

March 7, 2024

*Via Certified Mail, Return Receipt Requested*

«Name\_and\_Address»

Re: **Tarpon Towers III, LLC and Cellco Partnership d/b/a Verizon Wireless – Proposed Telecommunications Facility 1021 -1041 South Main Street, Cheshire, Connecticut**

Dear «Salutation»:

Tarpon Towers III, LLC (“Tarpon”) and Cellco Partnership d/b/a Verizon Wireless (“Cellco”) will be submitting an application to the Connecticut Siting Council (“Council”) on or about March 13, 2024, for the construction of a new telecommunications facility on a 6.7 acre parcel at 1021-1041 South Main Street in the Town of Cheshire, Connecticut (“Property”). Cellco identifies this facility as Cheshire DT Facility.

The proposed facility would be located in the westerly portion of the Property. At this location, Tarpon proposes to construct a 94-foot monopole tower within a 20’ x 86’ fenced compound. Cellco would install up to twelve (12) panel-type antennas and twelve (12) remote radio heads on an antenna platform at a height of 90 feet above ground level (“AGL”). A radio equipment cabinet, backup battery cabinet and a diesel-fueled backup generator will be located within the facility compound, near the base of the tower.

Vehicular access to the Cheshire DT Facility would extend from South Main Street over existing paved access driveways and parking areas to the compound. Electric and fiber optic service would extend from existing service in the northwest corner of the Property and King Road. Site plan drawings for the proposed facility are attached for your review. The location and other features of the proposed facility, including tower height, are subject to change under the provisions of Connecticut General Statutes § 16-50g et seq. and 47 U.S.C. § 1455e.

State law provides that owners of record of property which abuts a parcel on which a facility is proposed to be located must receive notice of the submission of this application. This

28611279-v1

# Robinson+Cole

March 7, 2024

Page 2

notice is directed to you either because you may be an abutting landowner or as a courtesy notice.

If you have any questions concerning the application, please direct them to either the Connecticut Siting Council or me. My address and telephone number are listed above. The Siting Council may be reached at its New Britain, Connecticut office at (860) 827-2935.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kenneth C. Baldwin". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kenneth C. Baldwin

Attachment



# CHESHIRE DT CT 1021-1041 SOUTH MAIN ST. CHESHIRE, CT 06410

## DRAWING INDEX

- T-1 TITLE SHEET
- 1 OF 1 TOPOGRAPHIC SURVEY LAND OF CHESHIRE STATION LLC
- SP-1 ABUTTERS & MUNICIPALITY NOTIFICATION MAP
- CP-1 COMPOUND PLAN & ELEVATION
- C-1 EQUIPMENT & SITE DETAILS

## SITE DIRECTIONS

**START:** 20 ALEXANDER DRIVE  
WALLINGFORD, CONNECTICUT 06492

**END:** 1021-1041 SOUTH MAIN ST.  
CHESHIRE, CT 06410

1. HEAD NORTH ON ALEXANDER DRIVE
2. TURN RIGHT ONTO BARNES INDUSTRIAL ROAD S
3. TURN LEFT ONTO EARLES RD (CT-56 W)
4. TURN LEFT ONTO S MAIN ST. DESTINATION IS ON YOUR RIGHT 1.2 MI.

VZ SITE NAME: CHESHIRE DT CT  
VZ PROJECT CODE: 2017184936  
VZ LOCATION CODE: 489929  
LOCATION: 1021 SOUTH MAIN ST.  
CHESHIRE, CT 06410

PROJECT SCOPE: FAYATON SITE W/ SOUND EQUIPMENT WITHIN A 1726LS  
MUNICIPALITY REGULATIONS EQUIPMENT SOUNDING WITHIN 600' AGL

ASSESSORS TAX ID: 75-95  
LATITUDE: 41°28'54.1821657N (41.478182°N)  
LONGITUDE: 72°49'30.0766000W (72.825000°W)  
GROUND ELEVATION: 101 ± AMSL

PROPERTY OWNER: CHESHIRE STATION LLC  
11501 NORTHLAKE DRIVE  
CINCINNATI, OH 45240

APPLICANT: CELCO PARTNERSHIP  
20 ALEXANDER DRIVE  
WALLINGFORD, CT 06492

LEGAL/REGULATORY COUNSEL: ROBINSON & COLE, LLP  
KENNETH C. BALDWIN, ESQ.  
280 TITLHAMELL STREET  
HARTFORD, CT 06103

ENGINEER CONTACT: ALL-POINTS TECHNOLOGY CORPORATION, P.C.  
1001 MAIN STREET, SUITE 100  
WALLINGFORD, CT 06493  
(860) 853-1857



LOCATION MAP  
DATE: 10/20/2017

CELCO Partnership db/a

ALL-POINTS TECHNOLOGY CORPORATION  
1001 MAIN STREET, SUITE 100  
WALLINGFORD, CT 06493  
WWW.ALLPOINTS.COM TEL: 860.853.1857

PERMITTING DOCUMENTS	
NO.	DATE / REVISION
1	12/15/17 PRELIMINARY
2	12/15/17 PRELIMINARY
3	12/15/17 PRELIMINARY
4	12/15/17 PRELIMINARY
5	12/15/17 PRELIMINARY
6	12/15/17 PRELIMINARY
7	12/15/17 PRELIMINARY
8	12/15/17 PRELIMINARY
9	12/15/17 PRELIMINARY
10	12/15/17 PRELIMINARY

DESIGN PROFESSIONALS OF RECORD:

PROJECT: CHESHIRE DT CT  
PROJECT CODE: 2017184936  
COMP. CORPORATION: ALL-POINTS TECHNOLOGY CORPORATION, P.C.  
ADDRESS: 1001 MAIN STREET, SUITE 100  
WALLINGFORD, CT 06493  
OWNER: CELCO PARTNERSHIP  
ADDRESS: 20 ALEXANDER DRIVE  
WALLINGFORD, CT 06492  
PROJECT: CHESHIRE DT CT

**CHESHIRE DT CT**

SITE: 1021-1041 SOUTH MAIN ST.  
ADDRESS: CHESHIRE, CT 06410  
APPLICANT NUMBER: CTTEL 12390

DATE: 12/15/17 DRAWN BY: LIZ  
CHECKED BY: TML

VZM PROJECT CODE: 2017184936  
VZM LOCATION CODE: 489929  
VZM FUSE ID: 232397

SHEET TITLE:

**TITLE SHEET**

SHEET NUMBER:

**T-1**

- LEGEND:**
- IRON PIN (FOUND)
  - SIGN
  - SIGN/DRIVE MARK (To Be Set)
  - LIGHT POLE
  - MONUMENT (FOUND)
  - GUY ANCHOR
  - UTILITY POLE
  - HAMMILL
  - DRAINAGE MANHOLE
  - WATER GATE
  - SANITARY MANHOLE
  - GAS VALVE
  - TILE MANHOLE
  - GAS METER
  - "C" CATCH BASIN
  - TRANSFORMER
  - CIRCULAR TREE
  - CIRC. METER
  - EVERGREEN TREES
  - MAIL BOX
  - SHED/DOOR
  - HAND HOLE
  - BURNING BOX
  - A.C. UNIT
  - FLAG POLE
  - 400 TRAFFIC LIGHT POLE
  - BOUNDARY LINE
  - GRADED PAWL
  - UNDERGROUND PIPING (Gen. Sym.)
  - WIG GAS LINE
  - WIG ELEC. LINE
  - WATER LINE
  - OVERHEAD UTILITIES
  - WIG BALL LINE
  - CHAIN LINK FENCE
  - TREE LINE

**Surveying Associates, LLC**  
 201 CHRISTIAN LANE, BERLIN, CT 06037  
 TEL: 860.326.1111 FAX: 860.326.1112  
 WWW.SURVEYINGASSOCIATES.COM

**TOPOGRAPHIC SURVEY**  
**LAND OF CHESHIRE STATION LLC**  
**MAP: 78 LOT: 95**  
**1021 SOUTH MAIN STREET**  
**CT ROUTE 10**  
**CHESHIRE, CONNECTICUT**

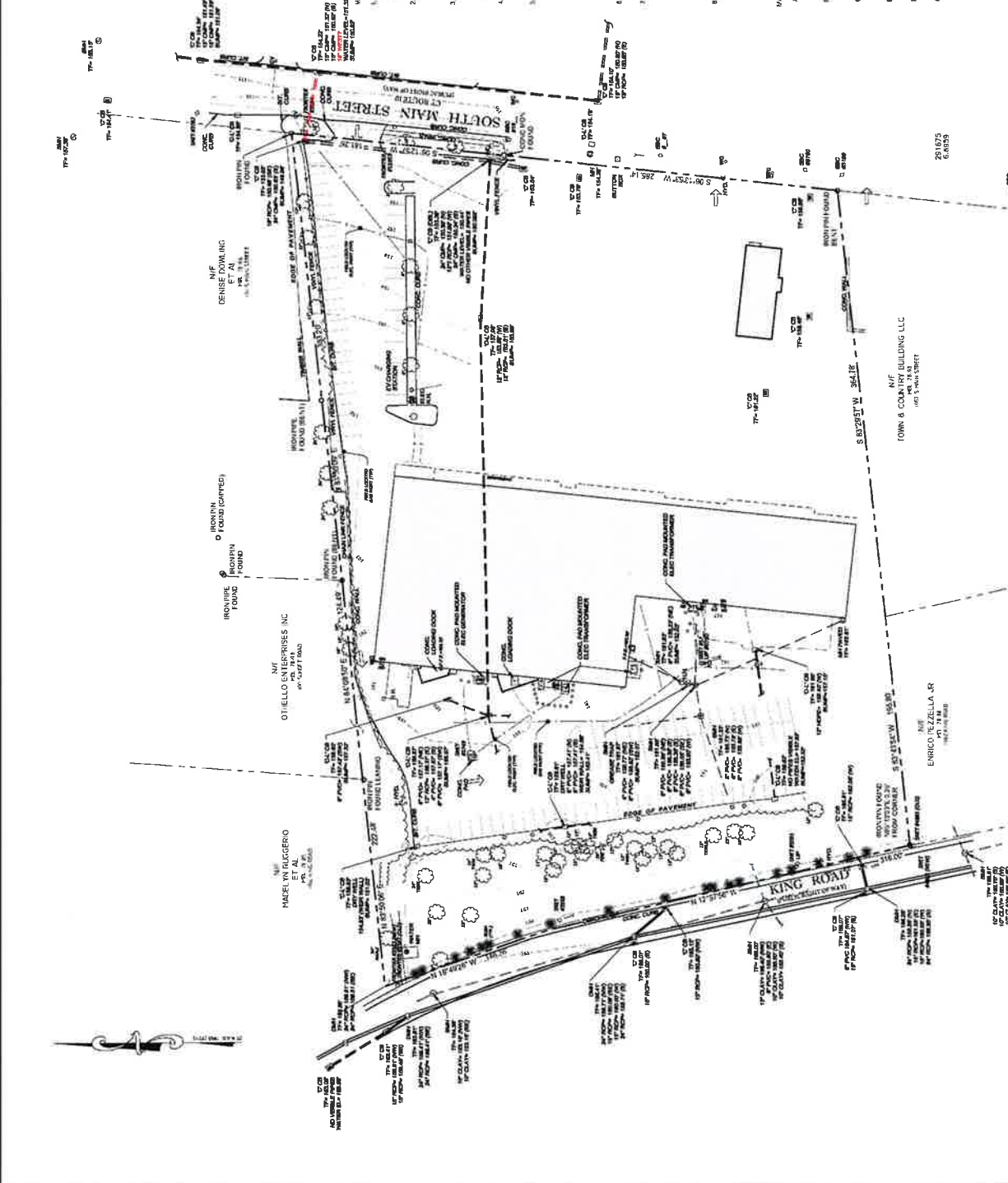
MAP PROJECT NO: 13-178  
 SCALE: 1" = 40'  
 DATE: 10/20/17  
 DRAWN BY: S.S.  
 CHECKED BY: J.L.  
 SHEET



**MAP NOTES:**

- THIS MAP WAS SURVEYED BY THE SURVEYING ASSOCIATES, LLC, ON OCTOBER 28, 2017, USING A LEICA DISTO D2 DISTANCE MEASUREMENT DEVICE AND A LEICA TS16 THEODOLITE. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF A TOPOGRAPHIC SURVEY AS SET FORTH IN THE CONNECTICUT REGULATIONS FOR SURVEYING.
- THE TYPE OF SURVEY PERFORMED AND THE SURVEY FEATURES IDENTIFIED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A TOPOGRAPHIC SURVEY AS SET FORTH IN THE CONNECTICUT REGULATIONS FOR SURVEYING.
- THE PROPERTY BOUNDARY (SOUTH MAIN STREET) HEREON WAS OBTAINED FROM RECORD REFERENCE TO THE PLAT OF THE SURVEY OF THE LAND OF CHESHIRE STATION LLC, MAP NO. 78 LOT 95, DATED OCTOBER 28, 2016, AS SHOWN ON THE ATTACHED PLAT.
- THE HORIZONTAL BENCHMARK CONTROLS TO CLASS 7 ACCURACY, THE VERTICAL BENCHMARK CONTROLS TO CLASS 7 ACCURACY, AND THE COORDINATE SYSTEM NAD 83 (2011). THE ELEVATIONS ARE BASED UPON THE NATIONAL MEAN SEA LEVEL DATUM OF 1988 (MSSLD) AS DETERMINED BY THE SURVEYING ASSOCIATES, LLC. ALL CONTRACTORS ARE REQUIRED TO CONTACT ANY UTILITY PRIOR TO ANY EXCAVATION.
- REFERENCES IN THIS MAP TO ANY OTHER MAPS OR RECORDS ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A WARRANTY OR GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. THE LOCATION OF THE BENCHMARKS SHOWN HEREON MAY BE ON OTHER LAND POSSIBLY OWNED BY OTHERS AND SHOULD BE VERIFIED BY THE USER OF THIS MAP.

**PROJECT PLAN:**  
 1021 SOUTH MAIN STREET  
 CHESHIRE, CT 06037  
 10/20/17



**MAP REFERENCES:**

- TRACT TO BE ACQUIRED IN GREAT LAKES DISTRICT, CONNECTICUT, SCALE: 1" = 40' DATED: MARCH 1982 BY: CHAMBERLAIN MAP NO. 107 OF THE TOWN OF CHESHIRE, LAND RECORDS (LGR).
- THE SHOWN PROPERTY OF CHESHIRE STATION LLC WAS SURVEYED BY CHESHIRE STATION LLC ON APRIL 27, 1992 BY: CHAMBERLAIN MAP NO. 107 OF THE TOWN OF CHESHIRE, LAND RECORDS (LGR).
- PROPERTY OF EDWIN M. PERKINS & BROTHERS, CHESHIRE, 101 MAIN AVENUE & SHERMAN ROAD, CHESHIRE, CONN. SCALE: 1" = 40' DATED: NOVEMBER 11, 1955; BULLOCKE MAP NO. 1696 T.C.R.
- FREDERICK HANN MAP NO. 1269 T.C.R. DATED: OCTOBER 28, 1936 BY: FREDERICK HANN MAP NO. 1269 T.C.R.
- JOHN J. KUHN CHESHIRE, CONN. SCALE: 1" = 320' DATED: OCTOBER 28, 1946 BY: FREDERICK HANN MAP NO. 1269 T.C.R.
- JOHN J. KUHN CHESHIRE, CONN. SCALE: 1" = 320' DATED: OCTOBER 28, 1946 BY: FREDERICK HANN MAP NO. 1269 T.C.R.







**verizon**  
WIRELESS

Cellco Partnership d/b/a  
1000 W. WASHINGTON AVE.  
MARIETTA, GA 30067

**ALL-POINTS**  
TECHNOLOGY CORPORATION

1000 W. WASHINGTON AVE.  
MARIETTA, GA 30067

PERMITTING DOCUMENTS

NO.	DATE	REVISION
1	10/10/13	ISSUE FOR PERMIT
2	10/10/13	REWORK FOR PERMIT
3	10/10/13	REWORK FOR PERMIT
4		

DESIGN PROFESSIONALS OF RECORD:

PROF. ROBERT C. BIRNEY, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
COMPUTER SOFTWARE P.C.  
ADD: STATE ST.  
WATERBURY, CT 06908

OWNER: CELLCO PARTNERSHIP  
ADDRESS: 1000 W. WASHINGTON AVE.  
MARIETTA, GA 30067

**CHESHRETT CT**

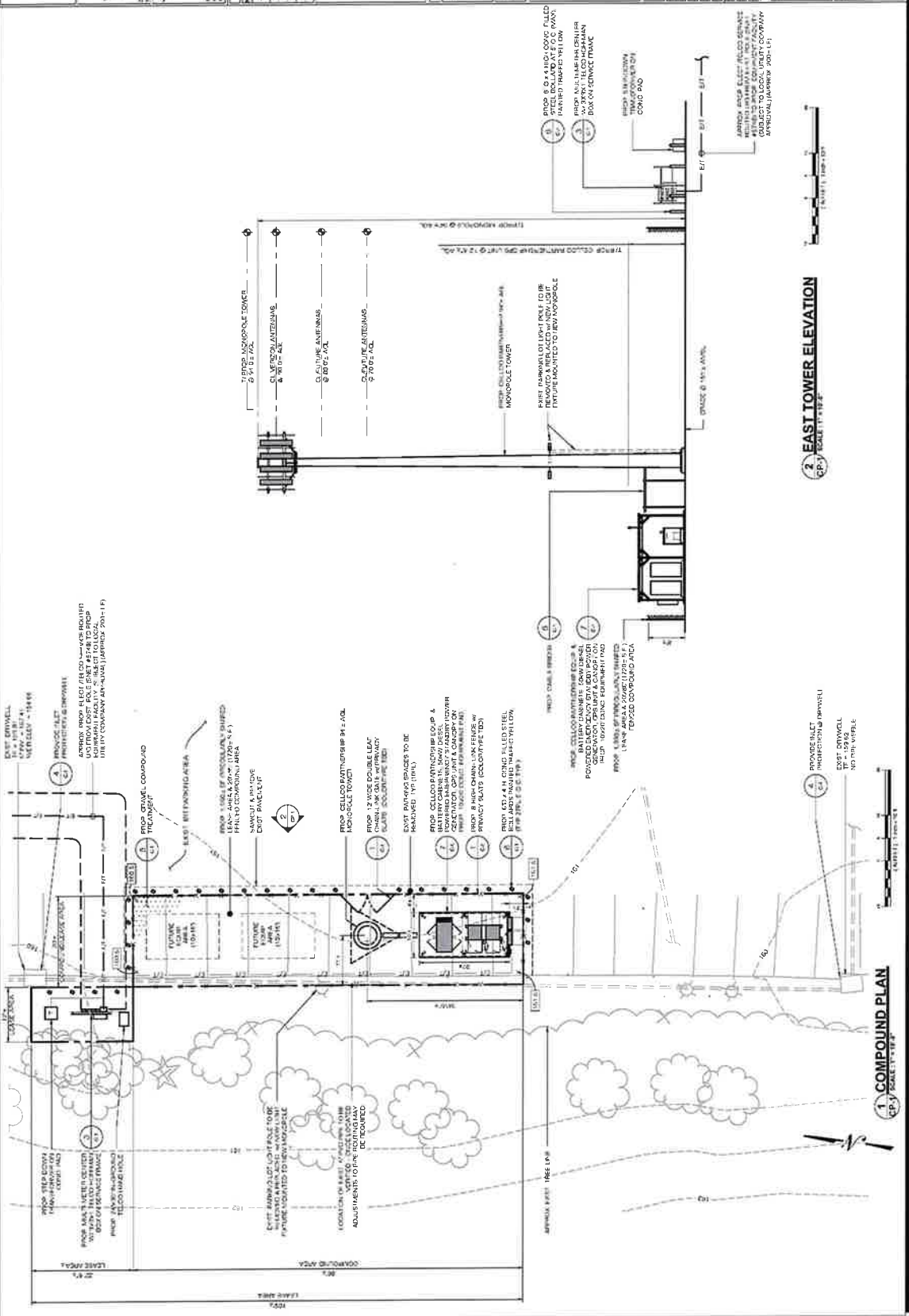
SITE: 1000 W. WASHINGTON AVE.  
ADDRESS: 1000 W. WASHINGTON AVE.  
CITY: WATERBURY, CT 06908

DATE: 10/10/13  
DRAWN BY: T.C.Z.  
CHECKED BY: T.C.Z.

VIEW PROJECT CODE: 201718494  
VIEW LOCATION CODE: 4897  
VIEW FOLDER ID: 332887

SHEET TITLE: **COMPOUND PLAN & ELEVATION**

SHEET NUMBER: **CP-1**





**TARPON TOWERS**  
 TOWER CONSTRUCTION, LLC  
 100 EAST BROADWAY, SUITE 200  
 TAMPA, FL 33602

**verizon**  
 WIRELESS  
 WIRELESS COMMUNICATIONS  
 14000 W. BOYD BLVD., SUITE 100  
 TAMPA, FL 33607

**ALL-POINTS**  
 TECHNOLOGY CORPORATION  
 14000 W. BOYD BLVD., SUITE 100  
 TAMPA, FL 33607

1	DATE	REVISION
2	10/10/12	FOR REVIEW
3	10/10/12	FOR REVIEW
4	10/10/12	FOR REVIEW
5	10/10/12	FOR REVIEW
6	10/10/12	FOR REVIEW

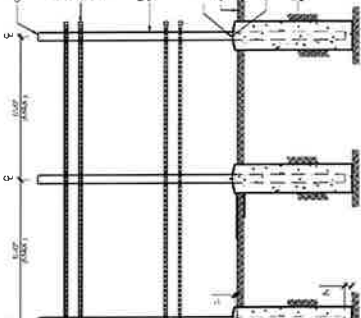
DESIGN PROFESSIONALS OF RECORD  
 PROF. ROBERT C. BURRIN, P.E.  
 CIVIL ENGINEER  
 CORPORATION, P.C.  
 1000 W. WASHINGTON STREET, SUITE 100  
 WATERFORD, CT 06495  
 OWNER: CHISHIRE NATIONAL LLC  
 ADDRESS: 1000 W. WASHINGTON STREET, SUITE 100  
 WATERFORD, CT 06495

**CHESHIRE DT CT**  
 1000 W. WASHINGTON STREET, SUITE 100  
 WATERFORD, CT 06495  
 DATE: 10/10/12  
 DRAWN BY: L.J.Z.  
 CHECKED BY: R.C.D.  
 PROJECT CODE: 101116HHR  
 VENDOR CODE: 14999  
 SHEET NO. 12: 332897

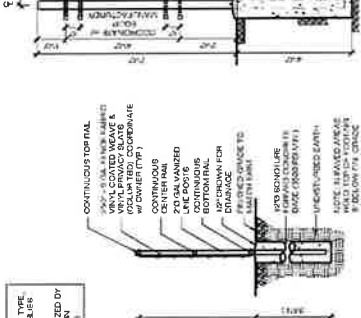
**EQUIPMENT & SITE DETAILS**  
 SHEET NUMBER: C-1



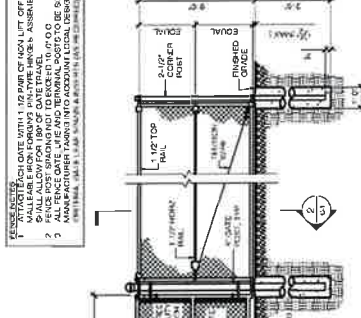
**1 CHAIN-LINK FENCING DETAIL**  
 SCALE: 3/4" = 1'-0"



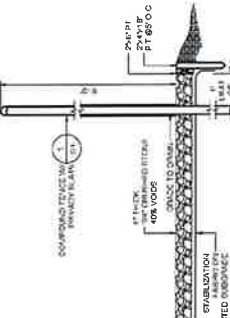
**2 SECTION**  
 SCALE: 3/4" = 1'-0"



**3 UTILITY SERVICE FRAME DETAIL**  
 SCALE: 3/4" = 1'-0"



**4 HAYBALES AT CATCH BASINS**  
 SCALE: 3/4" = 1'-0"



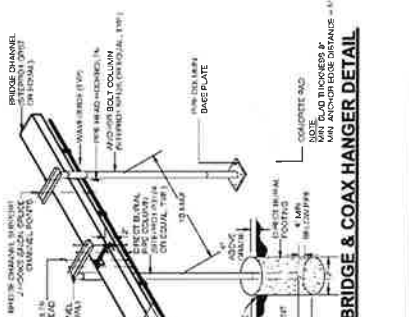
**5 COMPOUND DETAIL**  
 SCALE: 3/4" = 1'-0"



**6 BOLLARD DETAIL**  
 SCALE: 3/4" = 1'-0"



**7 TYPICAL CONCRETE PAD DETAIL**  
 SCALE: 3/4" = 1'-0"



**8 CABLE BRIDGE & COAX HANGER DETAIL**  
 SCALE: 3/4" = 1'-0"

1. FENCING SHALL BE CHAIN-LINK WITH 1" TO 1 1/2" SQUARE MESH.
2. ALL TENSILE DATE LANE AND RETAINMENT WALLS SHALL BE CONSTRUCTED WITH 4" DIA. REBAR.
3. ALL TENSILE DATE LANE AND RETAINMENT WALLS SHALL BE CONSTRUCTED WITH 4" DIA. REBAR.

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**ADJACENT PROPERTY OWNERS**

SITE NAME: CHESHIRE DT

OWNER NAME: CHESHIRE STATION LLC

PROPERTY ADDRESS: 1021-1041 SOUTH MAIN STREET, CHESHIRE, CT

PARCEL IDENTIFICATION: MAP 78 LOT 95

THE FOLLOWING INFORMATION WAS COLLECTED FROM THE TOWN'S ONLINE GIS AND TAX ASSESSOR'S RECORDS ON FEBRUARY 26, 2024.

THE PARCEL IS ZONED C-3 COMMERCIAL ZONING DISTRICT

	<b><u>Property Address</u></b>	<b><u>Owner and Mailing Address</u></b>
1.	1008 South Main Street	1008 South Main Street LLC 986 South Main Street Cheshire, CT 06410
2.	1016 South Main Street	Stanziale Realty LLC c/o Physique Plus 1020 South Main Street Cheshire, CT 06410
3.	1030 South Main Street	Napolitano Dietrich 1030 LLC 1076 South Main Street Cheshire, CT 06410
4.	1062 South Main Street	Countryside Shoppes LLC 768 North Brooksvale Road Cheshire, CT 06410
5.	1057 South Main Street	Town and Country Building LLC 768 North Brooksvale Road Cheshire, CT 06410
6.	1062 King Road	Rebecca and Enrico Pezzella, Jr. 1062 King Road Cheshire, CT 06410



	<b><u>Property Address</u></b>	<b><u>Owner and Mailing Address</u></b>
7.	1061 King Road	James Dicks 1061 King Road Cheshire, CT 06410
8.	1053 King Road	Sean and Sheila O'Conner 1053 King Road Cheshire, CT 06410
9.	1041 King Road	Kaitlyn and Edward Czepiga, III 1041 King Road Cheshire, CT 06410
10.	1023 King Road	Cynthia Ratchelous 1023 King Road Cheshire, CT 06410
11.	1009 King Road	Joseph and Deborah Swiezbin 73 Smith Street Glen Head, NY 11545
12.	1014 King Road	Madelin Ruggiero and Derek Quadrato 1014 King Road Cheshire, CT 06410
13.	100 Sunset Road	Othello Enterprises Inc. P.O. Box 6500 Carlisle, PA 17013
14.	1011 South Main Street	Denise Ganther Dowling and Denise G. Dowling Trustee 159 Rivergate Drive Wilton, CT 06897

**CERTIFICATION OF SERVICE**

I hereby certify that a copy of the foregoing letter was sent by certified mail, return receipt requested, to each of the parties on the attached list of abutting landowners.

March 7, 2024

Date



\_\_\_\_\_  
Kenneth C. Baldwin, Esq.  
Robinson & Cole LLP  
280 Trumbull Street  
Hartford, CT 06103

Attorneys for Tarpon Towers III LLC and Celco  
Partnership d/b/a Verizon Wireless