



QC Development

PO Box 916

Storrs, CT 06268

860-670-9068

Mark.Roberts@QCDevelopment.net

May 3, 2021

Melanie A. Bachman
Executive Director
Connecticut Siting Council
10 Franklin Square
New Britain, CT 06051

**Notice of Exempt Modification – New Cingular Wireless PCS, LLC (AT&T)
Temporary Cellular Communications Site
2021 Travelers Championship Golf Tournament, Cromwell, CT**

Dear Ms. Bachman:

AT&T intends to install a temporary cellular communications facility for service during the 2021 Travelers Golf Tournament at the TPC River Highlands Golf Course in Cromwell, CT. Please accept this letter as notification pursuant to Regulations of Connecticut State Agencies § 16-50j-73, of construction that constitutes an exempt modification under R.C.S.A. § 16-50j-72(d). In accordance with R.C.S.A. § 16-50j-73, a copy of this letter is being sent to Cromwell Mayor Enzo Faienza, the Cromwell Planning & Development Department and to the Tournament Players Club of CT, which owns the 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. The proposed temporary facility would be installed on property owned by the Tournament Players Club (TPC).

Proposed Temporary Facility

The proposed temporary cell site meets the criteria set forth in R.C.S.A § 16-50j-72(d) for temporary cellular service for events of statewide significance. The 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) on June 21st – 27th, 2021.

The temporary cell site will be located on property owned by TPC. The address is 100 Golf Club Road, and the site coordinates are N41°-37'-58" W72°-38'-13". An e-mail from the Director of the tournament authorizing AT&T's use of the property for this purpose is attached.

AT&T's equipment will be deployed to TPC River Highlands Golf Course on or around June 8th. The site will begin on-air operations on or around June 14th and be removed on or around July 1st, 2021.

AT&T's temporary cell site will consist of radio equipment installed in a trailer-mounted unit 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 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 fenced area. Electric power will be provided by TPC. The proposed temporary cell site will not increase noise levels by six decibels or more.

The lattice tower will be extended to a height of 98 feet above ground. Two (2) Kathrein 840-10520 antennas and one (1) Matsing MS-6.3DB90 antenna will be mounted at the top of the tower at a centerline height of 98 feet. Three (3) Kathrein 840-10520 antennas will be installed at 88 feet above ground. Guy lines will further stabilize and the 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 temporary tower location, at or above State or Federal standards. The following table shows the worst-case power density calculations with 10dB reduction.

Transmissions	# of Channels	ERP/Ch (W)	Antenna Centerline Height (ft)	Power Density (mW/cm^2)	Freq. Band (MHz**)	Limit S (mW /cm^2)	%MPE
AT&T LTE	3	400	98	0.0510	700	0.4667	1.09%
AT&T LTE	6	300	98	0.0765	1900	1.0000	0.76%
AT&T LTE	6	300	98	0.0765	2300	1.0000	0.76%
AT&T LTE	1	400	88	0.0214	700	0.4667	0.46%
Site Total							3.08%

** 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

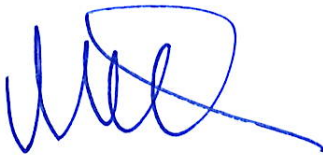
This power density calculation shows that AT&T's temporary transmissions from the temporary cell site will result in a power density corresponding to approximately 3.08% of the ANSI/IEEE standard for uncontrolled environments. Therefore, total worst-case power density levels adjacent to the temporary cell site would be within applicable standard limits.

Conclusion

For the foregoing reasons, AT&T respectfully requests that the Council acknowledge AT&T's Notice of Exempt Modification for the temporary cell site to be operated during the 2021 Travelers Championship golf tournament pursuant to R.C.S.A. § 16-50j-72(d).

Please feel free to call me at (860) 670-9068 with any questions regarding this Notice. Thank you for your consideration in this matter.

Sincerely,



Mark Roberts
QC Development
Consultant for AT&T

Attachments

cc: Mayor Enzo Faienza – Elected Official
Stuart B. Popper – Department of Planning & Development
Kevin Harrington – Sr. Director, Travelers Championship / TPC River Highlands



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

TOWN OF CROMWELL

Printed By: Shawna 04/05/2019 10:10:14AM



Patriot Properties Inc.

Parcel ID: 00457800 Location: 100 GOLF CLUB ROAD Map-Lot 60-17 Last Revaluation - October 1, 2017

Use Code	Land Value	PA 490 Value	Mkt Adj Cost	Building Value	Outbuildings	Total Value	Total Assessed
201	6,198,700	0	302,100	452,600	6,953,400	4,867,380	
TOTAL	6,198,700	0	302,100	452,600	6,953,400	4,867,380	

Current Owner: TOURNAMENTS PLAYERS CLUB OF CT INC 0 1 GOLF CLUB ROAD CROMWELL CT 06416

Tax Yr	Land Value	Bldg Value	Outbuildings	Total Value	Total Assessment
2019	6,198,700	302,100	452,600	6,953,400	4,867,380
2018	6,198,700	302,100	452,600	6,953,400	4,867,380
2017	6,198,700	1,176,600	615,100	7,990,400	5,593,280
2016	5,929,490	1,204,210	359,400	7,493,100	5,222,500
2015	5,929,490	1,204,210	359,400	7,493,100	5,222,500
2014	5,929,490	1,171,810	359,400	7,460,700	5,222,500

General Notes

TPC Golf Course

Sales Information

Grantee	Vol-Page	Type	SaleDate	SalePrice	Sale Verif	GeneralNotes
TOURNAMENT PLAYERS CLU	242-84		04/25/1984	0		

Previous Value Information

Tax Yr	Land Value	Bldg Value	Outbuildings	Total Value	Total Assessment
2019	6,198,700	302,100	452,600	6,953,400	4,867,380
2018	6,198,700	302,100	452,600	6,953,400	4,867,380
2017	6,198,700	1,176,600	615,100	7,990,400	5,593,280
2016	5,929,490	1,204,210	359,400	7,493,100	5,222,500
2015	5,929,490	1,204,210	359,400	7,493,100	5,222,500
2014	5,929,490	1,171,810	359,400	7,460,700	5,222,500

Property Factors

Census 5703

Flood:

Topo: Paved

Street: Paved

Dev. Map

Dev. Map

Zoning Data

Desc. %

R-25 100.00

Utilities

2 Public Water

3 Public Sewer

BAA

09K:07K

Activity Information

Building Permit Information

Date	Results	Visited By	Date	Permit #	Description	Amount	% Comp	Visit Date	CO Date	GeneralNotes
09/27/2018	Permit- Drive By	Karen Vaiculis	03/21/2019	25929	Other	15,000	100			TEMP TENT 50' X 70'
08/31/2018	Permit- Drive By	Assessor Office	07/09/2018	25494	Demolish		100	31-Aug-2018	16-Jul-2018	
09/12/2017	Change - Value Change Company	John Valente	06/08/2018	25431	Propane Tank	3,000	100			
05/17/2017	No Change - Field Review	Dave Starnard	05/17/2018	25392	Other	35,000	100			
07/22/2016	Permit- Miscellaneous	Assessor Office	05/11/2018	25386	Electric	30,000	100			
07/18/2016	Permit- Miscellaneous	Assessor Office	04/30/2018	25361	New Construction	8,000,000	5	27-Sep-2018		
06/28/2016	Permit- Miscellaneous	Assessor Office	04/30/2018	25356	Other	15,000	100			
06/28/2016	Permit- Miscellaneous	Assessor Office	04/30/2018	25363	Other	748,000	100			

Land Data

Use	Description	Units	Unit Type	Neigh	Special Land Calc	Appraised Value	PA 490 Asmt	Neigh Order	Notes
201	Commercial	217,800	SF	CJ		457,400	0	4300	
201	Commercial	153,100	AC	CJ		5,741,300	0	4300	
Total Area: 158.10					PA 490 Use Asmt: 0	Total Appraised: 6,198,700	Assessed Value: 4,339,090		

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Parcel/D: 00457800
Bldg Seq 1 Of 5

Location: 100 GOLF CLUB ROAD

Printed By: Shawna 04/05/2019 10:10:14AM

Exterior Information

Building Type: Pre-Eng Gara
Story Ht: 1 Story
Living Units: Concrete
Foundation: Pre-finish Me
Prim. Ext. Wall: Concrete
Sec. Ext. Wall: Flat
Roof Cover: 16.00
Avg. Wall Ht: Color:

Interior Information

Prime Wall: Minimum
Sec. Wall: Concrete
Floor Type: Gas
Sec. Floor: Htd Air-No D
Heat Fuel: % A/C: 0
Heat Type: % Sprinkled:
Sec. Ht Type: Bsmt. Gar:
Kitchens: Add. Kit:
Fireplaces: Gas:
Int. Condition:

Condo Information

Name:
Style:
Location:
Tot Units:

General Information

Year Bt: 1990
Grade: C
Rem. Kitchen Yr:
Rem. Bath Yr:

Depreciation

Phys Cond Average 20.25
Func
Econ
Spec
OV

Total %/Dep: 20.25

Calculation

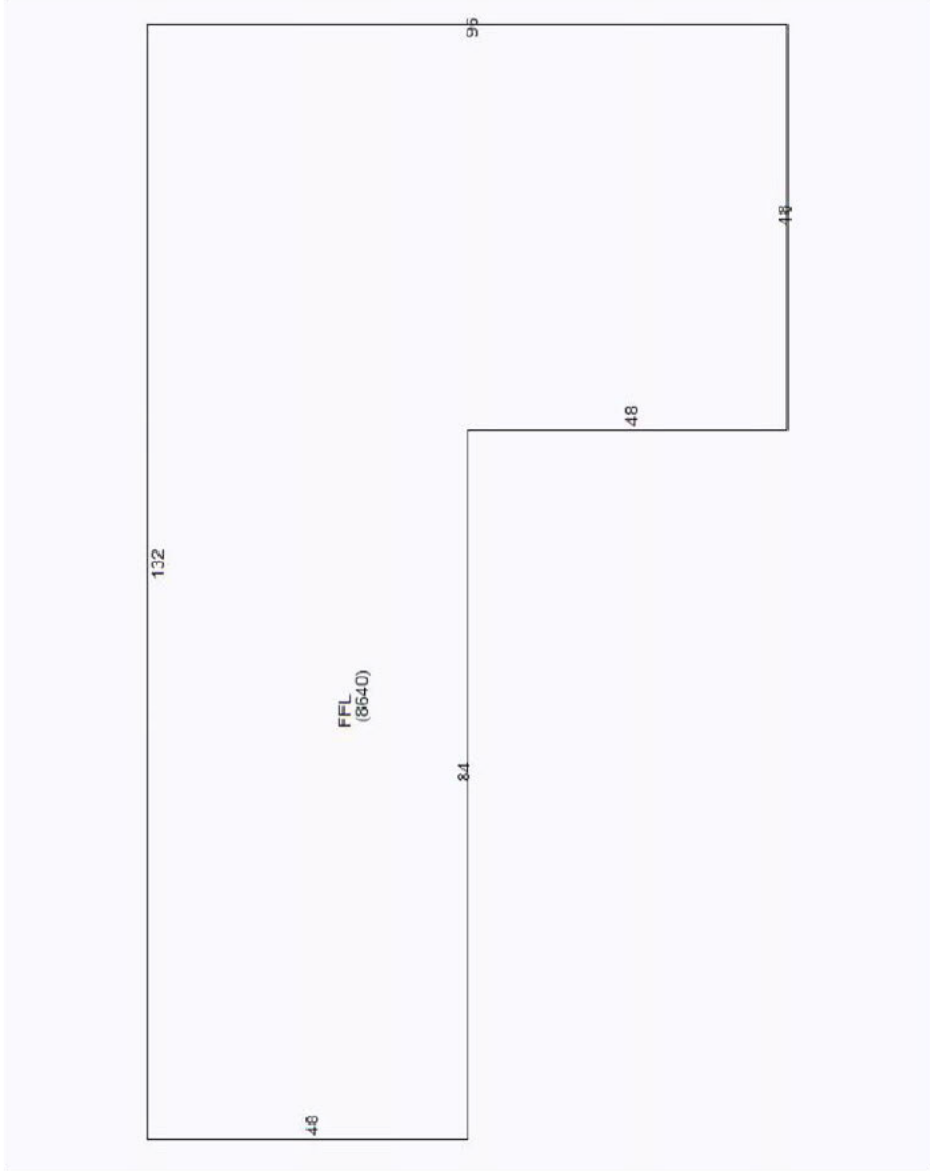
Basic \$/SQ 57.00
Replacement Cost 378,778
Depreciation 76,703
Depreciated Value 302,075
Final Total (Rounded) 302,100

Room Count

Total Rooms:
Bedrooms:

Bath Features

Full Baths:
Addl. Full Baths:
Half Baths:
Addl. Half Baths:
Full Bths Below:
Half Bths Below:
Other Fixtures:
Total Baths:



Extra Features / Yard Items (1st 10 Lines Displayed)										
Code	Description	Qty	Size	Cond.	Year	Unit Price	Dep%	UndepValue	Appraised Value	Assessment
TEN	Tennis Court	1	2	AV	1997	20,000.00	18	45,000	39,400	27,580
GAR1	Garage Frame	1	6,875	AV	1978	25.00	30	206,250	144,400	101,080
GAR1	Garage Frame	1	7,500	AV	1983	25.00	25	225,000	168,800	118,160
FDC	Foundation C	1	1	AV		100,000.00	0	100,000	100,000	70,000
Total Sp. Features:				Total Yard Items:		452,600	Total Appraised:	452,600	Total Assessed Value:	316,820

Sub Area Detail		
Code	Desc.	Gross Area
FFL	First Floor	8,640
	Living	8,640
	Gross Area	8,640

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

ENGINEER SEAL

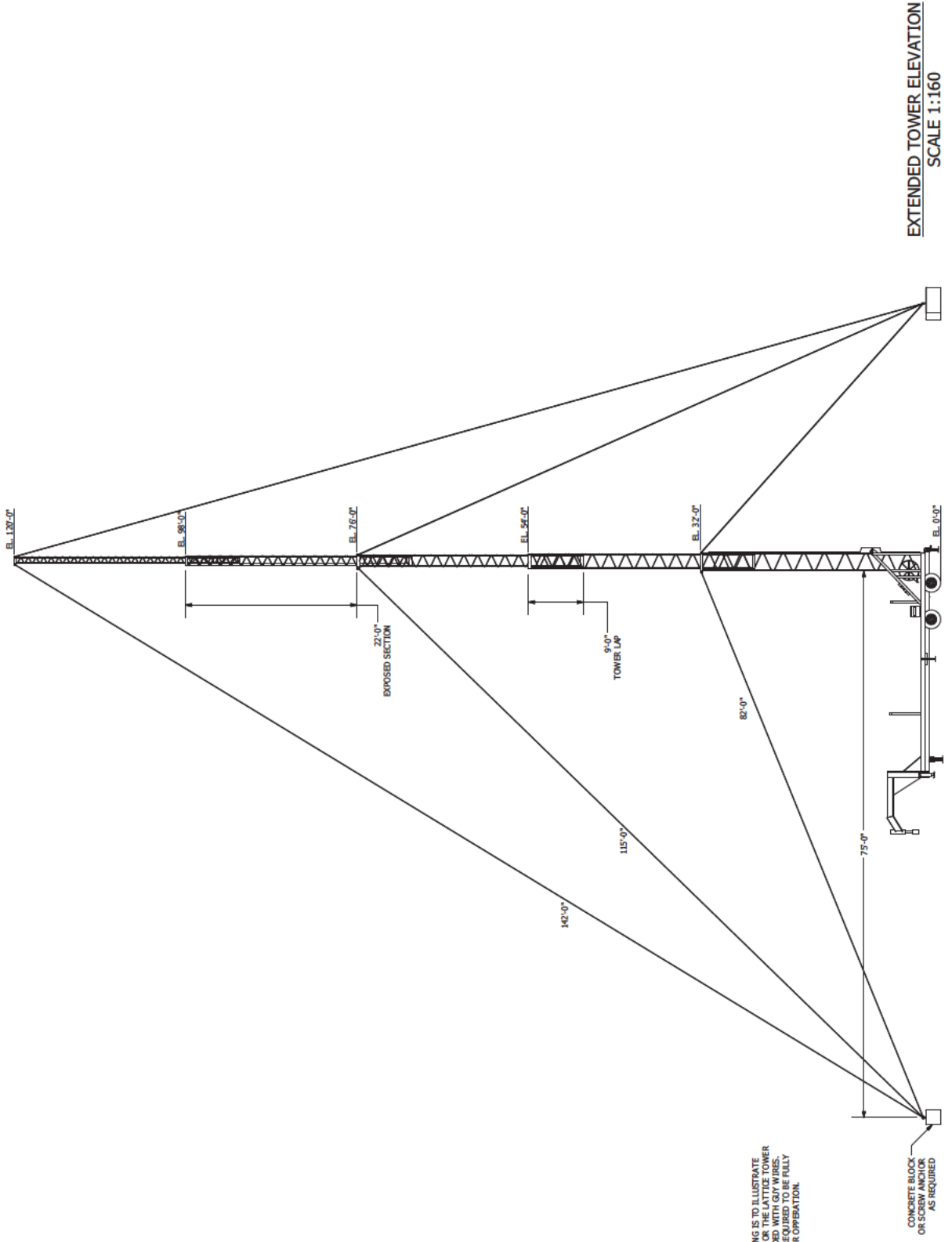
THIS DRAWING IS THE CONFIDENTIAL PROPERTY AND CONTAINS TRADE SECRETS OF CELLIXION, LLC. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY CELLIXION, LLC IS EXPRESSLY PROHIBITED. THIS DRAWING HAS BEEN DISTRIBUTED WITH THE UNDERSTANDING THAT 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
Voice: 318-213-2910
Fax: 318-213-2919
www.cellixion.com

CUSTOMER:

PROJECT:
LMS - 120
120' TOWER ON WHEELS

FILENAME:	LMS - 120.dwg
DESIGN BY:	C.LYLES
DATE:	1/26/2012
DRAWN BY:	C.LYLES
DATE:	1/26/2012
CHECKED BY:	
DATE:	
ENGINEERED BY:	
DATE:	
APPROVED BY:	
DATE:	
SHEET NO.:	4 OF 4
DRAWING NO.:	LMS - 120
REV.:	



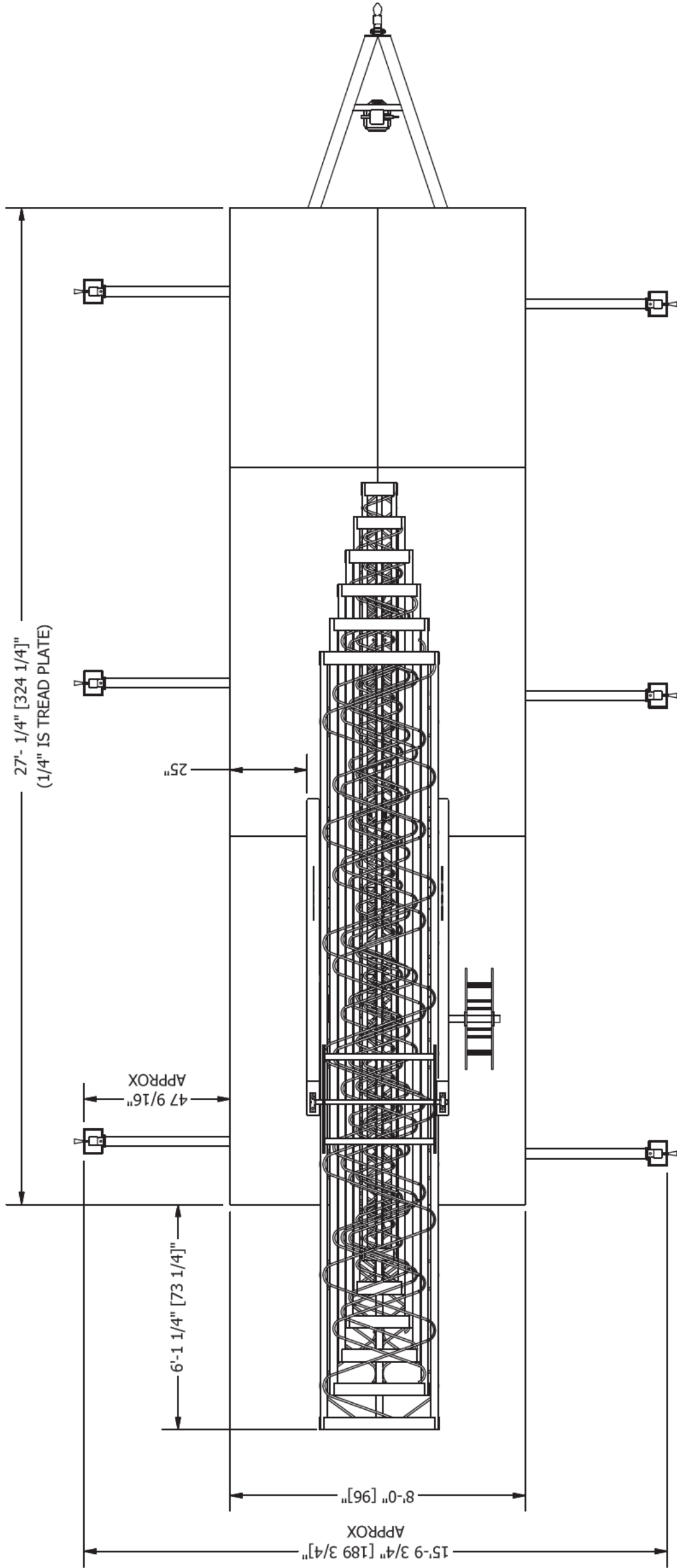
EXTENDED TOWER ELEVATION
SCALE 1:160

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 GVWR TRAILER
2. 106 FT LATTICE TYPE CONSTRUCTION



PLAN VIEW

NOT FOR CONSTRUCTION

ENGINEER SEAL

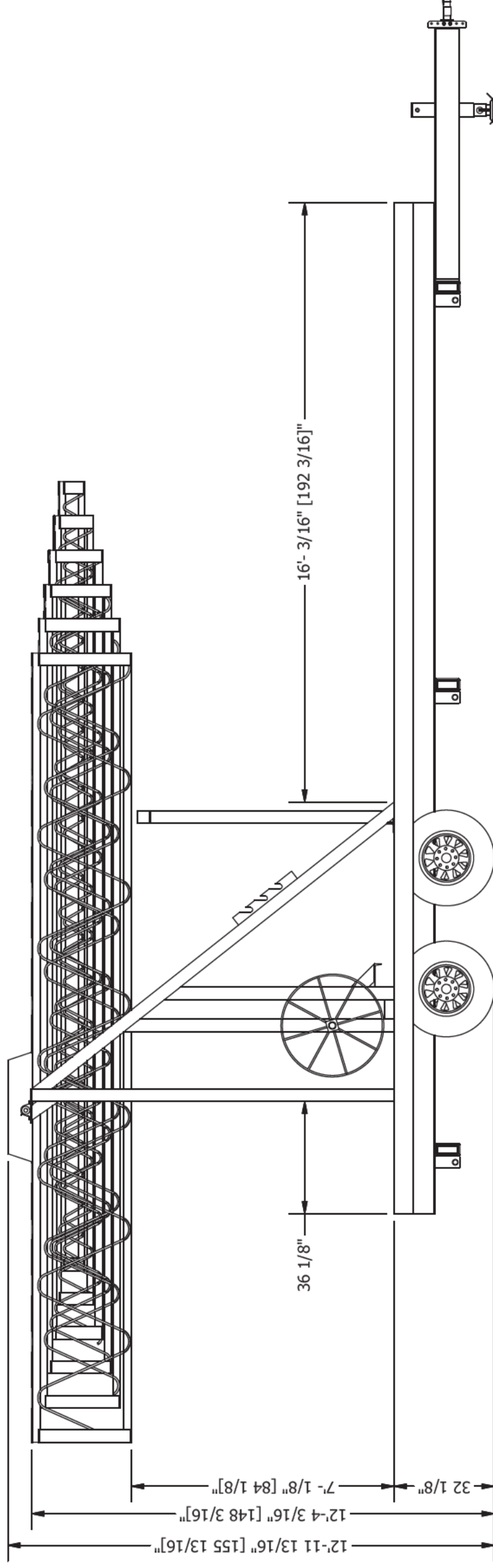
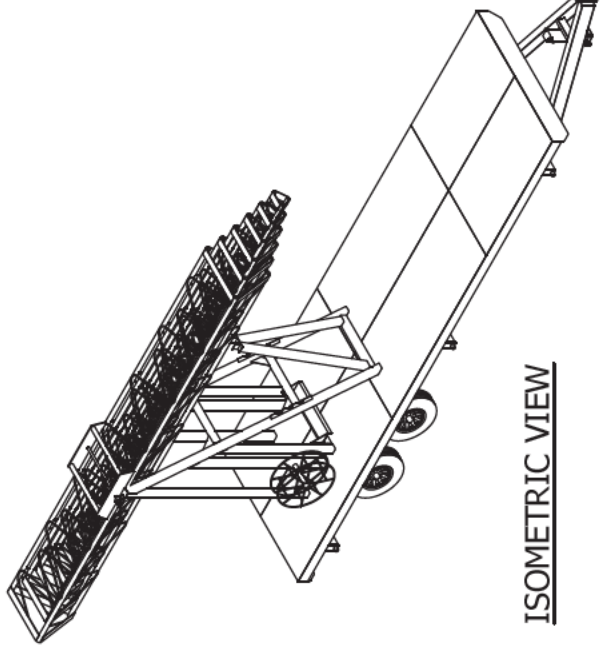
THIS DRAWING IS THE CONFIDENTIAL PROPERTY AND CONTAINS TRADE SECRETS OF CELLXION, LLC. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY CELLXION, LLC. IS STRICTLY PROHIBITED. THIS DRAWING HAS BEEN DISTRIBUTED WITH THE UNDERSTANDING THAT 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, 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	

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



NOT FOR CONSTRUCTION

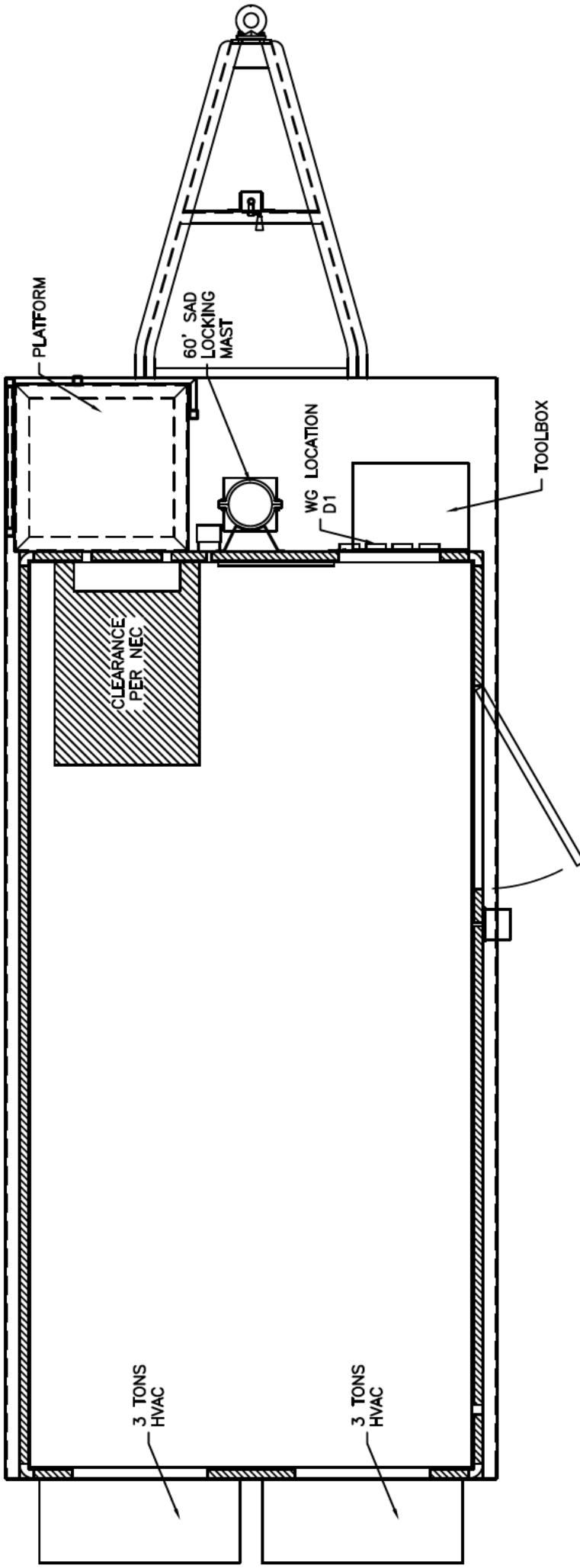
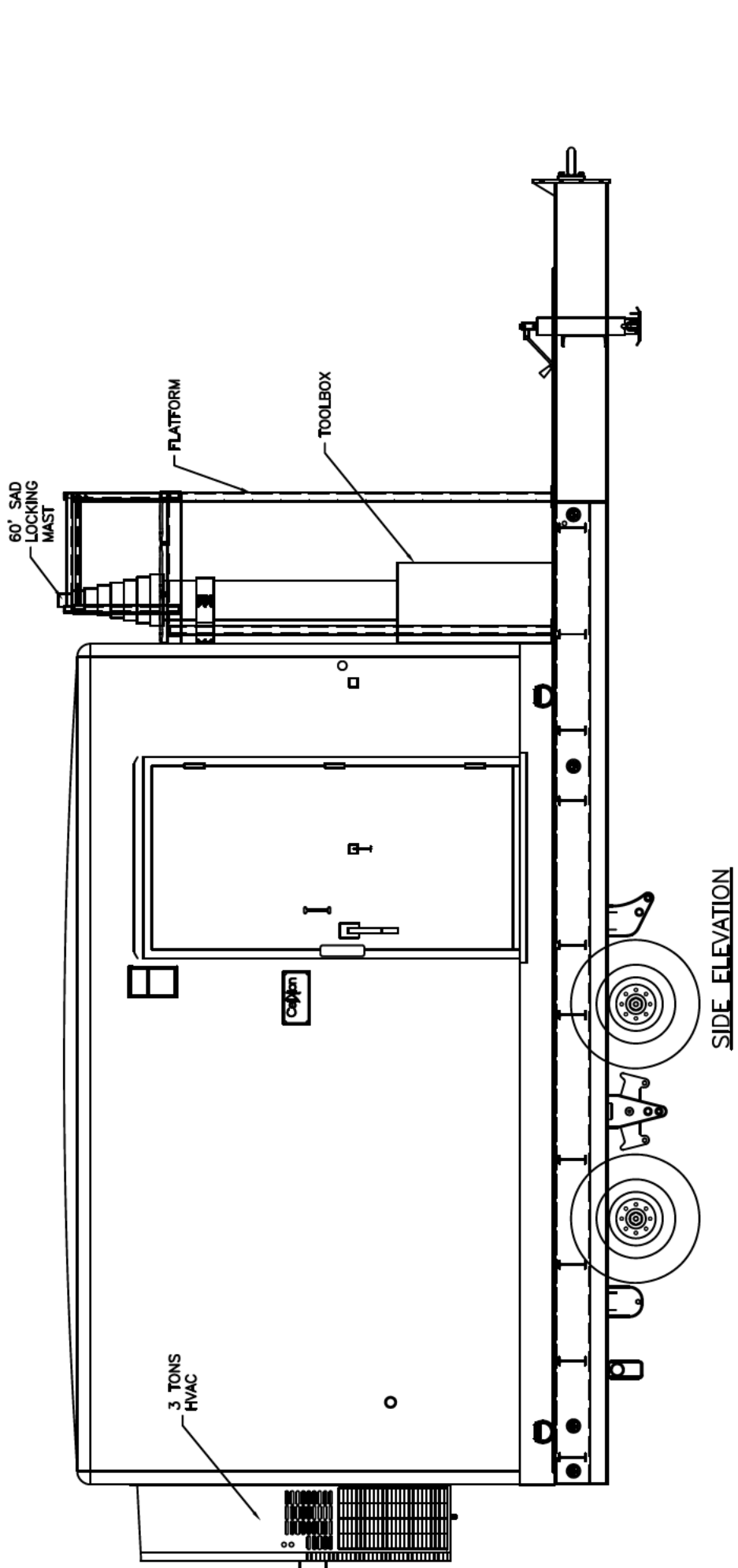
ENGINEER SEAL

THIS DRAWING IS THE CONFIDENTIAL PROPERTY AND CONTAINS TRADE SECRETS OF CELIXION, LLC. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY CELIXION, 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, 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.: 1 OF 2	
DRAWING NO.:	REV:
NEW DESIGN Tower	



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 CELLIXION, LLC. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN AS EXPRESSLY 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, Louisiana 71111
 Voice: (318) 213-2900
 Fax: (318) 213-2919
 www.cellixion.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	

Frank Kelley

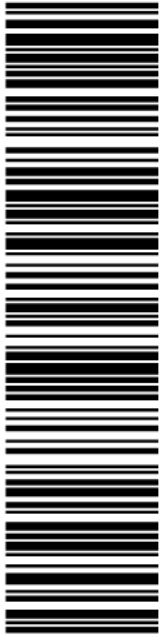
From: Kevin Harrington <kharrington@travelerschampionship.com>
Sent: Tuesday, April 27, 2021 12:31 PM
To: Frank Kelley
Subject: Permitting - Travelers Championship

This email authorizes AT&T Mobility 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
Mobile: (860) 982-2044

SHIP
TO: MAYOR ENZO FAIENZA
 TOWN OF CROMWELL
 41 WEST ST
CC: STUART POPPER - DIR PLANNING & D
 CROMWELL CT 06416-2180

USPS TRACKING #



9405 5036 9930 0372 1349 51

QC DEVELOPMENT
 PO BOX 916
 STORRS CT 06268-0916

0024

U.S. POSTAGE PAID
Click-N-Ship®

USPS.com 9405 5036 9930 0372 1349 51 0079 5000 0010 6416
\$7.95
US POSTAGE
 Flat Rate Env

Mailed from 06268
 05/04/2021

P

PRIORITY MAIL 1-DAY™

C003

Expected Delivery Date: 05/05/21

UNITED STATES POSTAL SERVICE®

Click-N-Ship®

Electronic Rate Approved #038555749



Cut on dotted line.

Instructions

1. Each Click-N-Ship® label is unique. Labels are to be used as printed and used only once. DO NOT PHOTO COPY OR ALTER LABEL.
2. Place your label so it does not wrap around the edge of the package.
3. Adhere your label to the package. A self-adhesive label is recommended. If tape or glue is used, DO NOT TAPE OVER BARCODE. Be sure all edges are secure.
4. To mail your package with PC Postage®, you may schedule a Package Pickup online, hand to your letter carrier, take to a Post Office™, or drop in a USPS collection box.
5. Mail your package on the "Ship Date" you selected when creating this label.

Click-N-Ship® Label Record

USPS TRACKING # :
9405 5036 9930 0372 1349 51

Trans. #: 532519991	Priority Mail® Postage: \$7.95
Print Date: 05/04/2021	Total: \$7.95
Ship Date: 05/04/2021	
Expected Delivery Date: 05/05/2021	

From: QC DEVELOPMENT
 PO BOX 916
 STORRS CT 06268-0916


To: MAYOR ENZO FAIENZA
 TOWN OF CROMWELL
 41 WEST ST
 CC: STUART POPPER - DIR PLANNING & D
 CROMWELL CT 06416-2180

* Retail Pricing Priority Mail rates apply. There is no fee for USPS Tracking® service on Priority Mail service with use of this electronic rate shipping label. Refunds for unused postage paid labels can be requested online 30 days from the print date.



Thank you for shipping with the United States Postal Service!

Check the status of your shipment on the USPS Tracking® page at usps.com



**UNITED STATES
POSTAL SERVICE®**

Click-N-Ship®

P

usps.com 9405 5036 9930 0372 1349 68 0079 5000 0010 6416
US POSTAGE
 Flat Rate Env
U.S. POSTAGE PAID
Click-N-Ship®

05/04/2021 Mailed from 06268


PRIORITY MAIL 1-DAY™

QC DEVELOPMENT Expected Delivery Date: 05/05/21
 PO BOX 916
 STORRS CT 06268-0916

0024

SHIP TO: TOURNAMENT PLAYERS CLUB OF CT
 TRAVELERS CHAMPIONSHIP
 1 GOLF CLUB RD
 ATT MR KEITH HARRINGTON
 CROMWELL CT 06416-1539

USPS TRACKING #



9405 5036 9930 0372 1349 68

Electronic Rate Approved #038555749



Cut on dotted line.

Instructions

1. Each Click-N-Ship® label is unique. Labels are to be used as printed and used only once. DO NOT PHOTO COPY OR ALTER LABEL.
2. Place your label so it does not wrap around the edge of the package.
3. Adhere your label to the package. A self-adhesive label is recommended. If tape or glue is used, DO NOT TAPE OVER BARCODE. Be sure all edges are secure.
4. To mail your package with PC Postage®, you may schedule a Package Pickup online, hand to your letter carrier, take to a Post Office™, or drop in a USPS collection box.
5. Mail your package on the "Ship Date" you selected when creating this label.

Click-N-Ship® Label Record

USPS TRACKING # :
9405 5036 9930 0372 1349 68

Trans. #: 532519991	Priority Mail® Postage: \$7.95
Print Date: 05/04/2021	Total: \$7.95
Ship Date: 05/04/2021	
Expected Delivery Date: 05/05/2021	

From: QC DEVELOPMENT
 PO BOX 916
 STORRS CT 06268-0916

To: TOURNAMENT PLAYERS CLUB OF CT
 TRAVELERS CHAMPIONSHIP
 1 GOLF CLUB RD
 ATT MR KEITH HARRINGTON
 CROMWELL CT 06416-1539

* Retail Pricing Priority Mail rates apply. There is no fee for USPS Tracking® service on Priority Mail service with use of this electronic rate shipping label. Refunds for unused postage paid labels can be requested online 30 days from the print date.



Thank you for shipping with the United States Postal Service!

Check the status of your shipment on the USPS Tracking® page at usps.com