



Centek Engineering, Inc.
3-2 North Branford Road
Branford, Connecticut 06405
Phone: (203) 488-0580
Fax: (203) 488-8587

Steven L. Levine
Real Estate Consultant

June 10, 2016

Honorable Robert Stein, Chairman,
and Members of the Council
Connecticut Siting Council
10 Franklin Square
New Britain, Connecticut 06051

**Re: Proposed New Cingular Wireless PCS, LLC Temporary Cellular Communications Site
at the 2016 Travelers Championship Golf Tournament, Country Club Road, Cromwell,
CT**

Dear Chairman Stein and Members of the Council:

Centek Engineering, Inc. is pleased to submit this Notice of Exempt Modification on behalf of New Cingular Wireless PCS, LLC ("AT&T").

AT&T intends to install a temporary cellular communications facility for service during the 2016 Travelers Championship golf tournament in Cromwell. Please accept this Notice to the Connecticut Siting Council ("Council"), pursuant to R.C.S.A. Section 16-50j-73, of construction that constitutes an exempt modification under R.C.S.A. Section 16-50j-72(d). In compliance with R.C.S.A. Section 16-50j-73, copies of this Notice of Exempt Modification are being sent to the Mayor of Cromwell and the Tournament Players Club of CT INC ("TPC"), which owns the golf course property.

AT&T operates under licenses issued by the Federal Communications Commission ("FCC") to provide cellular and PCS mobile telephone service in Middlesex County, which includes the area to be served by AT&T's proposed temporary installation.

Proposed Temporary Facility

The proposed temporary cell site meets the criteria set forth in R.C.S.A. Section 16-50j-72(d) for temporary cellular service for events of statewide significance. This site is necessary to provide additional system capacity to accommodate increased communication needs during the tournament.

The Travelers Championship golf tournament will be held at the TPC River Highlands golf course off CT Route 99 (Main Street) in Cromwell on August 1 - 7, 2016. The temporary cell site will

be located on property owned by TPC. (See the attached Cromwell Assessor’s card and parcel maps.) The address is 1 Country Club Road (aka 100 Country Club Road). Coordinates for the site are N41° – 37’ – 58”, W72° – 38’ – 13”. An email giving from TPC giving AT&T authorization for temporary use of the property is attached.

AT&T’s equipment will be deployed to TPC River Highlands on or after July 5. The site will begin on-air operations on or around July 26 to be available during set-up of the Tournament, and it will operate for approximately two weeks. Removal is scheduled for within 5 days after the Tournament concludes.

AT&T’s temporary cell site will consist of radio equipment installed in a trailer-mounted module referred to as a “Cell on Wheels” (“COW”) and a separate trailer-mounted lattice “Tower on Wheels” (“TOW”) that is capable of extending to 120 feet above ground level. (See the attached drawings.) The COW (including trailer) is 22 feet long, 8 feet wide, and 12 feet high. The TOW trailer is 33 feet long, 8 feet wide, and 13 feet high including the tower in stowed position. Both units will be installed adjacent to an existing industrial-type building and within an existing fence. Electric power will be provided by TPC. The proposed temporary cell site will not increase noise level by six decibels or more

The lattice tower will be extended to a height of 98 feet above ground. Three Kathrein 840-10520 panel antennas will be mounted at the top of the tower with a centerline height of 98 feet. Guy lines will further stabilize and support the extended tower and antennas.

Power Density Calculations

AT&T’s temporary cell site will not result in a total radio frequency electromagnetic radiation power density, measured at six feet above ground level at the tower location, at or above State or Federal standards. The following table shows the worst-case power density calculation with 10 dB reduction.

Transmissions	Centerline Height (feet)	Frequency (MHz)	Number of Channels	Power Per Channel (Watts)	Power Density[†] (mW/cm²)	Standard Limits (mW/cm²)	Percent of Limit
AT&T LTE	98	700	1	300	0.0127	0.4667	0.27
AT&T LTE	98	1900	1	300	0.0127	1.0000	0.13
AT&T UMLS	98	850	1	300	0.0127	0.5867	0.22
Total							0.62%

[†] Please note that the standard power density equation provided by the Council in its memo of January 22, 2001 incorporates a ground reflection factor of 2.56 as described in FCC OET Bulletin No. 65.

This calculation shows that AT&T’s temporary transmissions from the temporary cell site will result in a power density corresponding to approximately 0.62 % of the ANSI/IEEE standard for uncontrolled environments. Therefore, total worst-case power density levels beside the tower from temporary cellular operations would be within the applicable standard limits.

Conclusion

For the reasons above, we respectfully request that the Council acknowledge AT&T's Notice of Exempt Modification for the temporary cell site to be operated during the 2016 Travelers Championship golf tournament in Cromwell pursuant to R.C.S.A. Section 16-50j-72(d).

Please call me at 860-830-0380 should you have any questions concerning this Notice. Thank you for your consideration in this matter.

Respectfully yours,

A handwritten signature in black ink, appearing to read 'S. Levine', written in a cursive style.

Steven Levine
Real Estate Consultant

cc: Honorable Enzo Faienza, Mayor, Town of Cromwell
Kevin Harrington, Senior Director of Operations, Tournament Players Club of CT INC

Attachments

From: Kevin Harrington <kharrington@travelerschampionship.com>
Sent: Monday, June 06, 2016 4:18 PM
To: Frank Kelley
Subject: RE: AT&T PGA

This email authorizes AT&T Wireless and/or its authorized agent to file for all necessary federal, state or local permits and approvals for the proposed temporary wireless telecommunication facility at the TPC River Highlands for the Travelers Championship.

Kevin Harrington
Senior Director of Operations
Travelers Championship
August 1 - 7, 2016 | TPC River Highlands | Cromwell, CT

Hartford Office:
90 State House Square | Hartford CT, 06103 | (860) 502-6807

Stamford Office:
707 Summer Street | Stamford, CT 06901 | (203) 388-1112

Property Owner's Authorization

TOPO.	UTILITIES	STRT./ROAD	LOCATION	DESCRIPTION	Code	Appraised Value	Assessed Value
2	Public Water	None			2-1	5,929,490	4,150,640
3	Public Sewer				2-2	1,204,210	820,270
					2-5	359,400	251,590
SUPPLEMENTAL DATA							
Other ID: DV Lot # WELL+SEPTIC Prior Zoning A-25 I&E Penalty Census Tr. 5703 BAA 09K:07K Color Callback 100 Yr Flood Prior Value 5222500 DV Map # ASSOC PID# GIS ID: 00457800							

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
TOURNAMENT PLAYERS CLUB OF CT INC	242/ 84	04/25/1984			0	

PREVIOUS ASSESSMENTS (HISTORY)										
Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Total	Assessed Value
2015	2-1	4,150,640	2014	2-1	4,150,640	2013	2-1	4,150,640	5,222,500	4,150,640
2015	2-2	820,270	2014	2-2	820,270	2013	2-2	820,270		820,270
2015	2-5	251,590	2014	2-5	251,590	2013	2-5	251,590		251,590
Total:									5,222,500	5,222,500

EXEMPTIONS

OTHER ASSESSMENTS

Year	Type	Description	Code	Description	Number	Amount	Comm. Int.
Total:							

ASSESSING NEIGHBORHOOD

NBHD/SUB 0001/A NBHD Name Street Index Name Tracing
 TPC GOLF COURSE 18 HOLES @ \$250,000/HOLE GASHTFA / 2 STONE FPL
 DINING RM-75 CAP / MEETING RM-25 CAP 110 SQFT CLR1 / 60 SQFT CLR2
 PUB - 59 CAP
 7500 GAR1 = WAREHOUSE STYLE BLDG
 W/SEASONAL PLUMBING USED BY JC'S
 6875 GAR1 = C ART FACILITY (STORAGE)

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	ID	Cd.	Purpose/Result
23465	06/17/2015	PR	Propane Tank	1,000	06/17/2015	99		Set 7 Temp Propane Tank	10/01/2013		MM	54	Permit - Walk Exterior
23467	06/17/2015	OT	Other	400,000	06/17/2015	99		Temporary Skybox	09/12/2012		TWM	52	Permit- Miscellaneous
23422	06/09/2015	OT	Other	247,000	06/09/2015	99		Temporary Tents for Tou	11/30/2006		TH	00	Meas. and List
23414	06/08/2015	EL	Electric	85,000	06/08/2015	99		Electrical for Golf Tour	04/30/1998		CN	00	Meas. and List
23340	05/07/2015	HV	HVAC	11,400	05/07/2015	99	01/26/2016	Install 3 Wall Unit Heat P					
23286	04/21/2015	OT	Other	15,000	04/21/2015	99		50 X 70 Platform & Tent					
22584	06/16/2014	OT	Other	15,400	06/16/2014	99		Build 36x36x12 stage @ I					

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	Depth	Units	Unit Price	I. Factor	S.A.	Acres	C. Factor	ST.	Disc	Adj.	Notes-Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	201	Commercial Improv	R-25		43,560	173	2.2500	J	1.00000	1.00	4300		1.00			1.00		169,560
570	201	1	R-25		5.10	18.00	BL	000	0	0	1.00	0.00000	1.00	0.0000		0		0
100	1	236250.00	R-25				2.00	AC	337.500	2.2500	J			1.0000		N		251,590
Total Card Land Units: 158.10 AC Parcel Total Land Area: 158.1 AC Total Land Value: 5,929,490																		

NET TOTAL APPRAISED PARCEL VALUE

Appraised Bldg. Value (Card) 816,880
 Appraised XF (B) Value (Bldg) 0
 Appraised OB (L) Value (Bldg) 359,400
 Appraised Land Value (Bldg) 5,929,490
 Special Land Value 0
 Total Appraised Parcel Value 7,493,100
 Valuation Method: C
 Adjustment: 0



Property Information

Property ID 00457800
Location 100 GOLF CLUB ROAD
Owner TOURNAMENT PLAYERS CLUB OF CT INC



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Town of Cromwell, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 10/1/2015
 Properties updated daily



Property Information

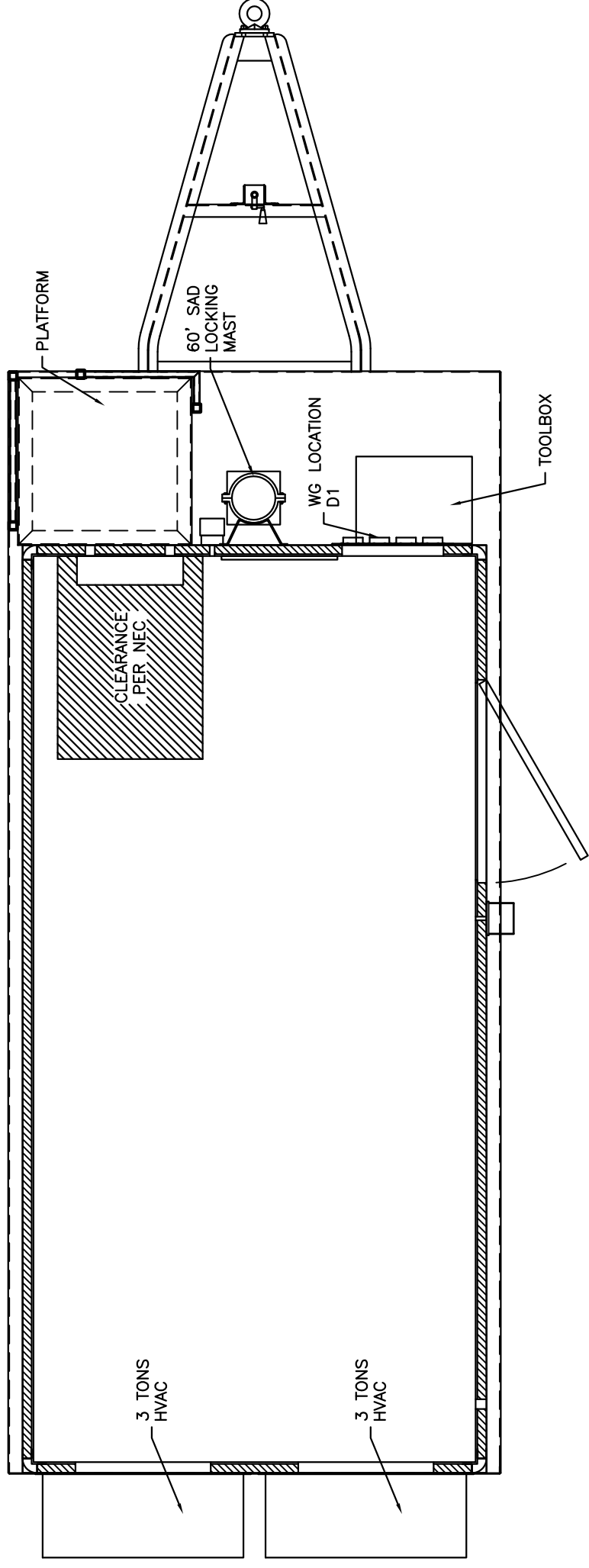
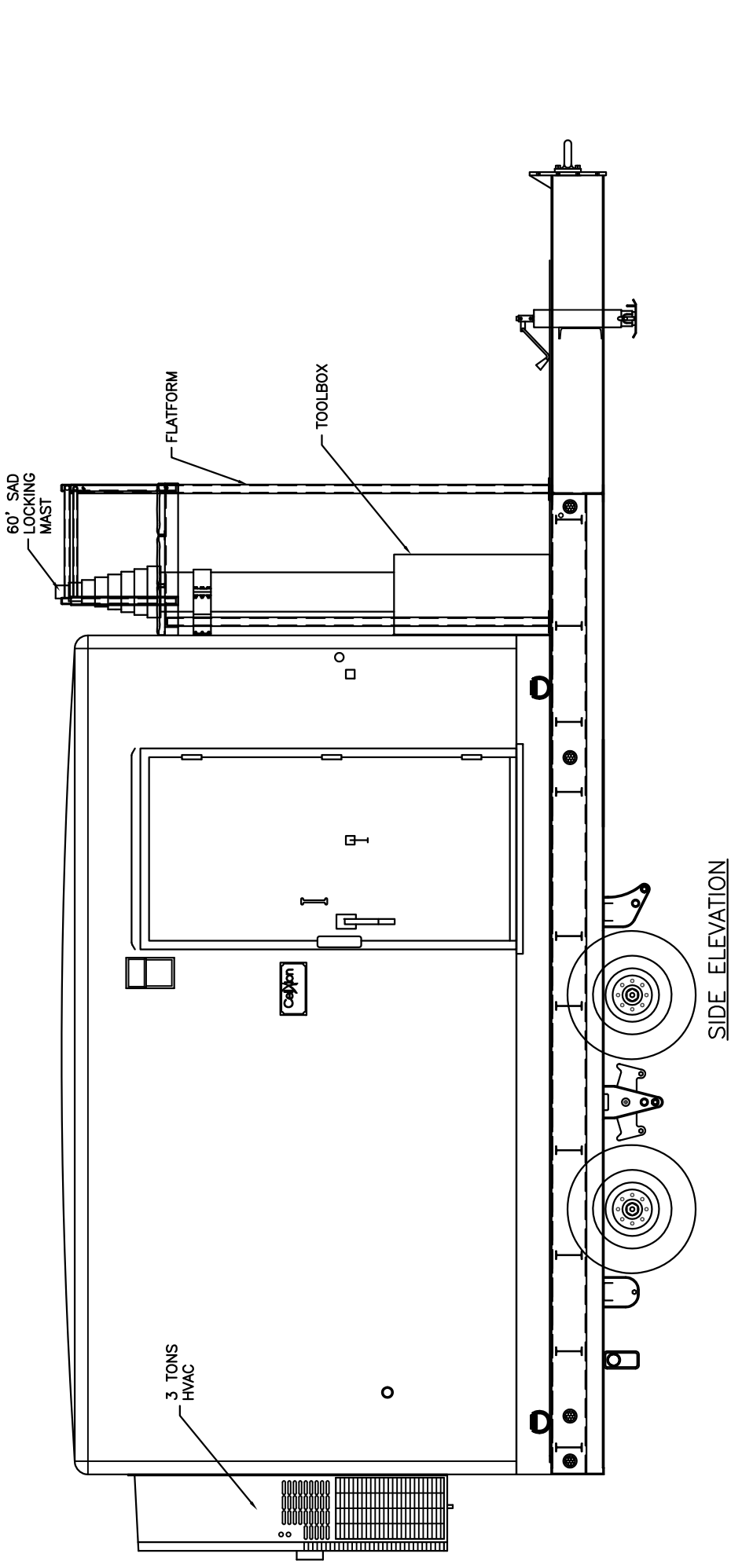
Property ID 00457800
Location 100 GOLF CLUB ROAD
Owner TOURNAMENT PLAYERS CLUB OF CT INC



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Parcels updated 10/1/2015
 Properties updated daily



FLOOR PLAN
 128,000 SQ. FT. EXTERIOR AREA
 119,141 SQ. FT. INTERIOR AREA

THIS DRAWING IS THE CONFIDENTIAL PROPERTY AND CONTAINS TRADE SECRETS OF CELLXION, LLC. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY CELLXION, LLC IS STRICTLY PROHIBITED. THIS DRAWING HAS BEEN DISTRIBUTED WITH THE UNDERSTANDING THAT ANYONE RECEIVING OR OTHERWISE OBTAINING POSSESSION OF IT WILL BE EXPRESSLY NOTIFIED OF ITS CONFIDENTIAL NATURE.

Cellxion

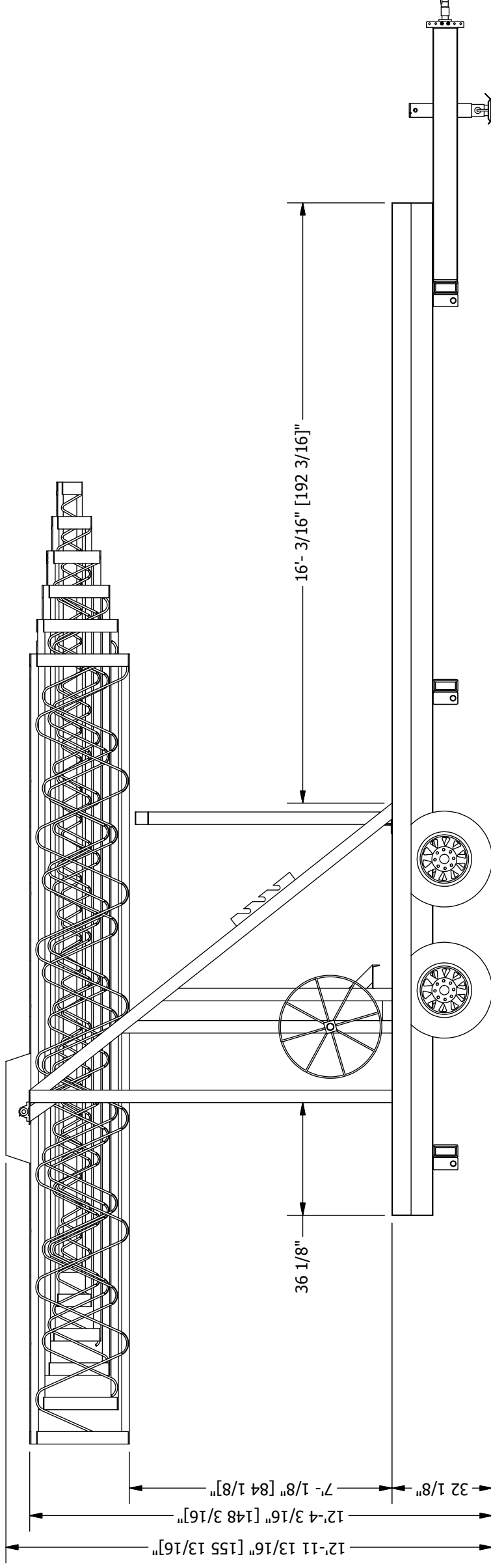
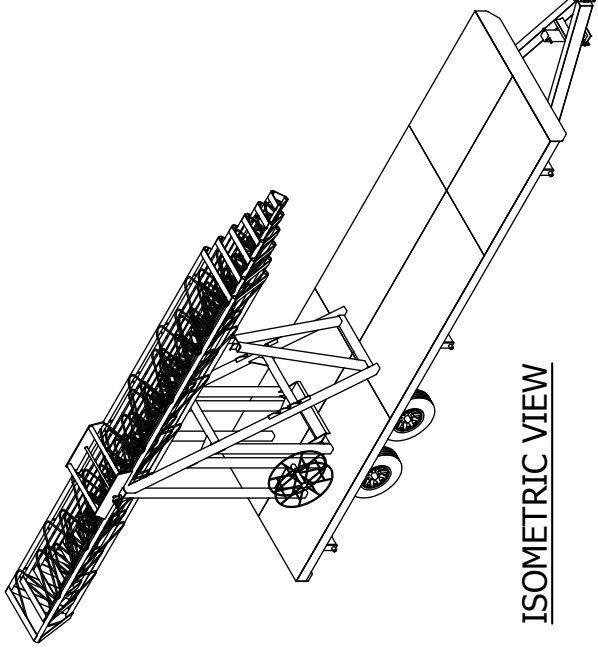
A Division of Sabre Industries, Inc.

5031 Hazel Jones Road
 Bossier City, Louisiana 71111
 Voice: (318) 213-2900
 Fax: (318) 213-2919
 www.cellxion.com

CUSTOMER:	
PROJECT: COW 5 BAY 25,900 GVWR PLAN/ELEVATION	
FILENAME: CX5/XCX536	TOLERANCE:
SCALE: NTS	DATE: 10/04/11
DRWN. BY: A.MENDOZA	DATE: 10/04/11
CHK. BY: V.HASSELL	DATE: 10/04/11
ENG. BY:	DATE:
APP. BY:	DATE:
SHEET NO. 1 OF 1	REV.:
DRAWING NO.: XCX536	

NOTES:

1. 25,900 GVMR TRAILER
2. 106 FT LATTICE TYPE CONSTRUCTION



NOT FOR CONSTRUCTION

ENGINEER SEAL

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Bossier City, LA 71111
Voice: 318-213-2900
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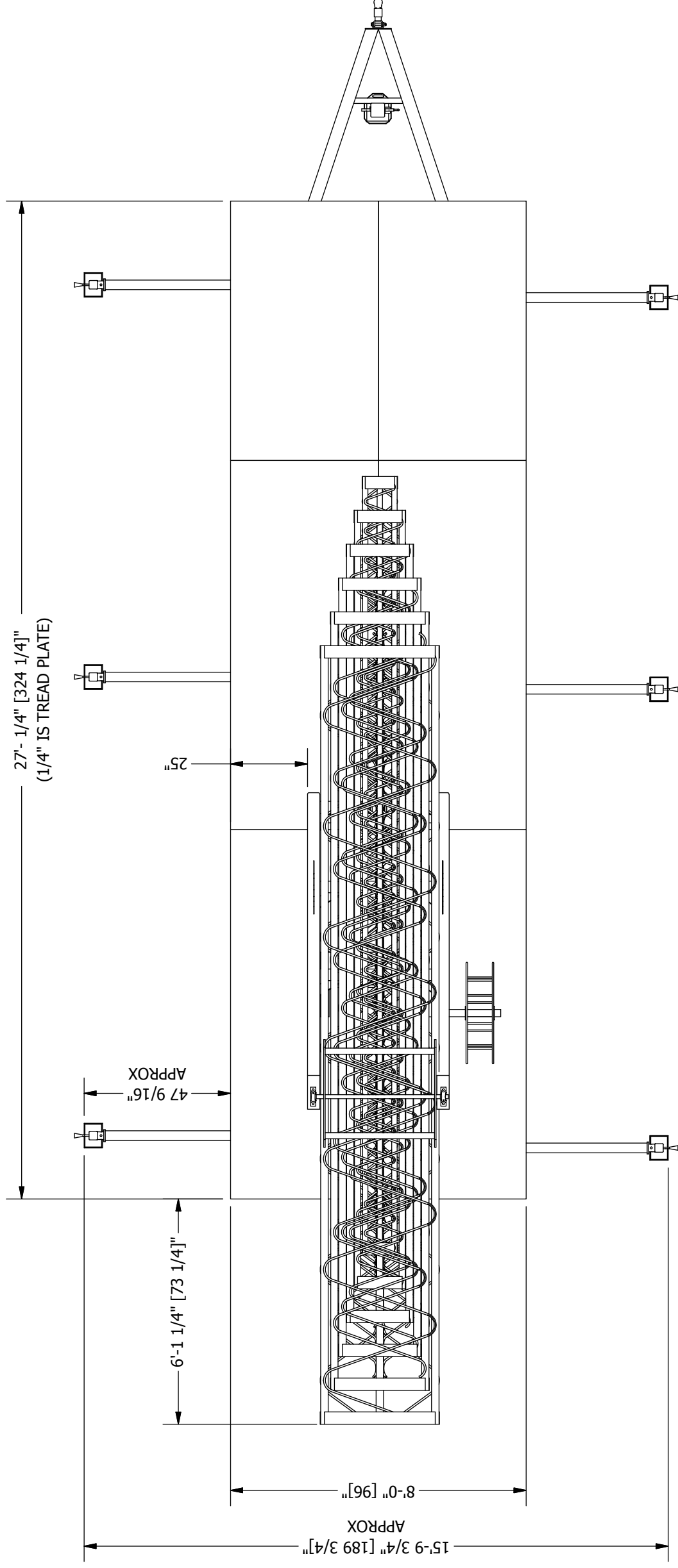
CUSTOMER:

PROJECT:

FILENAME: NEW_Design_Tower.dwg	
DESIGN BY: C.LYLES	DATE: 6/7/2012
DRAWN BY: C.LYLES	DATE: 6/7/2012
CHECKED BY:	DATE:
ENGINEERED BY:	DATE:
APPROVED BY:	DATE:
SHEET NO.: 1 OF 2	
DRAWING NO.:	REV:
NEW DESIGN Tower	

NOTES:

1. 25,900 GVMR TRAILER
2. 106 FT LATTICE TYPE CONSTRUCTION



PLAN VIEW

NOT FOR CONSTRUCTION

ENGINEER SEAL

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 Bossier City, LA 71111

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CUSTOMER:

PROJECT:

FILENAME: NEW_Design_Tower.dwg	
DESIGN BY: C.LYLES	DATE: 6/7/2012
DRAWN BY: C.LYLES	DATE: 6/7/2012
CHECKED BY:	DATE:
ENGINEERED BY:	DATE:
APPROVED BY:	DATE:
SHEET NO.: 2 OF 2	
DRAWING NO.:	REV:
NEW DESIGN Tower	

ENGINEER SEAL

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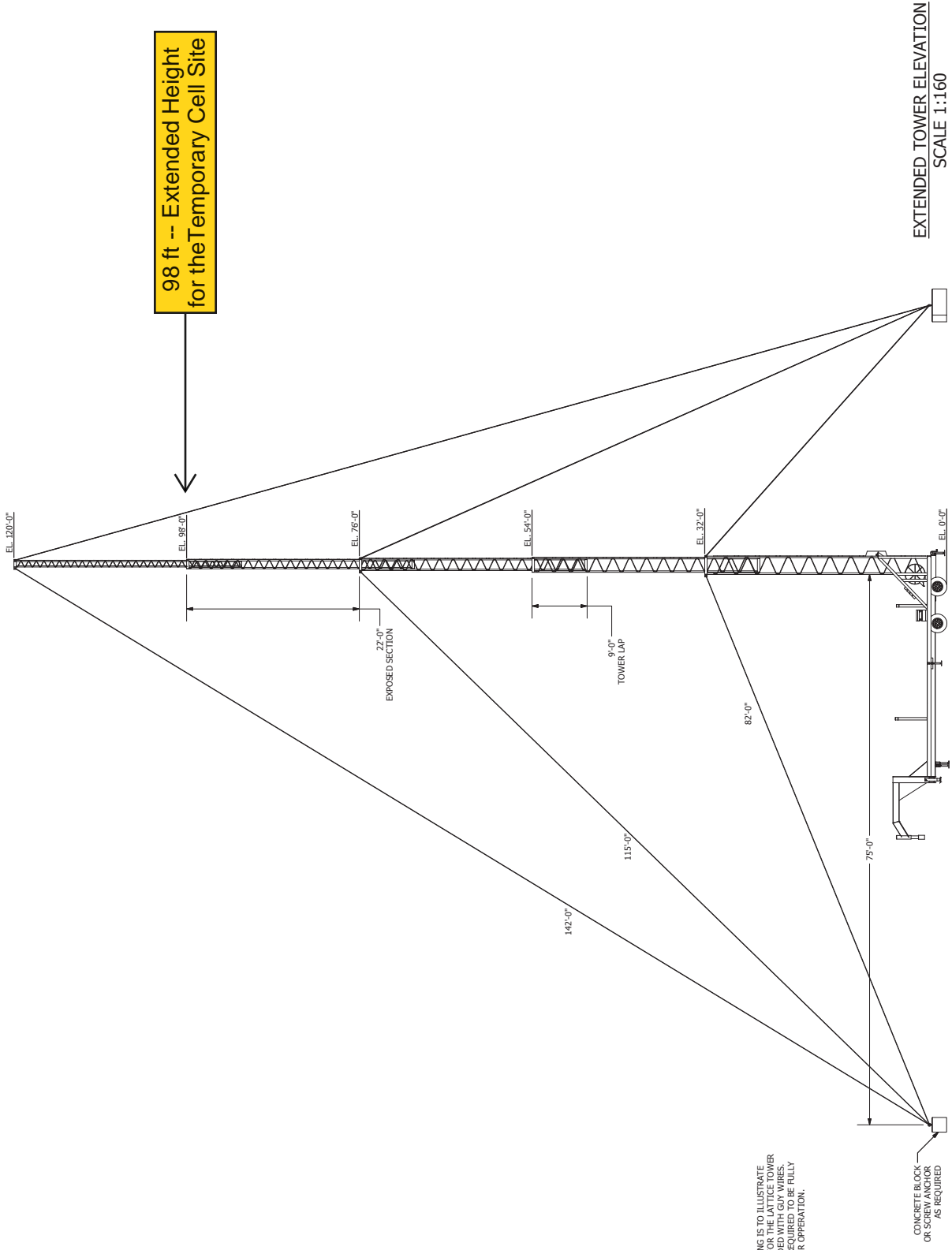
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A Division of Sabre Industries, Inc.
5031 Hazel Jones Road
Bossier City, LA 71111
www.cellixon.com
Fax: 318-213-2919
Voice: 318-213-2900

CUSTOMER:

PROJECT:
LMS - 120
120' TOWER ON WHEELS

FILENAME:	LMS - 120.dwg
DESIGN BY:	C.LYLES
DATE:	12/6/2012
DRAWN BY:	C.LYLES
DATE:	12/6/2012
CHECKED BY:	
DATE:	
ENGINEER BY:	
DATE:	
APPROVED BY:	
DATE:	
SHEET NO.:	4 OF 4
DRAWING NO.:	LMS - 120
REV.:	

**98 ft -- Extended Height
for the Temporary Cell Site**



EXTENDED TOWER ELEVATION
SCALE 1:160

NOTE:
THE FOLLOWING IS TO ILLUSTRATE ELEVATIONS FOR THE LATTICE TOWER FULLY EXTENDED WITH GUY WIRES. TOWER NOT REQUIRED TO BE FULLY EXTENDED FOR OPERATION.

CONCRETE BLOCK OR SCREW ANCHOR AS REQUIRED





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Steven L. Levine
Real Estate Consultant

June 10, 2016

Honorable Enzo Faienza
Mayor, Town of Cromwell
41 West Street
Cromwell, Connecticut 06416

**Re: Proposed New Cingular Wireless PCS, LLC Temporary Cellular Communications Site
at the 2016 Travelers Championship Golf Tournament, Country Club Road, Cromwell,
CT**

Dear Mayor Faienza:

Centek Engineering, Inc. is pleased to submit the enclosed Notice on behalf of New Cingular Wireless PCS, LLC ("AT&T").

AT&T intends to install a temporary cellular communications facility for service during the upcoming 2016 Travelers Championship golf tournament.

A Notice of Exempt Modification has been filed with the Connecticut Siting Council as required by Regulations of Connecticut State Agencies ("R.C.S.A.") Section 16-50j-73. Please accept this letter as notification to the Town of Cromwell under R.C.S.A. Section 16-50j-73 of construction which constitutes an exempt modification pursuant to Section 16-50j-72(d).

The enclosed Notice fully sets forth the AT&T proposal. However, if you have any questions or require any further information on the plans for the site or the Siting Council's procedures, please contact the undersigned at 860-830-0380 or Ms. Melanie Bachman, Acting Executive Director, Connecticut Siting Council at (860) 827-2935.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Levine".

Steven Levine
Real Estate Consultant

Enclosure



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Steven L. Levine
Real Estate Consultant

June 10, 2016

Kevin Harrington, Senior Director of Operations
Tournament Players Club of CT INC
1 Golf Club Road
Cromwell, Connecticut 06416

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at the 2016 Travelers Championship Golf Tournament, Country Club Road, Cromwell,
CT**

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Sincerely,

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Enclosure