



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

March 15, 2018

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 2018 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 2018 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 18 – 24, 2018. 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 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 6.

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	2	650	0.0552	1.0000	0.55
AT&T UMLS	98	850	2	300	0.0255	0.5667	0.45
Total							1.27%

[†] 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 1.27 % 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 2018 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,



Steven Levine
Real Estate Consultant

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

Attachments

Frank Kelley

From: Kevin Harrington <kharrington@travelerschampionship.com>
Sent: Tuesday, February 27, 2018 4:04 PM
To: Frank Kelley
Subject: RE: CT5993 Travelers18

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
June 18-24, 2018 | 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

Land Owner Approval



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 1/1/2018
 Properties updated daily

6033
CROMWELL, CT

VISION

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
EXEMPTIONS								
OTHER ASSESSMENTS								
RECORD OF OWNERSHIP								
TOURNAMENT PLAYERS CLUB OF CT INC			242/ 84	SALE DATE	04/25/1984	v/u	SALE PRICE	V.C.

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

NET TOTAL APPRAISED PARCEL VALUE

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
Valuation Method:
Adjustment:

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Restr.
24199	07/22/2016	OT	Other	320,000	07/22/2016	99		Temporary Tents	10/01/2013			MM	54	Permit - Walk Exterior
24198	07/22/2016	NC	New Construct	412,000	07/22/2016	99		Temporary Skybox Const	09/12/2012			TWM	52	Permit- Miscellaneous
24183	07/18/2016	SN	Sign	500	07/18/2016	99		Sign & Lighting	11/30/2006			TH	00	Meas. and List
24139	06/28/2016	EL	Electric	5,000	06/28/2016	99		Wire Electric Service	04/30/1998			CN	00	Meas. and List
24138	06/28/2016	EL	Electric	20,000	06/28/2016	99		Wire Trailers & Tents for Platform & Tent						
23948	03/29/2016	OT	Other	15,000	03/29/2016	99		Set 7 Temp Propane Tank						
23465	06/17/2015	PR	Propane Tank	1,000	06/17/2015	99								

B #	Use Code	Use Description	Zone	Front D	Front Depth	Units	Unit Price	I. Factor	S.A. Disc	Acres	C. Factor	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	201	Commercial Improv	R-25	201	R-25	43,560	173	2.2500	J	1.0000	1.00	1.00			1.00		169,560
570	201	Special 1	R-25	201	R-25	5.10	18.00	11,750.00	0000	Disc	0	1.00	0.0000		0		820,270
100	1	236250.00	201	201	R-25			BL 000	Acres	2.00	2.2500	J	0.00		N		251,590
LAND LINE VALUATION SECTION																	
Total Card Land Units: 158.10 AC Parcel Total Land Area: 158.1 AC Total Land Value: 5,929,490																	

Tax Assessor's Card

NET TOTAL APPRAISED PARCEL VALUE

APPRaised VALUE SUMMARY

ENGINEER SEAL

THIS DRAWING IS THE CONFIDENTIAL PROPERTY AND CONTAINS TRADE SECRETS OF CELLIXION, LLC. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REGION OTHER THAN THAT SPECIFICALLY AUTHORIZED BY CELLIXION, 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.

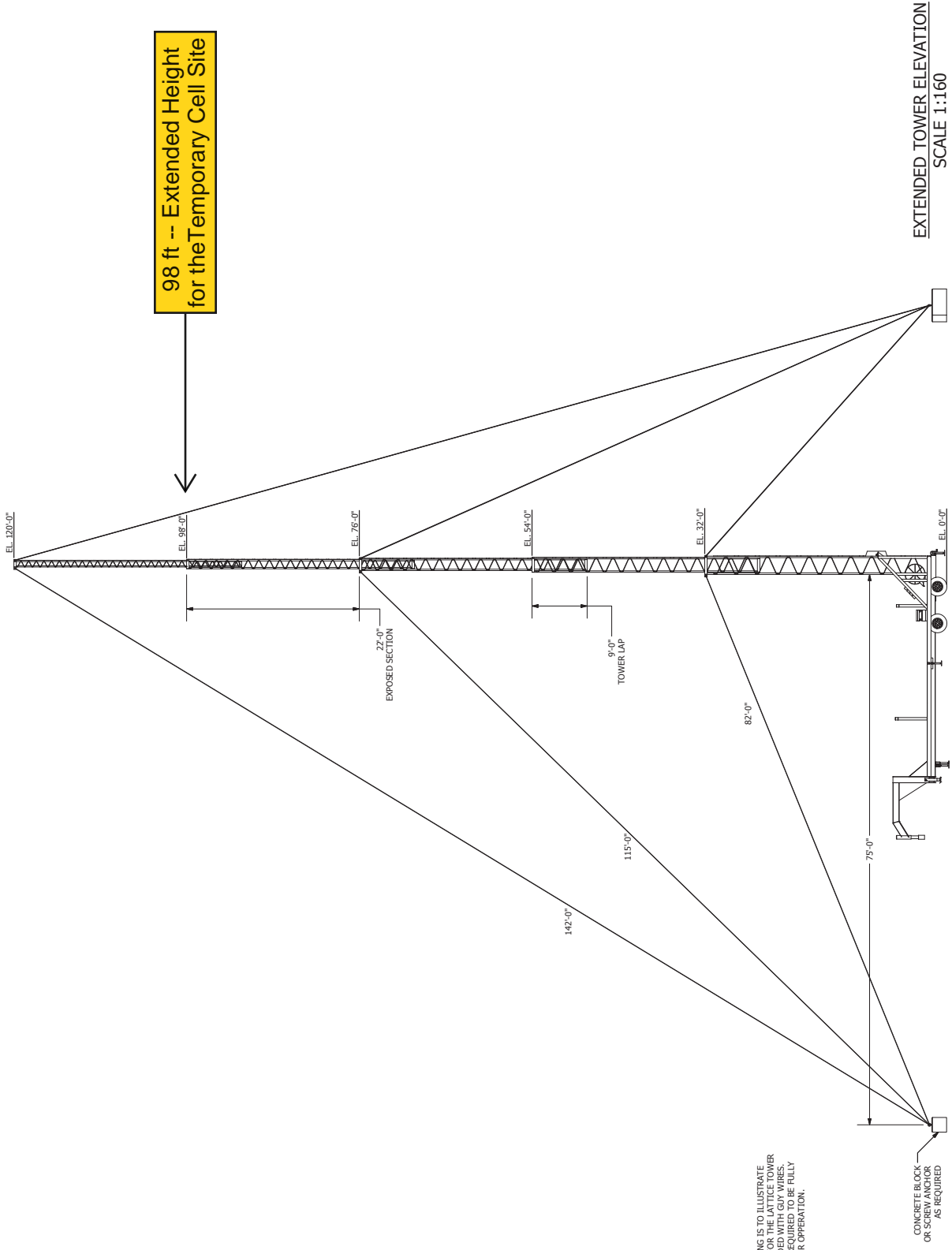
Cellixion
A Division of Sabre Industries, Inc.
5031 Hazel Jones Road
Bossier City, LA 71111
www.cellixon.com
Fax: 318-213-2919
Voice: 318-213-2900

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:	
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



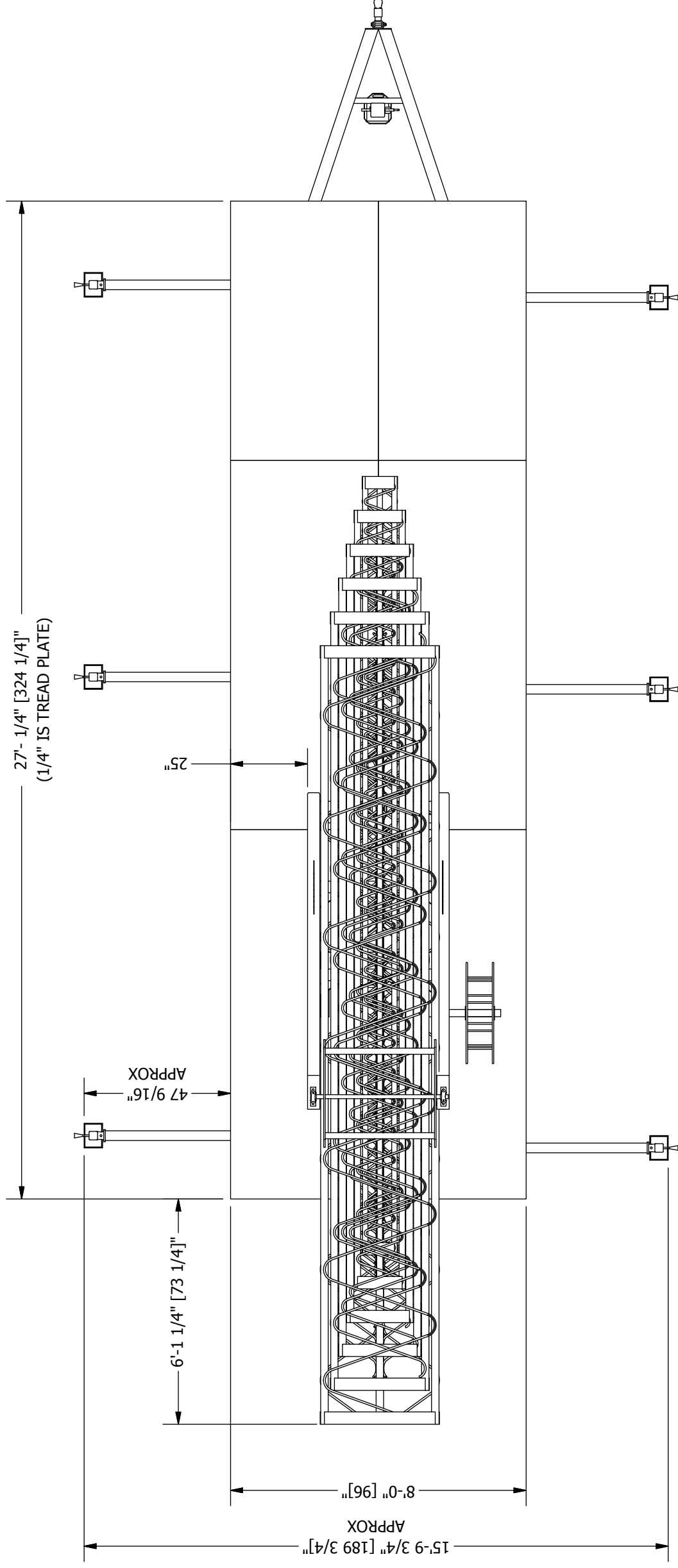
EXTENDED TOWER ELEVATION
SCALE 1:160

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

NOTES:


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



PLAN VIEW

ENGINEER SEAL

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

CUSTOMER:

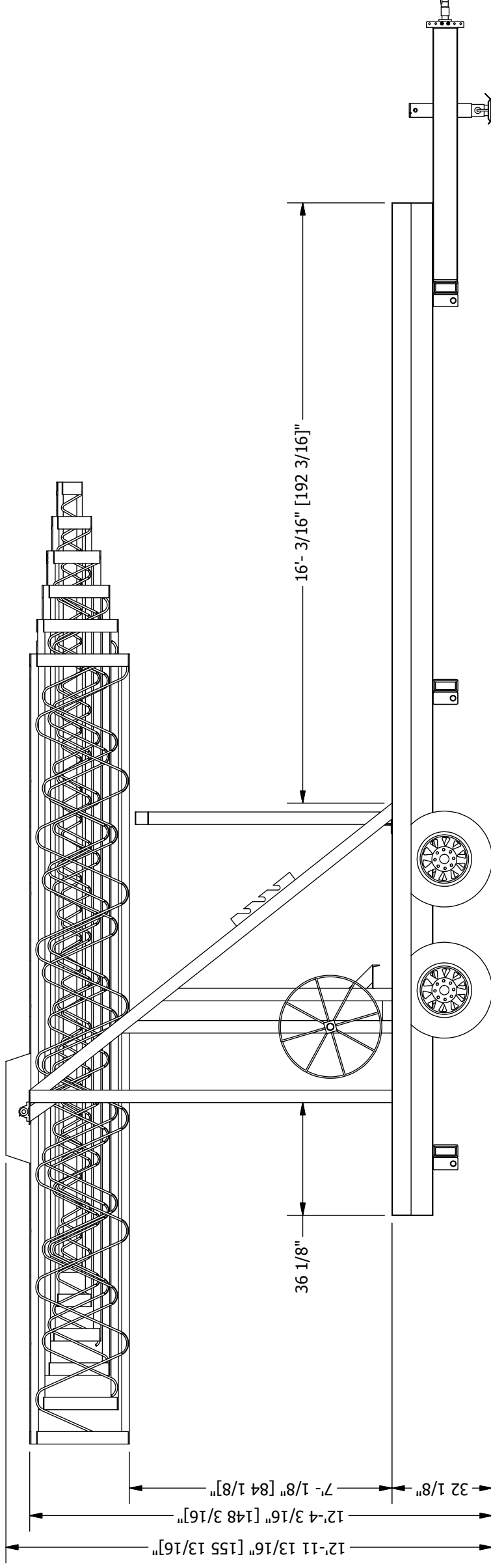
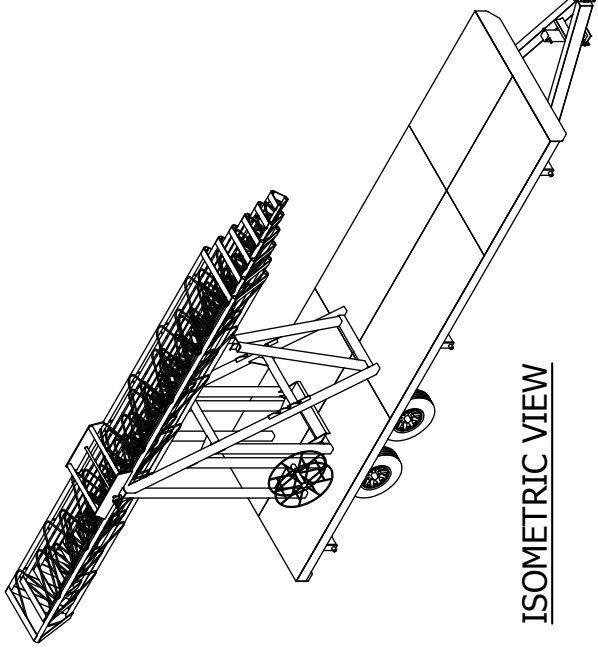
PROJECT:

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	

NOT FOR CONSTRUCTION

NOTES:

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



NOT FOR CONSTRUCTION

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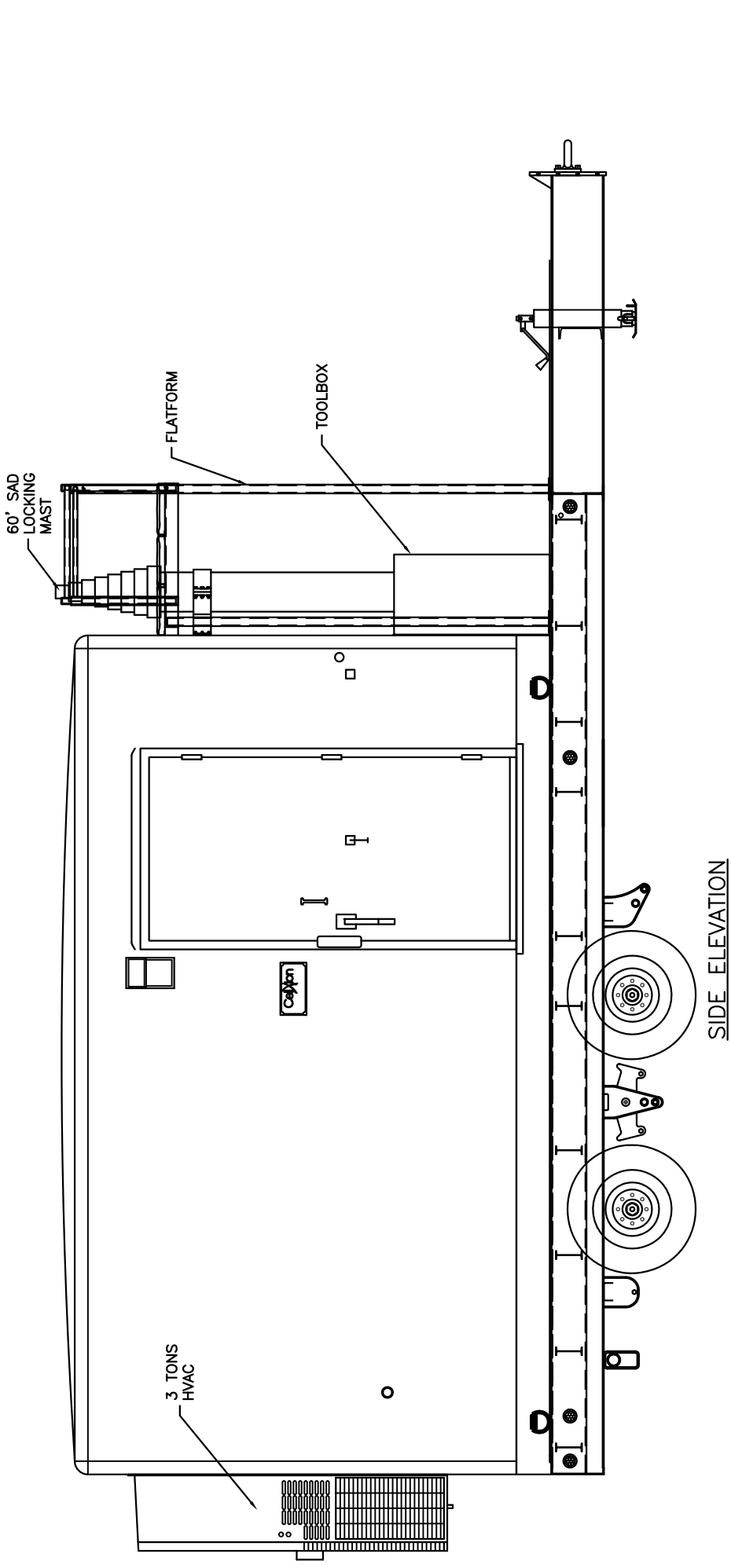
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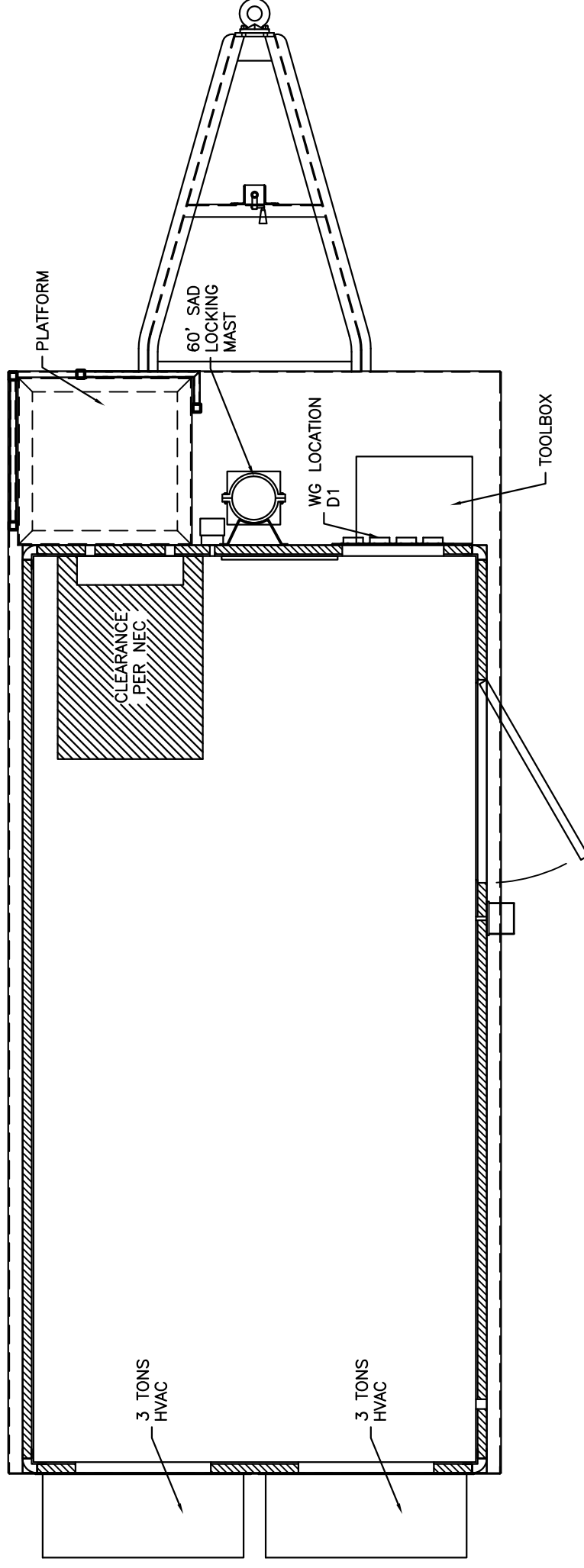
CUSTOMER:

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	



SIDE ELEVATION



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

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 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	
DRAWING NO.: XCX536	
REV.:	



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Steven L. Levine
Real Estate Consultant

March 15, 2018

Honorable Enzo Faienza, Mayor
Town of Cromwell
Town Hall, 1st Floor
41 West St.
Cromwell, CT 06416

**Re: Proposed New Cingular Wireless PCS, LLC Temporary Cellular Communications Site
at the 2018 Travelers Championship Golf Tournament, Country Club Road, Cromwell,
CT**

Dear Mayor Faienza:

AT&T intends to install a temporary cellular communications facility for service during the upcoming 2018 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.

Respectfully yours,

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

Steven Levine
Real Estate Consultant



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Stuart B. Popper, Director of Planning & Development
Town of Cromwell
Town Hall, 1st Floor
41 West St.
Cromwell, CT 06416

**Re: Proposed New Cingular Wireless PCS, LLC Temporary Cellular Communications Site
at the 2018 Travelers Championship Golf Tournament, Country Club Road, Cromwell,
CT**

Dear Mr. Popper:

AT&T intends to install a temporary cellular communications facility for service during the upcoming 2018 Travelers Championship golf tournament.

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Steven L. Levine
Real Estate Consultant

March 15, 2018

Kevin Harrington, Sr. Dir. of Operations, Travelers Championship
Tournament Players Club of Connecticut
90 State House Square
Hartford, CT 06103

**Re: Proposed New Cingular Wireless PCS, LLC Temporary Cellular Communications Site
at the 2018 Travelers Championship Golf Tournament, Country Club Road, Cromwell,
CT**

Dear Mr. Harrington:

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