



Centek Engineering, Inc.
3-2 North Branford Road
Branford, Connecticut 06405
Phone: (203) 488-0580
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Steven L. Levine
Real Estate Consultant

April 26, 2017

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 2017 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 2017 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 and Director of Planning 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 June 19 – 25, 2017. 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 May 22. The site will begin on-air operations on or around June 12 to be available during set-up of the Tournament, and it will operate for approximately two weeks. Removal will take place by July 7.

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 UMIS	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.

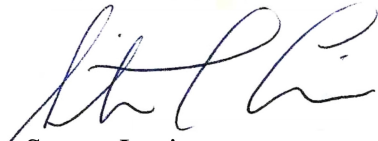
This calculation shows that AT&T’s temporary transmissions from the temporary cell site will result in a power density corresponding to approximately 0.62 % of the ANSI/IEEE standard for uncontrolled environments. Therefore, total worst-case power density levels beside the tower from temporary cellular 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 2017 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 "Steven Levine". The signature is fluid and cursive, with the first name being more prominent.

Steven Levine
Real Estate Consultant

cc: Honorable Enzo Faienza, Mayor, Town of Cromwell (by email)
Stuart B. Popper, Director of Planning & Development, Town of Cromwell (by email)
Kevin Harrington, Sr. Dir. of Opns., Travelers Championship, Tournament Players Club of CT (by email)

Attachments

Property Owner's Authorization

From: Kevin Harrington <kharrington@travelerschampionship.com>
Date: April 23, 2017 at 8:58:37 AM EDT
To: Frank Kelley <Frank.Kelley@SAI-Comm.com>
Subject: RE: Travelers AT&T COW

Frank,

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. Please confirm receipt.

Thank you,

Kevin Harrington
Senior Director of Operations
Travelers Championship
June 19 - 25, 2017 | 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

TOURNAMENT PLAYERS CLUB OF CT	TOURNA	UTILITIES	STRT./ROAD	LOCATION	DESCRIPTION	Code	Appraised Value	Assessed Value
1 GOLF CLUB ROAD	2 Public Water	3 Public Sewer	(None)		COM LAND	2-1	5,929,490	4,150,640
CROMWELL, CT 06416					COM BLDG	2-2	1,204,210	820,270
Additional Owners:					COM OUTBL	2-5	359,400	251,590
SUPPLEMENTAL DATA								
Other ID: DV Lot # WELL+SEPTIC								
Prior Zoning A-25								
Census Tr. 5703								
Color								
100 Yr Flood								
DV Map #								
GIS ID: 00457800								
ASSOC PID#								

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

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Type	Description	Amount
Total:			

ASSESSING NEIGHBORHOOD	
NBHD/SUB	Street Index Name
0001/A	Tracing

NOTES	
GAS HT/FA / 2 STONE FPL 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
24199	07/22/2016	OT	Other	320,000	07/22/2016	99		Temporary Tents	10/01/2013	
24198	07/22/2016	NC	New Construct	412,000	07/22/2016	99		Temporary Skybox Const	09/12/2012	
24183	07/18/2016	SN	Sign	500	07/18/2016	99		Sign & Lighting	11/30/2006	
24139	06/28/2016	EL	Electric	5,000	06/28/2016	99		Move Electric Service	04/30/1998	
24138	06/28/2016	EL	Electric	20,000	06/28/2016	99		Wire Trailers & Tents for		
23948	03/29/2016	OT	Other	15,000	03/29/2016	99		Platform & Tent		
23465	06/17/2015	PR	Propane Tank	1,000	06/17/2015	99		Set 7 Temp Propane Tank		

LAND LINE VALUATION SECTION																			
B #	Use Code	Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A. Disc	Acres	C. Factor	ST. Idx	Notes-Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value	
1	201	Commercial Improv	R-25				43,560	1.73	2.2500	J	1.0000	1.00	4300			1.00		169,560	
570	201	arcial 201	R-25				5.10	AC	11,750.00	000	Disc	1.00	1.00	0.0000					
1.00	1	236250.00	201					18.00	BL 000	Acres	0	2.2500	J	1.0000					
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: 7,493,100

VISIT/CHANGE HISTORY

APPRaised VALUE SUMMARY

APpraised Bldg. Value (Card) 816,880

APpraised XF (B) Value (Bldg) 0

APpraised OB (L) Value (Bldg) 359,400

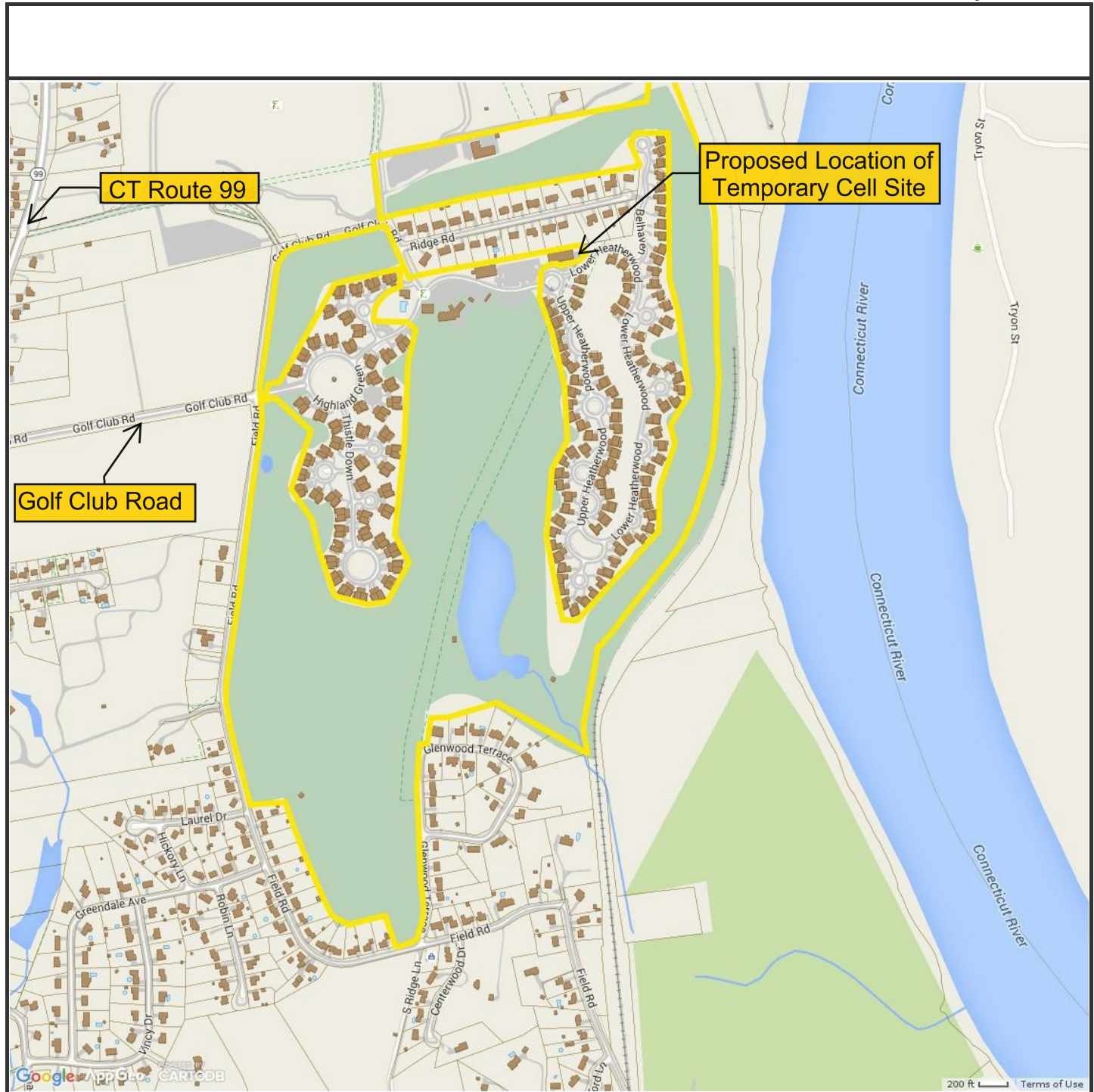
APpraised Land Value (Bldg) 5,929,490

Special Land Value 0

Total Appraised Parcel Value 7,493,100

Valuation Method: C

Adjustment: 0



Property Information

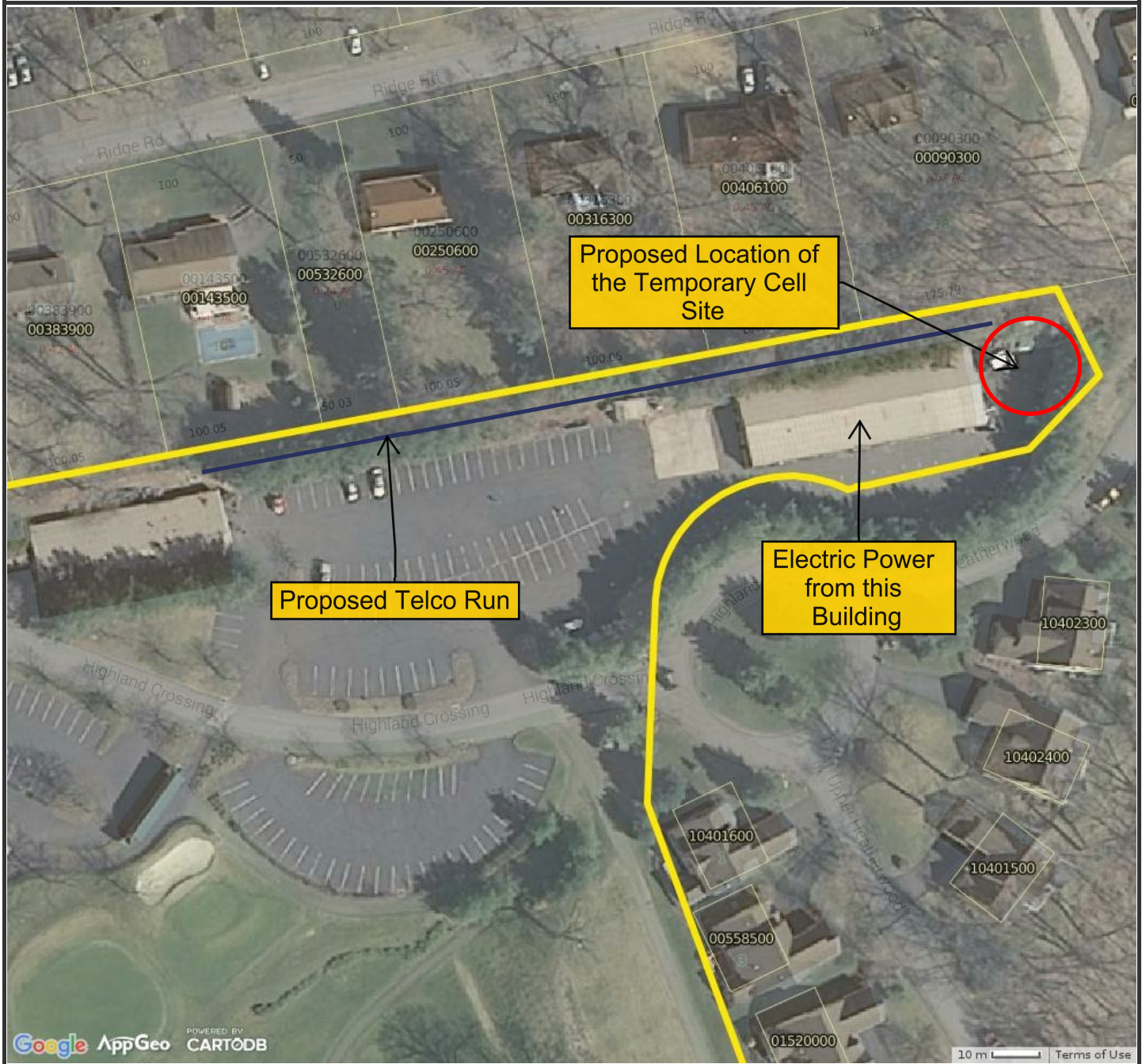
Property ID 00457800
Location 100 GOLF CLUB ROAD
Owner TOURNAMENT PLAYERS CLUB OF CT INC



**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
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Parcels updated 10/1/2015
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ENGINEER SEAL

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Cellixion
A Division of Sabre Industries, Inc.
5031 Hazel Jones Road
Bossier City, LA 71111
www.cellixion.com
voice: 318-213-2910
fax: 318-213-2919

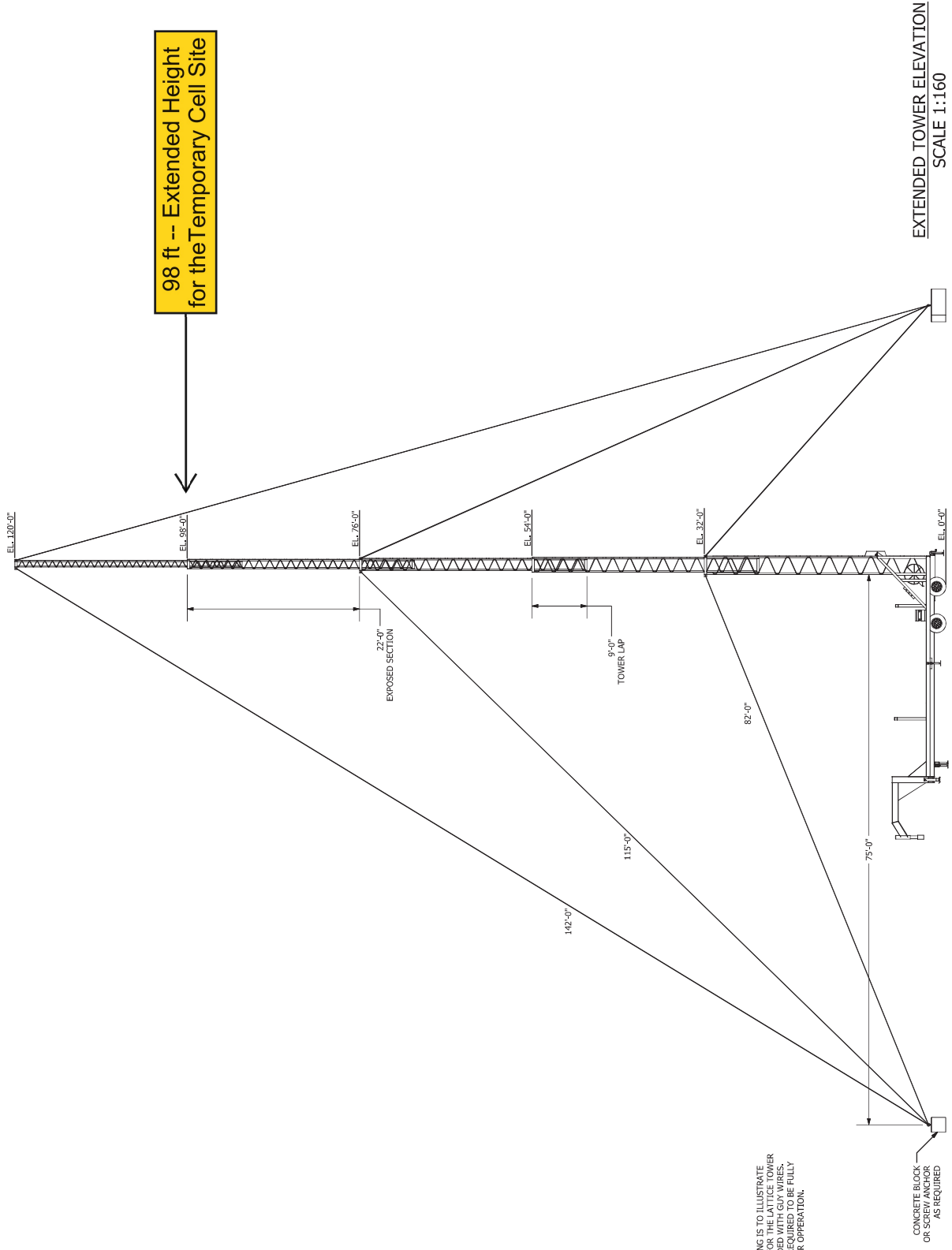
CUSTOMER:

PROJECT:
LMS - 120
120' TOWER ON WHEELS

FILENAME:	LMS - 120.dwg
DESIGN BY:	C.L.M.E.S
DATE:	12/6/2012
DRAWN BY:	C.L.M.E.S
DATE:	12/6/2012
CHECKED BY:	
DATE:	
ENGINEERED BY:	
DATE:	
APPROVED BY:	
DATE:	

SHEET NO.:	4 OF 4
DRAWING NO.:	LMS - 120
REV:	

98 ft -- Extended Height for the Temporary Cell Site



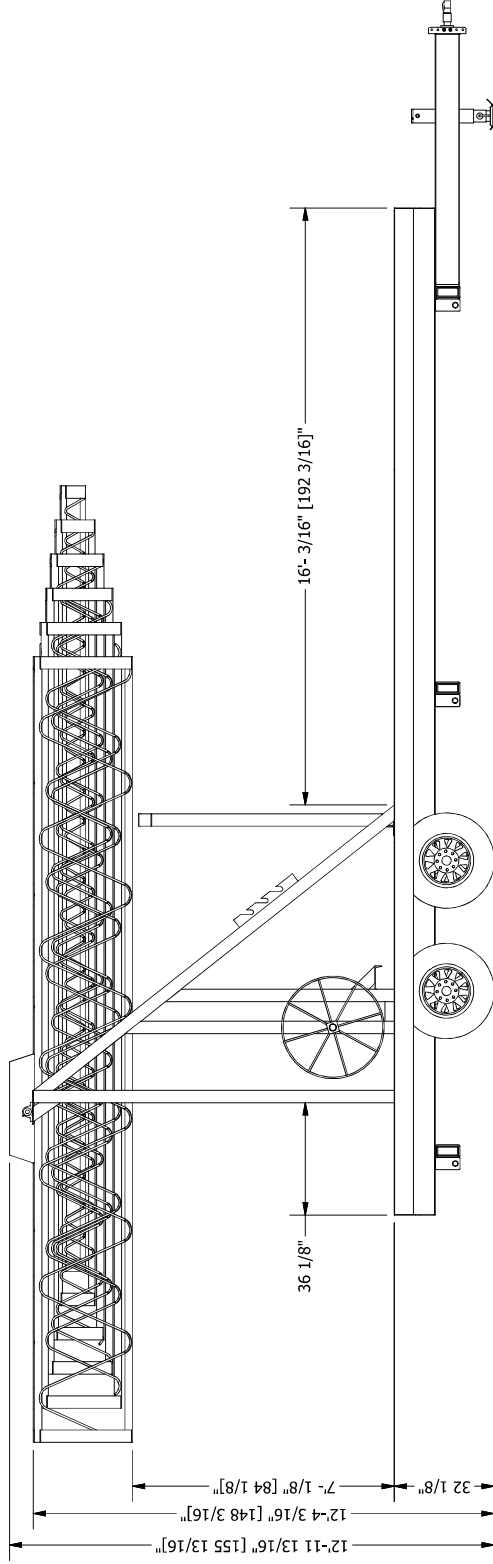
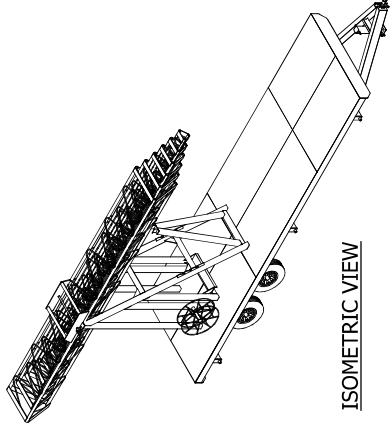
NOTE:
THE FOLLOWING IS TO ILLUSTRATE ELEVATIONS FOR THE LATTICE TOWER FULLY EXTENDED WITH GUY WIRES. TOWER NOT REQUIRED TO BE FULLY EXTENDED FOR OPERATION.

CONCRETE BLOCK OR SCREW ANCHOR AS REQUIRED

EXTENDED TOWER ELEVATION
SCALE 1:160



- NOTES:**
- 25,900 GVWR TRAILER
 - 106 FT LATTICE TYPE CONSTRUCTION



NOT FOR CONSTRUCTION

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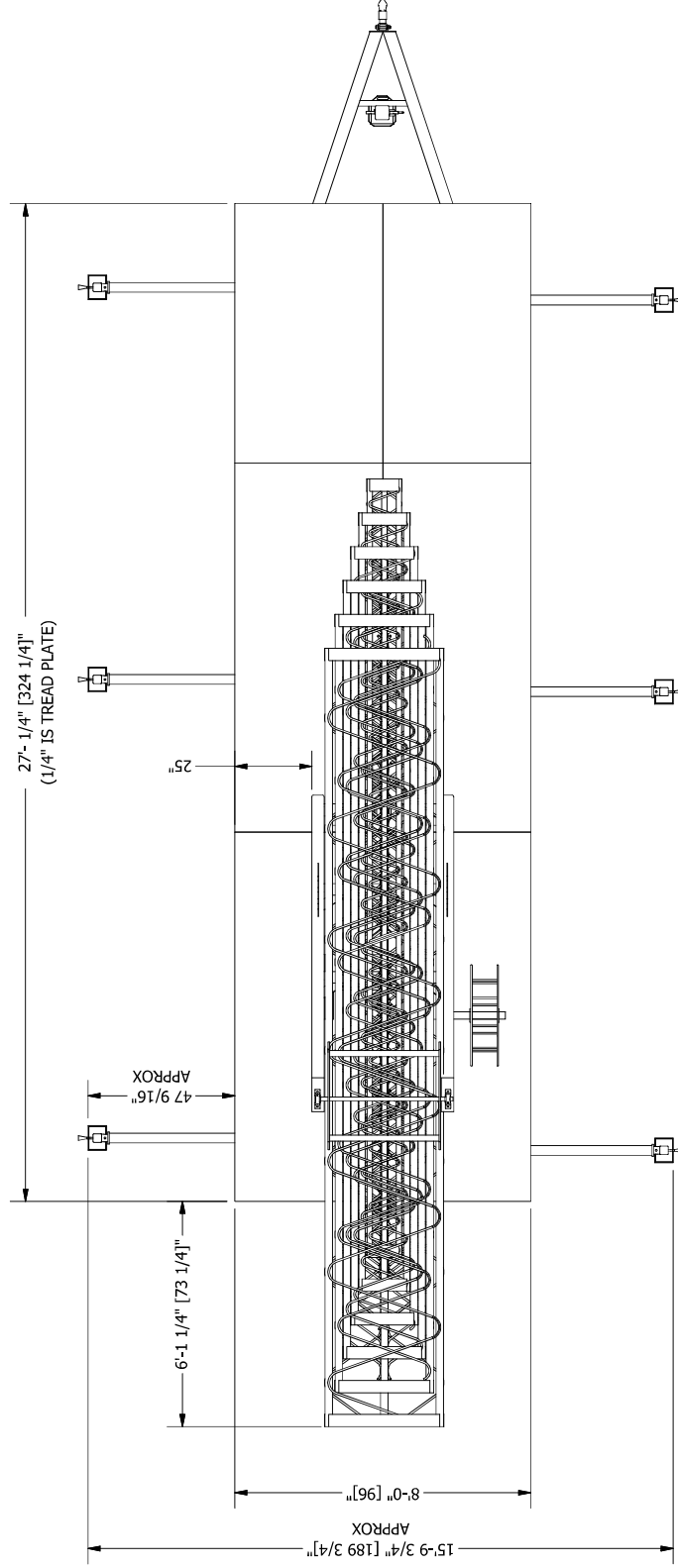
CUSTOMER:

PROJECT:

FILENAME:	NEW DESIGN Tower.dwg
DESIGN BY:	C.J.MLES
DATE:	6/7/2012
DRAWN BY:	C.J.MLES
DATE:	6/7/2012
CHECKED BY:	
DATE:	
ENGINEERED BY:	
DATE:	
APPROVED BY:	
DATE:	

SHEET NO.:	1 OF 2
DRAWING NO.:	NEW DESIGN Tower
REV.:	

- NOTES:
 1. 25 900 GWR TRAILER
 2. 106 FT LATTICE TYPE CONSTRUCTION



PLAN VIEW

NOT FOR CONSTRUCTION

ENGINEER SEAL

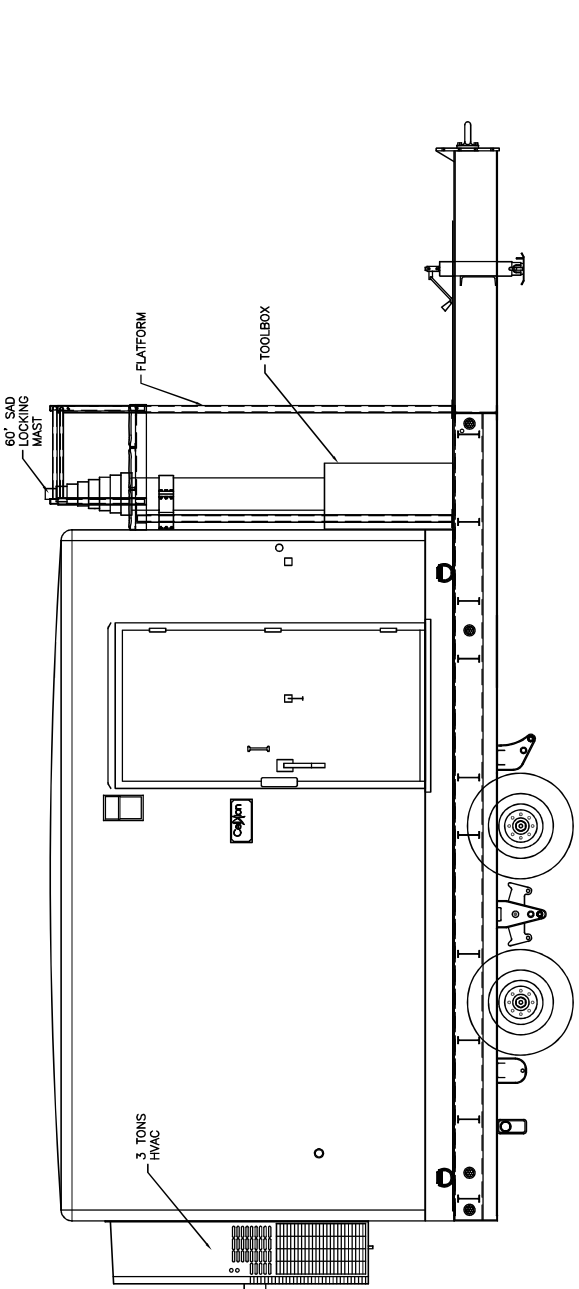
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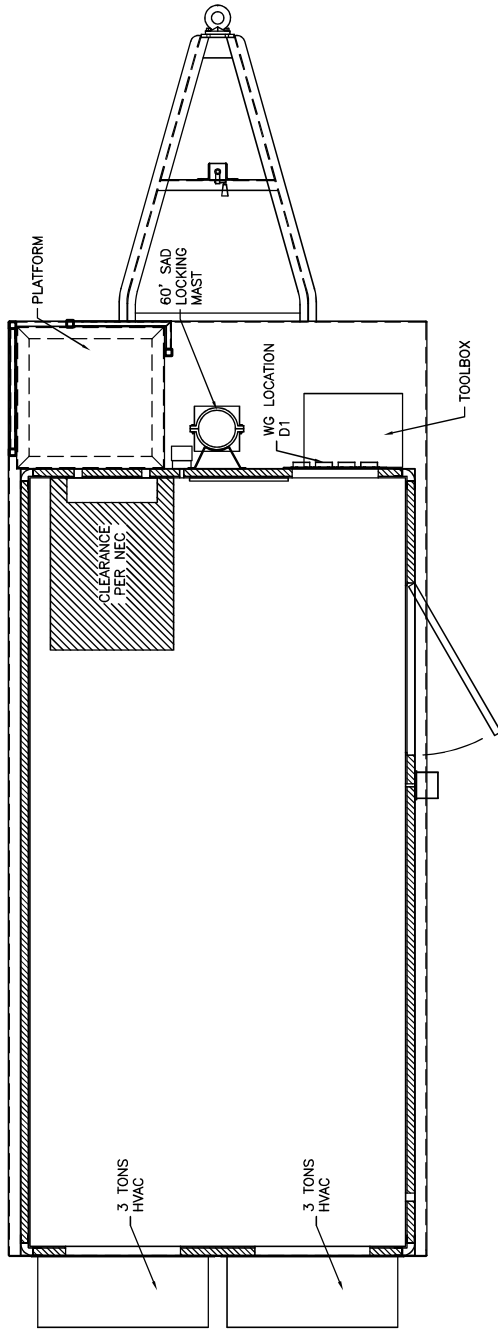
CUSTOMER:

PROJECT:

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



SIDE ELEVATION



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

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

CUSTOMER:

PROJECT:
 COW 5 BAY
 25,900 GWR
 PLAN/ELEVATION

FILENAME: CXS/XCS36	TOLERANCE:
SCALE: N/A	DATE: 10/04/11
DRWN. BY: A.MENDOZA	CHK. BY: V.HASSELL
ENG. BY:	APP. BY:
SHEET NO. 1 OF 1	DRAWING NO.: XCS36
REV.:	

**TEXT OF EMAIL NOTICE TO THE TOWN OF CROMWELL
AND
THE TOURNAMENT PLAYERS CLUB OF CT**

Notice of AT&T Temporary Cell Site at the 2017 Travelers Championship Golf Tournament,
Cromwell, CT

AT&T intends to install a temporary cellular communications facility for service during the upcoming 2017 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 and the Tournament Players Club of CT 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.

Thank you.

--- Steve Levine