVISED	AAB	MRC
3	12/18/20	REVISED	AAB	MRC

GROUNDING, ONE LINE DIAGRAM & DETAILS
 SHEET NO. **G-1**

December 21, 2021

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: 10 Fawcett Street
Assessor's Map 267F, Lot 301 (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 Office 2 (O-2) zoning district. To the extent that the Board determines that the requirements of Article 4 Section 4.32G.1 of the City of Cambridge Zoning Ordinance (the "**Ordinance**") apply, the use of the Property for a wireless telecommunications facility is permitted by special permit from the Board¹. The Applicant's proposal satisfies the requirements for the grant of a special permit pursuant to Section 10-43 of the Ordinance.

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

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

The Applicant seeks to modify its existing wireless communications facility by replacing three (3) panel antennas mounted to the façades of the existing penthouse on the building located at the Property (the “**Building**”), with three (3) like kind panel antennas, and replacing three (3) Remote Radio Head Units (“**RRU**”) and supporting equipment (the “**Proposed Facility**”). All of the proposed replacement antennas will be painted to match the existing 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 three (3) panel antennas, façade mounted to the penthouse of the existing Building, and by replacing three (3) RRU antennas with three (3) like kind RRUs. All visible antennas will be painted to match the Building. All replacement antennas will be installed to be consistent with the previous decisions of the Board and from the City of Cambridge Planning Board for this facility, the first of which is dated December 1, 1997 (Case No. PB #27, Major Amendment #2) (the “**Original Decision**”), a second decision dated January 3, 2013 (Case No. 10333) (the “**2nd Decision**”), a third decision dated September 29, 2016 (Case No. BZA-011007-2016) (the “**3rd Decision**”), and a fourth decision dated September 30, 2019 (Case No. BZA-01754-2019) (the “**4th Decision**”, and together with the Original Decision, the 2nd Decision and the 3rd Decision shall hereafter be referred to as the “**Decisions**”). Consequently, the visual change to the Applicant’s existing facility will be de minimus.

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

remains in good working order. The Proposed Facility will comply with all applicable local, state and federal safety codes.

III. Legal Arguments

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

Pursuant to Section 4.32(g) of the Ordinance, the Applicant's proposed use for a wireless communications facility in the O-2 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.

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 O-2 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 O-2 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 design minimizes the visual impact of the Proposed Facility. The facility will be installed on the existing rooftop of the Building and consistent with the Decisions. The resulting installation will have an increased capacity to better serve the City of Cambridge without the need for an increased number of antennas on the Building. The proposed replacement antennas will be painted to match the color of the existing Building thereby minimizing any visual impacts.

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.**

This is not applicable to the Proposed Facility. The Applicant proposes to install its facility within the O-2 zoning district.

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

1. The requirements of the Ordinance can be met:

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

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

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

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

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

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

As 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 O-2 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:

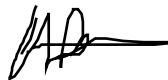
Not Applicable. The Applicant is not proposing to construct a new building or structure.

IV. Summary

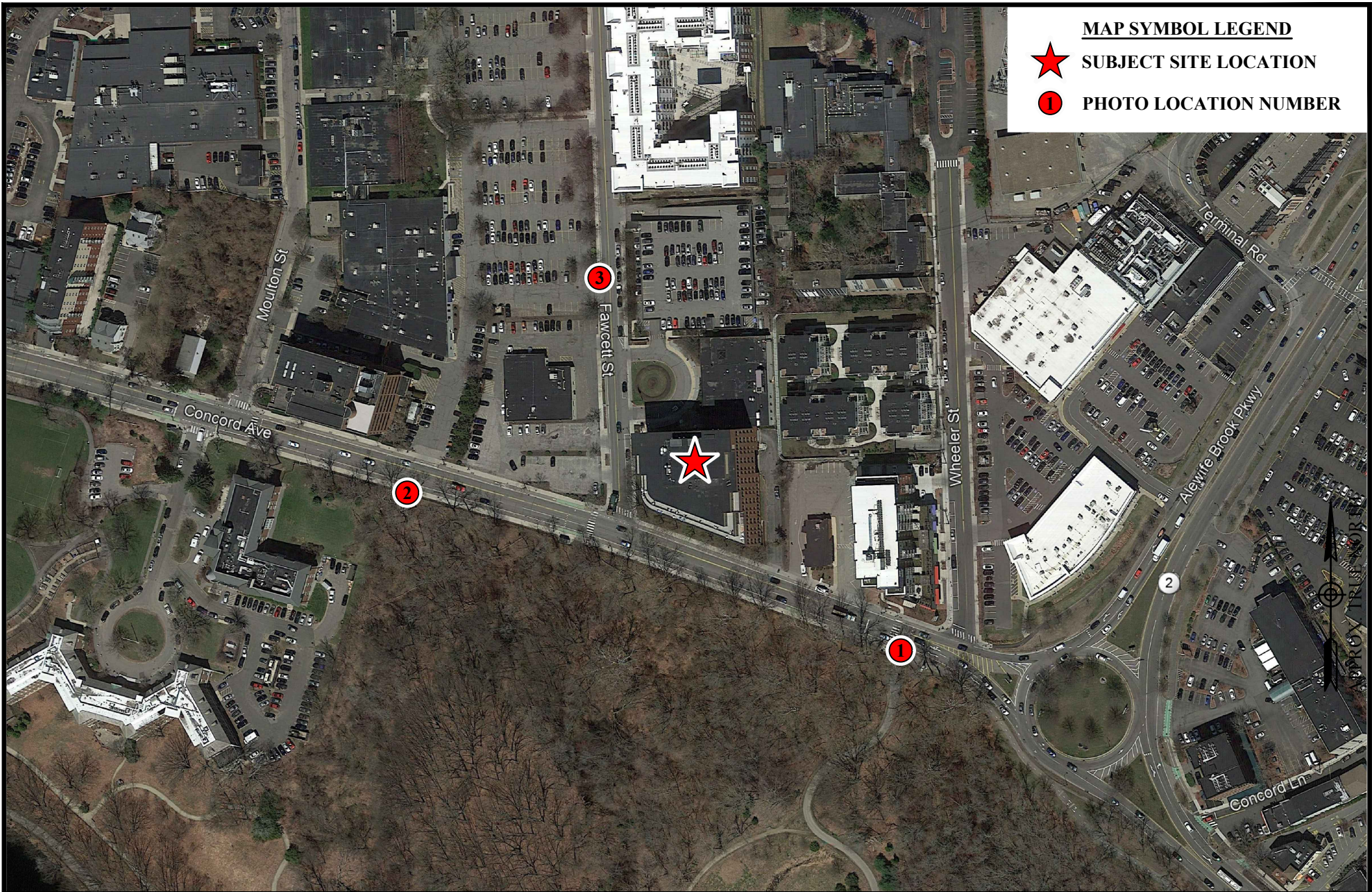
The Applicant hereby requests that the Board determine that the City of Cambridge has the right to authorize the construction of the Proposed Facility through the issuance of a Building Permit, pursuant to Section 6409(a) of the Spectrum Act. Or, in the alternative, its proposed modifications to the 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,

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

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



MAP SYMBOL LEGEND

-  SUBJECT SITE LOCATION
-  PHOTO LOCATION NUMBER

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

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 Surveying - Telecommunications
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 EAST PROVIDENCE, 02914
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 FAX: (401) 633-6354

SITE NO: 4DE7174A
 SITE NAME: B0174/10 FAWCETT STREET
 ADDRESS: 10 FAWCETT STREET
 CAMBRIDGE, MA 02138

KEY MAP OF PHOTOS

PAGE: MAP-1
 DATE: 12/08/2020
 DRAWN BY: MR
 REVISION: 0



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 CAMBRIDGE, MA 02138

VIEW #1
 EXISTING VIEW FROM THE SOUTHEAST,
 AT THE INTERSECTION OF ALEWIFE BROOK
 PARKWAY AND CONCORD AVENUE

PAGE: V-1E
 DATE: 12/08/2020
 DRAWN BY: MR
 REVISION: 0



PROPOSED ANTENNA TO BE
PAINTED TO MATCH (E)
BRICK FACADE

PREPARED FOR:

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SITE NO: 4DE7174A
SITE NAME: B0174/10 FAWCETT STREET
ADDRESS: 10 FAWCETT STREET
CAMBRIDGE, MA 02138

VIEW #1

PROPOSED VIEW FROM THE SOUTHEAST,
AT THE INTERSECTION OF ALEWIFE
BROOK PARKWAY AND CONCORD AVENUE

PAGE: V-1P

DATE: 12/08/2020

DRAWN BY: MR

REVISION: 0



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SITE NO: 4DE7174A
 SITE NAME: B0174/10 FAWCETT STREET
 ADDRESS: 10 FAWCETT STREET
 CAMBRIDGE, MA 02138

VIEW #2
 EXISTING VIEW FROM THE WEST,
 INTERSECTION OF MOULTON STREET
 AND CONCORD AVENUE

PAGE: V-2E
 DATE: 12/08/2020
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 REVISION: 0



PROPOSED ANTENNA
TO BE PAINTED TO MATCH
(E) BRICK FACADE

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SITE NO: 4DE7174A
SITE NAME: B0174/10 FAWCETT STREET
ADDRESS: 10 FAWCETT STREET
CAMBRIDGE, MA 02138

VIEW #2
PROPOSED VIEW FROM THE WEST,
INTERSECTION OF MOULTON STREET AND
CONCORD AVENUE

PAGE: V-2P
DATE: 12/08/2020
DRAWN BY: MR
REVISION: 0



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 SITE NAME: B0174/10 FAWCETT STREET
 ADDRESS: 10 FAWCETT STREET
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VIEW #3
 EXISTING VIEW FROM THE NORTH,
 ON FAWCETT STREET

PAGE: V-3E
 DATE: 12/08/2020
 DRAWN BY: MR
 REVISION: 0



PROPOSED ANTENNA
TO BE PAINTED TO MATCH
(E) BRICK FACADE

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SITE NO: 4DE7174A

SITE NAME: B0174/10 FAWCETT STREET

ADDRESS: 10 FAWCETT STREET
CAMBRIDGE, MA 02138

VIEW #3
PROPOSED VIEW FROM THE NORTH,
ON FAWCETT STREET

PAGE: V-3P

DATE: 12/08/2020

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REVISION: 0

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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

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

Call Sign WQIZ578	File Number 0008577570
Radio Service WY - 700 MHz Lower Band (Blocks A, B & E)	

FCC Registration Number (FRN): 0001565449

Grant Date 05-30-2019	Effective Date 05-30-2019	Expiration Date 06-13-2029	Print Date 05-31-2019
Market Number BEA003	Channel Block A	Sub-Market Designator 0	
Market Name Boston-Worcester-Lawrence-Lowe			
1st Build-out Date	2nd Build-out Date 06-13-2019	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

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

Conditions:

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

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

Licensee Name: T-MOBILE LICENSE LLC

Call Sign: WQIZ578

File Number: 0008577570

Print Date: 05-31-2019

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
---------------	--------------------	--------------------------	------------------------------	---------------

Reference Copy

REFERENCE COPY

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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

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

Call Sign WQZL852	File Number
Radio Service WT - 600 MHz Band	

FCC Registration Number (FRN): 0001565449

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

Waivers/Conditions:

NONE

Conditions:

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

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

Licensee Name: T-MOBILE LICENSE LLC

Call Sign: WQZL852

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Reference Copy

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



Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

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

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

FCC Registration Number (FRN): 0001565449

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

Waivers/Conditions:

NONE

Conditions:

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

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Licensee Name: T-MOBILE LICENSE LLC

Call Sign: WQZL853

File Number:

Print Date:

700 MHz Relicensed Area Information:

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

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

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

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

FCC Registration Number (FRN): 0001565449

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

Waivers/Conditions:

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

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

Conditions:

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

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

Licensee Name: T-MOBILE LICENSE LLC

Call Sign: WRAM889

File Number: 0008585885

Print Date: 05-31-2019

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

Reference Copy

Licensee Name: T-MOBILE LICENSE LLC

Call Sign: WRAM889

File Number: 0008585885

Print Date: 05-31-2019

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Reference Copy

REFERENCE COPY

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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

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

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

FCC Registration Number (FRN): 0001565449

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

Waivers/Conditions:

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

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

Conditions:

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

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

Licensee Name: T-MOBILE LICENSE LLC

Call Sign: KNLH311

File Number: 0007725350

Print Date: 06-09-2017

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

Preferred
Copy

Licensee Name: T-MOBILE LICENSE LLC

Call Sign: KNLH311

File Number: 0007725350

Print Date: 06-09-2017

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Reference Copy

REFERENCE COPY

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



Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

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

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

FCC Registration Number (FRN): 0001565449

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

Waivers/Conditions:

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

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

Conditions:

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

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Licensee Name: T-MOBILE LICENSE LLC

Call Sign: WPOJ753

File Number: 0008585870

Print Date: 05-31-2019

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Reference Copy

46



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

NOTICE OF DECISION

Case No: PB#27, Major Amendment #2

Address: 617 Concord Avenue/10 Fawcett Street

Owner: New Boston Fawcett, Limited Partnership, One Longfellow
Place, Suite 3612, Boston, MA 02114

Book 25932 Page 503
Original Application Date: August 9, 1982

Original Planning Board Decision: November 16, 1982

Applicant: **Omnipoint Communications, Inc., 705 Myles
Standish Blvd, Taunton, MA 02780, (508) 884-2700**

Application Date: **September 16, 1997**

Date of the Public Hearing: **October 14, 1997**

Date of Decision: **October 14, 1997**

Date of Filing the Decision: **December 1, 1997**

Application: Major Amendment for a special permit use
(telecommunication antenna) in the Office 2 district (section
4.32.g), a Parkway Overlay District Planning Board Special Permit.

Decision: **GRANTED** with conditions.

Appeals, if any, shall be made pursuant to Section 17 of Massachusetts
General Laws, Chapter 40A, and shall be filed within twenty (20) days
after the filing of the above referenced decision with the City Clerk.

Copies of the complete decision and final plans, if applicable, are on file
with the Office of the Community Development Department and the City
Clerk.

Elizabeth M. Paden

Authorized Representative to the Planning Board

For more information, contact Liza Paden at voice: 349-4647; TTY: 617-
349-4621, or email lpaden@ci.cambridge.ma.us, at the Cambridge
Community Development Department.

RECEIVED BY
OFFICE OF CITY CLERK
97 DEC - 1 PM 4:50
CAMBRIDGE MA.

MSD 12/24/97 10:46:41 259 16.50

Case No.: PB#27, Major Amendment #2

Address: 617 Concord Avenue/10 Fawcett Street

Owner: New Boston Fawcett, Limited Partnership, One Longfellow Place, Suite 3612, Boston, MA 02114

Original Application Date: August 9, 1982

Original Planning Board Decision: November 16, 1982

Applicant: **Omnipoint Communications, Inc., 705 Myles Standish Blvd, Taunton, MA 02780, (508) 884-2700**

Application Date: September 16, 1997

Date of the Public Hearing: October 14, 1997

Date of Decision: October 14, 1997

Date of Filing the Decision: December 1, 1997

Application

1. The special permit application, Section 4.32.g.1. Telephone exchange, (including, switching, relay and transmission facilities serving mobile communications systems) and any towers or antennas accessory thereto⁴⁹, for a major amendment to install cellular antenna to the existing building at 10 Fawcett Street/617 Concord Avenue, dated September 16, 1997. It included a narrative describing the company, Omnipoint Communications, the installation and the design of the structures, a discussion of the criteria for issuing the permit, photographs of the location of the proposed installation, plans showing the vicinity of the installation, the roof plan and elevations, dated September 16, 1997.

Other Documents

Submittal for Omnipoint Communications, Inc., by Donald L. Haes, Jr., MS, CHP, Consulting Health Physicist, dated 10/14/97.

Public Hearing

The Planning Board held a public hearing on October 14, 1997, where Phil Hammond, consultant to Omnipoint, presented the application along

with the consultants: Mohamed Noii; Bill Hogan, engineer; and Don Haes, the health consultant.

The installation consists of antennas 7' tall by 6 inches deep, and 3 inches wide, mounted on the building at 91 feet. There was a discussion of the existing antenna installation.

The Base Transmitting Station will be installed, set back from the parapet and near the antenna, it will be set back more than originally proposed.

There were no statements in support or in opposition to the application.

Findings

The Planning Board reviewed the application documents, the site plan and information presented by the applicant and his attorney at the public hearing and found the following.

1. Conformance with the Requirements of Telephone exchange, (including, switching, relay and transmission facilities serving mobile communications systems) and any towers or antennas accessory thereto, Section 4.32.g.1.

- a. The scope of or limitations imposed by any license secured from any state or federal agency having jurisdiction over such matters.

The required licenses have been secured and the proposed installation has been reviewed by the appropriate agencies, the Massachusetts Department of Public Health and the Federal Communications Commission for radio emissions.

- b. Use of existing building/roof elements as support/background

The applicant proposes to utilize the existing building and rooftop mechanical elements to support the antennas and as background to minimize their visual impact. The antennas are to be finished in a material to match appropriately with the background surfaces. The Base Transmitting Station is to be located on the roof and set back from the parapet as much as possible to minimize the visibility from the parkway.

- c. Location of the facility with respect to residential zoning districts.

The site is located in the Parkway Overlay District and Office 2 base district, where and telecommunication use is allowed by Special Permit.

2. Conformance with the criteria for Special Permits, Section 10.40

- a. The requirements of the Ordinance can be met.

This installation meets the special permit requirements now imposed for the erection of new facilities.

- b. Traffic patterns will not cause congestion, hazard, or substantial change in the established neighborhood character.

The facility is fully automated and will not generate any traffic congestion, hazard or a substantial change in the established character of the neighborhood. The facility is visited monthly by a small maintenance crew in a single vehicle.

- c. Continued operation or development of adjacent uses will not be adversely affected.

The proposed facility will enhance the operation of surrounding business and commercial uses by providing wireless service. Visually, the installation will be consistent with mechanical elements found on other office buildings in the district. The visual impact will be minimized from the parkway.

- d. No nuisance or hazard will be created to the detriment of the health, safety, and welfare of the occupants or the citizens of the City.

The proposed use is passive in nature and will create no noise, traffic, smoke, dust, odors, disruptive lighting or other nuisance. The health aspects of the facility are reviewed and monitored by state and federal agencies having appropriate jurisdiction in such matters.

- e. The use will not impair the integrity of the district or adjoining districts or derogate from the intent or purposes of the Ordinance.

The proposed use would not impair the integrity of the Office 2 or Parkway Overlay Districts, which are a office and business district; the use would generally enhance their operations; any potential negative visual aspects have been mitigated.


Decision

After review of the application documents, and discussions at the public hearing and based on the above findings, the Planning Board **GRANTS** the Major Amendment #2, for Special Permit #27 for the construction of a telecommunication tower in the Office 2 district with the following conditions.

1. That the facility be install in conformance with plans as revised and submitted and reviewed by the Board, dated 7/7/97 (plans labeled as Title sheet, vicinity map, general info, sheets T-1, C-1, A-1, and A-2)
2. That the antennas be removed within 30 days of the termination of its use.
3. That the facilities may be replaced, after review and approval by the Planning Board at a regular Planning Board meeting, provided the Board finds that the new facilities occupy no more of the surface area of the building and are in the same approximate location as approved herein; and are no more visible than this approved plan.

Voting in favor to GRANT the major amendment to the special permit and to grant the special permit use were: H. Salemme, C. Mieth, S. Lewis, F. Darwin, H. Russell and A. Cohn constituting more than two thirds of the Board.

For the Planning Board


Carolyn Mieth, Vice Chair

A copy of this decision shall be filed with the Office of the City Clerk. Appeals, if any, shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws, and shall be filed within twenty (20) days after the date of such filing in the Office of the City Clerk.

ATTEST: A true and correct copy of the above decision filed with the Office of the City Clerk on **December 1, 1997** by Elizabeth M. Paden, authorized representative of the Cambridge Planning Board. All plans referred to in the decision have likewise been filed with the City Clerk on such date.

Twenty (20) days have elapsed since the filing of this decision.

No appeal has been filed. ✓

DATE: *Dec. 24, 1997*

City Clerk *X* *Margaret Drury*
City of Cambridge



DEC 24 1997

TRUE COPY
ATTEST:

Margaret Drury

City Clerk

D4



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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



2013 00028304
Bk: 61129 Pg: 301 Doc: DECIS
Page: 1 of 4 02/04/2013 12:51 PM

2013 JAN 3 PM 12 21
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

55249-575

CASE NO: 10333

LOCATION: 10 Fawcett Street Office 2 Zone
Cambridge, MA

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

PETITION: Special Permit: In-kind replacement of existing 6 antennas with new antennas; add 1 small cabinet adjacent to existing cabinets. All antennas will be mounted in the same location and painted to match façade of building.

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

DATE OF PUBLIC NOTICE: September 27, 2012 & October 4, 2012

DATE OF PUBLIC HEARING: October 11, 2012

MEMBERS OF THE BOARD:

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

✓
✓
✓
✓
✓

ASSOCIATE MEMBERS:

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

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

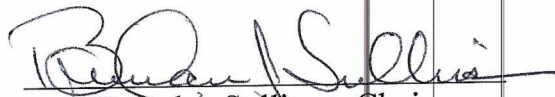
1. that the work proceed as per the drawings and photo simulations in the application,
2. that the Petitioner may replace defective equipment with exact, identical equipment, but any change in size or location of the equipment would require a new special permit,
3. that should any of the proposed equipment be abandoned or become obsolete, it be removed within 60 days, and the surface to which it was attached be restored back to its condition prior to the installation of the equipment.

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

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

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

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


Brendan Sullivan, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 1-3-13 by Maria P. Lopez, 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: February 4, 2013 Anna P. Lopez City Clerk.



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

NOTICE OF DECISION

DECISION FILED WITH THE OFFICE OF THE CITY CLERK ON September 30, 2019

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

PREMISES: 10 Fawcett St
Cambridge, MA 02138

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

PETITION: Special Permit: To modify its existing wireless facility currently operating on the penthouse facade of the building by replacing three (3) panel antennas with three (3) like kind panel antennas, and by replacing three (3) remote radio units (RRUs) with three (3) like kind RRUs.

DECISION: **Approved**

CASE NO: BZA-017154-2019

Deed Reference: Middlesex South Registry of Deeds, Bk: 71699 Pg: 271
Property Owner Address: 2001 Ross Avenue, Suite 3400, Dallas, TX 75201



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

September 30, 2019

T-Mobile Northeast LLC - C/O Adam F. Brailard, Esq.
One International Place, Suite 3
Boston MA, 02110

Case No: BZA-017154-2019

Dear Adam F. Brailard, Esq.

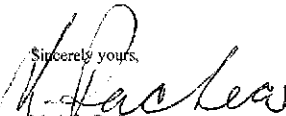
We enclose the decision of the Board of Zoning Appeal as it pertains to the premises located at
10 Fawcett St Cambridge, MA 02138

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

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

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

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

Sincerely yours,

Marie L. Pacheco
Secretary

Section 10.35 of the Zoning Ordinances:

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



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

2019 SEP 30 PM 4:00

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

CASE NO: BZA-017154-2019 Office 2 Zone

LOCATION: 10 Fawcett St
Cambridge, MA 02138

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

PETITION: Special Permit. To modify its existing wireless facility currently operating on the penthouse facade of the building by replacing three (3) panel antennas with three (3) like kind panel antennas, and by replacing three (3) remote radio units (RRUs) with three (3) like kind RRUs.

VIOLATION :

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

DATE OF PUBLIC NOTICE: August 29, 2019 and September 05, 2019

DATE OF PUBLIC HEARING: September 12, 2019;

MEMBERS OF THE BOARD:

CONSTANTINE ALEXANDER - CHAIR	<input checked="" type="checkbox"/>
BRENDAN SULLIVAN - VICE-CHAIR	<input checked="" type="checkbox"/>
JANET D. GREEN	<input checked="" type="checkbox"/>
ANDREA A. HICKEY	<input checked="" type="checkbox"/>

ASSOCIATE MEMBERS:

SLATER W. ANDERSON	<input type="checkbox"/>
ALISON HAMMER	<input type="checkbox"/>
JIM MONTEVERDE	<input checked="" type="checkbox"/>
LAURA WERNICK	<input type="checkbox"/>

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

Case No. BZA-017154-2019
Location: 10 Fawcett Street
Petitioner: T-Mobile Northeast LLC – c/o Adam Braillard, Esq.

On September 12, 2019, Petitioner's attorney Adam Braillard appeared before the Board of Zoning Appeal requesting a special permit in order to modify an existing wireless facility by replacing three panel antennas with three like kind panel antennas and replacing three remote radio units with three new ones. The Petitioner requested relief under Article 4, Sections 4.32.G.1 and 4.40 and Article 10, Section 10.40 of the Cambridge Zoning Ordinance ("Ordinance"). The Petitioner submitted application materials including information about the project, plans, and photographs.

Mr. Braillard stated that the proposal was to upgrade an existing telecommunications facility by replacing antennas and radio heads with like kind replacements and that there would virtually be no visual changes. He stated that the facility was in an office zone.

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; that the Board find that traffic generated or patterns of access or egress resulting from what was proposed would not cause congestion, hazard, or substantial change in established neighborhood character; that the Board find that there would be no external impact on the neighborhood from what was proposed; that the Board find that the continued operation or development of adjacent uses would not be adversely affected by what was proposed; that the Board find that no nuisance or hazard would be created to the detriment of the health, safety and/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 adjoining district, or otherwise derogate the intent and purpose of the Ordinance; that the Board find that the modification of the existing telecommunication facility at the site proposed by the petitioner does 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, Sullivan, Green, Hickey, and Monteverde). 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

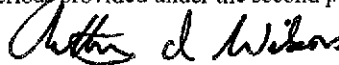
ATTEST: A true and accurate copy of the above decision has been filed on 9-30-19 with the Offices of the City Clerk and the Planning Board by Marie Jackson, duly authorized representative of the Board of Zoning Appeal.

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: NOVEMBER 21, 2019, City Clerk

Appeal has been dismissed or denied.

Date: _____, City Clerk

December 21, 2021

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 **10 Fawcett, Cambridge, MA 02139.**

Dear Mr. Singanayagam:

A. T-Mobile is Filing an Eligible Facilities Request

Prince Lobel Tye LLP, on behalf of T-Mobile Northeast LLC is submitting the attached Eligible Facilities Request application to add, remove, modify, or replace Transmission Equipment at an Existing Base Station located at 10 Fawcett Street, Cambridge, MA 02139.

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

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

B. Why this Eligible Facilities Request Must Be Granted

This Eligible Facilities Request involves an effort to collocate, remove, modify, or replace Transmission Equipment at an existing Base Station operated by an FCC licensed wireless carrier. The FCC has defined Base Station as “the equipment and non-tower supporting structure at a fixed location that enable Commission-licensed or authorized wireless communications between user equipment and a communications network . . . the term includes equipment associated with wireless communications service including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supply, and comparable equipment.” The term existing base station also includes a structure that currently houses or supports an antenna, transceiver or other associated equipment that constitutes part of a Base Station at the time the application is filed even if the structure was not built solely or primarily to provide such support. The existing Base Station in this application is approximately one hundred and forty feet and nine inches (140’ 9”) 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 98 feet (98’) high. The proposed replacement of three (3) panel antennas and three (3) RRUs will not affect the height of the Base Station.
2. *The modifications to the Transmission Equipment do not protrude from the edge of the support structure by more than six (6) feet.*
 - a. The replacement of three (3) panel antennas and three (3) RRUs will not protrude from the edge of the building and therefore will not exceed the six

(6) foot limitation. All of the proposed antennas will be façade mounted and together with the mounting equipment will extend no more than one (1) foot from the existing building. As such, the proposed modification will not protrude from the edge of the building by more than six (6) feet.

3. *The modifications to the Transmission Equipment do not involve the installation of more than the standard number of equipment cabinets for the technology involved, not to exceed four.*
 - a. There are currently three (3) equipment cabinets existing at the Base Station. The Applicant does not propose to install any additional equipment cabinets.
4. *The modifications to the Transmission Equipment do not entail any excavation or deployment outside of the Base Station site.*
 - a. The Applicant is proposing to replace three (3) panel antennas with like kind panel antennas and three (3) RRUs with like kind RRUs. 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 City of Cambridge Planning Board for this facility dated December 1, 1997 (Case No. PB #27, Major Amendment #2) (the “**Original Decision**”), a second decision by the City of Cambridge Board of Zoning Appeals (the “**Board**”) dated January 3, 2013 (Case No. 10333) (the “**2nd Decision**”), a third decision by the Board dated September 29, 2016 (Case No. BZA-011007-2016) (the “**3rd Decision**”) and a fourth decision by the Board dated September 20, 2019 (Case No. BZA-017154-2019) (the “**4th Decision**”, and together, the Original Decision, the 2nd Decision and the 3rd Decision shall hereafter be referred to as the “**Decisions**”), all of which are 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 replacement of the antennas with like kind antennas will not defeat the existing stealth design all antennas will be painted to match the existing building. All equipment will be designed to blend into the existing building. 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 10 Fawcett, Cambridge, MA 02139 contained in this Eligible Facilities Request fully conform to Section 6409(a) as enacted by Congress and as interpreted by the FCC. Accordingly, this Eligible Facilities Request must be approved within 60 days, as required by federal law and FCC implementing regulations.

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

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

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

Sincerely,



Adam F. Braillard

Direct: 617-456-8153

Email: abraillard@princelobel.com

**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: 10 Fawcett Street

Existing Facilities

The Existing Facility is comprised of nine (9) panel antennas all mounted to 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: 98' (feet)

Height above ground level of the tallest point of the existing base station after the installation of the *proposed* equipment: 98' (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:

N/A

This certification is dated this 21st day of December, 2021.



Signature

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

Name & Title

Eligible Facilities Request (EFR) Application Form

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

Date of Submittal: _____

Submitted by:

Name: _____

Title: _____

Contact information: _____

Name of Jurisdiction: _____

Address of Jurisdiction: _____

Contact Name for Jurisdiction: _____

Name of Local Government Permit Application: _____

Local Government File #: _____

Street Address of Site: _____

Tax Parcel # of Site: _____

Latitude/Longitude of Site: _____

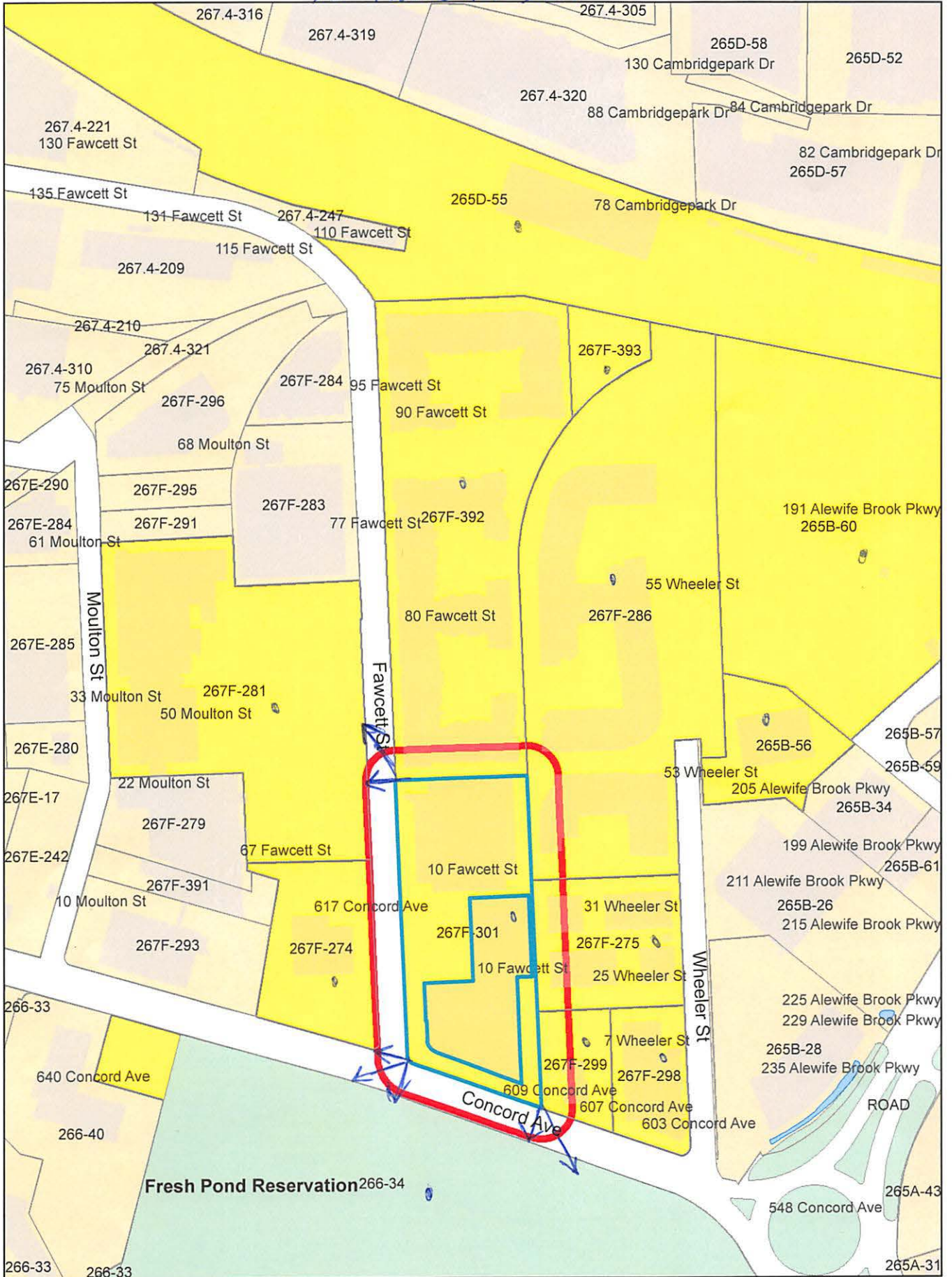
List Each Piece of Transmission Equipment that will be Collocated or Added:

List Each Piece of Transmission Equipment that will be Removed:

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

List Cabinets that will be Removed at the Site:

10 Fawcett St.



10 Fawcett St.

Petitioner 10/3

266-34
CAMBRIDGE CITY OF WATER DEPT
250 FRESH POND PKWY
CAMBRIDGE, MA 02138

CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

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

CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

267F-392
FORT POINT INVESTMENTS, LLC
C/O MARVIN F. POER & CO
PO BOX 511196
SALT LAKE CITY, UT 84151-1196

267F-298-299
ABODEZ ACORN CW LLC
300 WASHINGTON ST - SUITE #805
NEWTON, MA 02458

267F-275
JAIN, SUNNY
29 WHEELER ST UNIT 306
CAMBRIDGE, MA 02138

267F-301
10 FAWCETT INVESTORS, LLC
2001 ROSS AVE., SUITE 3400
DALLAS, TX 75201

267F-275
JAS HOMEOWNERSHIP LLC
C/O JUST A START CORPORATION
1035 CAMBRIDGE ST., #12
CAMBRIDGE, MA 02141

267F-275
ZHIA, JOSEPH CHIUTAO,
DAI ZHAI MICHELLE XIAOENG WAY
25 WHEELER ST UNIT 114
CAMBRIDGE, MA 02138

267F-275
SHARMA, RAHUL & VIBHA SHARMA
27 WHEELER ST., #318
CAMBRIDGE, MA 02138

267F-275
CRAIG, PATRICIA & THOMAS BENNER
25 WHEELER ST., #316
CAMBRIDGE, MA 02138

267F-275
XU, PENG
29-31 WHEELER ST., #217
CAMBRIDGE, MA 02138

267F-275
KLITENIK, EUGENE
29-31 WHEELER ST., #212
CAMBRIDGE, MA 02138

267F-275
GUNGOR, TUNCH
29 WHEELER ST., #206
CAMBRIDGE, MA 02138

267F-275
COSTA, ALEXANDER A.
29 WHEELER ST., #205
CAMBRIDGE, MA 02138

267F-275
ZOU, XIN
31 WHEELER ST., #203
CAMBRIDGE, MA 02138

267F-275
SHEY, HEIDI
60 COMMERFORD RD.
CONCORD, MA 01742

267F-275
PRASAD, MANAS & SEJAL FALDU
27 WHEELER ST UNIT #324
CAMBRIDGE, MA 02138

267F-275
LI, DAVID X.
535 SONOMA INSLES CIR
JUPITER, FL 33478

267F-275
ORME, SALLY R.
27 WHEELER ST., #321
CAMBRIDGE, MA 02138

267F-275
OH, YOUN JOO
29-31 WHEELER ST., #317
CAMBRIDGE, MA 02138

267F-275
DIEHL, LOIS MARY & JONATHAN E. DIEHL
TRS THE DIEHL FAMILY TRUST
23 LEXINGTON AVE
CAMBRIDGE, MA 02138-3318

267F-275
TABORN, DAVID K. & KRISTIN L. TABORN
29 WHEELER ST., #312
CAMBRIDGE, MA 02138

267F-275
HELLMAN, DARYL A. &
JESSICA BEATON-HELLMAN
29 WHEELER ST., #310
CAMBRIDGE, MA 02138

267F-275
MOAVENI, BABAK & SANAZ HEYAT
37 ROBINHOOD RD
WINCHESTER, MA 01890

267F-275
LOW, AICHEN & ANDREW C. HAHN
29 WHEELER ST., #305
CAMBRIDGE, MA 02138

267F-275
LEDOUX, MICHAEL D.,
TRUSTEE THE MICHAEL D. LEDOUX REV TRUST
31 WHEELER ST., #302
CAMBRIDGE, MA 02138

267F-275
PANTAZIS, DIMITRIOS
149 CHERRT ST. UNIT 2
CAMBRIDGE, MA 02139

267F-275
SHAO, LAN
168 DAVIS ROAD
CARLISLE, MA 01741

10 Fawcett St.

203

267F-275
NARAYANASAMY, PAVITHRA
29-31 WHEELER ST., #215
CAMBRIDGE, MA 02138

267F-275
DEA, CHRISTINA
29 WHEELER ST. UNIT#209
CAMBRIDGE, MA 02138

267F-275
PAIVA, CARLA S.
27 WHEELER ST. UNIT#121
CAMBRIDGE, MA 02138

267F-275
RAJAGOPAL, RAGHAVAN & MALINI RAJAGOPAL
1925 EASTCHESTER RD - APT#21H
BRONX, NY 10467

267F-275
POWERS, WILLIAM J.
25 WHEELER ST. UNIT#116
CAMBRIDGE, MA 02138

267F-275
JAIN, SUNNY
29 WHEELER ST., #107
CAMBRIDGE, MA 02138

267F-275
MA, TRACY X. & ALLEN L. ZHANG
27 WHEELER ST., #319
CAMBRIDGE, MA 02138

267F-275
GHIMIRE, RAMESH C. & MUNA DAWADI
25 WHEELER ST., #315
CAMBRIDGE, MA 02138

267F-275
DANIEL, GILLIAN M.
16 HOLLYWOOD RD
WINCHESTER, MA 01890

267F-275
ANGLIN, TRICIA T.
31 WHEELER ST., UNIT #304
CAMBRIDGE, MA 02138

267F-275
JIANG, YIHUI
31 WHEELER ST., #301
CAMBRIDGE, MA 02138

267F-275
HUANG, JIANHUA & LICHUN YANG
25 WHEELER ST., #214
CAMBRIDGE, MA 02138

267F-275
SCHWARZ, BENJAMIN A.
31 WHEELER ST., #204
CAMBRIDGE, MA 02138

267F-275
GOPLANI, NEETA
27 WHEELER ST. #122
CAMBRIDGE, MA 02138

267F-275
NARAYAN, RADHA & SRIDHAR NARAYAN
27 WHEELER ST., #119
CAMBRIDGE, MA 02138

267F-275
GAVIN, JAMES
29-31 WHEELER ST. UNIT#112
CAMBRIDGE, MA 02138

267F-275
GERAGHTY, EDWARD T. & LAU, LENA LAI MING
43 LANGDON ST., #2
CAMBRIDGE, MA 02138

267F-275
GHORI, AHMER K.
29 WHEELER ST. UNIT#110
CAMBRIDGE, MA 02138

267F-275
O'CONNOR, MATTHEW & MARGO L. O'CONNOR
102 HOLMAN ST.
SHREWSBURY, MA 01545

267F-275
SENGUPTA, TANYA
27 WHEELER ST., #322
CAMBRIDGE, MA 02138

267F-275
MOCHI, JENNIFER M.
27 WHEELER ST. UNIT#320
CAMBRIDGE, MA 02138

267F-275
NOWLAND, IAN T. & ANNE L. NOWLAND
29 WHEELER ST., #31
CAMBRIDGE, MA 02138

267F-275
GOLDSTEIN, JACQUELINE ILENE
29 WHEELER ST., #308
CAMBRIDGE, MA 02138

267F-275
BOLIO, GABE M.
29-31 WHEELER ST., #222
CAMBRIDGE, MA 02138

267F-275
LU, JUH-HORNG & WENJUN XIE,
TRUSTEE THE LU XIE FAMILY TRUST
73 NORMANDY AVE
CAMBRIDGE, MA 02138

267F-275
KEONG, JOSEPH LEONG WENG &
HENG WUN HUI LINDA
9 SIXTH CRESCENT
SINGAPORE, -- --

267F-275
PLATONOV, EVGENY & IRYNA VLASENKO
31 WHEELER ST., #202
CAMBRIDGE, MA 02138

267F-275
XIN LI, DAVID
535 SONOMA ISLES CIR
JUPITER, FL 33478

267F-275
TEMKIN, BENJAMIN & SYLVIA TEMKIN
C/O ORIANA VAN DAELE
P.O. BOX 380253
CAMBRIDGE, MA 02238

267F-275
LE NOACH, JORDAN EMERIC
29-31 WHEELER ST., #118
CAMBRIDGE, MA 02138

10 Fawcett St.

303

267F-275
FINKLSHTEIN, DOV & MORAN LEVY-FINKLSHTEIN
8 BANKS ST. UNIT 1
SOMERVILLE, MA 02144

267F-275
PANTAZIS, DIMITROS
149 CHERRY ST., #2
CAMBRIDGE, MA 02139

267F-275
MINASIAN, EDWARD M.
31 WHEELER ST., #102
CAMBRIDGE, MA 02138

267F-275
KOMMAREDDY, SUSHMA
HEMANT MALLEPEDDI
128 LOWELL ST
LEXINGTON, MA 02420

267F-275
RAGHEED, YOUSIF
29 WHEELER ST UNIT #210
CAMBRIDGE, MA 02138

267F-275
DELUCA JENNA M
31 WHEELER ST UNIT 103
CAMBRIDGE, MA 02138

267F-275
CHAWARPATIL ABHISHEK
25 WHEELER ST UNIT 115
CAMBRIDGE, MA 02138

267F-275
PANTAZIS DIMITRIOS
29 WHEELER ST - UNIT 208
CAMBRIDGE, MA 02138

267F-275
ZHANG CHUNLIU
25 WHEELER ST - UNIT 314
CAMBRIDGE, MA 02138

267F-275
LIU, CHANG
29 WHEELER ST UNIT 211
CAMBRIDGE, MA 02138

267F-275
KAY, FORI CAMPBELL
MADDOX DANIEL DAY, TRS
27 WHEELER ST 221
CAMBRIDGE, MA 02138

267F-275
HOSSEINIASANJAN, SEYEDMASOUD ZAHRA
HADDAD DERAFFSHI
160 CAMBRIDGEPARK DR APT 507
CAMBRIDGE, MA 02140

267F-274-281
LS ALEWIFE I LLC
1920 MAIN ST - STE 1200
IRVINE, CA 92614

267F-275
NANDA IPSITA
224 CARLISLE RD
BEDFORD, MA 01730

267F-275
PANTAZIS, DIMITRIOS
149 CHERRY ST 2
CAMBRIDGE, MA 02138

267F-275
SHAN XIAO
25 WHEELER ST - #213
CAMBRIDGE, MA 02138

267F-275
YAZDI REZA MOJAHED
27 WHEELER ST - UNIT 223
CAMBRIDGE, MA 02138

267F-275
STEWART, ANN H.
TR. OF THE ANN H. STEWART 2019 FAMILY TR.
31 WHEELER ST UNIT 101
CAMBRIDGE, MA 02138

267F-393-286
TB WHEELER APARTMENTS LLC
250 GILRALTAR RD
HORSHAM, PA 19044

267F-275
VYAVAHARE, SANJEEV &
MEENAKSHI MONICA VYAVAHARE
29 WHEELER ST UNIT 108
CAMBRIDGE, MA 02138

265B-56-60
CAMBRIDGE LIGHT COMPANY
C/O NSTAR ELECTRIC CO
PROPERTY TAX DEPT., P.O. BOX 270
HARTFORD, CT 06141-0270

265D-55
MASSACHUSETTS BAY TRANSPORTATION
AUTHORITY
10 PARK PLAZA
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