

# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2007-07 PM 3:12

## BZA Application Form

**BZA Number: 200775**

### General Information

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

Special Permit:   X  

Variance:           

Appeal:           

**PETITIONER:** T-Mobile Northeast LLC, for HRB MA Holdings LLC C/O Adam Brailard of Prince Lobel Tye LLP, for T-Mobile Northeast LLC

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

**LOCATION OF PROPERTY:** 575 Memorial Dr., Cambridge, MA

**TYPE OF OCCUPANCY:** Mixed Use and Telecommunications

**ZONING DISTRICT:** Residential C-3 Zone

### **REASON FOR PETITION:**

/Telecommunication Facility (antenna)/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

The Applicant proposes to modify its facility currently located on the facade of the existing building by replacing the existing nine (9) panel antennas with nine (9) new like-kind panel antennas, as well as replacing the three (3) RRUs with six (6) new like kind RRHs, and replace ancillary radio equipment and cabinets. All of the antennas associated with the Proposed Facility will be located in the same locations as the existing antennas, and all antennas will be painted to match the color of the facade of the building. Consequently, the visual change to the Applicant's existing facility will be de minimus.

### **SECTIONS OF ZONING ORDINANCE CITED:**

Article: 4.000	Section: 4.32.G.1 & Sec. 4.40 (Footnote 49) (Telecommunications Facility).
Article: 10.000	Section: 10.40 (Special Permit).
Article: 6409	Section: Federal Middle Class Tax Relief Act (Spectrum Act).

Original  
Signature(s):

*(Petitioner (s) / Owner)*

Adam Brailard, of Prince Lobel Tye, for the Applicant

(Print Name)

T-Mobile Northeast LLC

**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.

HRB MA HOLDINGS LLC  
I/We C/O KSL CAPITAL PARTNERS MGMT V, LLC  
(OWNER)

Address: 100 ST PAUL ST., SUITE 800, DENVER, CO 80206

State that I/We own the property located at 595 Memorial Drive, Cambridge, MA a/k/a 575, which is the subject of this zoning application.

The record title of this property is in the name of HRB MA Holdings, LLC

\*Pursuant to a deed of duly recorded in the date 10/31/2019, Middlesex South County Registry of Deeds at Book 73567, Page 548; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_

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

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Vinnie Charavalloti personally appeared before me, this 14 of October, 2022, and made oath that the above statement is true.

Talin Bekelian Notary

My commission expires Feb 9, 2029 (Notary Seal).



Talin Bekelian  
NOTARY PUBLIC  
Commonwealth of  
Massachusetts  
My Commission Expires  
2/9/2029

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

October 31, 2022

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

Re: Eligible Facilities Request pursuant to Section 6409 of the Spectrum Act and an Application for Special Permit, in the Alternative

Property Address: 575 Memorial Drive, Cambridge, MA 02139  
Assessor's Map 63, Lot 134 (the "**Property**")

Applicant: T-Mobile Northeast, LLC ("**Applicant**")

Dear Honorable Members of the Board of Zoning Appeals:

This firm represents T-Mobile Northeast LLC in connection with an application for a special permit from the City of Cambridge Board of Zoning Appeals (the "**Board**"), to modify an existing wireless communications facility on the Property. The Property is located in the Residence C3 District (the "**Residence C3**"). To the extent that the Board determines that the requirements of Article 4 Section 4.32G.1 of the City of Cambridge Zoning Ordinance (the "**Ordinance**") apply, the use of the Property for a wireless telecommunications facility is permitted by special permit from the Board<sup>1</sup>. The Applicant's proposal satisfies the requirements for the grant of a special permit pursuant to Section 10-43 of the Ordinance.

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

---

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

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



Act is shown on the Eligible Facilities Request permit application form attached hereto and incorporated herein by reference (the “**EFR**”).

The Applicant seeks to modify its existing wireless communications facility by replacing the existing antennas with new antennas, replacing existing Remote Radio Units (“**RRUs**”) with new Remote Radio Heads (the “**RRHs**”) and modifying existing ancillary equipment (the “**Proposed Facility**”). The Applicant’s Proposed Facility is described in more detail below and is shown on the Plans attached hereto and incorporated herein by reference (the “**Plans**”).

## **I. Background**

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

## **II. Project Description**

The Applicant’s existing facility consists of three (3) sectors (Alpha, Beta and Gamma) totaling nine (9) panel antennas and three (3) RRUs. The Applicant proposes to modify its existing facility by replacing the existing nine (9) panel antennas with nine (9) new like-kind panel antennas, as well as replacing the three (3) RRUs with six (6) new like kind RRHs. All of the antennas associated with the Proposed Facility will be located in the same location as the existing antennas. Consequently, the visual change to the Applicant’s existing facility will be de minimus.

The Applicant’s proposal is consistent with the previous decisions of the Board for this facility, the first of which is dated October 8, 2009 (Case No. 9846) (the “**Original Decision**”) and a second dated February 16, 2017 (BZA-012369-2017) (the “**2nd Decision**”) (the Original Decision and 2<sup>nd</sup> Decision shall

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



hereafter be referred to as the “**Decisions**”).

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 Residence C3 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. The

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

Proposed Facility and corresponding relief requested are necessary to remedy a gap in reliable service coverage within T-Mobile's existing network infrastructure.

T-Mobile investigated alternative sites in and around the defined geographic area within which its engineers determined that a facility must be located to fill the gap in service coverage and to function effectively within its network of existing and planned facilities. This is an existing location that is being upgraded with new technology to provide the necessary coverage to the subject area of the City of Cambridge. Therefore, the Proposed Facility in the Residence C3 District is necessary to close the coverage gap that is illustrated on the propagation maps submitted herewith. Consequently, T-Mobile is unable to close a gap in its wireless network without obtaining the requested relief under Section 6409 of the Spectrum act or a Special Permit to modify its existing wireless facility in the Residence C3 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.**

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



The Applicant's Proposed Facility will have no additional visual impact on the existing facility and Building. The Proposed Facility will be installed on the facade of the Building in the same location as the Existing Facility, and in conformity with the Decisions.

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

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

The Proposed Facility is located in a residential district; however, the Applicant submits that nonresidential uses predominate in the area, and in keeping with the Decisions, respectfully requests that the Board find the same.

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

- 1. The requirements of the Ordinance can be met:**

---

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



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

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

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

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

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

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

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

**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 Residence C3 District.

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

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

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

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](mailto:abraillard@princelobel.com)

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



Address: One Internatioanl Place, Boston MA 02110  
 Tel. No. 617-456-8153  
 E-Mail Address: abraillard@princelobel.com

Date: November 2, 2022

**BZA Application Form**

**DIMENSIONAL INFORMATION**

**Applicant:** T-Mobile Northeast LLC, for HRB MA Holdings LLC  
**Location:** 575 Memorial Dr., Cambridge, MA  
**Phone:** 617-456-8153

**Present Use/Occupancy:** Mixed Use and Telecommunications  
**Zone:** Residential C-3 Zone  
**Requested Use/Occupancy:** Telecommunications

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

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

The Proposed installation involves a modification of an existing Wireless Telecommunications Facility.

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

**PROJECT INFORMATION**

SCOPE OF WORK: UNMANNED TELECOMMUNICATIONS FACILITY MODIFICATIONS  
 SITE ADDRESS: 575 MEMORIAL DRIVE  
 CAMBRIDGE, MA 02139  
 LATITUDE: 42.35390800° N  
 LONGITUDE: 71.10500600° W  
 JURISDICTION: NATIONAL, STATE & LOCAL CODES OR ORDINANCES  
 CURRENT USE: TELECOMMUNICATIONS FACILITY  
 PROPOSED USE: TELECOMMUNICATIONS FACILITY  
 PROJECT TYPE: ANCHOR  
 DESIGN CONFIGURATION: 67D5A997DB OUTDOOR

**SITE NUMBER: 4BS1370A**  
**SITE NAME: BS370/HYATT REGENCY HOTEL**  
 575 MEMORIAL DRIVE  
 CAMBRIDGE, MA 02139  
 MIDDLESEX COUNTY  
 DESIGN CONFIGURATION: 67D5A997DB OUTDOOR

**DRAWING INDEX**

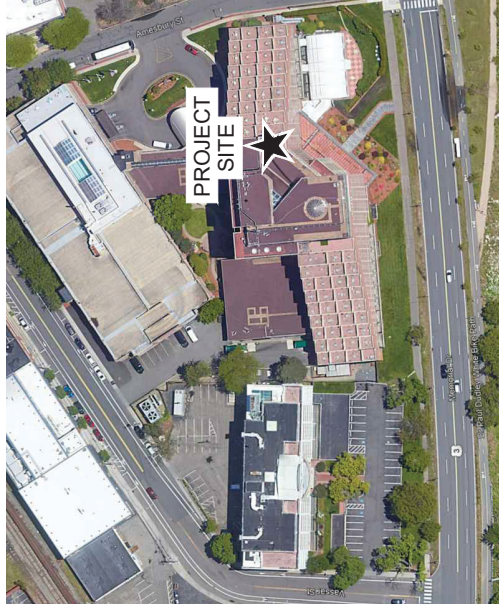
	REV
T-1	4
GN-1	4
A-1	4
A-2	4
A-3	4
A-4	4
A-5	4
A-6	4
S-1	4
S-2	4
S-3	4
S-4	4
G-1	4

**SIGNATURES**

CONSTRUCTION	DATE
RF ENGINEERING	DATE
ZONING / SITE ACQ.	DATE
OPERATIONS	DATE
LANDLORD	DATE



**LOCUS MAP**



**GENERAL NOTES**

- 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.



DIG SAFE SYSTEM, INC.  
 CALL BEFORE YOU DIG

CALL TOLL FREE: 811 OR 888-DIG-SAFE

**UNDERGROUND SERVICE ALERT**

NO.	DATE	BY	CHK
0	02/11/21	ASB	MRC
1	04/20/21	ASB	MRC
2	06/09/21	JMH	MRC
3	07/16/22	JMH	MRC
4	03/26/22	JMH	MRC

T-MOBILE NORTHEAST LLC  
 15 COMMERCE WAY, SUITE B  
 NORTON, MA 02766  
 OFFICE: (508) 286-2700  
 FAX: (508) 266-2693

**SITE NUMBER: 4BS1370A**  
**SITE NAME: BS370/HYATT REGENCY HOTEL**  
 575 MEMORIAL DRIVE  
 CAMBRIDGE, MA 02139  
 MIDDLESEX COUNTY



TITLE SHEET

T-1

## GENERAL NOTES

1. THE CONTRACTOR SHALL OBEY ALL NOTICES AND COMPLY WITH ALL APPLICABLE ORDERS, REGULATIONS, RULES, AND ORDINANCES OF ANY LOCAL, STATE, FEDERAL, AND NATIONAL AGENCIES, AGENCIES, AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.

2. THE ARCHITECT/ENGINEER HAS MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT BIDDING THE JOB IS COMPLETE SCOPE OF WORK, AND THE CONTRACTOR BIDDING THE JOB IS RESPONSIBLE FOR VERIFYING ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES AND FOR SPECIFYING ALL MATERIALS AND METHODS TO BE USED IN THE CONSTRUCTION OF THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.

3. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF VERIFYING THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EVENT OF DISCREPANCIES OR CONFLICTS PRIOR TO 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 IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.

8. THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AND SPECIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.

9. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT IS 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 AND GRADES.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND APPROVALS FROM THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.

12. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING UTILITIES AND STRUCTURES. 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 FREE FROM OBSTRUCTIONS, DEBRIS, RUBBER AND REMOVED EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SLUDGES OF ANY NATURE.

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

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

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

17. ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES FOR ALL PRE-CONSTRUCTION NOTIFICATION 72-HOURS PRIOR TO ANY EXCAVATION ACTIVITY; OR SAFE SYSTEM (MA, NH, RI, VT); 1-888-344-7233 CALL BEFORE YOU DIG (CT); 1-800-922-4465 (MA, NH, RI, VT); 1-800-922-4465 (MA, NH, RI, VT).

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 CONTRACTOR'S 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, OR BEFORE 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 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 SHALL BE INCLUDED IN THE BIDDING PRICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THESE 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 MOUNTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A SURFACE PREPARATION AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND PROJECT OWNER'S GUIDELINES.

25. COORDINATION, LAYOUT, AND FURNISHING OF CONDUIT, CABLE AND TELECOMMUNICATIONS SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

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

27. ALL (EXAMINE 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW.

## 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 SUD 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 PPC.

7. ELECTRICAL WIRING SHALL BE COPPER WITH TYPE XHHW, THHN, 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 BITS CABINET AS INDICATED ON THIS DRAWING. PROVIDE FULL LENGTH PULL ROPE AND GREEN/BLUE CONDUIT MEASURING TAPE IN EACH INSTALLED TELCO CONDUIT.

10. WHERE CONDUIT BETWEEN BITS AND PROJECT OWNER CELL SITE PPC AND BETWEEN BITS AND PROJECT OWNER CELL SITE TELCO SERVICE CABINET ARE UNDERGROUND USE PPC, SCHEDULE 40 CONDUIT. ABOVE GROUND PORTION OF THESE CONDUITS SHALL BE PPC 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 MANUFACTURER'S COAX CABLE GROUNDING KITS SUPPLIED BY PROJECT OWNER.

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

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

16. ALL GROUND CONNECTIONS TO BE BURNED HYDROGEN COMPRESSION TYPE CONNECTORS OR CALWELD 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 ANGLES. ALWAYS MAKE AT LEAST 12" RADIUS BENDS. #6 WIRE CAN BE BENT 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 ESB PLACED NEAR THE ANTENNA LOCATION, TYPE GROUND CONNECTIONS.

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

21. CONTRACTOR SHALL PROVIDE AND INSTALL OWN DIRECTIONAL ELECTRONIC MARKER SYSTEM (EMS) BALLS OVER EACH GROUND ROD AND ENDING 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 LMA RETURN-LOSS AND DISTANCE- TO-FAULT MEASUREMENTS (SWEEP TESTS) AND RECORD RESULTS FOR PROJECT CLOSE OUT.



## ABBREVIATIONS

NO.	DATE	REVISIONS	BY	CHK
0	02/11/21	ISSUED FOR REVIEW	AMC	MRC
1	04/20/21	ISSUED FOR CONSTRUCTION	AMC	MRC
2	06/09/21	REVISED	JMH	MRC
3	02/16/22	REVISED	JMH	MRC
4	03/28/22	REVISED	JMH	MRC

AV	ALTERNATIVE ACCESS VENDOR	EG	EQUIPMENT GROUND	N.T.S.	NOT TO SCALE
AC	ALTERNATING CURRENT	EGB	EQUIPMENT GROUND BAR	REF	REFERENCE
AGL	ABOVE GRADE LEVEL	EGR	EQUIPMENT GROUND RING	REQ	REQUIRED
ATS	AUTOMATIC TRANSFER SWITCH	(F)	FUTURE	RF	RADIO FREQUENCY
AWG	AMERICAN WIRE GAUGE	GAUV	GALVANIZED	RGS	RIGID GALVANIZED STEEL
AZ	AZIMUTH	G.C.	GENERAL CONTRACTOR	RHH	REMOTE RADIO HEAD
BCW	BARE COPPER WIRE	KW	KILOWATT	TBD	TO BE DETERMINED
BEF	BUILDING ENTRY POINT	MB	MASTER GROUND BUS	TBR	TO BE REMOVED
BTS	BASE TRANSCENDER STATION	MIN.	MINIMUM	TBRR	TO BE REMOVED AND REPLACED
CSC	CELL SITE CONTROLLER	(P)	PROPOSED	TYP	TYPICAL
(E)	EXISTING	PPC	POWER PROTECTION CABINET	U/G	UNDERGROUND

GENERAL NOTES	
GN-1	

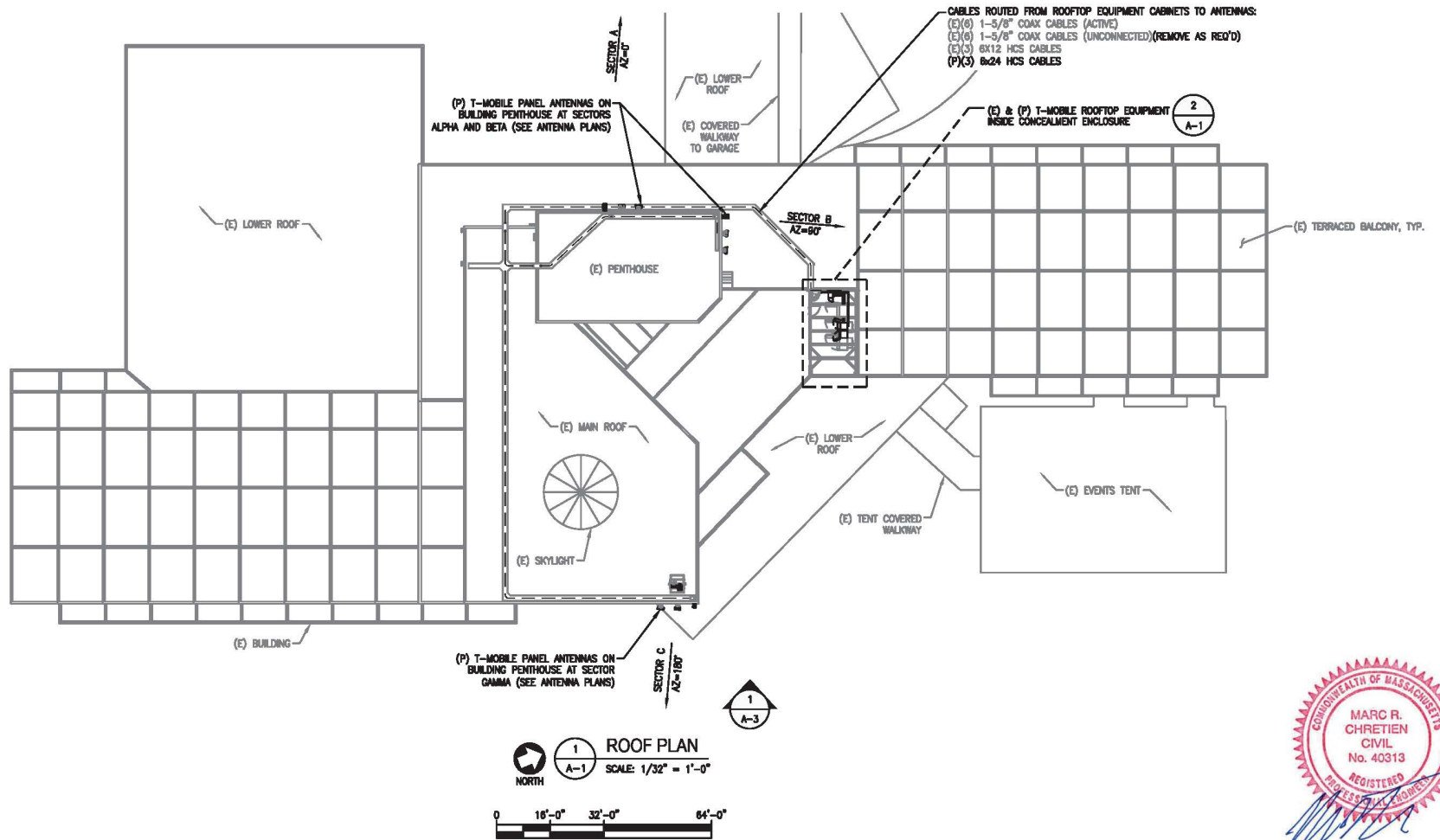
T-MOBILE NORTHEAST LLC  
15 COMMERCE WAY, SUITE B  
NORTON, MA 02766  
OFFICE: (508) 286-2700  
FAX: (508) 286-2883

SITE NUMBER: 4BS1370A  
SITE NAME: BS370/HYATT REGENCY HOTEL  
575 MEMORIAL DRIVE  
CAMBRIDGE, MA 02139  
MIDDLESEX COUNTY



Advanced Engineering Group, P.C.  
300 North Business St., Suite 200  
Barnham, MA 02766  
Phone: (401) 354-2000  
Fax: (401) 354-2010





**EG ADVANCED**  
 ENGINEERING GROUP, P.C.  
 Civil Engineering - Site Development - Surveying - Telecommunications  
 910 North Broadway East Providence, RI 02914 Phone: (401) 354-2403 Fax: (401) 633-6354

**CENTERLINE**  
 COMMUNICATIONS  
 CENTERLINE COMMUNICATIONS  
 95 RYAN DRIVE, SUITE 1  
 RAYNHAM, MA 02767

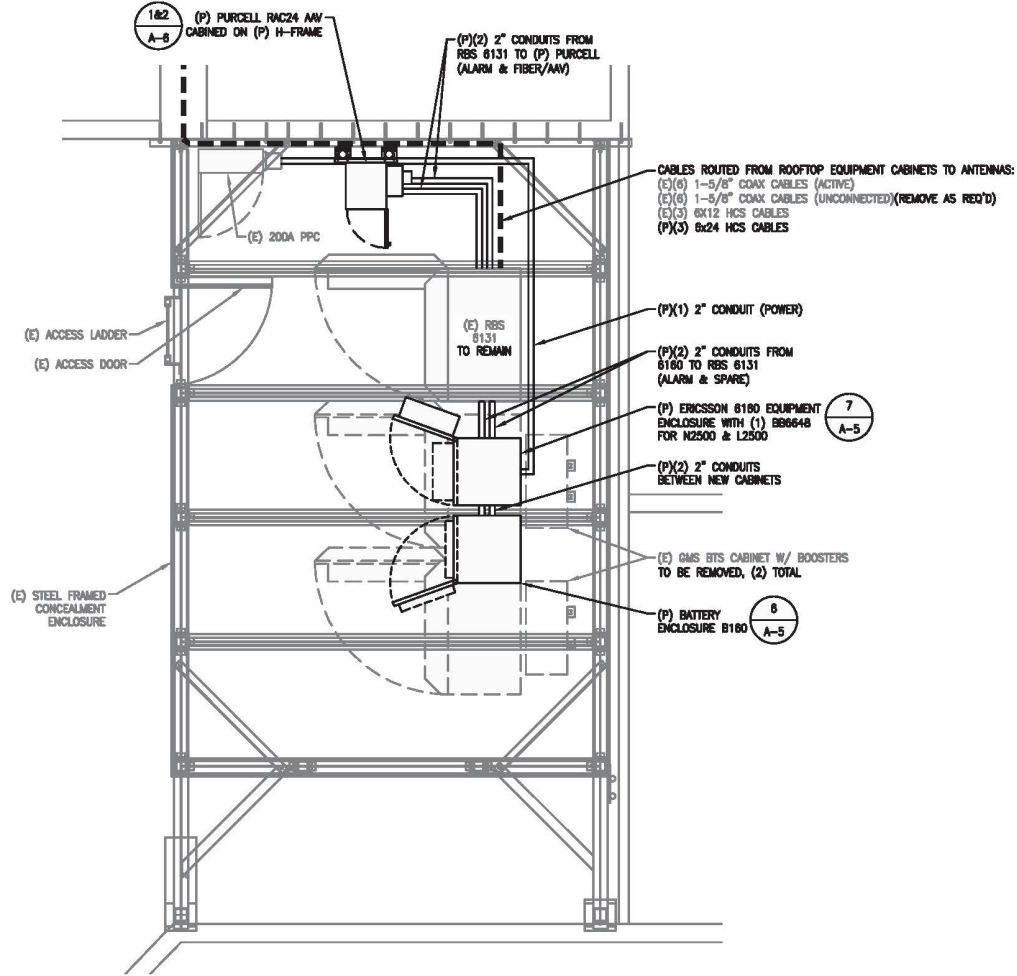
SITE NUMBER: 4BS1370A  
 SITE NAME: BS370/HYATT REGENCY HOTEL  
 575 MEMORIAL DRIVE  
 CAMBRIDGE, MA 02139  
 MIDDLESEX COUNTY

T-MOBILE NORTHEAST LLC  
 15 COMMERCE WAY, SUITE B  
 NORTON, MA 02786  
 OFFICE: (508) 286-2700  
 FAX: (508) 286-2893

NO.	DATE	REVISIONS	BY	CHK
0	02/11/21	ISSUED FOR REVIEW	AMB	MRC
1	04/30/21	ISSUED FOR CONSTRUCTION	AMB	MRC
2	06/08/21	REVISED	JWH	MRC
3	02/16/22	REVISED	JWH	MRC
4	03/28/22	REVISED	JWH	MRC

ROOF PLAN

SHEET NO. A-1



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



**EG ADVANCED**  
 ENGINEERING GROUP, P.C.  
 Civil Engineering - Site Development - Surveying - Telecommunications  
 910 North Broadway East Providence, RI 02914 Phone: (401) 354-2403 Fax: (401) 633-6354

**CENTERLINE**  
 COMMUNICATIONS  
 CENTERLINE COMMUNICATIONS  
 95 RYAN DRIVE, SUITE 1  
 RAYNHAM, MA 02767

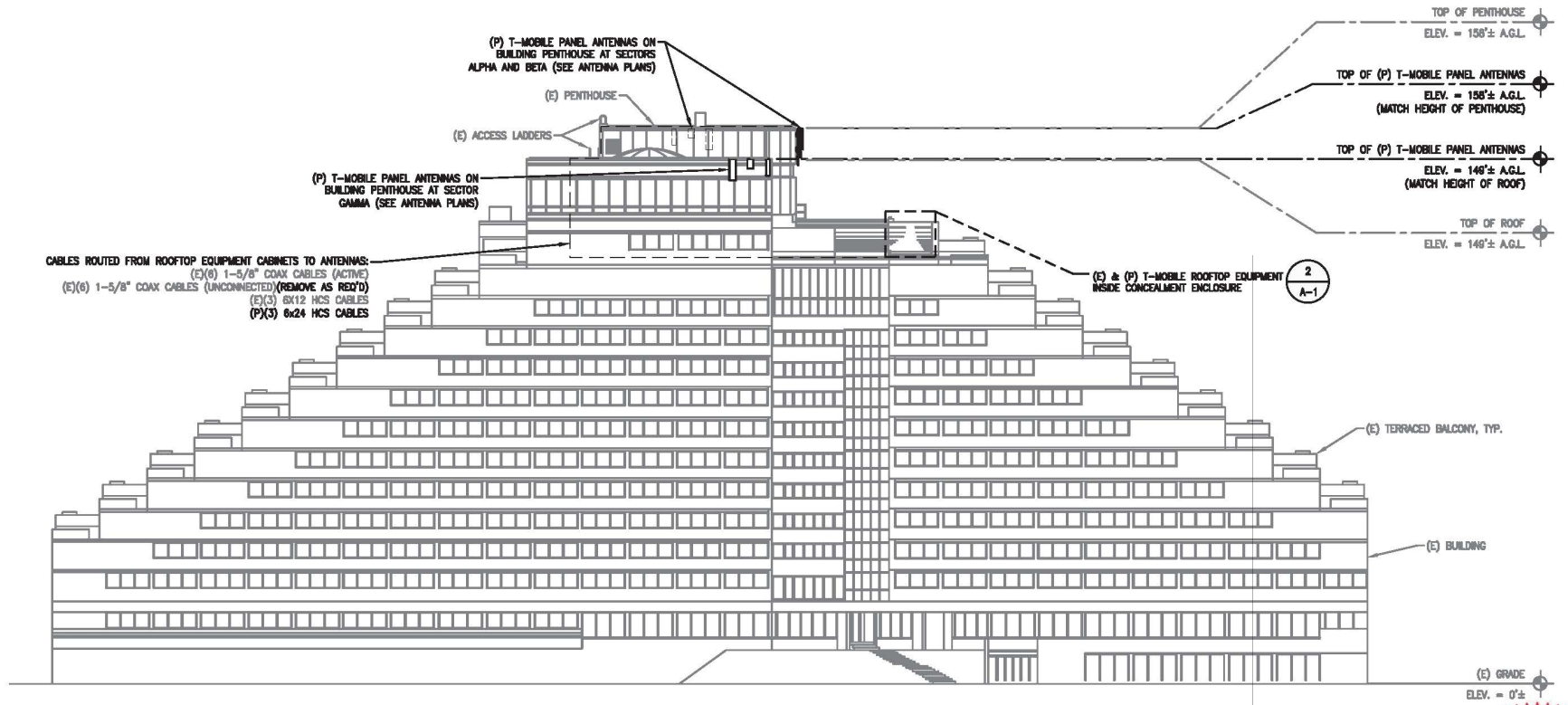
SITE NUMBER: 4BS1370A  
 SITE NAME: BS370/HYATT REGENCY HOTEL  
 575 MEMORIAL DRIVE  
 CAMBRIDGE, MA 02139  
 MIDDLESEX COUNTY

T-MOBILE NORTHEAST LLC  
 15 COMMERCE WAY, SUITE B  
 NORTON, MA 02786  
 OFFICE: (508) 286-2700  
 FAX: (508) 286-2893

NO.	DATE	REVISIONS	BY	CHK
0	02/11/21	ISSUED FOR REVIEW	AMB	MRC
1	04/30/21	ISSUED FOR CONSTRUCTION	AMB	MRC
2	06/08/21	REVISED	JWH	MRC
3	02/16/22	REVISED	JWH	MRC
4	03/28/22	REVISED	JWH	MRC

EQUIPMENT PLAN

SHEET NO. **A-2**



1 ELEVATION  
A-3 SCALE: 1/32" = 1'-0"



(E) GRADE  
ELEV. = 0'±



**EG ADVANCED**  
ENGINEERING GROUP, P.C.  
Civil Engineering - Site Development - Surveying - Telecommunications  
910 North Broadway Phone: (401) 354-2403  
East Providence, RI 02914 Fax: (401) 633-6354

**CENTERLINE**  
COMMUNICATIONS  
CENTERLINE COMMUNICATIONS  
95 RYAN DRIVE, SUITE 1  
RAYNHAM, MA 02767

SITE NUMBER: 4BS1370A  
SITE NAME: BS370/HYATT REGENCY HOTEL  
575 MEMORIAL DRIVE  
CAMBRIDGE, MA 02139  
MIDDLESEX COUNTY

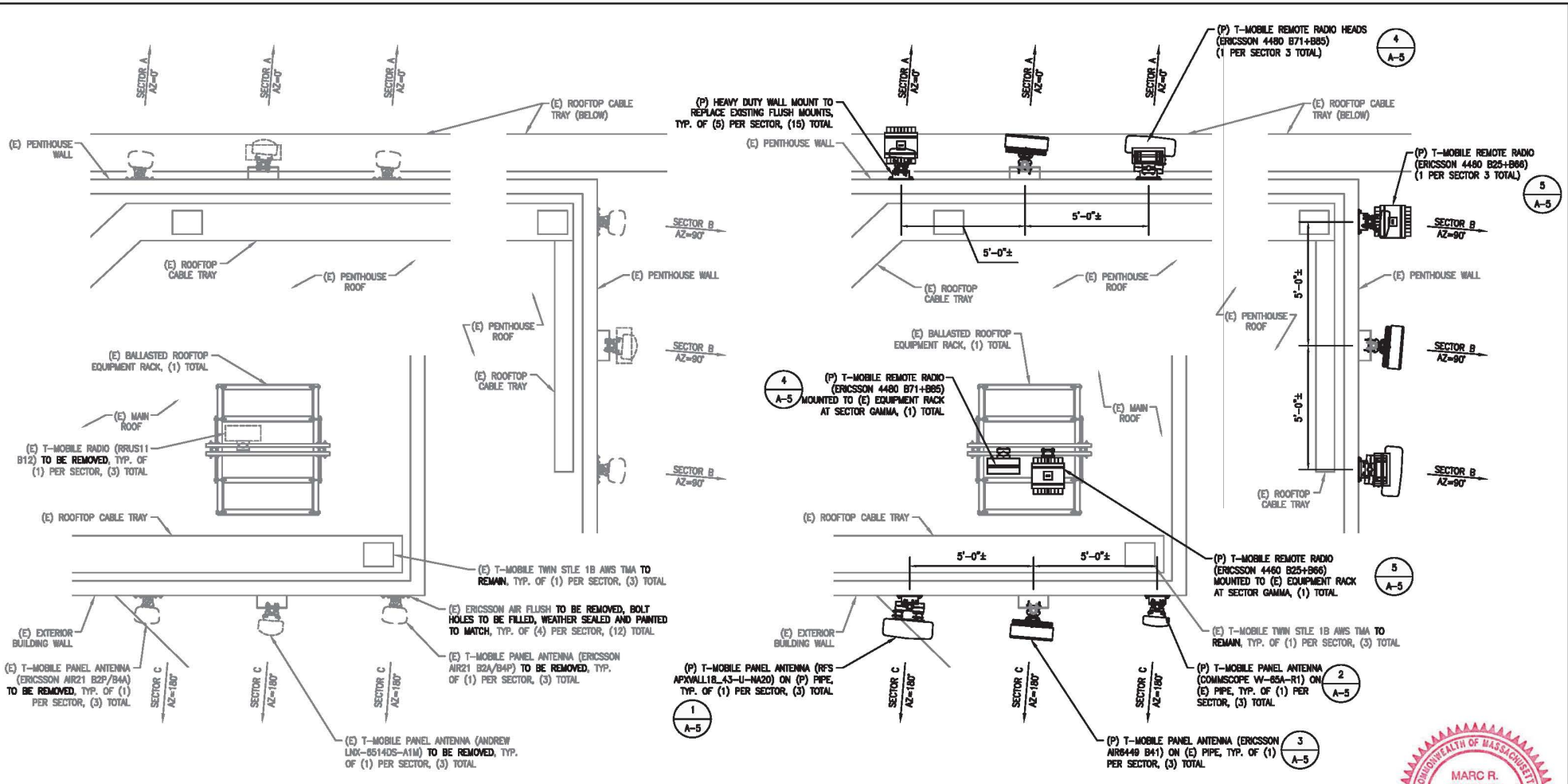
T-MOBILE NORTHEAST LLC  
15 COMMERCE WAY, SUITE B  
NORTON, MA 02786  
OFFICE: (508) 286-2700  
FAX: (508) 286-2893

NO.	DATE	REVISIONS	BY	CHK
0	02/11/21	ISSUED FOR REVIEW	AMB	MRC
1	04/30/21	ISSUED FOR CONSTRUCTION	AMB	MRC
2	06/08/21	REVISED	JWH	MRC
3	02/16/22	REVISED	JWH	MRC
4	03/28/22	REVISED	JWH	MRC

ELEVATION

SHEET NO. A-3





**1** EXISTING ANTENNA PLAN  
 SCALE: 1/2" = 1'-0"  
 NORTH

**2** PROPOSED ANTENNA PLAN  
 SCALE: 1/2" = 1'-0"  
 NORTH



**EG ADVANCED**  
 ENGINEERING GROUP, P.C.  
 Civil Engineering - Site Development - Surveying - Telecommunications  
 910 North Broadway East Providence, RI 02914  
 Phone: (401) 334-2403 Fax: (401) 633-6354

**CENTERLINE**  
 COMMUNICATIONS  
 CENTERLINE COMMUNICATIONS  
 95 RYAN DRIVE, SUITE 1  
 RAYNHAM, MA 02767

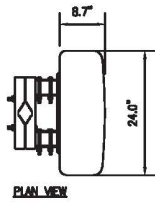
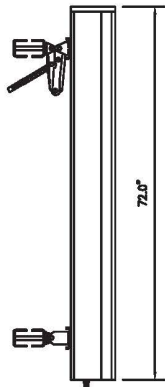
SITE NUMBER: 4BS1370A  
 SITE NAME: BS370/HYATT REGENCY HOTEL  
 575 MEMORIAL DRIVE  
 CAMBRIDGE, MA 02139  
 MIDDLESEX COUNTY

T-MOBILE NORTHEAST LLC  
 15 COMMERCE WAY, SUITE B  
 NORTON, MA 02786  
 OFFICE: (508) 286-2700  
 FAX: (508) 286-2893

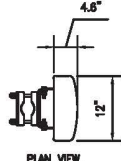
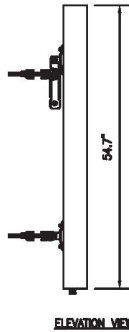
NO.	DATE	REVISIONS	BY	CHK
0	02/11/21	ISSUED FOR REVIEW	AMB	MRC
1	04/30/21	ISSUED FOR CONSTRUCTION	AMB	MRC
2	06/08/21	REVISED	JMH	MRC
3	02/16/22	REVISED	JMH	MRC
4	03/28/22	REVISED	JMH	MRC

ANTENNA PLANS

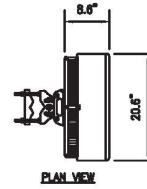
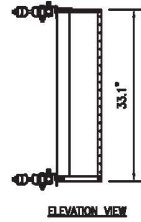
SHEET NO. **A-4**



**APXVAALL18-43-U-NA20**  
 MANUFACTURER: RFS  
 DIMENSIONS: (HxWxD) 72.0"x24"x8.5"  
 WEIGHT: 82.8 LBS.  
 MNTG HARDWARE: 25.3 LBS.



**VV-65A-R1**  
 MANUFACTURER: COMSCOPE  
 DIMENSIONS: (HxWxD) 54.7"x12.0"x4.8"  
 WEIGHT: 28 LBS. (W/O MOUNTING HARDWARE)  
 32.4 LBS. (GROSS)



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

ELEVATION VIEW

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

2 ANTENNA DETAIL  
 A-5 SCALE: N.T.S.

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



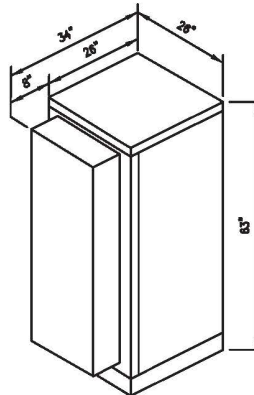
**4480 B71+B85**  
 MANUFACTURER: ERICSSON  
 DIMENSIONS: (HxWxD) 21.8"x15.7"x7.5"  
 WEIGHT: 84 LBS



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

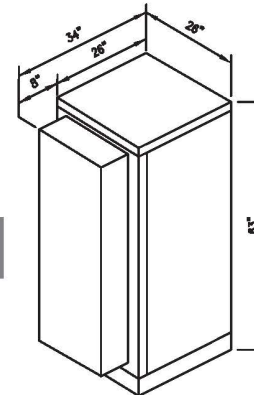
4 TYP. RRR DETAIL  
 A-5 SCALE: N.T.S.

5 TYP. RRR DETAIL  
 A-5 SCALE: N.T.S.



**ENCLOSURE B160**  
 \*PRELIMINARY SPECIFICATIONS  
 MANUFACTURER: ERICSSON  
 DIMENSIONS: 32"x26"x63"  
 WEIGHT W/O BATTERIES: 295 LBS.  
 WEIGHT W/ BATTERIES: 1,363 LBS.  
 ONLY TWO (2) STRINGS OF BATTERIES ALLOWED

6 BATTERY CABINET DETAIL  
 A-5 SCALE: N.T.S.



**ENCLOSURE B160 AC**  
 \*PRELIMINARY SPECIFICATIONS  
 MANUFACTURER: ERICSSON  
 DIMENSIONS: 32"x26"x63"  
 WEIGHT W/O EQUIPMENT: 320 LBS.  
 WEIGHT W/ EQUIPMENT: 805 LBS.

7 EQUIPMENT CABINET DETAIL  
 A-5 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
3	ERICSSON AIR21 B2A/B4P PANEL ANTENNAS
3	ANDREW LNX-6514DS-A1M PANEL ANTENNAS
3	ERICSSON AIR21 B2A/B4P PANEL ANTENNAS
3	ERICSSON RRU511 B12 RADIOS
3	GENERIC TWIN STYLE 1B (AWS) TIA#
6	1 5/8" COAXIAL CABLES (ACTIVE)
6	1 5/8" COAXIAL CABLES (UNCONNECTED)
3	6x12 HCS HYBRID CABLES
1	REB 6131 EQUIPMENT CABINET
EQUIPMENT TO BE REMOVED	
3	ERICSSON AIR21 B2A/B4P PANEL ANTENNAS
3	ANDREW LNX-6514DS-A1M PANEL ANTENNAS
3	ERICSSON AIR21 B2A/B4P PANEL ANTENNAS
3	ERICSSON RRU511 B12 RADIOS
6	1 5/8" COAXIAL CABLES (ACTIVE)
6	1 5/8" COAXIAL CABLES (UNCONNECTED)
3	GENERIC TWIN STYLE 1B (AWS) TIA#
EQUIPMENT TO BE ADDED	
3	COMSCOPE VV-65A-R1 PANEL ANTENNAS
3	ERICSSON AIR449 B41 PANEL ANTENNAS
3	RFS APXVAALL18_43-U-M20 PANEL ANTENNAS
3	ERICSSON 4480 B71+B85 RADIOS
3	ERICSSON 4460 B25+B66 RADIOS
3	6x24 HCS HYBRID CABLES
1	ERICSSON B160 EQUIPMENT ENCLOSURE
1	ERICSSON B160 BATTERY ENCLOSURE
FINAL EQUIPMENT CONFIGURATION	
3	COMSCOPE VV-65A-R1 PANEL ANTENNAS
3	ERICSSON AIR449 B41 PANEL ANTENNAS
3	RFS APXVAALL18_43-U-M20 PANEL ANTENNAS
3	ERICSSON 4480 B71+B85 RADIOS
3	ERICSSON 4460 B25+B66 RADIOS
3	6x24 HCS HYBRID CABLES
3	6x24 HCS HYBRID CABLES
1	REB 6131 EQUIPMENT CABINET
1	ERICSSON B160 EQUIPMENT ENCLOSURE
1	ERICSSON B160 BATTERY ENCLOSURE

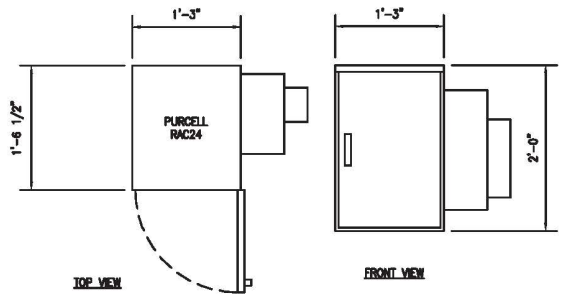
**RF CONFIGURATION**  
 67D5A997DB OUTDOOR

**SCOPE OF WORK**

- REMOVE (12) EXISTING COAX CABLES, (4) PER SECTOR
- REMOVE (9) EXISTING PANEL ANTENNAS (3) PER SECTOR
- REMOVE (3) EXISTING REMOTE RADIO HEADS (1) PER SECTOR
- INSTALL (6) NEW PANEL ANTENNAS, (3) PER SECTOR
- INSTALL (6) NEW RADIOS, (2) PER SECTOR
- INSTALL (3) NEW 6x24 HCS CABLES, (1) PER SECTOR
- INSTALL (1) NEW B160 EQUIPMENT CABINET
- INSTALL (1) NEW B160 BATTERY CABINET

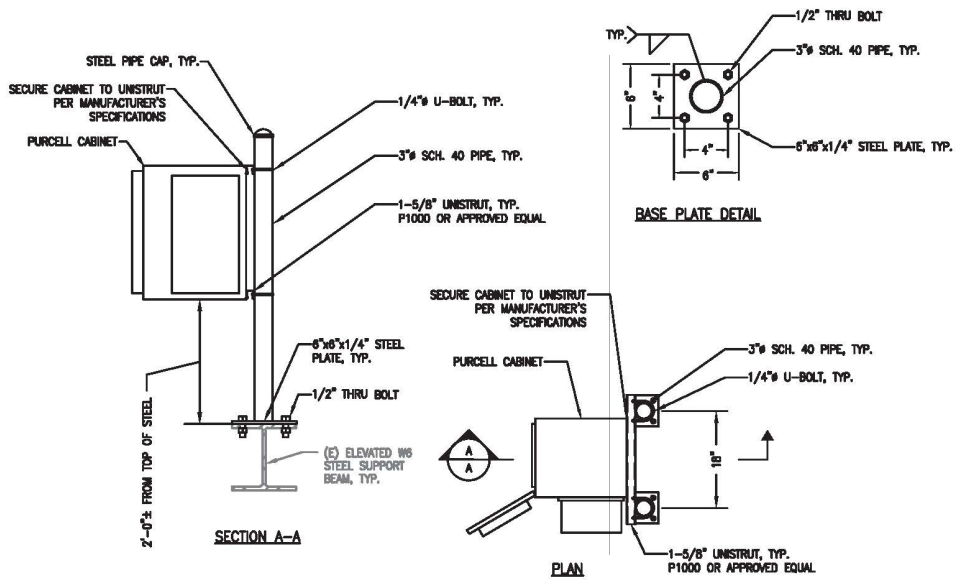


NO.	DATE	REVISIONS	BY	CHK
0	02/11/21	ISSUED FOR REVIEW	AMB	MRC
1	04/30/21	ISSUED FOR CONSTRUCTION	AMB	MRC
2	06/08/21	REVISED	JWH	MRC
3	02/16/22	REVISED	JWH	MRC
4	03/28/22	REVISED	JWH	MRC



1 PURCELL CABINET DETAILS  
A-6 SCALE: N.T.S.

**AAV CABINET**  
 MANUFACTURER: PURCELL  
 MODEL #: RAC24  
 DIMENSIONS (HxWxD): 24"x15"x18.5"



2 PURCELL CABINET MOUNT DETAILS  
A-6 SCALE: N.T.S.



**EG ADVANCED**  
 ENGINEERING GROUP, P.C.  
 Civil Engineering - Site Development - Surveying - Telecommunications  
 910 North Broadway East Providence, RI 02914 Phone: (401) 354-2403 Fax: (401) 633-6354

**CENTERLINE**  
 COMMUNICATIONS  
 CENTERLINE COMMUNICATIONS  
 95 RYAN DRIVE, SUITE 1  
 RAYNHAM, MA 02767

SITE NUMBER: 4BS1370A  
 SITE NAME: BS370/HYATT REGENCY HOTEL  
 575 MEMORIAL DRIVE  
 CAMBRIDGE, MA 02139  
 MIDDLESEX COUNTY

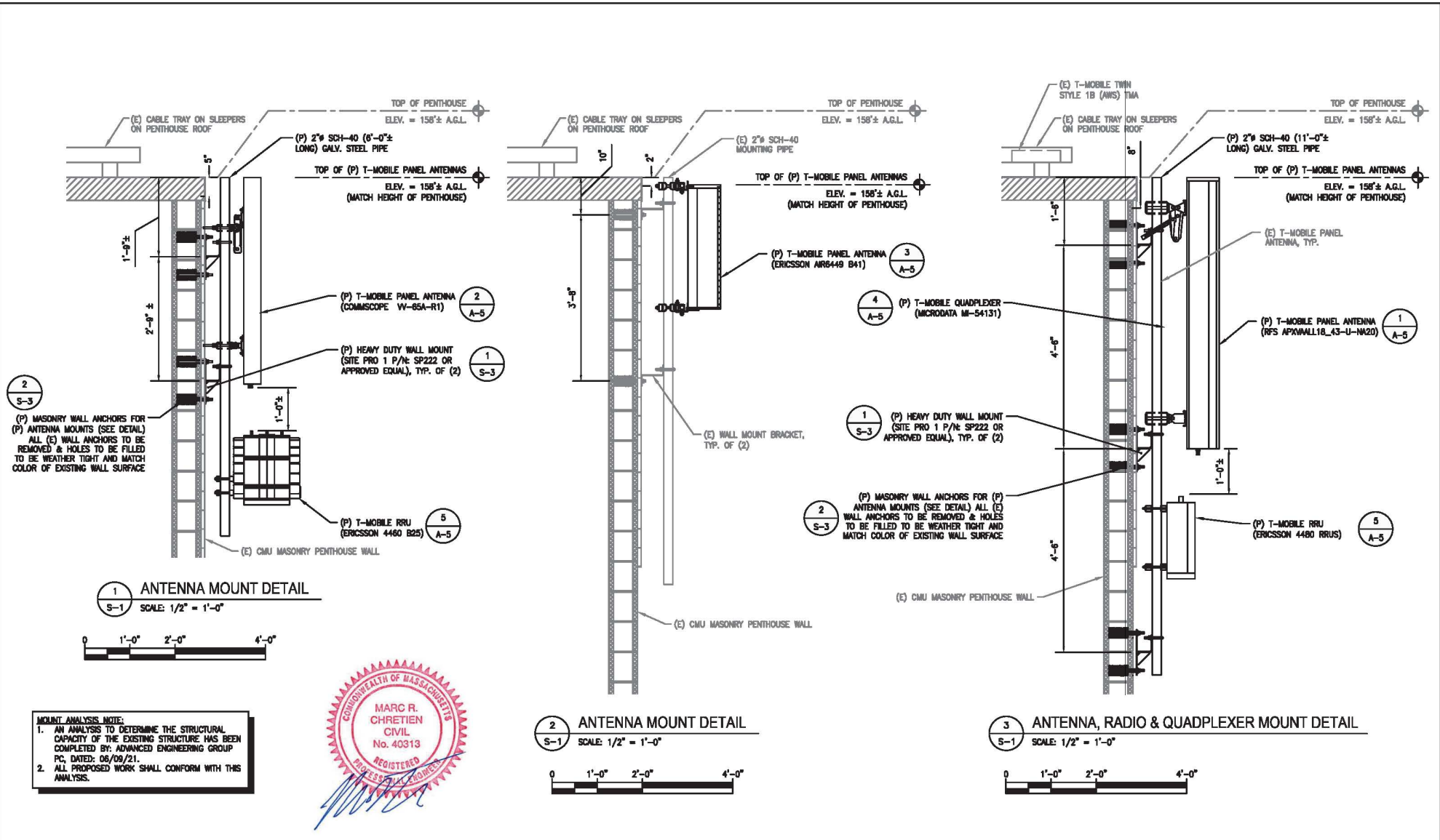
T-MOBILE NORTHEAST LLC  
 15 COMMERCE WAY, SUITE B  
 NORTON, MA 02786  
 OFFICE: (508) 286-2700  
 FAX: (508) 286-2893

NO.	DATE	REVISIONS	BY	CHK
0	02/11/21	ISSUED FOR REVIEW	AMB	MRC
1	04/30/21	ISSUED FOR CONSTRUCTION	AMB	MRC
2	06/08/21	REVISED	JWH	MRC
3	02/16/22	REVISED	JWH	MRC
4	03/28/22	REVISED	JWH	MRC

DETAILS

SHEET NO. A-6





**ADVANCED ENGINEERING GROUP, P.C.**  
Civil Engineering - Site Development - Surveying - Telecommunications  
910 North Broadway  
East Providence, RI 02914  
Phone: (401) 354-2400  
Fax: (401) 633-6354

**CENTERLINE COMMUNICATIONS**  
95 RYAN DRIVE, SUITE 1  
RAYNHAM, MA 02767

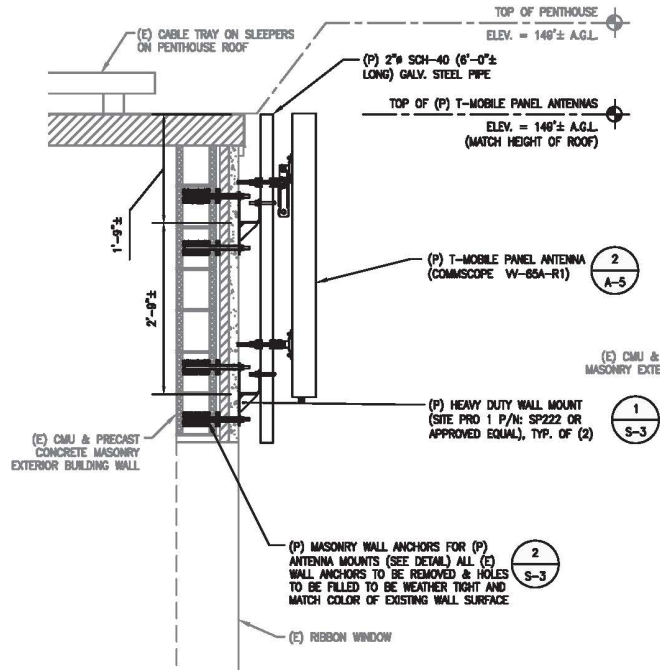
SITE NUMBER: 4BS1370A  
SITE NAME: BS370/HYATT REGENCY HOTEL  
575 MEMORIAL DRIVE  
CAMBRIDGE, MA 02139  
MIDDLESEX COUNTY

T-MOBILE NORTHEAST LLC  
15 COMMERCE WAY, SUITE B  
NORTON, MA 02786  
OFFICE: (508) 286-2700  
FAX: (508) 286-2893

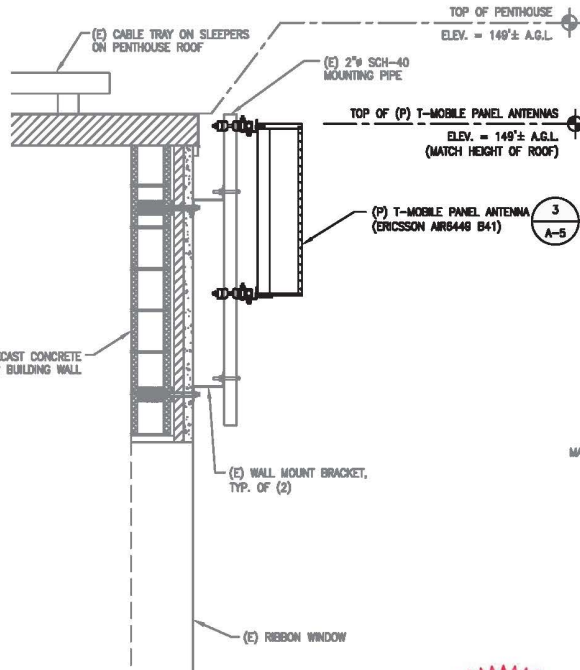
NO.	DATE	REVISIONS	BY	CHK
0	02/11/21	ISSUED FOR REVIEW	AMB	MRC
1	04/30/21	ISSUED FOR CONSTRUCTION	AMB	MRC
2	06/09/21	REVISED	JWH	MRC
3	02/16/22	REVISED	JWH	MRC
4	03/28/22	REVISED	JWH	MRC

MOUNTING DETAILS  
SECTORS ALPHA & BETA

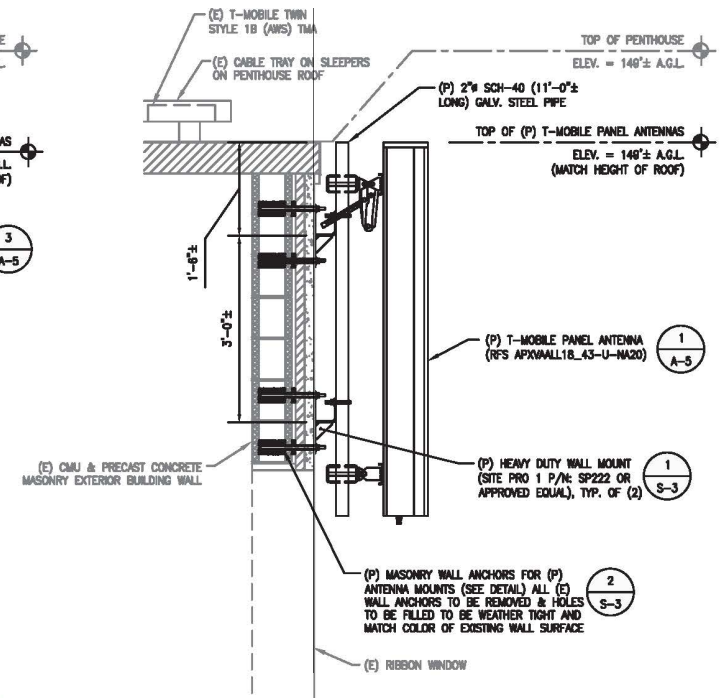
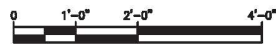
SHEET NO. S-1



1 ANTENNA MOUNT DETAIL  
S-2 SCALE: 1/2" = 1'-0"



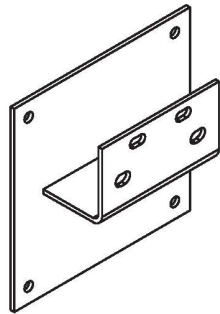
2 ANTENNA MOUNT DETAIL  
S-2 SCALE: 1/2" = 1'-0"



3 ANTENNA & QUADPLEXER MOUNT DETAIL  
S-2 SCALE: 1/2" = 1'-0"

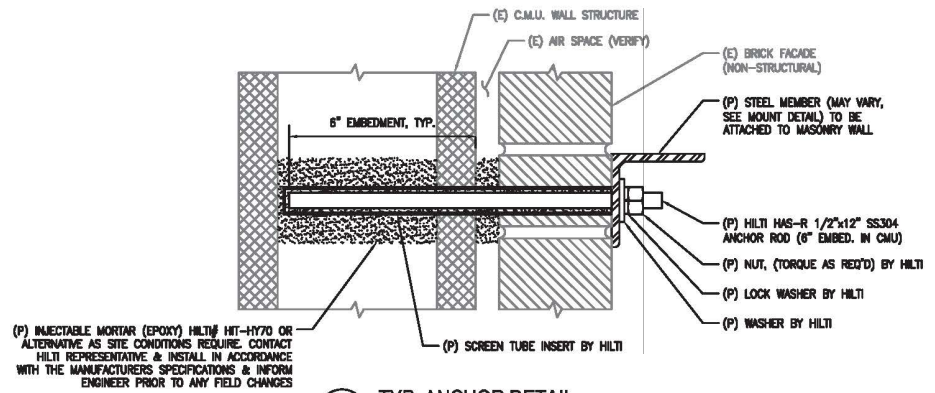


NO.	DATE	REVISIONS	BY	CHK
0	02/11/21	ISSUED FOR REVIEW	AMB	MRC
1	04/30/21	ISSUED FOR CONSTRUCTION	AMB	MRC
2	06/08/21	REVISED	JWH	MRC
3	02/16/22	REVISED	JWH	MRC
4	03/28/22	REVISED	JWH	MRC



HEAVY DUTY WALL MOUNT:  
 MANUFACTURER: SITE PRO 1  
 PART#: SP222  
 WEIGHT: 17 LBS.

1 MOUNT BRACKET DETAIL  
 S-3 SCALE: N.T.S.



2 TYP. ANCHOR DETAIL  
 S-3 SCALE: 3" = 1'-0"



**EG ADVANCED**  
 ENGINEERING GROUP, P.C.  
 Civil Engineering - Site Development - Surveying - Telecommunications  
 970 North Broadway East Providence, RI 02914 Phone: (401) 354-2403 Fax: (401) 633-6354

**CENTERLINE**  
 COMMUNICATIONS  
 CENTERLINE COMMUNICATIONS  
 95 RYAN DRIVE, SUITE 1  
 RAYNHAM, MA 02767

SITE NUMBER: 4BS1370A  
 SITE NAME: BS370/HYATT REGENCY HOTEL  
 575 MEMORIAL DRIVE  
 CAMBRIDGE, MA 02139  
 MIDDLESEX COUNTY

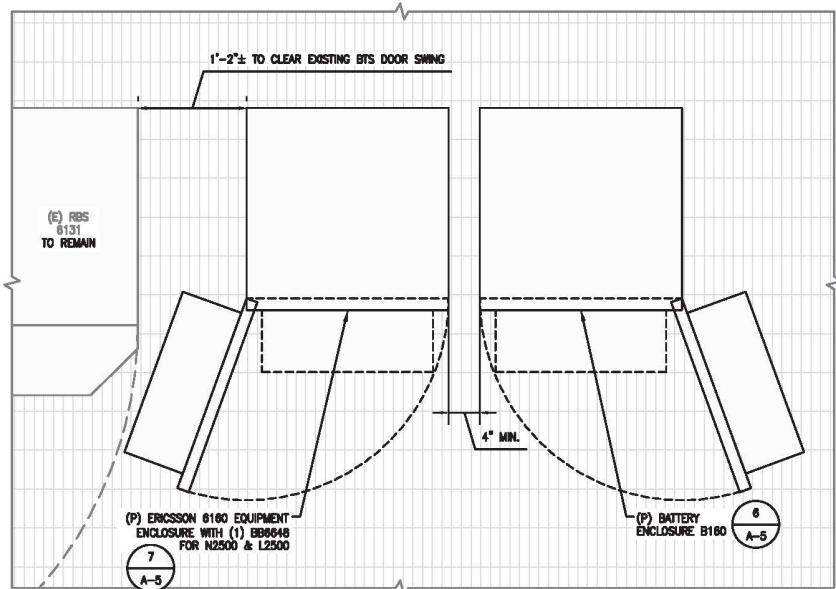
T-MOBILE NORTHEAST LLC  
 15 COMMERCE WAY, SUITE B  
 NORTON, MA 02786  
 OFFICE: (508) 286-2700  
 FAX: (508) 286-2893

NO.	DATE	REVISIONS	BY	CHK
0	02/11/21	ISSUED FOR REVIEW	AAB	MRC
1	04/30/21	ISSUED FOR CONSTRUCTION	AAB	MRC
2	06/08/21	REVISED	JWH	MRC
3	02/16/22	REVISED	JWH	MRC
4	03/28/22	REVISED	JWH	MRC

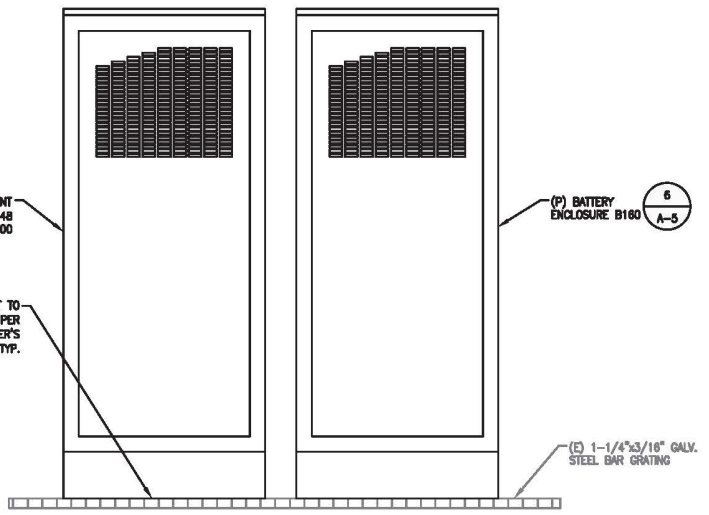
STRUCTURAL DETAILS

SHEET NO. S-3





PLAN



ELEVATION

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



**EG ADVANCED**  
ENGINEERING GROUP, P.C.  
Civil Engineering - Site Development - Surveying - Telecommunications  
590 North Branchway Phone: (401) 334-2423  
East Providence, RI 02914 Fax: (401) 633-6354

**CENTERLINE**  
COMMUNICATIONS  
CENTERLINE COMMUNICATIONS  
95 RYAN DRIVE, SUITE 1  
RAYNHAM, MA 02767

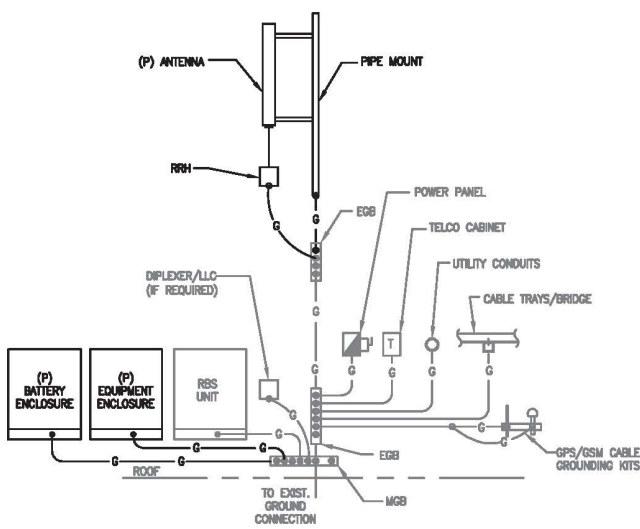
SITE NUMBER: 4BS1370A  
SITE NAME: BS370/HYATT REGENCY HOTEL  
575 MEMORIAL DRIVE  
CAMBRIDGE, MA 02139  
MIDDLESEX COUNTY

T-MOBILE NORTHEAST LLC  
15 COMMERCE WAY, SUITE B  
NORTON, MA 02786  
OFFICE: (508) 286-2700  
FAX: (508) 286-2893

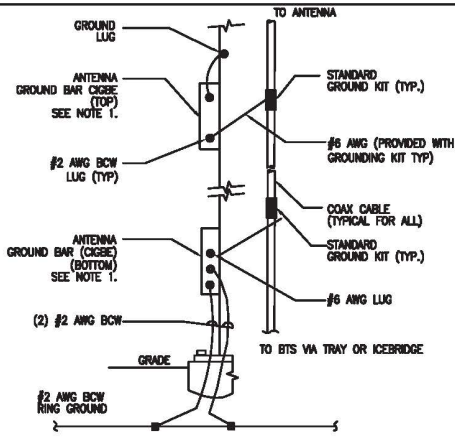
NO.	DATE	REVISIONS	BY	CHK
0	02/11/21	ISSUED FOR REVIEW	AMB	MRC
1	04/20/21	ISSUED FOR CONSTRUCTION	AMB	MRC
2	06/08/21	REVISED	JWH	MRC
3	02/16/22	REVISED	JWH	MRC
4	03/28/22	REVISED	JWH	MRC

CABINET MOUNTING DETAILS

SHEET NO. S-4

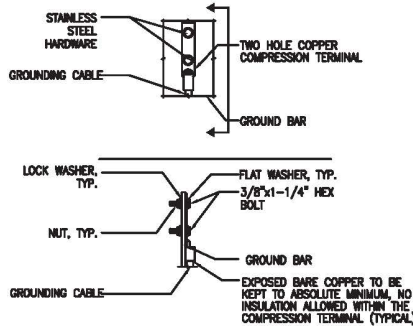


**1** TYP. GROUNDING RISER DIAGRAM  
G-1 SCALE: N.T.S.



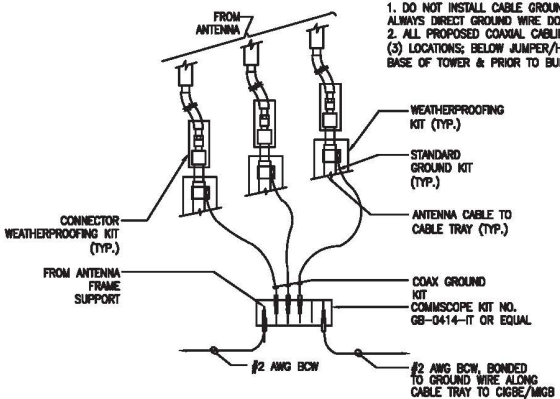
NOTE:  
1. NUMBER OF GROUND BARS MAY VARY DEPENDING ON THE TYPE OF TOWER, ANTENNA LOCATION AND CONNECTION ANTENNA LOCATION AND CONNECTION ORIENTATION. PROVIDE AS REQUIRED.  
2. A SEPARATE GROUND BAR TO BE USED FOR GPS ANTENNA IF REQUIRED.

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

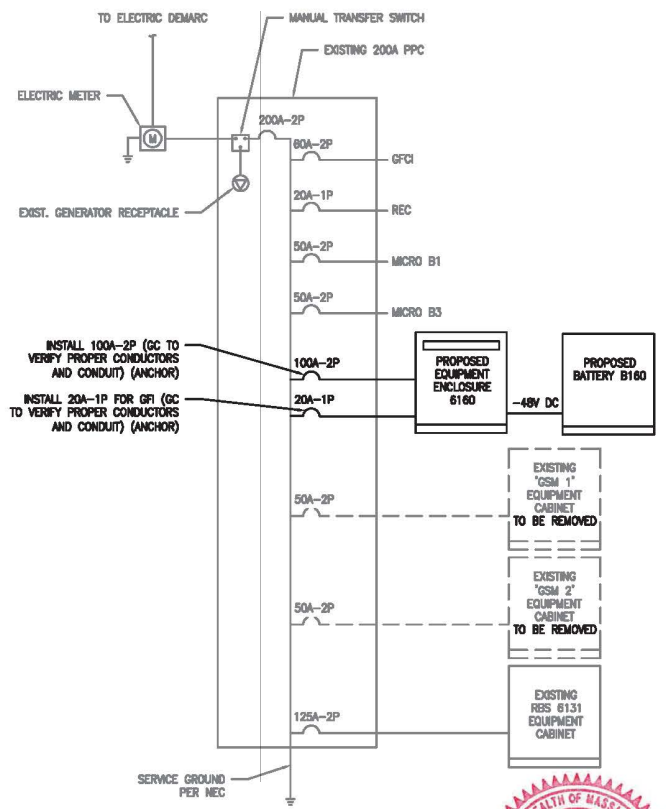


NOTES:  
1. "DOUBLING UP" OR "STACKING" OF CONNECTION IS NOT PERMITTED.  
2. OXIDE INHIBITING COMPOUND TO BE USED AT ALL LOCATIONS.  
3. CADWELDED DOWNLEADS FROM UPPER EGG, LOWER EGG, AND MGB.  
4. ALL GROUND LUGS MUST BE HEAT SHRUNKEN AT WIRE/LUG CONNECTION

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



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



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

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



**EG ADVANCED**  
ENGINEERING GROUP, P.C.  
Civil Engineering - Site Development - Surveying - Telecommunications  
900 North Broadway  
East Providence, RI 02914  
Phone: (401) 334-2403  
Fax: (401) 633-6334

**CENTERLINE**  
COMMUNICATIONS  
CENTERLINE COMMUNICATIONS  
95 RYAN DRIVE, SUITE 1  
RAYNHAM, MA 02767

SITE NUMBER: 4BS1370A  
SITE NAME: BS370/HYATT REGENCY HOTEL  
575 MEMORIAL DRIVE  
CAMBRIDGE, MA 02139  
MIDDLESEX COUNTY

T-MOBILE NORTHEAST LLC  
15 COMMERCE WAY, SUITE B  
NORTON, MA 02786  
OFFICE: (508) 286-2700  
FAX: (508) 286-2893

NO.	DATE	REVISIONS	BY	CHK
0	02/11/21	ISSUED FOR REVIEW	AMB	MRC
1	04/30/21	ISSUED FOR CONSTRUCTION	AMB	MRC
2	06/08/21	REVISED	JWH	MRC
3	02/16/22	REVISED	JWH	MRC
4	03/28/22	REVISED	JWH	MRC

GROUNDING, ONE LINE DIAGRAM & DETAILS

SHEET NO. G-1

October 31, 2022

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

Re: Eligible Facilities Request pursuant to Section 6409 of the Spectrum Act and an Application for Special Permit, in the Alternative

Property Address: 575 Memorial Drive, Cambridge, MA 02139  
Assessor's Map 63, Lot 134 (the "**Property**")

Applicant: T-Mobile Northeast, LLC ("**Applicant**")

Dear Honorable Members of the Board of Zoning Appeals:

This firm represents T-Mobile Northeast LLC in connection with an application for a special permit from the City of Cambridge Board of Zoning Appeals (the "**Board**"), to modify an existing wireless communications facility on the Property. The Property is located in the Residence C3 District (the "**Residence C3**"). To the extent that the Board determines that the requirements of Article 4 Section 4.32G.1 of the City of Cambridge Zoning Ordinance (the "**Ordinance**") apply, the use of the Property for a wireless telecommunications facility is permitted by special permit from the Board<sup>1</sup>. The Applicant's proposal satisfies the requirements for the grant of a special permit pursuant to Section 10-43 of the Ordinance.

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

---

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

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



Act is shown on the Eligible Facilities Request permit application form attached hereto and incorporated herein by reference (the “**EFR**”).

The Applicant seeks to modify its existing wireless communications facility by replacing the existing antennas with new antennas, replacing existing Remote Radio Units (“**RRUs**”) with new Remote Radio Heads (the “**RRHs**”) and modifying existing ancillary equipment (the “**Proposed Facility**”). The Applicant’s Proposed Facility is described in more detail below and is shown on the Plans attached hereto and incorporated herein by reference (the “**Plans**”).

## **I. Background**

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

## **II. Project Description**

The Applicant’s existing facility consists of three (3) sectors (Alpha, Beta and Gamma) totaling nine (9) panel antennas and three (3) RRUs. The Applicant proposes to modify its existing facility by replacing the existing nine (9) panel antennas with nine (9) new like-kind panel antennas, as well as replacing the three (3) RRUs with six (6) new like kind RRHs. All of the antennas associated with the Proposed Facility will be located in the same location as the existing antennas. Consequently, the visual change to the Applicant’s existing facility will be de minimus.

The Applicant’s proposal is consistent with the previous decisions of the Board for this facility, the first of which is dated October 8, 2009 (Case No. 9846) (the “**Original Decision**”) and a second dated February 16, 2017 (BZA-012369-2017) (the “**2nd Decision**”) (the Original Decision and 2<sup>nd</sup> Decision shall

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

hereafter be referred to as the “**Decisions**”).

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 Residence C3 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. The

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

Proposed Facility and corresponding relief requested are necessary to remedy a gap in reliable service coverage within T-Mobile's existing network infrastructure.

T-Mobile investigated alternative sites in and around the defined geographic area within which its engineers determined that a facility must be located to fill the gap in service coverage and to function effectively within its network of existing and planned facilities. This is an existing location that is being upgraded with new technology to provide the necessary coverage to the subject area of the City of Cambridge. Therefore, the Proposed Facility in the Residence C3 District is necessary to close the coverage gap that is illustrated on the propagation maps submitted herewith. Consequently, T-Mobile is unable to close a gap in its wireless network without obtaining the requested relief under Section 6409 of the Spectrum act or a Special Permit to modify its existing wireless facility in the Residence C3 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.**

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



The Applicant's Proposed Facility will have no additional visual impact on the existing facility and Building. The Proposed Facility will be installed on the facade of the Building in the same location as the Existing Facility, and in conformity with the Decisions.

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

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

The Proposed Facility is located in a residential district; however, the Applicant submits that nonresidential uses predominate in the area, and in keeping with the Decisions, respectfully requests that the Board find the same.

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

- 1. The requirements of the Ordinance can be met:**

---

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

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

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

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

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

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

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

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

**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 Residence C3 District.

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

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

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

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](mailto:abraillard@princelobel.com)

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



# Photographic Simulation Package

Proposed Upgrade to Existing Wireless Telecommunications Facility:

4BS1370A BS370/Hyatt Regency  
575 Memorial Drive  
Cambridge, MA 02139

- Site photographs taken 8/2/22

Package prepared by:

Virtual Site Simulations, LLC  
24 Salt Pond Road  
Suite C3  
South Kingstown, Rhode Island 02879

[www.VirtualSiteSimulations.com](http://www.VirtualSiteSimulations.com)  
[www.ThinkVSSFirst.com](http://www.ThinkVSSFirst.com)



Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



Photolog



**Wireless Telecommunications Facility:**  
 4BS1370A BS370/Hyatt Regency  
 575 Memorial Drive  
 Cambridge, MA 02139

- Legend:**
- ★ Facility Location
  - 750 Ft Radius
  - ⊗ Photo location - Year Round Visibility
  - ⊗ Photo location- Obscured Visibility
  - ⊗ Photo location - NOT visible

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution





Existing



Photo #	Approximate Location	Gps Coordinates	Distance to site	Orientation	Bearing to site	Visibility
1	Memorial Dr	42.35352 -71.1043	237.56 Feet	South-East	307	Year Round

Site: 4BS1370A BS370/Hyatt Regency Hotel

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution





Simulation



Photo #	Approximate Location	Gps Coordinates	Distance to site	Orientation	Bearing to site	Visibility
1	Memorial Dr	42.35352 -71.1043	237.56 Feet	South-East	307	Year Round

Site: 4BS1370A BS370/Hyatt Regency Hotel

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution





Existing



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
2	Vassar St	42.35509	-71.10507	430.95 Feet	North	178	Year Round

**Site:** 4BS1370A BS370/Hyatt Regency Hotel

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution





Simulation



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
2	Vassar St	42.35509	-71.10507	430.95 Feet	North	178	Year Round

**Site:** 4BS1370A BS370/Hyatt Regency Hotel

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution





Existing



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
3	Vassar St	42.35439	-71.10695	0.1 Miles	West	108	Year Round

**Site:** 4BS1370A BS370/Hyatt Regency Hotel

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution





Simulation



Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
3	Vassar St	42.35439	-71.10695	0.1 Miles	West	108	Year Round

Site: 4BS1370A BS370/Hyatt Regency Hotel

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution





Existing



Photo #	Approximate Location	Gps Coordinates	Distance to site	Orientation	Bearing to site	Visibility
4	Memorial Dr	42.35343 -71.10713	0.11 Miles	West	73	Year Round

**Site:** 4BS1370A BS370/Hyatt Regency Hotel

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution





Simulation



Photo #	Approximate Location	Gps Coordinates	Distance to site	Orientation	Bearing to site	Visibility
4	Memorial Dr	42.35343 -71.10713	0.11 Miles	West	73	Year Round

**Site:** 4BS1370A BS370/Hyatt Regency Hotel

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution



October 31, 2022

Ranjit Singanayagam  
Commissioner of Inspectional Services/Building Commissioner  
City of Cambridge  
831 Massachusetts Avenue  
Cambridge, MA 02139

Re: Eligible Facilities Request to Modify Transmission Equipment at an Existing Base Station located at the Hyatt Regency Hotel, 575 Memorial Drive, 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 the Hyatt Regency Hotel, 575 Memorial Drive, 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.

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

## B. Why this Eligible Facilities Request Must Be Granted

This Eligible Facilities Request involves an effort to collocate, remove, modify, or replace Transmission Equipment at an existing Base Station operated by an FCC licensed wireless carrier. The FCC has defined Base Station as “the equipment and non-tower supporting structure at a fixed location that enable Commission-licensed or authorized wireless communications between user equipment and a communications network . . . the term includes equipment associated with wireless communications service including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supply, and comparable equipment.” The term existing base station also includes a structure that currently houses or supports an antenna, transceiver or other associated equipment that constitutes part of a Base Station at the time the application is filed even if the structure was not built solely or primarily to provide such support. The existing Base Station in this application is approximately one hundred and fifty-eight feet (158’) 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 is also 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.*

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



- a. The height of the Base Station is approximately one hundred and fifty-eight feet (158') high. The proposed replacement and addition of the antennas will not affect the height of the Base Station, as the proposed modifications will take place at a height of one hundred and fifty-eight feet (158').
2. *The modifications to the Transmission Equipment do not protrude from the edge of the support structure by more than six (6) feet.*
  - a. The proposed replacement antennas will not protrude from the edge of the building by more than six (6) feet, and therefore the facility will not exceed the six (6) foot limitation.
3. *The modifications to the Transmission Equipment do not involve the installation of more than the standard number of equipment cabinets for the technology involved, not to exceed four.*
  - a. The Applicant proposes to replace the existing equipment cabinet existing at the Base Station.
4. *The modifications to the Transmission Equipment do not entail any excavation or deployment outside of the Base Station site.*
  - a. There will be no excavation or deployment outside of the Base Station site.
5. *The modifications to the Transmission Equipment do not defeat any existing concealed or stealth-design.*
  - a. Pursuant to the previous decisions by the Board of Zoning Appeal for the City of Cambridge (the “**Board**”) for this site, October 8, 2009 (Case No. 9846) (the “**Original Decision**”) and a second decision dated February 16, 2017 (Case No. BZA-012369-2017) (the “**2nd Decision**”), (the Original Decision and 2nd Decision shall hereafter be referred to as the “**Decisions**”), the existing panel antennas are located in the preferred location on the building. The replacement of the existing nine (9) antennas with nine (9) new like kind antennas will not defeat the intent of the existing design, as the new antennas will be installed at the same locations as the existing antennas. Furthermore, all proposed antennas will be integrated into the building to the extent possible. As such,

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

modifications to the existing facility will be in conformity with the Decision and do not defeat the existing stealth design.

6. *The modifications to the Transmission Equipment comply with prior conditions of approval of the Base Station, unless the non-compliance is due to an increase in height, increase in width, addition of equipment cabinets, or new excavation that does not exceed the corresponding “substantial change” thresholds in numbers 1-4.*
  - a. Based on the foregoing, the proposed modifications to the Base Station fully conform to Section 6409(a) of the Spectrum Act and comply with the prior conditions of approval of the Base Station.

There is a certification attached to the accompanying Eligible Facilities Request that identifies how each of the six review criteria identified by the FCC is met. The modifications to the Transmission Equipment at the Base Station located at 575 Memorial Drive, 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.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Braillard', written over a horizontal line.

Adam F. Braillard

Direct: 617-456-8153

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

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

**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: 575 Memorial Drive, Cambridge, MA 02139



## Existing Facilities

The Existing Facility is comprised of nine (9) panel antennas all mounted to the façade of the existing penthouse on the roof of the building, together with supporting equipment.

## Height of Base Station

Height above ground level of the tallest point on the existing base station: 158(feet)

Height above ground level of the tallest point of the existing base station after the installation of the *proposed* equipment: 158(feet)

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

Yes  No

## Width of Base Station

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

Yes  No

## Excavation or Equipment Placement

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

Yes  No

## Equipment Cabinets

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

Yes  No

### **Concealed or Stealth-Designed Wireless Facilities**

5)

- a) Is the existing wireless facility concealed or stealth- designed?  
 Yes  No
- b) If the answer to 5a) is “Yes,” will the proposed modification in Transmission Equipment defeat the existing concealed or stealth-design?  
 Yes  No

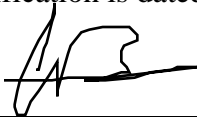
### **Compliance with Preexisting Conditions of Approval for the Base Station**

6)

- a) Were there any conditions of approval stated in the original government approval of the Base Station?  
 Yes  No
- b) Will the proposed modification in Transmission Equipment comply with conditions of approval imposed on the Base Station prior to February 22, 2012?  
 Yes  No
- c) If the answer to 6b) is “No,” is the non-compliance due solely to any of the conditions addressed in Questions 1-5 above?  
 Yes  No

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

This certification is dated this 31<sup>th</sup> day of October, 2022.



\_\_\_\_\_  
Signature

Adam F. Braillard, Esq., Attorney for Applicant  
Name & Title

**Eligible Facilities Request (EFR) Application Form**

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:

---

---

---

---

---



575 Memorial St.

Petitioner

62-18-30-41 / 63-118-128  
MASSACHUSETTS INSTITUTE OF TECHNOLOGY  
C/O MIT INVESTMENTS MANAGEMENT CO  
ONE BROADWAY, SUITE 09-200  
CAMBRIDGE, MA 02142

63-135  
MIT 620 MEMORIAL LLC  
C/O MIT INVESTMENT MANAGEMENT CO.  
ONE BROADWAY, 9TH FL, SUITE 200  
CAMBRIDGE, MA 02142

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

62-40 / 63-132  
BMR-325 VASSAR STREET LLC,  
C/O RYAN LLC  
P.O. BOX 847  
CARLSBAD, CA 92018

58-166  
COMMONWEALTH OF MASS  
STATE HOUSE  
BOSTON, MA 02133

63-131  
BROWNING AND PLANK LIMITED PARTNERSHIP  
C/O MIT INVESTMENT MANAGEMENT  
ONE BROADWAY, 9TH FL, SUITE 200  
CAMBRIDGE, MA 02142

62-39  
CAMBRIDGE ELECTRIC LIGHT CO.  
C/O CAMBRIDGE ELECTRIC CO  
PROPERTY TAX DEPT, P.O. BOX 270  
HARTFORD, CT 06141-0270

274-1F  
DEWOLFE BOATHOUSE/BOSTON UNIVERSITY  
619 MEMORIAL DR  
CAMBRIDGE, MA 02139

63-134  
HRB MA HOLDINGS LLC  
C/O KSL CAPITAL PARTNERS MGMT V, LLC  
100 ST PAUL ST., SUITE 800  
DENVER, CO 80206

DEPARTMENT OF CONSERVATION &  
RECREATION  
251 CAUSEWAY STREET – SUITE 600  
BOSTON, MA 02114-2119





2010 00036908

Bk: 54372 Pg: 509 Doc: DECIS  
Page: 1 of 5 03/05/2010 11:24 AM



# City of Cambridge

MASSACHUSETTS

## BOARD OF ZONING APPEAL

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

CASE NO: 9846

LOCATION: 575 Memorial Drive Residence C-3 Zone  
Cambridge, MA

PETITIONER: T-Mobile Northeast, LLC  
C/o Francis D. Parisi, Esq.  
owner: HMC Cambridge LLC

doed: 29626  
- 186

2010 FEB 10 A 10:19

PETITION: Special Permit: To install and maintain a wireless communication facility on the rooftop of the existing building, consisting of panel antennas, base station equipment cabinets and coaxial cables, to match color and texture to blend with existing building features.

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

DATE OF PUBLIC NOTICE: September 18 & 25, 2009

DATE OF PUBLIC HEARING: October 8, 2009

MEMBERS OF THE BOARD:  
CONSTANTINE ALEXANDER - CHAIR  
TIMOTHY HUGHES - VICE CHAIR  
BRENDAN SULLIVAN  
THOMAS SCOTT

✓  
✓  
✓  
✓

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
✓

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

Case No. 9846  
Location: 575 Memorial Drive  
Petitioner: T-Mobile Northeast, LLC - c/o Francis Parisi, Esq.

On December 17, 2009, Petitioner's attorney Francis Parisi appeared before the Board of Zoning Appeal requesting a special permit in order to install and maintain a wireless communication facility on the rooftop of the existing building, consisting of panel antennas, base station equipment cabinets and coaxial cables, to match color and texture and blend with the existing building features. The Petitioner requested relief from Article 4, Section 4.32.G.1 of the Cambridge Zoning Ordinance ("Ordinance"). The Petitioner submitted application materials including information about the project, plans, and photographs.

Mr. Parisi stated that the proposal was to façade mount antennas painted to match the building. He stated that the facility would fill a gap in coverage. He stated that the building was in a residential zone, but that residential uses did not predominate in this largely commercial and institutional area. He stated that the height of this building made it the only functionally suitable site in the area.

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

After discussion, the Chair moved that the Board grant the special permit for relief in order to install and maintain a wireless communication facility on the rooftop of the existing building, consisting of panel antennas, base station equipment cabinets and coaxial cables, to match color and texture and blend with the existing building features, and that the Board find that the petitioner is an FCC licensed telecommunications carrier. The Chair moved that the Board find that the visual impact of the elements of the proposed facility will be minimized by not extending above the wall on which they are going to be affixed and by being colored to match, to the maximum extent possible, the facade behind them. The Chair moved that the Board find that there is a demonstrated public need for the facility at the proposed location, because in this area of mostly offices and other non-residential uses, and the quality of the signal needs to be and will be enhanced with this installation. The Chair moved that the Board find that there are no alternative functionally suitable sites in non-residential locations. The Chair moved that the Board find that although this building is located in a residential district, most of the structures in and about this structure are not residential in character, and as a result, the character of the prevailing uses in the area will not be affected by the proposed relief. The Chair moved that the Board find that non-residential uses predominant in the vicinity of the proposed facility's location, and that the telecommunication facility is not inconsistent with the character that does prevail in the surrounding neighborhood. The Chair moved that the Board find that because the proposal is only for antennas on a building, there would be no additional traffic generated or patterns of egress or access

affected and there would be no congestion, hazard or substantial change in established neighborhood character. The Chair moved that the Board find that antennas of this sort very rarely require ongoing maintenance work and so do not generate much traffic. The Chair moved that the Board find that the continued operation of adjacent uses would not be adversely affected by the work proposed, because of the site's location in a generally commercial area. The Chair moved that the Board find that no nuisance or hazard would be created to the detriment of the health, safety or welfare of the occupant or the citizens of the city. The Chair moved that the Board find that telecommunications facilities do not create hazard to the citizens of the community. The Chair moved that the Board find that the proposed use would not impair the integrity of the district for the reasons that were earlier identified. The Chair moved that the Board grant the special permit on the following conditions:

1. that the work minimize the visual impact of the new equipment,
2. that the work proceed in accordance with the plans submitted by the petitioner, the first page being T-1, which is initialed by the Chair,
3. that the work proceed in a manner that is consistent with the photo simulations submitted by the petitioner, prepared by Advanced Engineering Group, PC, the first page of which has also been initialed by the Chair, and
4. that when these antennas or equipment is not used for a period of six months they be promptly removed and the structure be restored to its prior condition to the maximum extent feasible.

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

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

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



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



Constantine Alexander, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 2/10/10 by Maria DeSessa, 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: 3/5/10 M. Margaret Drung City Clerk.



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

## NOTICE OF DECISION

**FEB 10 2010**

DECISION FILED WITH THE OFFICE OF THE CITY CLERK ON \_\_\_\_\_

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: 575 Memorial Drive  
Cambridge, MA

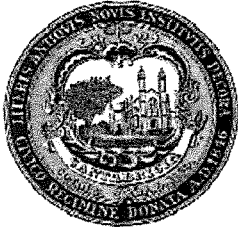
PETITIONER: T-Mobile Northeast, LLC  
C/O Francis D. Parisi, Esq.

PETITION: Special Permit: To install and maintain a wireless communication facility on the rooftop of the existing building, consisting of panel antennas, base station equipment cabinets and coaxial cables, to match color and texture to blend with existing building features.

DECISION: **GRANTED W/ CONDITIONS**

CASE NO: 9846

\*For full details, please refer to the decision available at Inspectional Services Dept.



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

March 22, 2017

T-Mobile Northeast, LLC - C/O Ricardo M. Sousa, Esq.  
One International Place, Suite 3700  
Boston MA, 02110

**Case No:** BZA-012369-2017

Dear Ricardo M. Sousa, Esq.

We enclose the decision of the Board of Zoning Appeal as it pertains to the premises located at **575 Memorial Dr Cambridge, MA 02139**

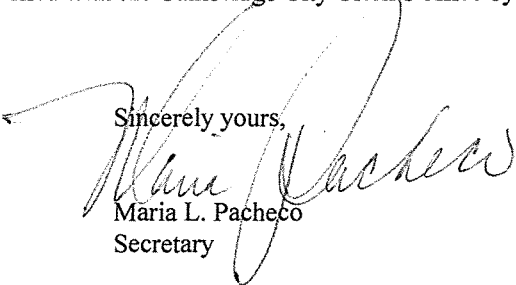
A copy of this decision has been filed with office of the City Clerk, this date. When twenty days have passed you MUST:

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.

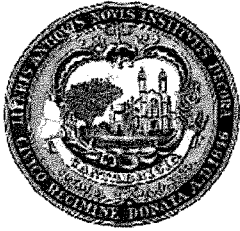
Sincerely yours,

  
Maria 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**

2017 MAR 22 PM 2:55

OFFICE OF THE CITY CLERK  
 CAMBRIDGE, MASSACHUSETTS

CASE NO: BZA-012369-2017 Residence C-3 Zone

LOCATION: 575 Memorial Dr  
 Cambridge, MA 02139

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

PETITION: Special Permit: The Applicant proposes to modify its existing Wireless Telecommunications Facility by collocating three (3) new L700 antennas on the existing building, together with supporting equipment. All three (3) proposed antennas will be facade mounted to the existing building, adjacent to the existing antennas and painted to match. The Applicant's proposal complies with Section 6409 of the Spectrum Act as the collocation of antennas is not a substantial change to the existing base station. Moreover, the Applicant's proposal complies with Section 4.32 and 10.4 of the Cambridge Zoning Ordinance.

**VIOLATION :**

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

DATE OF PUBLIC NOTICE: February 02, 2017 and February 09, 2017

DATE OF PUBLIC HEARING: February 16, 2017;

**MEMBERS OF THE BOARD:**

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

**ASSOCIATE MEMBERS:**

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

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

Case No. BZA-012369-2017  
Location: 575 Memorial Drive  
Petitioner: T-Mobile Northeast LLC – c/o Ricardo Sousa, Esq.

On February 16, 2017, Petitioner’s attorney Daniel Glissman appeared before the Board of Zoning Appeal requesting a special permit in order to modify its existing wireless telecommunications facility by collocating three new L700 antennas on the building together with supporting equipment, where all three antennas will be façade mounted, adjacent to existing antennas and painted to match the building. The Petitioner requested relief under Article 4, Section 4.32.G.1 and Article 10, Section 10.40 of the Cambridge Zoning Ordinance (“Ordinance”) and Section 6409 of the Middle Class Tax Relief & Job Creation Act. The Petitioner submitted materials in support of their application including information about the project, plans, and photographs.

Mr. Glissman stated that the proposal was to add three new antennas to a six antenna array. He stated that they would be façade mounted adjacent to the existing antennas and painted to match the building and other antennas. He stated that the proposed work did not constitute a substantial change under Section 6409, because the height and protrusions were not changing, there would be no new cabinets or excavation, and the existing concealment efforts would not be defeated. He stated that while the proposed site was in a residential zone, residential uses did not predominate due to the adjacent river, and to prevailing commercial and institutional uses. He stated that he reviewed the February 13, 2017 letter from the Planning Board. He stated that the installation would comply with suggestions from the Planning Board, except that the front façade of the building would have three antennas, which would exceed the cornice line by three to six inches. He also stated that the remote radio heads would be moved back an additional ten feet from what was shown on the plans before the Board.

The Chair asked if anyone wished to be heard on the matter, no one indicated such. The Chair read a letter containing suggested changes from the Planning Board.

After discussion, the Chair moved that the Board make the following findings based upon the application materials submitted and all evidence before the Board and that based upon the findings the Board grant the requested relief as described in the Petitioner’s submitted materials and the evidence before the Board: that the Board find that the requirements of the Ordinance could not be met without the special permit requested; that the Board find that traffic generated or patterns of access or egress resulting from the proposed modifications would not cause congestion, hazard, or substantial change in established neighborhood character; that the Board find that the continued operation or development of adjacent uses as permitted in the Ordinance would not be adversely affected by the nature of the proposed use; that the Board find that no nuisance or hazard would be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens

of the City; that the Board find that what was proposed would not impair the integrity of the district or adjoining district or otherwise derogate from the intent and purpose of the Ordinance; that the Board find that the structure was located in a residentially zoned district, but that nonresidential uses predominated in the vicinity of the proposed facility's location; that the Board find that the proposed telecommunication facility was not inconsistent with the character that prevailed in the surrounding neighborhood; and that the Board find that the proposed modification of the existing telecommunication facility would not substantially change physical dimensions of the existing wireless tower or base station at such facility within the meaning of 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, subject to the slight modifications as discussed and agreed to by the petitioner regarding the Planning Board comments,
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, as initialed by the Chair, subject to the slight modifications as discussed and agreed to by the petitioner regarding the Planning Board comments,
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, subject to the slight modifications as discussed and agreed to by the petitioner regarding the Planning Board comments,
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.

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

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



Constantine Alexander, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 3/22/17 by Maria Pacheco, Clerk.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed \_\_\_\_\_.

Appeal has been filed and dismissed or denied.

Date: \_\_\_\_\_ City Cle



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 March 22, 2017

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: 575 Memorial Dr  
Cambridge, MA 02139

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

PETITION: Special Permit: The Applicant proposes to modify its existing Wireless Telecommunications Facility by collocating three (3) new L700 antennas on the existing building, together with supporting equipment. All three (3) proposed antennas will be facade mounted to the existing building, adjacent to the existing antennas and painted to match. The Applicant's proposal complies with Section 6409 of the Spectrum Act as the collocation of antennas is not a substantial change to the existing base station. Moreover, the Applicant's proposal complies with Section 4.32 and 10.4 of the Cambridge Zoning Ordinance.

DECISION: **Approved**

CASE NO: BZA-012369-2017

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

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

<b>Call Sign</b> WQZL853	<b>File Number</b>
<b>Radio Service</b> WT - 600 MHz Band	

FCC Registration Number (FRN): 0001565449

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

Waivers/Conditions:

NONE

Conditions:

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

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



**Licensee Name:** T-MOBILE LICENSE LLC

**Call Sign:** WQZL853

**File Number:**

**Print Date:**

**700 MHz Relicensed Area Information:**

<b>Market</b>	<b>Market Name</b>	<b>Buildout Deadline</b>	<b>Buildout Notification</b>	<b>Status</b>
---------------	--------------------	--------------------------	------------------------------	---------------

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

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:**

<b>Market</b>	<b>Market Name</b>	<b>Buildout Deadline</b>	<b>Buildout Notification</b>	<b>Status</b>
---------------	--------------------	--------------------------	------------------------------	---------------

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 S.E. 38TH STREET  
BELLEVUE, WA 98006

<b>Call Sign</b> KNLH311	<b>File Number</b> 0007725350
<b>Radio Service</b> CW - PCS Broadband	

FCC Registration Number (FRN): 0001565449

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

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.

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:** 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:**

<b>Market</b>	<b>Market Name</b>	<b>Buildout Deadline</b>	<b>Buildout Notification</b>	<b>Status</b>
---------------	--------------------	--------------------------	------------------------------	---------------

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

<b>Call Sign</b> WPOJ753	<b>File Number</b> 0008585870
<b>Radio Service</b> CW - PCS Broadband	

FCC Registration Number (FRN): 0001565449

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

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.

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:** WPOJ753

**File Number:** 0008585870

**Print Date:** 05-31-2019

**700 MHz Relicensed Area Information:**

<b>Market</b>	<b>Market Name</b>	<b>Buildout Deadline</b>	<b>Buildout Notification</b>	<b>Status</b>
---------------	--------------------	--------------------------	------------------------------	---------------

Reference Copy