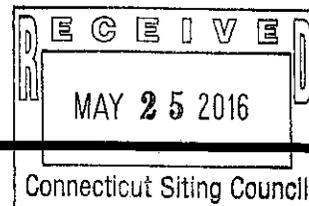


Mathews, Lisa A

em-f-mobile-015-160519



From: Eric Dahl <edahl@comcast.net>
Sent: Wednesday, May 25, 2016 3:16 PM
To: Mathews, Lisa A
Cc: CSC-DL Siting Council; Bachman, Melanie; Holzschuh, Cyron
Subject: Re: T-Mobile EM Incomplete Letter EM-T-MOBILE-015-160519 - 623 Pine Street, Bridgeport, CT
Attachments: TMobile EM Incomplete letter 623 Pine Street Bridgeport CT.pdf; ATT00001.htm; 623 Pine Street map.pdf; ATT00002.htm

Good Afternoon,

Pursuant to your letter dated May 24, 2006, I have attached the parcel map and tax assessor's card for the facility located at 623 Pine Street. I also have attached an email from Cyron Holzschuh from December 11, 2015 which confirms that this facility was approved by the Bridgeport Zoning Board of Appeals in 1999, and that the Bridgeport Zoning Department has no record of conditions that restrict exempt modifications.

Thank you for your assistance in this matter. Please let me know if you have any questions or concerns.

Eric Dahl
860-227-1975

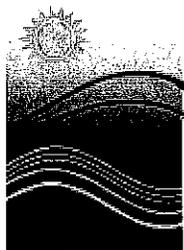
From: Holzschuh, Cymon Cymon.Holzschuh@ct.gov
Subject: RE: T-Mobile EM Incomplete letter - 623 Pine Street, Bridgeport, CT
Date: December 11, 2015 at 10:33 AM
To: Eric Dahl edahl@comcast.net
Cc: Cunliffe, Fred Fred.Cunliffe@ct.gov, Walsh, Christina Christina.Walsh@ct.gov, Bachman, Melanie Melanie.Bachman@ct.gov, Mathews, Lisa A Lisa.A.Mathews@ct.gov



Thank you. I'll note for our records that this facility was approved by the Bridgeport Zoning Board of Appeals in 1999, and that the Bridgeport Zoning Department has no record of conditions that restrict exempt modifications. This information satisfies the Council's request for clarification, and the exempt modification filing for 623 Pine Street will now be processed normally.

We do not make the building permit acquisition a condition of acknowledgement or approval for any matter – this is a wholly separate process that must be initiated and completed with the City of Bridgeport prior to equipment replacement.

Cymon Holzschuh
Siting Analyst
Connecticut Siting Council
10 Franklin Square
New Britain, CT 06051
P: 860.827.2941 | F: 860.827.2950



Connecticut Department of
**ENERGY &
ENVIRONMENTAL
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Ensuring a clean, affordable, reliable, and sustainable energy supply.*

From: Eric Dahl [mailto:edahl@comcast.net]
Sent: Thursday, December 10, 2015 1:43 PM
To: Mathews, Lisa A
Cc: CSC-DL Siting Council
Subject: Re: T-Mobile EM Incomplete letter - 623 Pine Street, Bridgeport, CT

Good Afternoon Lisa,

We reached out to the property owner and the City of Bridgeport for information regarding the original decision for the tower located at 623 Pine Street in Bridgeport. Neither has written information regarding any conditions of approval for the existing tower. However, we did receive the following response from Dennis Buckley, Zoning Administrator for the City of Bridgeport:

Ms. Ford,

In 1964 a 35 X70 Garage building was constructed with a 115 ft. tower and used by an ambulance company. In 1990 Robert & Lillian Knapp purchased the building for their business "Paging Associates" . Nine years later, (1999), came to the Zoning Board of Appeals, represented by Attorney Austin Wolf, seeking to replace the existing 115 ft tower with a 250 ft tower for their own use, as they still owned a paging service.

In 2001, the Knapp's started renting out space on the tower, to Verizon Wireless, which started Enforcement activity.

Eventually the permission was granted to the Verizon Equipment.

Later that year Voice Stream started using the structure.

In 2006 Nextel, In 2008

Metro PCS and in 2012 T-Mobile's agent, (Teresa Ranciato- Viele) were all given approvals to install equipment & antennas on the tower.

In answer to your question, any of the existing users can replace their equipment as long as they get a building permit from the city. If new users want to go through the

CT. Siting Council, they too will be required to obtain a building permit

If you need any additional information feel free to contact me.

Dennis Buckley
Zoning Administrator
45 Lyon Terrace Rm 210
Bridgeport, CT. 06604
203 576-7217

Please let me know if this will satisfy the Council's request for clarification here.

Thank you.

Eric Dahl
860-227-1975

On Dec 4, 2015, at 10:22 AM, Mathews, Lisa A <Lisa.A.Mathews@ct.gov> wrote:

Please see the attached correspondence.

Lisa A. Mathews
Connecticut Siting Council
10 Franklin Square
New Britain, CT 06051
Lisa.A.Mathews@ct.gov
(860) 827-2957

<em-t-mobile-015-151125-incompleteltr-pinestreet.pdf>

PROPERTY OWNERS	ADDRESS	CITY	STATE	ZIP
KNAPP ANDREW & LILLIAN & ROBERT KNAPP (SURV OF THEM)	24 ROCKDALE RD	BRIDGEPORT	CT	0615
WEST HAVEN, CT 06516				
Additional Owners:				

OTHER ID:	0307-25
Census Tract	CEN703
Heart	
Abstract	200
Freeze	
Special Dist	
ASSOC PID#	

REGULAR PROPERTY	RECORD ID	DATE	AMOUNT	CODE	DESCRIPTION	NUMBER	AMOUNT	COMM. HT.
KNAPP ANDREW & LILLIAN & ROBERT KNAPP (SURV OF THEM)	2838/116	09/24/1990	U	I		90,000		
TOTAL: 224,850								

PREVIOUS ASSESSMENTS (HISTORY)	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
	2015	3-1	48,560	2014	3-1	48,560
	2015	3-2	141,290	2014	3-2	144,610
	2015	3-3	35,000	2014	3-3	35,000
TOTAL: 228,170						

APPRaised VALUE SUMMARY	APPRaised Bldg. Value (Card)	APPRaised XF (B) Value (Bldg)	APPRaised OB (L) Value (Bldg)	APPRaised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
	201,840	0	50,000	69,370	0	321,210
Valuation Method: C						

ADJUSTMENT	ADJUSTMENT VALUE
Net Total Appraised Parcel Value	321,210

PERMIT ID	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	ISS. DATE	% COMP.	DATE COMP.	COMMENTS	DATE	TYPE	IS	ID	CD	PURPOSE/RESULT
4898	09/03/2013	TELECOMMUNIC	TELECOMMUNIC	16,500	09/19/2013	0		VERIZON	06/06/2014	02		RK	P	Permit Activity
4467	12/14/2012	TELECOMMUNIC	TELECOMMUNIC	5,000	04/11/2013	0		ANTENNAS	09/13/2013	02		RK	P	Permit Activity
3220	10/26/2010	TELECOMMUNIC	TELECOMMUNIC	15,000	06/22/2011	0			04/11/2013	02		RK	P	Permit Activity
3006	10/25/2010	OT	Other	12,000	04/13/2012	100			10/05/2011	02		RK	P	Permit Activity
2379	07/08/2009	TELECOMMUNIC	TELECOMMUNIC	0	04/11/2013	100			06/22/2011	02		RK	P	Permit Activity
1830	09/11/2008	CO	Cert. of Occ.	58,000	08/17/2009	100								
182-CC	09/14/2006	CO	Cert. of Occ.	0	06/17/2008	100								

B Use # Code	Description	Zone	D Front Depth	Units	Unit Price	I Factor	S.A.	C Factor	ST. Adj.	Notes Adj.	Special Pricing	S Adj. Fact.	Adj. Unit Price	Land Value
1 300	Industrial Matl 96	ILL		4,000 SF	21.68	1.00000	I	1.00	IND	0.80		1.00	17.34	69,370

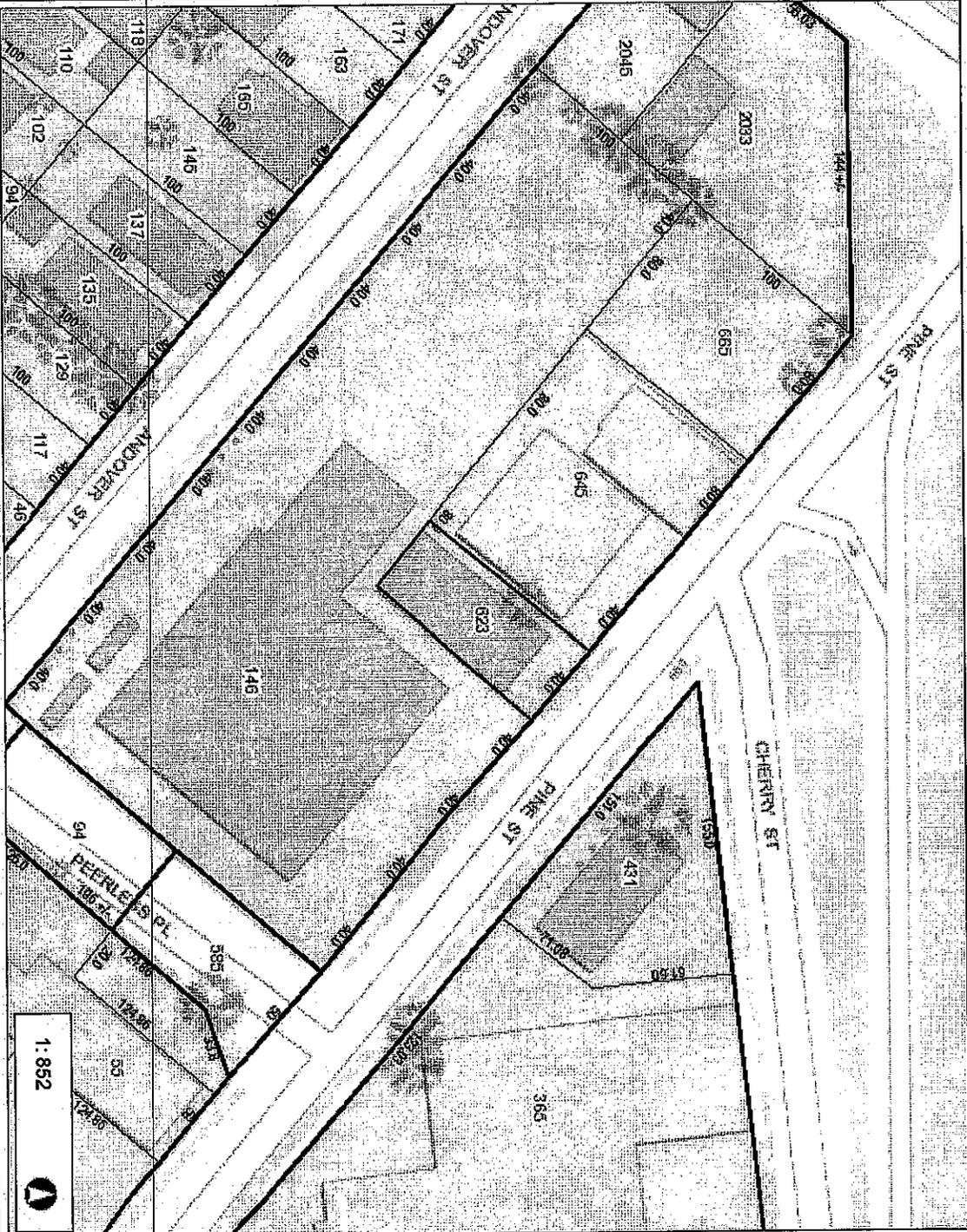
Total Card Land Units: 0.09 AC Parcel Total Land Area: 0.09 AC														Total Land Value: 69,370
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City of Bridgeport

My Map



141.9 0 70.97 141.9 Feet

WGS, 1984, Web Mercator, Auxiliary, Sphere
Created by Greater Bridgeport Regional Council

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1:852

- Legend**
- Property Lines
 - <all other values>
 - BlockLine
 - Property Line
 - Right of Way
 - Parcel Label
 - Parcels

