



STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

Phone: (860) 827-2935 Fax: (860) 827-2950

E-Mail: siting.council@ct.gov

Web Site: www.ct.gov/csc

VIA ELECTRONIC MAIL

March 24, 2020

Lucia Chiocchio, Esq.
Cuddy & Feder LLP
445 Hamilton Avenue, 14th Floor
White Plains, New York 10601

RE: **EM-CING-003-200317** – New Cingular Wireless PCS, LLC (AT&T) notice of intent to modify an existing telecommunications facility located at 353 Pumpkin Hill Road, Ashford, Connecticut.

Dear Attorney Chiocchio:

The Connecticut Siting Council (Council) is in receipt of your correspondence of March 24, 2020 submitted in response to the Council's March 19, 2020 notification of an incomplete request for exempt modification with regard to the above-referenced matter.

The submission renders the request for exempt modification complete and the Council will process the request in accordance with the Federal Communications Commission 60-day timeframe.

Thank you for your attention and cooperation.

Sincerely,

s/ Melanie A. Bachman

Melanie A. Bachman
Executive Director

MAB/IN/emr

From: Durkin, Julie <jdurkin@cuddyfeder.com>
Sent: Tuesday, March 24, 2020 8:41 AM
To: CSC-DL Siting Council; Bachman, Melanie; Mathews, Lisa A
Cc: Chiocchio, Lucia; Patrick, Daniel; Persico, Moira
Subject: EM-CING 003-200317 Ashford Response to Letter of Incompleteness 3-20-20

Good morning,

Please see the attached letter and attachments in response to the notice of incompleteness dated March 19, 2020 respectfully submitted on behalf of AT&T.

Thank you,
Julie

Julie Durkin
Paralegal
Cuddy & Feder LLP
445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300 | F 914 761 5372
jdurkin@cuddyfeder.com
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Lucia Chiochio
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3/20/2020

VIA EMAIL

Melanie A. Bachman
Executive Director
Connecticut Siting Council
10 Franklin Square
New Britain, CT 06051

Re: EM-CING 003-200317 New Cingular Wireless PCS, LLC ("AT&T")
Notice of Exempt Modification
Emergency Back-up Generator
353 Pumpkin Hill Road, Ashford, CT 06278
Lat.: 41.84802000°; Long.: -72.12138810°

Dear Ms. Bachman:

This letter is respectfully submitted on behalf of our client, New Cingular Wireless PCS, LLC ("AT&T"), in connection with the above referenced request for an order from the Connecticut Siting Council (the "Council") to approve the proposed modification of an existing telecommunications facility and associated compound at the parcel identified as 353 Pumpkin Hill Road in the Town of Ashford ("AT&T's Exempt Modification Request").

In response to the notice of incompleteness dated March 19, 2020, please find enclosed evidence of the submission of AT&T's Exempt Modification Request to the Planning and Zoning Department as well as a parcel map and property card.

Thank you for your consideration of AT&T's Exempt Modification Request. Should the Council members or Staff have any questions regarding the foregoing, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in cursive script that reads "Lucia Chiochio". The ink is dark and the signature is fluid and legible.

Lucia Chiochio



cc: First Selectman Ralph Fletcher, Town of Ashford
Michael D'Amato, Zoning Enforcement Officer
American Tower Corporation, Tower Owner
Irene Bunte, Property Co-owner
Verizon Wireless, Property Co-owner
AT&T
General Dynamics Information Technology
Daniel Patrick, Esq. & Julie Durkin, Cuddy & Feder, LLP



Shipment Receipt

Address Information

Ship to:

Michael D'Amato
Zoning Enforcement Officer
Town of Ashford
5 Town Hall Road
ASHFORD, CT
06278
US
914 761 1300

Ship from:

Lucia Chiochio, Esq.
Cuddy & Feder LLP
445 Hamilton Avenue
Suite 1400
White Plains, NY
10601
US
9147611300

Shipment Information:

Tracking no.: 770069256864
Ship date: 03/20/2020
Estimated shipping charges: 13.92 USD

Package Information

Pricing option: FedEx Standard Rate
Service type: FedEx Express Saver
Package type: FedEx Pak
Number of packages: 1
Total weight: 1 LBS
Declared Value: 0.00 USD
Special Services:
Pickup/Drop-off: Use an already scheduled pickup at my location

Billing Information:

Bill transportation to: CuddyFeder-963
Your reference: 1844-3535
P.O. no.:
Invoice no.:
Department no.:

Thank you for shipping online with FedEx ShipManager at fedex.com.

Please Note

FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1000, e.g., jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits; Consult the applicable FedEx Service Guide for details.

The estimated shipping charge may be different than the actual charges for your shipment. Differences may occur based on actual weight, dimensions, and other factors. Consult the applicable [FedEx Service Guide](#) or the FedEx Rate Sheets for details on how shipping charges are calculated.

353 PUMPKIN HILL RD

Location 353 PUMPKIN HILL RD

Mblu 46/ B/ 1/ /

Acct# 00205600

Owner BUNTE IRENE D

Taxable Status

Assessment \$290,300

Appraisal \$414,600

PID 1872

Building Count 1

Legal Description

User Field 1

User Field 2 8301000

User Field 4 564,617

User Field 5

User Field 6

User Field 9

Location

Current Value

Appraisal					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2020	\$0	\$0	\$130,600	\$284,000	\$414,600

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2020	\$0	\$0	\$91,500	\$198,800	\$290,300

Parcel Addresses

Additional Addresses		
Address	City, State Zip	Type
353 PUMPKIN HILL RD		Primary

Owner of Record

Owner BUNTE IRENE D
Co-Owner C/O VERIZON WIRELESS
Care Of
Address PROPERTY TAX DEPT
PO BOX 2549
ADDISON, TX 75001

Sale Price \$0
Book & Page 118/ 924
Sale Date 11/01/1999
Qualified U

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
BUNTE IRENE D	\$0	118/ 924	11/01/1999

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Outbuildings
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bsmt. Garages	

Building Photo



(<http://images.vgsi.com/photos/AshfordCTPhotos/\00\00\24\59.jpg>)

Building Layout

 Building Layout

(http://images.vgsi.com/photos/AshfordCTPhotos//Sketches/1872_1872.jpg)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
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No Data for Extra Features

Parcel Information

Use Code 201
Description Commercial Vacant
Deeded Acres 9.96

Land

Land Use

Use Code 201
Description Commercial Vacant
Zone RA
Neighborhood C3

Land Line Valuation

Size (Acres) 9.96
Assessed Value \$198,800
Appraised Value \$284,000

Outbuildings

Outbuildings							<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Comment
FN4	Fence 8'			430 L.F.	\$5,100	\$3,600	
SHD2	Pre Cast Cell			252 S.F.	\$24,100	\$16,900	
SHD2	Pre Cast Cell			100 S.F.	\$9,600	\$6,700	
TWR1	Cell Tower			240 HEIGHT	\$91,800	\$64,300	

Valuation History

Appraisal					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2018	\$0	\$0	\$130,600	\$284,000	\$414,600
2017	\$0	\$0	\$130,600	\$284,000	\$414,600
2016	\$0	\$0	\$130,600	\$284,000	\$414,600

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2018	\$0	\$0	\$91,500	\$198,800	\$290,300
2017	\$0	\$0	\$91,500	\$198,800	\$290,300
2016	\$0	\$0	\$91,500	\$198,800	\$290,300

