



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 SEP 30 PM 12:32

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 277317

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Sancta Maria Hospital C/O Sister Mary Theresa Tinana

PETITIONER'S ADDRESS: 799 Concord Ave, Cambridge, MA 02420

LOCATION OF PROPERTY: 799 Concord Ave, Cambridge, MA

TYPE OF OCCUPANCY: Hospital

ZONING DISTRICT: Office-1 Zone

REASON FOR PETITION:

Telecommunication Facility (antenna)/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Installation of Rooftop Telecomm Facility to blend with Hospital Building and similar in type to existing wireless carrier.

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: Federal Middle Class Tax Relief Act (Spectrum Act).

S
D
R
S

Original
Signature(s):

Property owners authorization Attached
James A. Valeriani for Dish Wireless

 (Petitioner (s) / Owner)
 James A. Valeriani

 (Print Name)

Address:

Tel. No.

E-Mail Address: sistertheresa@sanctamaria.org

Dish Wireless c/o James Valeriani
10 Arthur St, Wakefield
MA 01880
JamesValeriani@comcast.net

Date: 9/30/24

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 Sancta Maria Hospital, a non-profit corporation (OWNER)

Address: 799 Concord Ave., Cambridge, Mass., 02138

State that I/We own the property located at 799 Concord Ave, which is the subject of this zoning application by Dish Wireless LLC.

The record title of this property is in the name of Sancta Maria Hospital, a corporation

*Pursuant to a deed of duly recorded on August 7, 1964, in the Middlesex South County Registry of Deeds at Book 10521, Page 187; or Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____.

Sister Mary Theresa Tinana
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

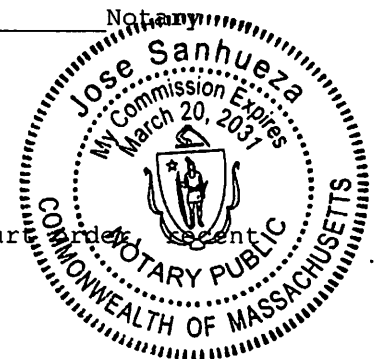
Commonwealth of Massachusetts, County of MIDDLESEX

The above-name MARY THERESA TINANA personally appeared before me, this 28 of JUNE, 2024, and made oath that the above statement is true.

JOSE SANTUFEZA Notary

My commission expires 03/21/2031 (Notary Seal).

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



BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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

Granting the Special Permit requested for 799 Concord Ave., Cambridge, MA (location) would not be a detriment to the public interest because:

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

Wireless communication facility with antennas and equipment platform on the rooftop with no equipment to exceed the highest point of the building, which is the center penthouse at 85'-10"; installation to be similar to other carriers; facade-mounted and antennas painted to match the brick building of the Hospital.

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

No impact; just a single vehicle visiting site once every two weeks or so.

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

No adverse effect; primary use/building is a hospital facility with existing wireless equipment on the rooftop and application will be installing on the rooftop.

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

No nuisance or hazard; unmanned facility on rooftop with access limited to hospital personnel.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

No impairment to the area as it is unmanned and noiseless facility with limited visibility and allowed by special permit in this district.

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

JAD 9/30/24

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Sancta Maria Hospital
Location: 799 Concord Ave., Cambridge, MA
Phone:

Present Use/Occupancy: Hospital
Zone: Office-1 Zone
Requested Use/Occupancy: Addition of rooftop wireless facility

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		N/A	N/A	N/A	(max.)
<u>LOT AREA:</u>		N/A	N/A	N/A	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		00000	00000	00000	
<u>LOT AREA OF EACH DWELLING UNIT</u>		00000	00000	00000	
<u>SIZE OF LOT:</u>	WIDTH	00000	00000	00000	
	DEPTH	00000	00000	00000	
<u>SETBACKS IN FEET:</u>	FRONT	Not Applicable (NA)	NA	NA	
	REAR	NA	NA	NA	
	LEFT SIDE	NA	NA	NA	
	RIGHT SIDE	NA	NA	NA	
<u>SIZE OF BUILDING:</u>	HEIGHT	85'-10" to top of center penthouse	No Change	NA	
	WIDTH	NA	NA	NA	
	LENGTH	NA	NA	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		NA	NA	NA	
<u>NO. OF DWELLING UNITS:</u>		NA	NA	NA	
<u>NO. OF PARKING SPACES:</u>		NA	NA	NA	
<u>NO. OF LOADING AREAS:</u>		NA	NA	NA	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		NA	NA	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.:

NA

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'.

Handwritten signature and date:
 [Signature] 9/30/24



DISH Wireless L.L.C. SITE ID:

BOBOS01184A

DISH Wireless L.L.C. SITE ADDRESS:

**799 CONCORD AVE.
CAMBRIDGE, MA 02420**

MASSACHUSETTS CODE OF COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES

CODE TYPE	CODE
BUILDING	MA STATE BUILDING CODE, 9TH EDITION (780 CMR)/2015 IBC W/ AMENDMENTS
MECHANICAL	MA STATE BUILDING CODE, 9TH EDITION (780 CMR)/2015 IMC W/ AMENDMENTS
ELECTRICAL	MA ELECTRICAL CODE/2020 NEC W/ AMENDMENTS

SHEET INDEX

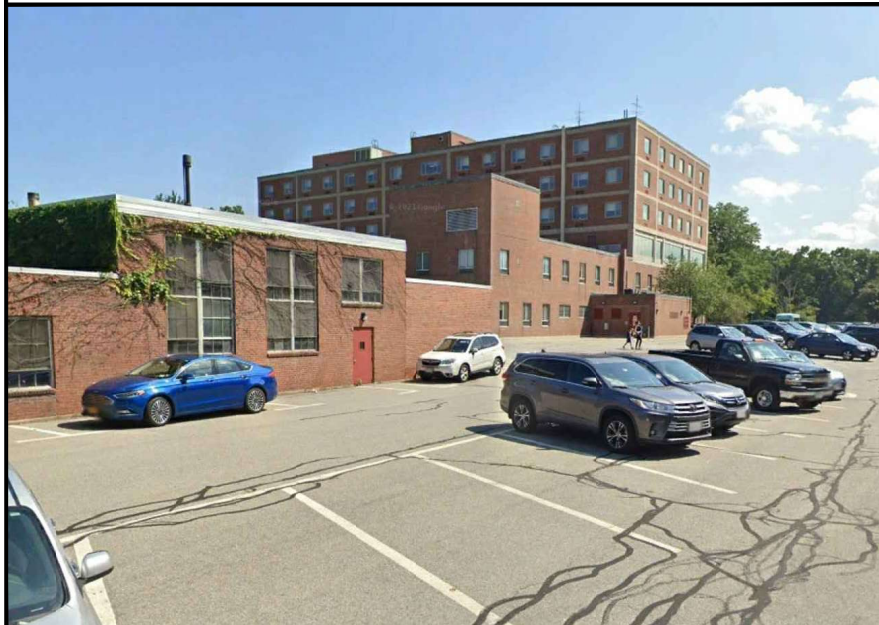
SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
A-1	SITE PLAN
A-2	ROOF PLAN & EQUIPMENT PLAN
A-3	SOUTH ELEVATION VIEW
A-4	NORTH ELEVATION VIEW
A-5	WEST ELEVATION VIEW
A-6	EAST ELEVATION VIEW

SCOPE OF WORK

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

- TOWER SCOPE OF WORK:**
- INSTALL (3) PROPOSED ANTENNAS PAINTED TO MATCH (1 PER SECTOR)
 - INSTALL (2) PROPOSED ANTENNA WALL MOUNTS PAINTED TO MATCH
 - INSTALL (6) PROPOSED JUMPERS
 - INSTALL (6) PROPOSED RRUs PAINTED TO MATCH (2 PER SECTOR)
 - INSTALL (1) PROPOSED OVER VOLTAGE PROTECTION DEVICE (OVP) PAINTED TO MATCH
 - INSTALL (3) PROPOSED FIBER CABLES
 - INSTALL (3) PROPOSED DC CABLES
 - INSTALL (1) PROPOSED ROOF MOUNTED CABLE TRAY
- EQUIPMENT LEASE AREA SCOPE OF WORK:**
- INSTALL (1) PROPOSED METAL PLATFORM
 - INSTALL (1) PROPOSED PPC CABINET
 - INSTALL (1) PROPOSED EQUIPMENT CABINET
 - INSTALL (1) PROPOSED POWER CONDUIT
 - INSTALL (1) PROPOSED TELCO CONDUIT
 - INSTALL (1) PROPOSED TELCO-FIBER BOX
 - INSTALL (1) PROPOSED GPS UNIT
 - INSTALL (1) PROPOSED SAFETY SWITCH (IF REQUIRED)
 - INSTALL (1) PROPOSED FIBER NID (IF REQUIRED)
 - INSTALL (1) PROPOSED SUB METER

SITE PHOTO



UNDERGROUND SERVICE ALERT - 811 DIG SAFE
 UTILITY NOTIFICATION CENTER OF MAINE
 (888) 344-7233
 WWW.DIGSAFE.COM
811
 CALL 3 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

SITE INFORMATION	PROJECT DIRECTORY
PROPERTY OWNER: SANCTA MARIA HOSPITAL PROPERTY OWNER ADDRESS: 799 CONCORD AVE CAMBRIDGE, MA 02138	APPLICANT: DISH Wireless L.L.C. 5701 SOUTH SANTA FE DRIVE LITTLETON, CO 80120
TOWER TYPE: ROOFTOP	BUILDING OWNER: SANCTA MARIA HOSPITAL 799 CONCORD AVE CAMBRIDGE, MA 02138
COUNTY: MIDDLESEX	SITE DESIGNER: VRG Inc 23 MIDSTATE DR., #210 AUBURN, MA 01501 508-981-9590
LATITUDE (NAD 83): 42° 23' 29.58" N 42.391550	SITE ACQUISITION: DAVID GOODFELLOW David.Goodfellow@dish.com
LONGITUDE (NAD 83): -71° 09' 19.39" W -71.155386	CONSTRUCTION MANAGER: AARON CHANDLER Aaron.Chandler@dish.com
ZONING JURISDICTION: CITY OF CAMBRIDGE	RF ENGINEER: VICTORIEN NDOUNOU Victorien.Ndounou@dish.com
ZONING DISTRICT: O-1, AOD-3	
PARCEL NUMBER: MAP 267D, LOT 339	
OCCUPANCY GROUP: U	
CONSTRUCTION TYPE: II-B	
POWER COMPANY: NATIONAL GRID	
TELEPHONE COMPANY: VERIZON	

DIRECTIONS

DIRECTIONS FROM BOSTON LOGAN INTL AIRPORT: FROM BOSTON AIRPORT TAKE I-90 WEST. PROCEED WEST ON I-90. TAKE EXIT TAKE EXIT FR CAMBRIDGE 'SOLDIERS FIELD RD'. PROCEED NORTH ON SOLDIERS FIELD ROAD. TURN RIGHT ONTO LARZ ANDERSON BRIDGE. TURN LEFT ONTO RT-2 NORTH. AT ROUNDABOUT CONTINUE ONTO RT-3, CONTINUE ONTO CONCORD AVE. ARRIVE AT 799 ON RIGHT.

VICINITY MAP

SITE LOCATION

NO SCALE



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
GAM	MN	MP
RFDS REV #:	VO	

ZONING DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
A	09/20/2023	FOR REVIEW

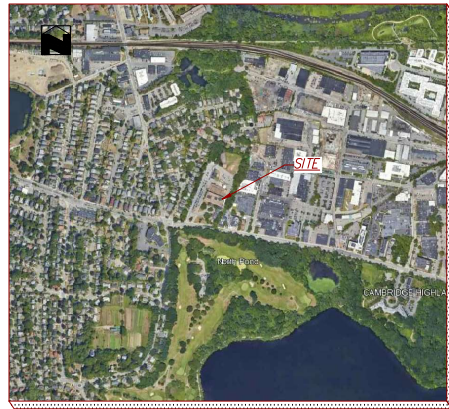
A&E PROJECT NUMBER
BOBOS01184A

DISH Wireless L.L.C.
PROJECT INFORMATION

BOBOS01184A
799 CONCORD AVE.
CAMBRIDGE, MA 02420

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



LOCUS MAP



O-1.AOD-3
Map 267D
Lot 339
N/A
SANCTA MARIA HOSPITAL
799 CONCORD AVE.
CAMBRIDGE, MA 02138
TOTAL AREA: ±5.07 AC

PROPOSED DISH WIRELESS, LLC. ANTENNA (TYP 1 PER SECTOR, TOTAL 3)

PROPOSED DISH WIRELESS, LLC. EQUIPMENT INSIDE EXISTING DUMPS WATER MECHANICAL ROOM

PROPOSED DISH WIRELESS, LLC. ANTENNA (TYP 1 PER SECTOR, TOTAL 3)

PROJECT SUMMARY

SITE NUMBER: BOBOS01184A
SITE NAME: CAMBRIDGE - SANCTA MARIA
SITE ADDRESS: 799 CONCORD AVE
PROPERTY OWNER: SANCTA MARIA HOSPITAL
 799 CONCORD AVE
 CAMBRIDGE, MA 02138

MAP #: 267D
BLOCK - LOT #: 339
AREA OF PARCEL: 5.07 ACRES
CURRENT ZONING: O-1.AOD-3
CURRENT LAND USE: HOSPITAL
APPLICANT: DISH WIRELESS
 5701 SOUTH SANTA FE DRIVE
 LITTLETON, CO 80120

CONTACT PERSON: CHUCK WEBBERLY
CONTACT PHONE NO.: 617 780 5746

ZONING DISTRICT
 CITY OF CAMBRIDGE - 'AOD' ALEWIFE OVERLAY DISTRICT
 'O-1' OFFICE - 2

HANDICAP REQUIREMENTS:
 EQUIPMENT IS UNMANNED & NOT FOR HUMAN HABITATION.
 HANDICAPPED ACCESS REQUIREMENTS NOT REQUIRED.

ZONING DISTRICT LEGEND
 'B' RESIDENCE B
 'OS' OPEN SPACE
 'B-2' INDUSTRIAL B - 2
 'AOD' ALEWIFE OVERLAY DISTRICT
 'O-1' OFFICE - 2

GENERAL NOTES:

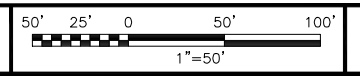
- PROPERTY LINE INFORMATION (WHEN APPLICABLE) WAS PREPARED USING TAX MAPS, AND PLANS OF RECORD
- NO NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
- THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
- POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
- SUBCONTRACTOR TO VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION. SEE ANTENNA CONFIGURATION SHEETS FOR SITE SPECIFIC DETAILS.
- SUBCONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
- SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION.
- PROPOSED WIRELESS FACILITY SHALL NOT CONTAIN ANY SIGNS 'ASIDE FROM 'OWNER/OPERATOR CONTACT INFORMATION', 'EMERGENCY CONTACT', 'NO TRESPASSING', 'FCC REGISTRATION NUMBER', 'WARNING/HAZARD ANNOUNCEMENT SIGNS'.
- NIGHT LIGHTING OF ANTENNAS AND SUPPORT STRUCTURE SHALL BE PROHIBITED UNLESS REQUIRED BY THE FAA. LIGHTING OF BUILDINGS & GROUND SHALL BE LIMITED TO THAT NEEDED FOR EMERGENCIES/FAA
- PROPOSED WIRELESS FACILITY SHALL BE LOCKED PREVENTING UNAUTHORIZED ACCESS BY THE PUBLIC.

LEGEND

● UP#2	UTILITY POLE, NUMBER & CARRIER
○ TMH	TELEPHONE MANHOLE
○ SMH	SEWER MANHOLE
⊠	FIRE HYDRANT
⊞	GAS GATE
⊞	WATER GATE
■ CB	CONCRETE BOUND FOUND
130.0	SPOT ELEVATION
—X—X—	HIGH CHAIN LINK FENCE
—X—X—	OVER HEAD WIRE
—UGU—	UNDERGROUND UTILITIES
124	CONTOUR
○	EXISTING STONE WALLS
○	CURB (TYPE)
GRAN	BITUMINOUS
EOP	EDGE OF PAVEMENT
CONC	CONCRETE
SW	SIDEWALK
BLDG	BUILDING
GRAN	GRANITE
Bo	TRAFFIC BOLLARD

ZONING REQUIREMENTS FOR DISTRICT 'O-1'

	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE:	5000SqFt	5.07 Acres	5.07 Acres
MIN. LOT WIDTH:	50 Ft.	±317 Ft.	±317 Ft.
MIN. FRONT YARD SETBACK:	H+L=(71.3+181.7)/4=±63.2 Ft.	±207 Ft.	±248 Ft.
MIN. SIDE YARD SETBACK:	H+L=(71.3+86.9)/5=±31.6 Ft.	±38 Ft.	±56 Ft.
MIN. REAR YARD SETBACK:	H+L=(71.3+181.7)/4=±63.2 Ft.	±52 Ft.	±319 Ft.
MAX HEIGHT FT:	35 Ft.	±86.5 Ft.	±86.5 Ft.



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DRAWN BY:	CHECKED BY:	APPROVED BY:
GAM	MN	MP
RFDS REV #:		VO

ZONING DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
A	09/20/2023	FOR REVIEW

A&E PROJECT NUMBER
BOBOS01184A

DISH Wireless L.L.C.
PROJECT INFORMATION
BOBOS01184A
799 CONCORD AVE.
CAMBRIDGE, MA 02420

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1



OVERALL SITE PLAN

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
3. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.

dish
wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



STRUCTURE CONSULTING GROUP
49 BRATTLE STREET
ARLINGTON, MA 02474

VRG

VERTICAL RESOURCES GRP.
23 Midstate Dr., #210
Auburn, MA 01501
Tel: (508) 981-9590
Fax: (508) 519-8939
mnbre@verticalresourcesgrp.com

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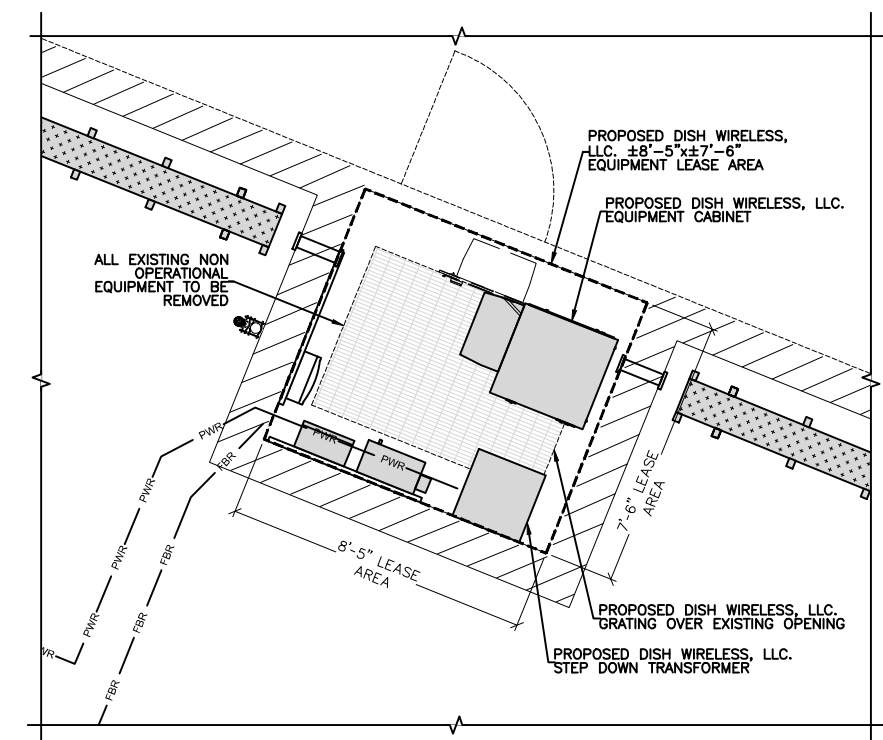
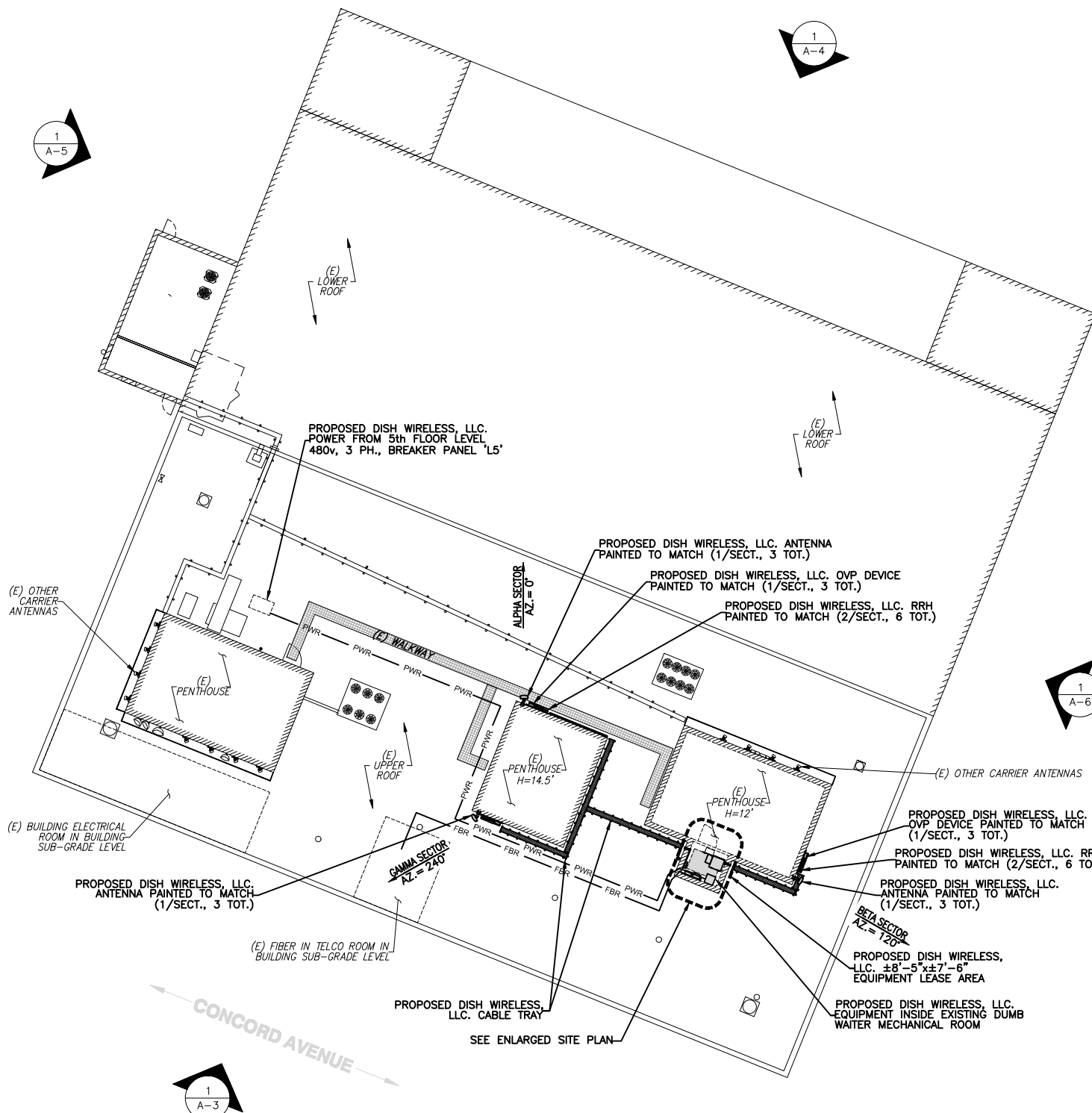
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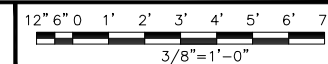
BOBOS01184A
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SHEET TITLE
ROOF PLAN
EQUIPMENT PLAN

SHEET NUMBER
A-2

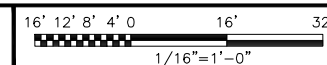


EQUIPMENT PLAN



2

ROOF PLAN



1

3



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



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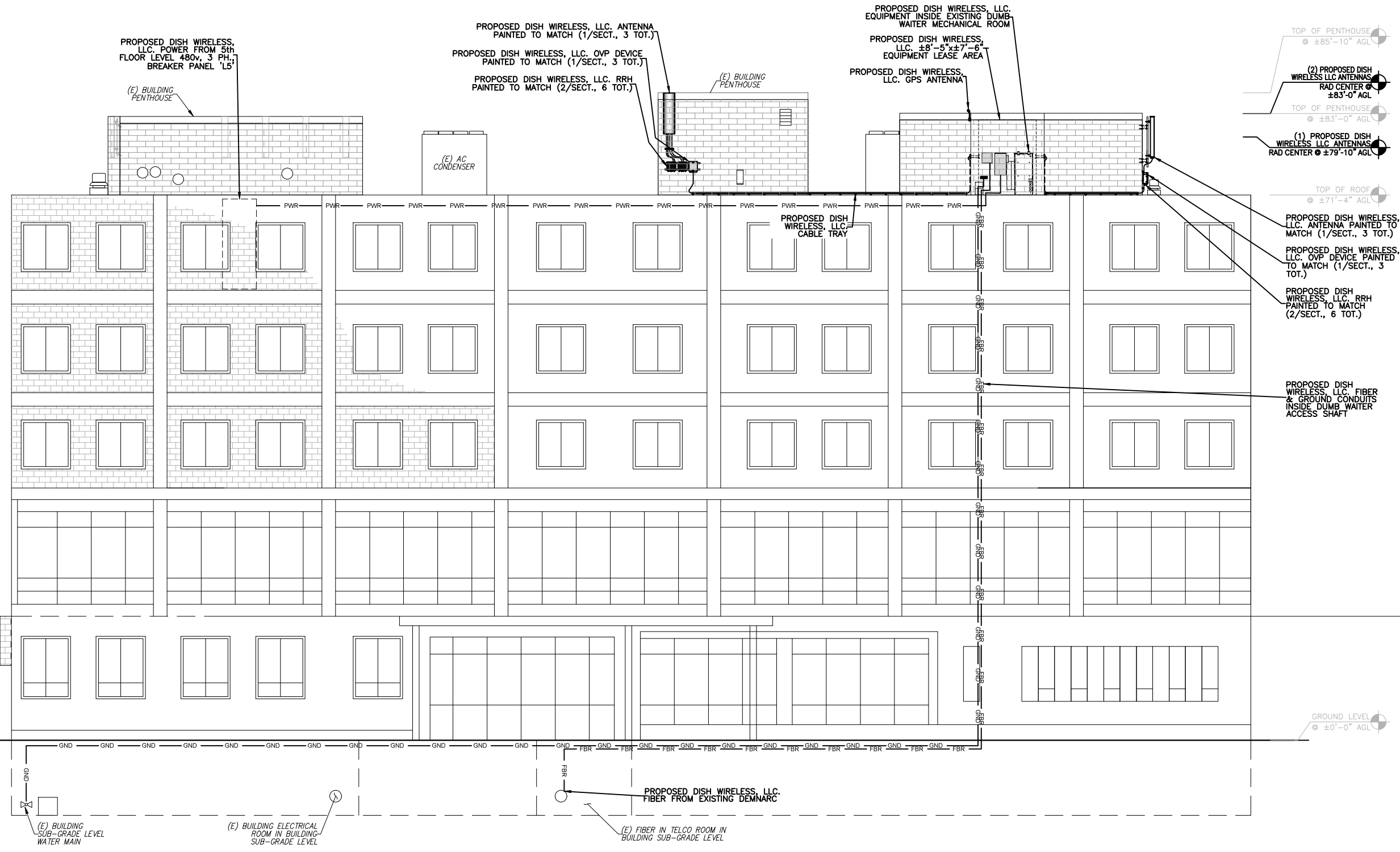
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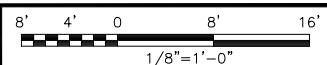
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CAMBRIDGE, MA 02420

SHEET TITLE
ELEVATION VIEW SOUTH

SHEET NUMBER
A-3



SOUTH ELEVATION VIEW





5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



STRUCTURE CONSULTING GROUP
49 BRATTLE STREET
ARLINGTON, MA 02474



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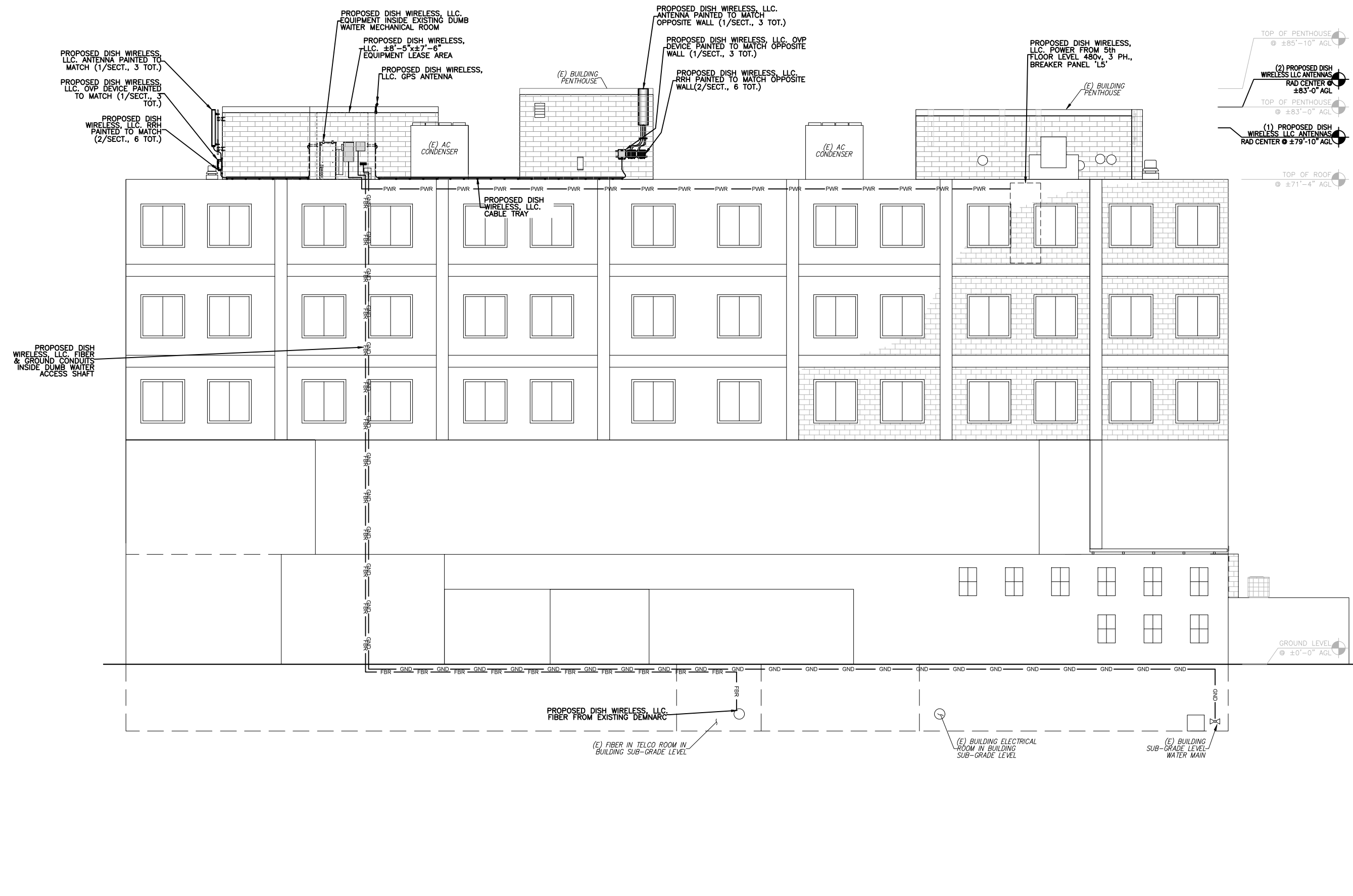
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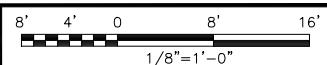
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799 CONCORD AVE.
CAMBRIDGE, MA 02420

SHEET TITLE
ELEVATION VIEW NORTH

SHEET NUMBER
A-4



NORTH ELEVATION VIEW





5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



STRUCTURE CONSULTING GROUP
49 BRATTLE STREET
ARLINGTON, MA 02474



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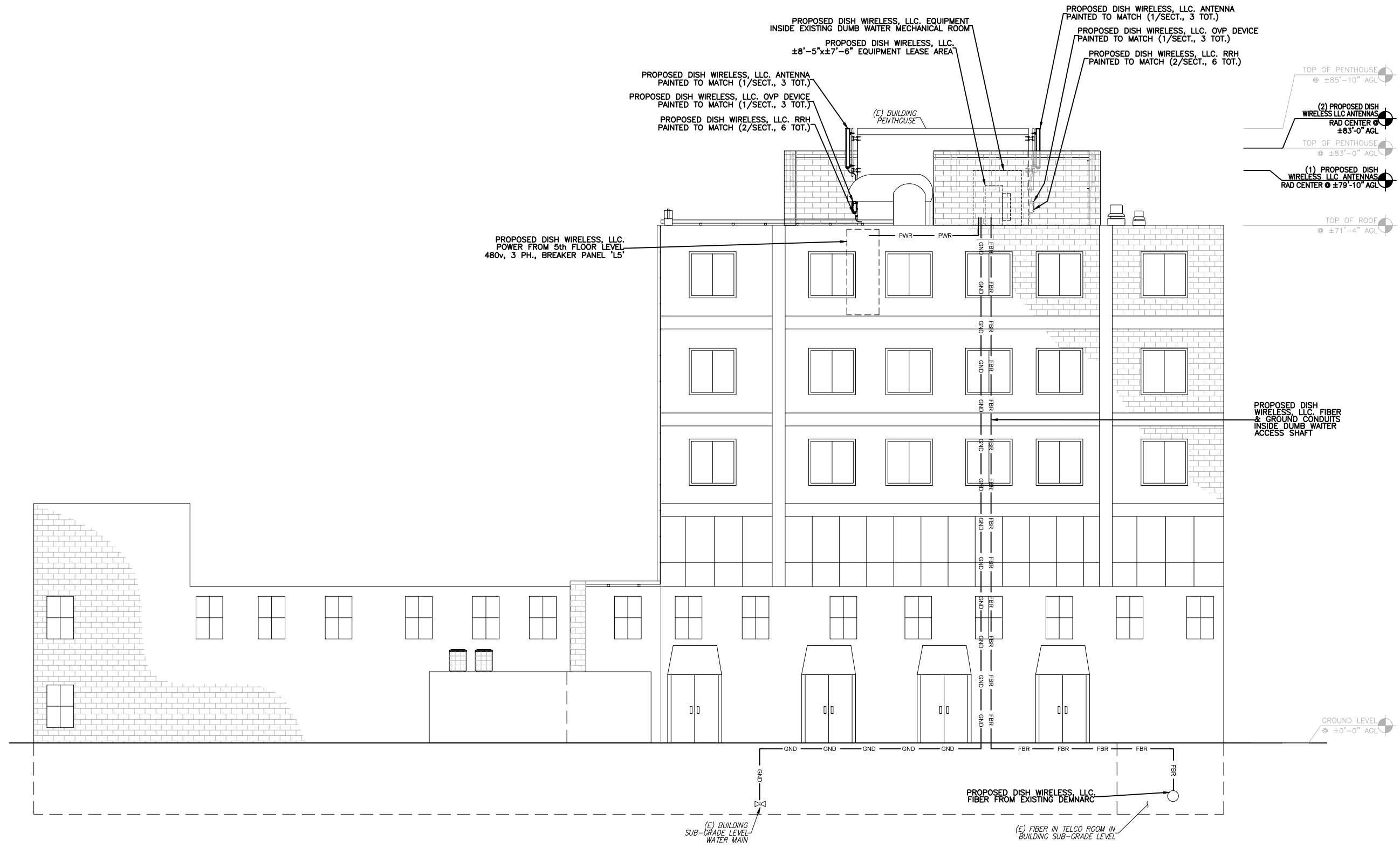
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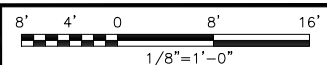
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799 CONCORD AVE.
CAMBRIDGE, MA 02420

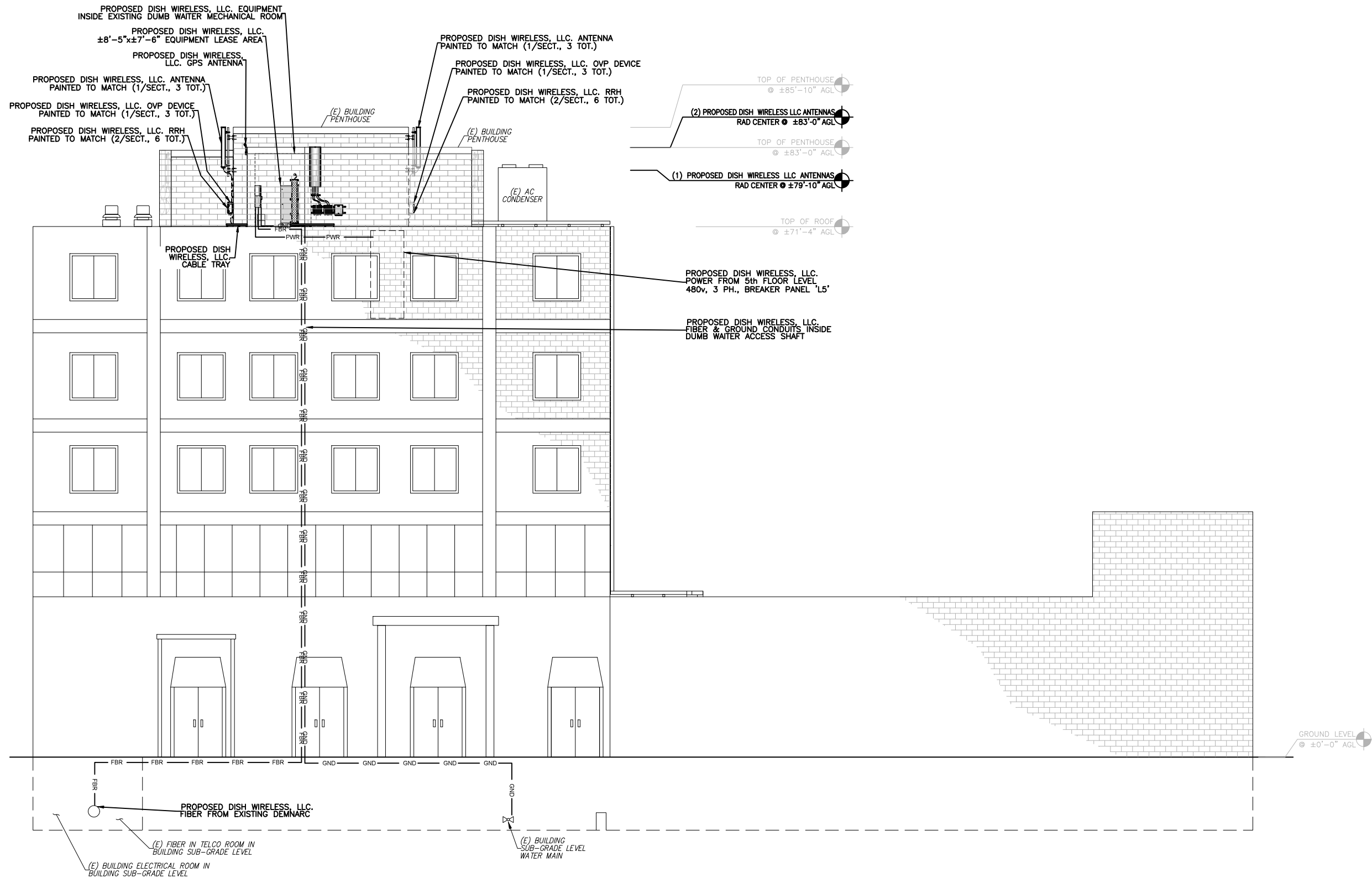
SHEET TITLE
ELEVATION VIEW WEST

SHEET NUMBER
A-5



WEST ELEVATION VIEW





5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



STRUCTURE CONSULTING GROUP
49 BRATTLE STREET
ARLINGTON, MA 02474



VERTICAL RESOURCES GRP.
23 Midstate Dr., #210
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Tel: (508) 981-9590
Fax: (508) 519-8939
mnobre@verticalresourcesgrp.com

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
GAM	MN	MP

RFDS REV #: VO

ZONING DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	09/20/2023	FOR REVIEW

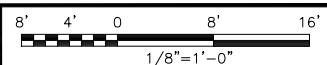
A&E PROJECT NUMBER
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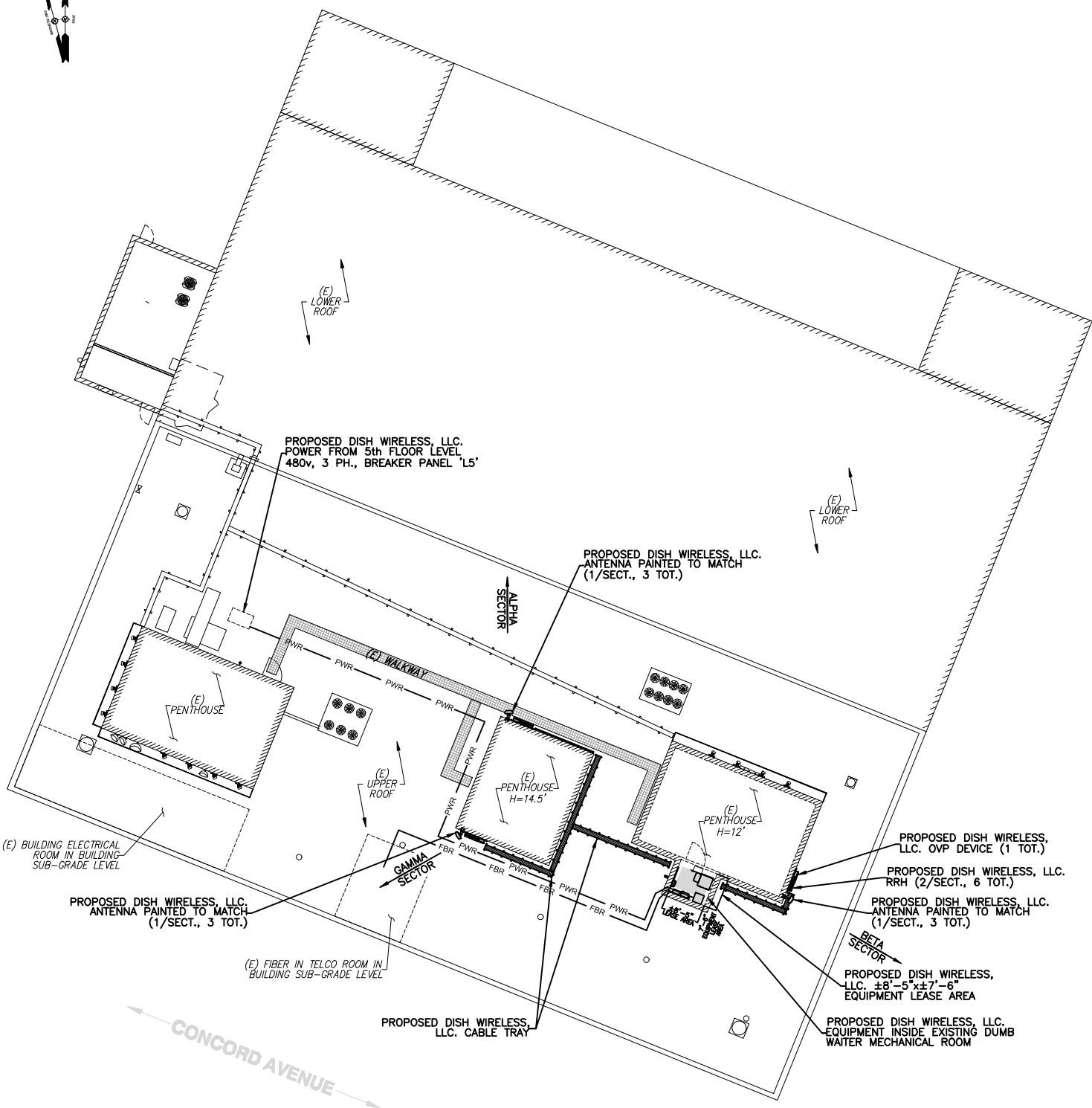
DISH Wireless L.L.C.
PROJECT INFORMATION
BOBOS01184A
799 CONCORD AVE.
CAMBRIDGE, MA 02420

SHEET TITLE
ELEVATION VIEW EAST

SHEET NUMBER
A-6

EAST ELEVATION VIEW





ROOF PLAN VIEW
SCALE: N.T.S.

THE ABOVE PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES OR MODIFICATIONS THEY MAY IMPOSE.

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23 Midstate Dr., #210
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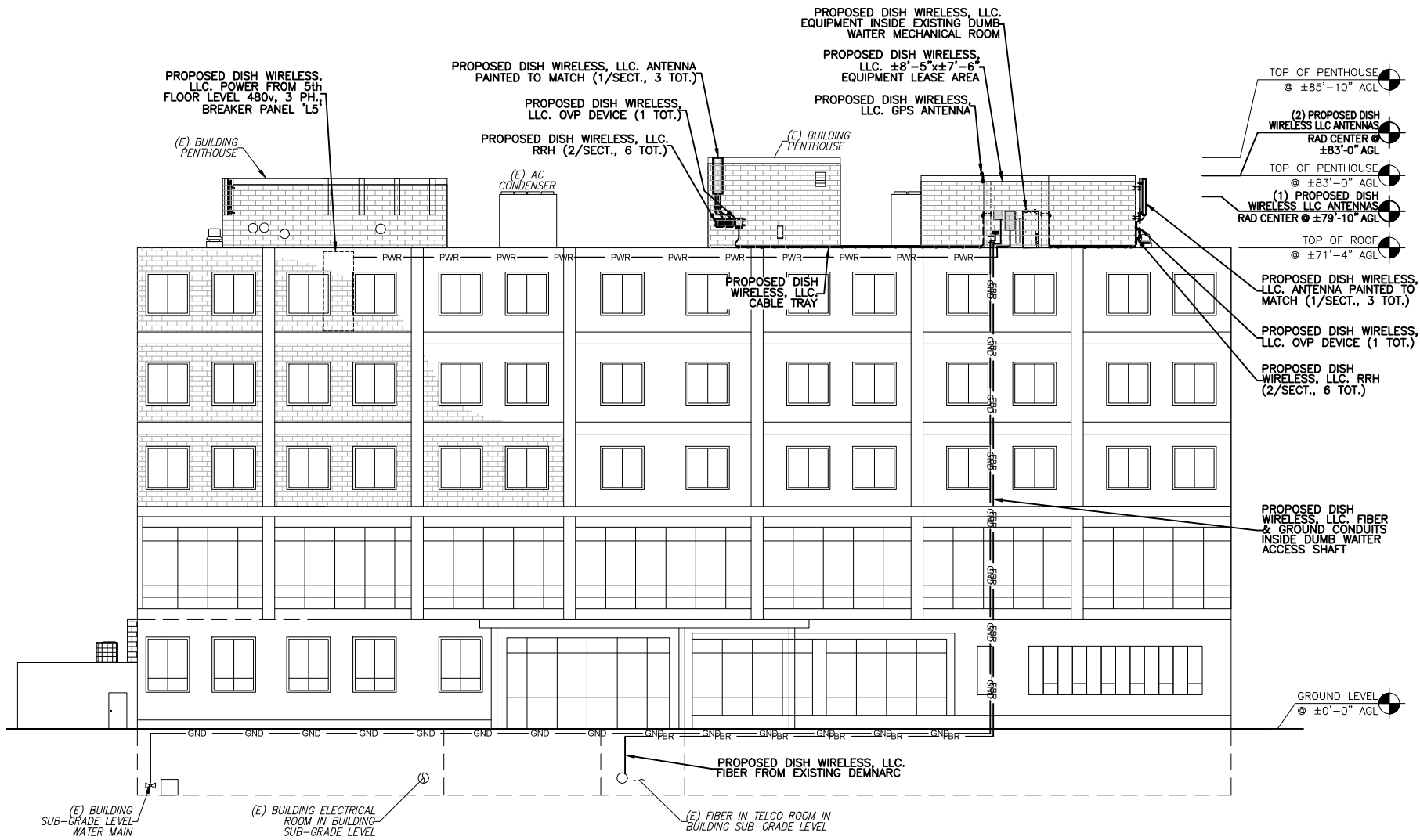
SCG
STRUCTURE CONSULTING GROUP
49 BRATTLE STREET
ARLINGTON, MA 02474

dish
wireless.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

DW SITE #: BOBOS01184A
DW SITE NAME:
CAMBRIDGE-RT-CONCORD AV
799 CONCORD AVE.
CAMBRIDGE, MA 02420
MIDDLESEX COUNTY

NO.	DATE	REVISION	BY	CHK	APP'D
07/03/23		FOR REVIEW			G.A.M.
SCALE:	N.T.S.				
PROJECT:	LTE				

LE-1



SOUTH ELEVATION VIEW
SCALE: N.T.S.



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DW SITE #: BOBOS01184A

DW SITE NAME:
CAMBRIDGE-RT-CONCORD AV

799 CONCORD AVE.
CAMBRIDGE, MA 02420
MIDDLESEX COUNTY



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



STRUCTURE CONSULTING GROUP
49 BRATTLE STREET
ARLINGTON, MA 02474



VERTICAL RESOURCES GRP.
23 Midstate Dr., #210
Auburn, MA 01501
Tel: (508) 851-6630
Fax: (508) 851-6638
mmodore@verticalresourcesgrp.com

NO.	DATE	FOR REVIEW	BY	CHK
07/03/23	07/03/23	REVISION		APPD
SCALE:	N.T.S.			
PROJECT:	LE-2			



FROM LOCATION BACK
PARKING LOOKING SOUTH

0-1.AOD-3
Map 267D
Lot 339
N/E
SANCTA MARIA HOSPITAL
799 CONCORD AVE.
CAMBRIDGE, MA 02138
TOTAL AREA: ±5.07 AC

PROPOSED DISH
WIRELESS, LLC
ANTENNA
(1/SECT., 3 TOT.)

FROM LOCATION SPINELLI PLACE
LOOKING WEST

FROM LOCATION CONCORD
AVE. LOOKING NORTHEAST

FROM LOCATION CONCORD
AVE. LOOKING NORTHWEST

PROJECT SUMMARY

SITE NUMBER:	BOBOS01184A
SITE NAME:	CAMBRIDGE - SANCTA MARIA
SITE ADDRESS:	799 CONCORD AVE
PROPERTY OWNER:	SANCTA MARIA HOSPITAL
	799 CONCORD AVE
	CAMBRIDGE, MA 02138
APPLICANT:	DISH WIRELESS
	5701 SOUTH SANTA FE DRIVE
	LITTLETON, CO 80120
CONTACT PERSON:	CHUCK WEBBERLY
CONTACT PHONE NO.:	617 780 5746

LOCUS PLAN

VRG
VERTICAL RESOURCES GRP.

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Auburn, MA 01501
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Fax (508) 519-8939
mnobre@verticalresourcesgrp.com



STRUCTURE CONSULTING GROUP
49 BRATTLE STREET
ARLINGTON, MA 02474

DISH WIRELESS, LLC.
PROJECT INFORMATION

BOBDL01184A
799 CONCORD AVE.
CAMBRIDGE, MA 02420



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

THIS STUDY DOES NOT CLAIM IN ANY WAY TO SHOW THE ONLY AREAS OF VISIBILITY. IT IS MEANT TO SHOW A BROAD REPRESENTATION OF AREAS WHERE THE PROPOSED INSTALLATION MAY BE VISIBLE BASED UPON THE BEST INFORMATION FOR TOPOGRAPHY AND VEGETATION



EXISTING CONDITIONS
FROM LOCATION BACK LOOKING SOUTH

VRG

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SCG

STRUCTURAL CONSULTING GROUP
49 BRATTLE STREET
ARLINGTON, MA 02474

dish
wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

SITE NUMBER: BOBOS01184A
SITE NAME: BOBOS1184A

BOBOS01184A
799 CONCORD AVENUE
CAMBRIDGE, MA 02420

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**PROPOSED CONDITIONS
FROM LOCATION BACK LOOKING SOUTH**

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dish
wireless.

5701 SOUTH SANTA FE DRIVE
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(P) DISH WIRELESS IIc
ALPHA SECTOR ANTENNAS
PAINTED TO MATCH



PROPOSED CONDITIONS
FROM LOCATION BACK LOOKING SOUTH

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49 BRATTLE STREET
ARLINGTON, MA 02474

dish
wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

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EXISTING CONDITIONS
FROM LOCATION ON CONCORD AVE. LOOKING NORTHEAST

VRG

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Auburn, MA 01501
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Fax (508) 519-8939
mnobre@verticalresourcesgrp.com



STRUCTURAL CONSULTING GROUP
49 BRATTLE STREET
ARLINGTON, MA 02474

dish
wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

SITE NUMBER: BOBOS01184A
SITE NAME: BOBOS1184A

BOBOS01184A
799 CONCORD AVENUE
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PROPOSED CONDITIONS
FROM CONCORD AVE. LOOKING NORTHEAST

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Fax (508) 519-8939
mnohre@verticalresourcesgrp.com



STRUCTURAL CONSULTING GROUP
49 BRATTLE STREET
ARLINGTON, MA 02474

dish
wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

SITE NUMBER: BOBOS01184A
SITE NAME: BOBOS1184A

BOBOS01184A
799 CONCORD AVENUE
CAMBRIDGE, MA 02420

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(P) DISH WIRELESS llc
GAMMA SECTOR ANTENNA
PAINTED TO MATCH



PROPOSED CONDITIONS
FROM CONCORD AVE. LOOKING NORTHEAST

VRG

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mnobre@verticalresourcesgrp.com



STRUCTURAL CONSULTING GROUP
49 BRATTLE STREET
ARLINGTON, MA 02474

dish
wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

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Auburn, MA 01501
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STRUCTURAL CONSULTING GROUP
49 BRATTLE STREET
ARLINGTON, MA 02474



5701 SOUTH SAKIN HILL DRIVE
LITTLETON, CO 80120

SITE NUMBER: BOBOS01184A
SITE NAME: BOBOS1184A

BOBOS01184A
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EXISTING CONDITIONS
FROM SPINELLI PLACE LOOKING WEST

VRG
VERTICAL RESOURCES GRP.
23 Melrose Dr., #210
Andover, MA 01810
Tel. (508) 981-9990
Fax (508) 519-8939
mobile@verticalresourcesgrp.com

SCG
STRUCTURAL CONSULTING GROUP
49 BRATTLE STREET
ARLINGTON, MA 02474

dish
wireless.
5701 SOUTH SAKIN HILL DRIVE
LITTLETON, CO 80120

SITE NUMBER: BOBOS01184A
SITE NAME: BOBOS1184A

BOBOS01184A
799 CONCORD AVENUE
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PROPOSED CONDITIONS
FROM SPINELLI PLACE LOOKING WEST

(P) DISH WIRELESS llc
BETA SECTOR ANTENNA
PAINTED TO MATCH



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23 Melrose Dr., #210
Auburn, MA 01501
Tel. (508) 981-9590
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49 BRATTLE STREET
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dish
wireless.
5701 SOUTH SAVAN HILL DRIVE
LITTLETON, CO 80120

SITE NUMBER: BOBOS01184A
SITE NAME: BOBOS1184A

BOBOS01184A
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PROPOSED CONDITIONS
FROM SPINELLI PLACE LOOKING WEST

VRG

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Andover, MA 01501
Tel. (508) 981-9590
Fax (508) 519-8939
www.vrg-architect.com



STRUCTURAL CONSULTING GROUP
49 BRATTLE STREET
ARLINGTON, MA 02474

dish

wireless.
5701 - SOUTH MAIN ST. DRIVE
LITTLETON, CO 80120

SITE NUMBER: BOBOS01184A
SITE NAME: BOBOS1184A

BOBOS01184A
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EXISTING CONDITIONS
FROM CONCORD AVE. LOOKING NORTHWEST

VRG

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Andover, MA 01501
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Fax (508) 519-8939
www.vrg-architecturalresources.com



STRUCTURAL CONSULTING GROUP
49 BRATTLE STREET
ARLINGTON, MA 02474



5701 - SOUTH MAIN ST. DRIVE
LITTLETON, CO 80120

SITE NUMBER: BOBOS01184A
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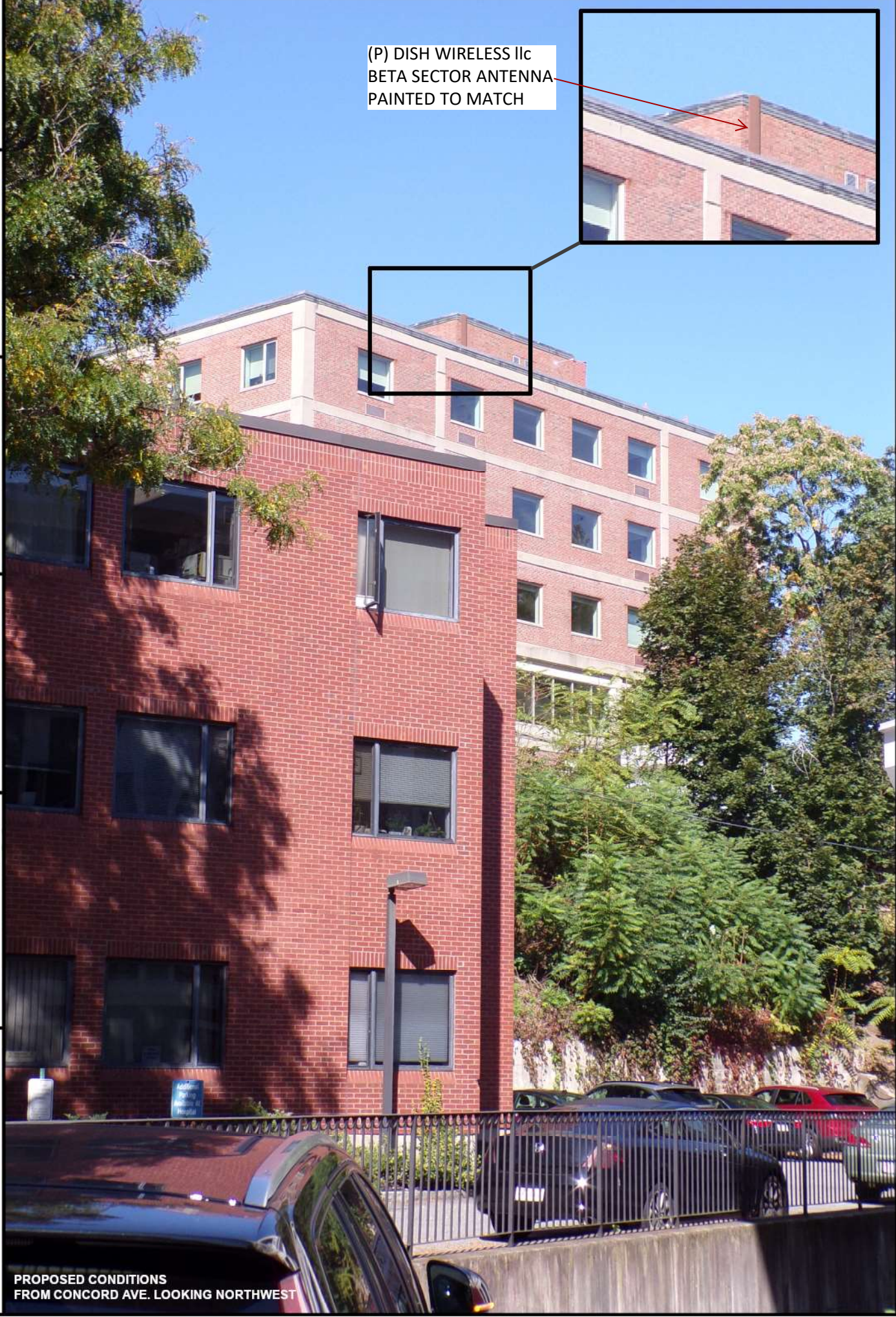
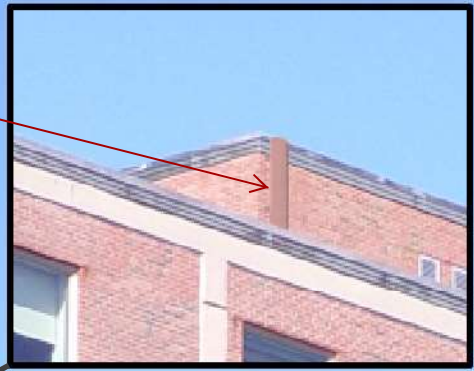
dish
wireless.
5701 - SOUTH SHOWN ST. DRIVE
LITTLETON, CO 80120

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(P) DISH WIRELESS llc
BETA SECTOR ANTENNA
PAINTED TO MATCH



PROPOSED CONDITIONS
FROM CONCORD AVE. LOOKING NORTHWEST



AFFIDAVIT OF RADIO FREQUENCY ENGINEER

The undersigned, in support of the proposal by DISH Wireless L.L.C. to install and operate a Wireless Communications Facility on the property located at 799 Concord Avenue, Cambridge, Massachusetts, under penalties of perjury does hereby testify and depose as follows:

1. My name is Elijah Luutu, I have a bachelor of science Degree in Computer Engineering from the University of Alabama in Huntsville and I am employed as a Radio Frequency Engineer for DISH Wireless L.L.C. I am the Radio Frequency Design Engineer responsible for the DISH Wireless network design in the area of Massachusetts that includes the City of Cambridge.
2. DISH Wireless is a national provider of wireless voice and data services in the United States.
3. The above mentioned location is within an area where DISH Wireless has identified a need to locate a Wireless Telecommunications Facility. The search area was determined by the fact that wireless service needs significant improvement in this area of Cambridge. Furthermore, it was determined that the wireless service provided by a facility in this area would connect well with those of existing and proposed facilities in the surrounding area. To date, DISH Wireless has been unable to successfully locate a wireless communications facility in this locale. A site acquisition firm was hired by DISH Wireless to identify potential sites within the search area.
4. I have personal knowledge of the proposed Wireless Telecommunications Facility to be located at 799 Concord Avenue in the City of Cambridge as well as the other existing and proposed Wireless Telecommunications Facility locations used in DISH Wireless' system in Cambridge and the surrounding areas. I have analyzed the potential benefits this site would represent to DISH Wireless' network and its' users through radio frequency propagation modeling. I employed computer simulations to determine network requirements, and to identify system requirements. These simulations modeled characteristics such as antenna types, antenna height, output power, terrain, ground elevations and RF propagation effects of the utilized frequencies.
5. Propagation simulation at the proposed location has determined that an antenna center-line height of 80 feet above ground level at this location will satisfy the service requirements for DISH Wireless' network. Any reduction in the proposed height and/or antenna configuration would result in coverage footprint shrinkage. This would significantly limit the site's effectiveness in connecting with surrounding sites and severely impact the level of service DISH Wireless is attempting to provide at this location. Changes to the site configuration would limit the site's ability to resolve the significant existing network requirements in the City of Cambridge.

6. I have concluded that the proposed Wireless Telecommunications Facility at 799 Concord Avenue fulfills the present network and quality objectives that motivated DISH Wireless to establish a search ring in this vicinity. Radio frequency propagation modeling establishes that this installation will accomplish DISH Wireless' network goals.
7. All proposed wireless communications equipment will be installed, erected, maintained and operated in compliance with all applicable Federal, State and local regulations, including, but not limited to the radio frequency emissions regulations adopted by the Federal Communications Commission (FCC). All equipment proposed is authorized by the FCC Guidelines for Evaluating the Environmental effects of Radio Frequency Emissions. The radio frequency exposure levels generated by the proposed facility are substantially within the maximum allowable health and safety standards established by the FCC.
8. Providing wireless communication services is a benefit to the residents and businesses of the City of Cambridge as well as to mobile customers travelling throughout the area. The proposed location is well suited to meet DISH Wireless' network requirements for the area due to its location and topographic characteristics. Without the proposed facility, DISH Wireless will be unable to provide reliable wireless communication services in this area of the City of Cambridge.

Signed and sworn under pains and penalties of perjury on this 21st day of December, 2023.



Elijah Luutu, - Radio Frequency (RF) Design Engineer
DISH Wireless L.L.C.



Board of Zoning Appeal

c/o Inspectional Services Department

831 Massachusetts Avenue

Cambridge, Massachusetts 02139

RE: Corporate Organization of DISH Network Corporation's Wireless Assets and Licenses

Dear Board Members:


As you know, DISH Wireless L.L.C. ("DISH"), a wholly owned indirect subsidiary of DISH Network Corporation, is in the process of filing a Zoning Application with City of Cambridge Board of Zoning Appeal in connection with obtaining a zoning permit to construct certain wireless telecommunications equipment. This equipment is designed to operate on certain radio frequencies for which DISH or an affiliate of DISH holds, or otherwise has the right to use, a license issued by the Federal Communications Commission ("FCC"). This letter provides information regarding the corporate ownership structure of the individual DISH Network Corporation subsidiaries that hold the relevant FCC licenses:

- ParkerB.com Wireless L.L.C. (600 MHz)
- American H Block Wireless L.L.C. (H Block)
- Gamma Acquisition L.L.C, and DBSD Corporation (AWS-4)

Each of the companies listed above is a direct or indirect subsidiary of DISH Network Corporation.

Please contact the undersigned with any questions at victorien.ndounou@dish.com.

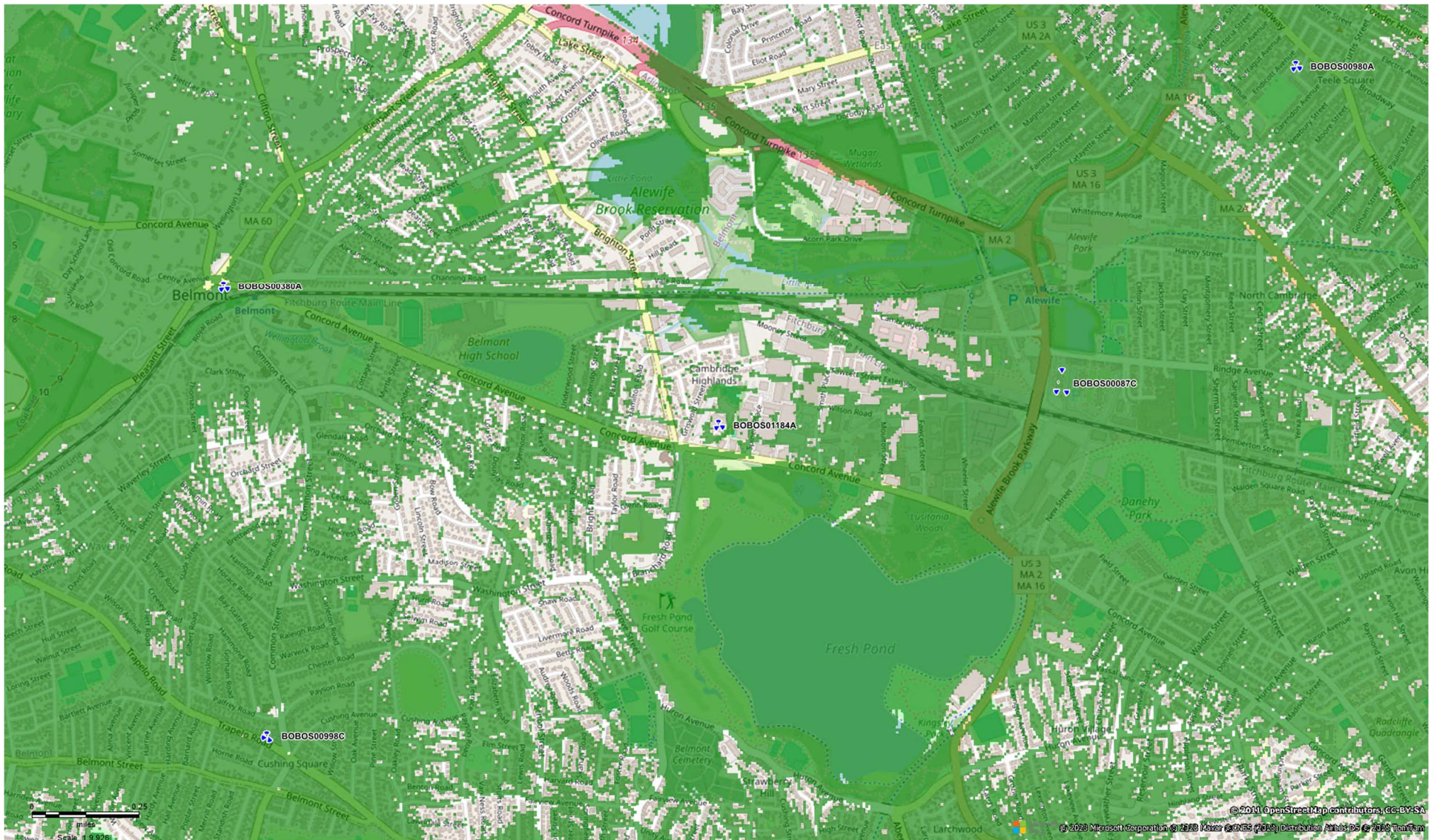
Sincerely,

DocuSigned by:

A5FBD31184B64BE...

Victorien Ndounou

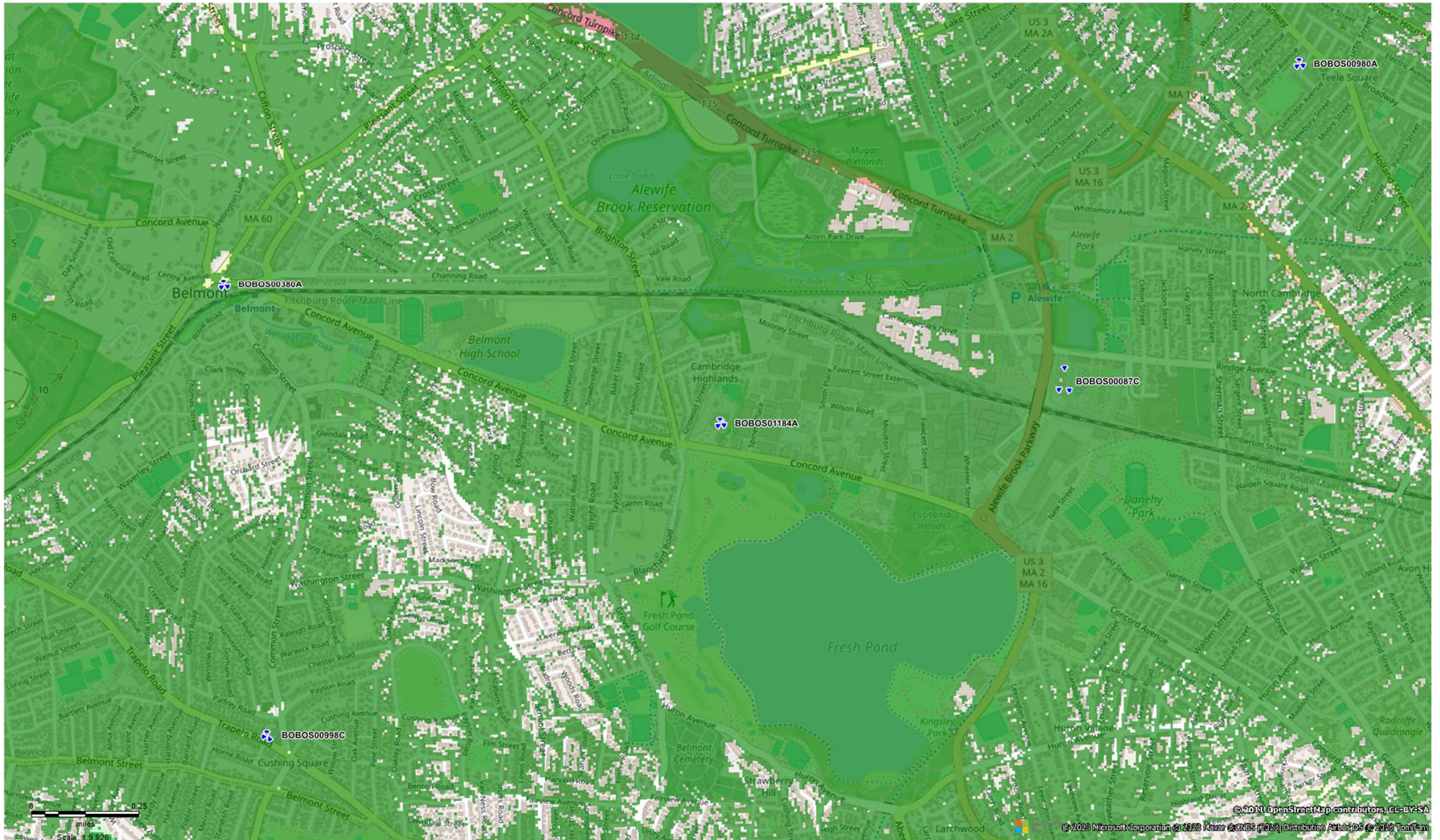
Senior RF Engineer

Dish Wireless coverage in Cambridge, MA without BOBOS01184A



 In-Building Coverage

Dish Wireless coverage in Cambridge, MA with BOBOS01184A



 In-Building Coverage

Date: September 25, 2024

VIA [ON-LINE FILING and HAND DELIVERY]

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

RE: Eligible Facilities Request; DISH Wireless; Site Number; BOBOS001184A
Santa Maria Hospital rooftop base station
799 Concord Avenue, Cambridge
Collocation on support structure for wireless communications services

On behalf of DISH Wireless L.L.C. (“DISH Wireless”), we are submitting an Eligible Facilities Request (“EFR”) to modify an existing support structure pursuant to Section 6409(a) of the Middle-Class Tax Relief and Job Creation Act of 2012 (“Spectrum Act”) and the rules of the Federal Communications Commission (“FCC”). *See* Pub. Law No. 112-96, 126 Stat. 156 (2012); 47 C.F.R. §1.6100.

Specifically, as it moves to deploy a new 5G broadband network, DISH Wireless is collocating wireless communications equipment on a building rooftop that is currently used for wireless communication equipment. The Dish Wireless facility to be installed in the same manner as the previously-approved/installed carrier (Verizon Wireless) currently supported/hosted at the Hospital building, with no new utility routing to Site (the “Request”).

This project will help support the 5G connectivity needs of residents, businesses, and first responders. DISH Wireless looks forward to working cooperatively with you to advance these important efforts in your community.

This Request is governed by Section 6409(a) of Spectrum Act which, as you may know, provides that state and local governments “may not deny, and shall approve” any EFR to modify an existing wireless tower or base station that does not “substantially change the physical dimensions of such tower or base station.” *See* Spectrum Act § 6409(a)(1), 126 Stat. at 232. Under Section 6409, such modifications include the collocation, removal, or replacement of transmission equipment. *See id.* § 6409(a)(2), 126 Stat. at 232-33. Under the FCC’s rule implementing Section 6409(a), an existing base station is a structure that currently houses or supports an approved antenna, transceiver or other associated equipment “even if the structure was not built for the sole or primary purpose of providing such support.” 47 C.F.R. § 1.6100(b)(1), (b)(5).

Similarly, the list of equipment that will be installed as part of this Request qualifies as “transmission equipment,” which the FCC defines as “equipment that facilitates transmission for any Commission-licensed or authorized wireless



communication service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable.” See 47 C.F.R. § 1.6100(b)(8).

The FCC has determined that a modification is not a substantial change, and therefore is an EFR that shall be approved under the Spectrum Act, as long as it does not fall within any of the following six criteria (47 C.F.R. § 1.6100(b)(7)):

1. For towers other than towers in the public rights-of-way, it increases the height of the tower by more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than 10% or more than ten feet, whichever is greater;
2. For towers other than towers in the public rights-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;
3. For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or, for towers in the public rights-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10% larger in height or overall volume than any other ground cabinets associated with the structure;
4. For towers other than towers in the public rights-of-way, it entails excavation or deployment of transmission equipment outside of the current site by more than 30 feet in any direction. The site boundary from which the 30 feet is measured excludes any access or utility easements currently related to the site;
5. It would defeat the concealment elements of the eligible support structure; or
6. It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment, provided however that this limitation does not apply to any modification that is non-compliant only in a manner that would not exceed the thresholds identified in criteria 1-4 above.

Pursuant to Section 1.6100(c) of the FCC’s rules, which provides that jurisdictions may require documentation or information “only to the extent reasonably related to determining whether the request meets the requirements” of the FCC rule, DISH Wireless provides the following information to demonstrate that the proposed Request does not constitute a substantial change under the criteria above because it:



1. *Does not involve an increase in height in excess of the limits in 47 C.F.R. § 1.6100(b)(7)(i).*

Details: Collocation on support structure.

2. *Does not involve an increase in width in excess of the limits in 47 C.F.R. § 1.6100(b)(7)(ii).*

Details: Base Station equipment being placed on flat rooftop.

3. *Does not involve installation of new equipment cabinets in excess of the limits in 47 C.F.R. § 1.6100(b)(7)(iii).*

Details: Cabinets do not exceed the limit.

4. *Does not involve any excavation or deployment outside the current site by more than 30 feet in any direction.*

Details: Confirmed.

5. *Would not defeat any concealment elements of the eligible support structure.*

Details: DISH Wireless' proposed installation will not defeat the concealment elements of the eligible support structure.

6. *Complies with any prior conditions, except for any non-compliance due to exceeding the thresholds in criteria 1-4 above.*

Details: Confirmed.

Under the FCC's rule, the submission of this request for EFR approval initiates a 60-day shot clock to review and approve the application. *Id.* § 1.6100(c)(2). If that time passes without action, "the request shall be deemed granted." *Id.* § 1.6100(c)(4).

DISH Wireless is committed to working cooperatively with you to process this request in a timely and efficient manner. We look forward to developing a long-term collaborative working relationship with you.

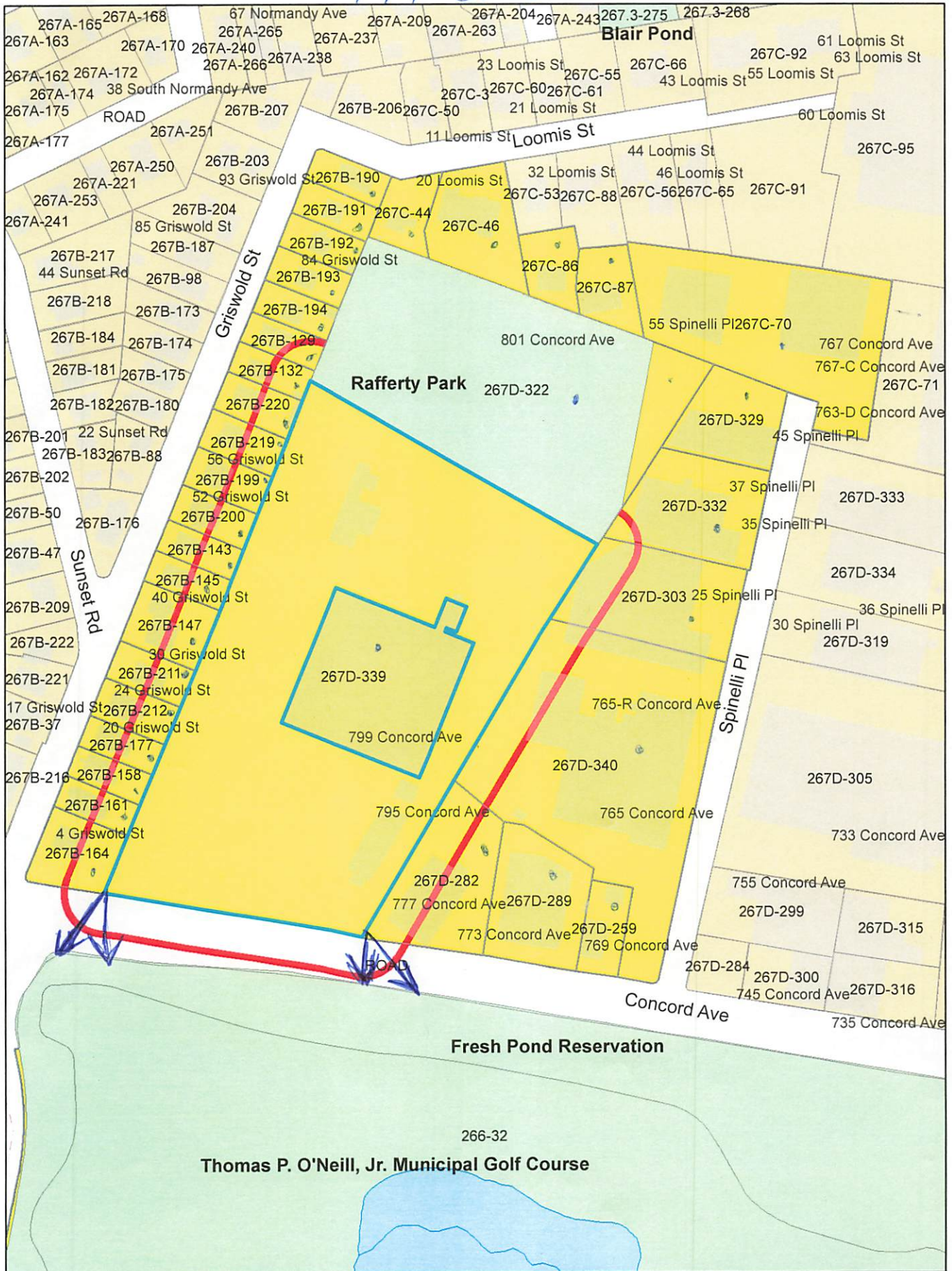
Please do not hesitate to contact me if you have any questions or need any other information.

Respectfully submitted

By Structure Consulting Group

Agent for Dish Wireless

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799 Concord Ave

Petitioner 193

267B-132
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267B-145
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267C-87
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267D-282
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267D-282
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267D-282
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267D-282
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267B-164
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267B-193
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267B-211
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267B-212
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267D-282
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267D-282
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267D-282
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267D-339
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267B-129
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267B-143
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267B-147
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267B-147
YUEN, MAN K. & KAREN H. CHAN
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267B-177
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46 IVY LANE
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267B-191
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267B-194
IANNOTTI, MICHAEL
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267B-200
MULLEN, FRANCIS T. &
BARBARA CLARK MULLEN
52 GRISWOLD
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267B-220
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267C-44
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267C-86
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267D-282
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267D-282
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267D-340
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267B-192
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267D-332
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267D-282
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267D-282
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267D-282
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267B-158
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267B-161
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267B-190
CALLENDER, CAROLYN WILSON
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267B-219
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267C-70-329
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267D-259
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267D-282
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267D-282
ELECTROMAGNETICS ACADEMY, INC
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267D-289
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267C-46
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267D-289
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267D-289
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267D-289
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267D-289
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267D-289
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267D-289
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267D-289
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267D-289
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267D-289
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267D-289
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267D-289
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267D-289
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267D-289
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267D-289
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267D-289
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267D-282
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267D-303
25 SPINELLI PLACE LLC
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267D-289
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267C-46
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267B-147
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267D-289
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267C-46
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267D-289
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267B-199
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C/O YI-AN HUANG
CITY MANAGER

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