



QC Development

PO Box 916

Storrs, CT 06268

860-670-9068

Mark.Roberts@QCDevelopment.net

April 19, 2019

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
2019 Travelers Championship Golf Tournament, Cromwell, CT**

Dear Ms. Bachman:

AT&T intends to install a temporary cellular communications facility for service during the 2019 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 The Honorable Enzo Faienza, Mayor of the Town of Cromwell, to 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 17th – 23rd, 2019.

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 May 22nd. The site will begin on-air operations on or around June 12th and be removed on or around July 8th 2019.

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. 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	3	400	98	0.0510	850	0.5667	0.90%
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%
Site Total							3.52%

** 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

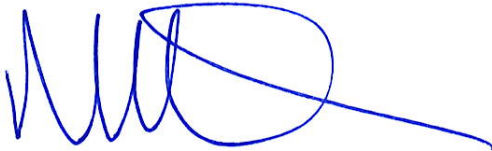
This power density calculation shows that AT&T's temporary transmissions from the temporary cell site will result in a power density corresponding to approximately 3.5% of the ANSI/IEEE standard for uncontrolled environments. Therefore, total worst-case power density levels adjacent to the temporary 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 2019 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: Honorable Enzo Faienza – Mayor of the Town of Cromwell
Stuart B. Popper – Director, Cromwell Department of Planning & Development
Kevin Harrington – Sr. Director, Travelers Championship / TPC River Highlands

Tax Assessor's Map



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

Parcel ID: 00457800 Location: 100 GOLF CLUB ROAD

Map-Lot 60-17

Last Revaluation - October 1, 2017



**Patriot
Properties Inc.**

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

Percent
100

Current Value Information

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

Previous Owner(s)

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

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		

Property Factors

Census 5703
Flood:
Topo:
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

Date	Results	Visited By
09/27/2018	Permit- Drive By	Karen Vaiciulis
08/31/2018	Permit- Drive By	Assessor Office
09/12/2017	Change - Value Change Company	John Valente
05/17/2017	No Change - Field Review	Dave Stannard
07/22/2016	Permit- Miscellaneous	Assessor Office
07/22/2016	Permit- Miscellaneous	Assessor Office
07/18/2016	Permit- Miscellaneous	Assessor Office
06/28/2016	Permit- Miscellaneous	Assessor Office
06/28/2016	Permit- Miscellaneous	Assessor Office
03/29/2016	Permit- Miscellaneous	Assessor Office

Building Permit Information

Date	Permit #	Description	Amount	% Comp	Visit Date	CO Date	GeneralNotes
03/21/2019	25929	Other	15,000	100			TEMP TENT 50' X 70'
07/09/2018	25494	Demolish		100	31-Aug-2018	16-Jul-2018	
06/08/2018	25431	Propane Tank	3,000	100			
05/17/2018	25392	Other	35,000	100			
05/11/2018	25386	Electric	30,000	100			
04/30/2018	25361	New Construction	8,000,000	5	27-Sep-2018		
04/30/2018	25356	Other	15,000	100			
04/30/2018	25363	Other	748,000	100			

Land Data

Use	Description	Units	Unit Type	Neigh	Land Adjustments	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	Utility 50%		5,741,300	0	4300	

Total Area: 158.10 PA 490 Use Asmt: 0 Total Appraised: 6,198,700 Assessed Value: 4,339,090

ParcelID: 00457800

Location: 100 GOLF CLUB ROAD

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

Bldg Seq 1 Of 5

Exterior Information

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

Condo Information

Name:
 Style:
 Location:
 Tot Units:

General Information

Year Blt: 1990
 Grade: C
 Remodeled Yr:
 Rem. Kitchen Yr:
 Rem. Bath Yr:

Interior Information

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

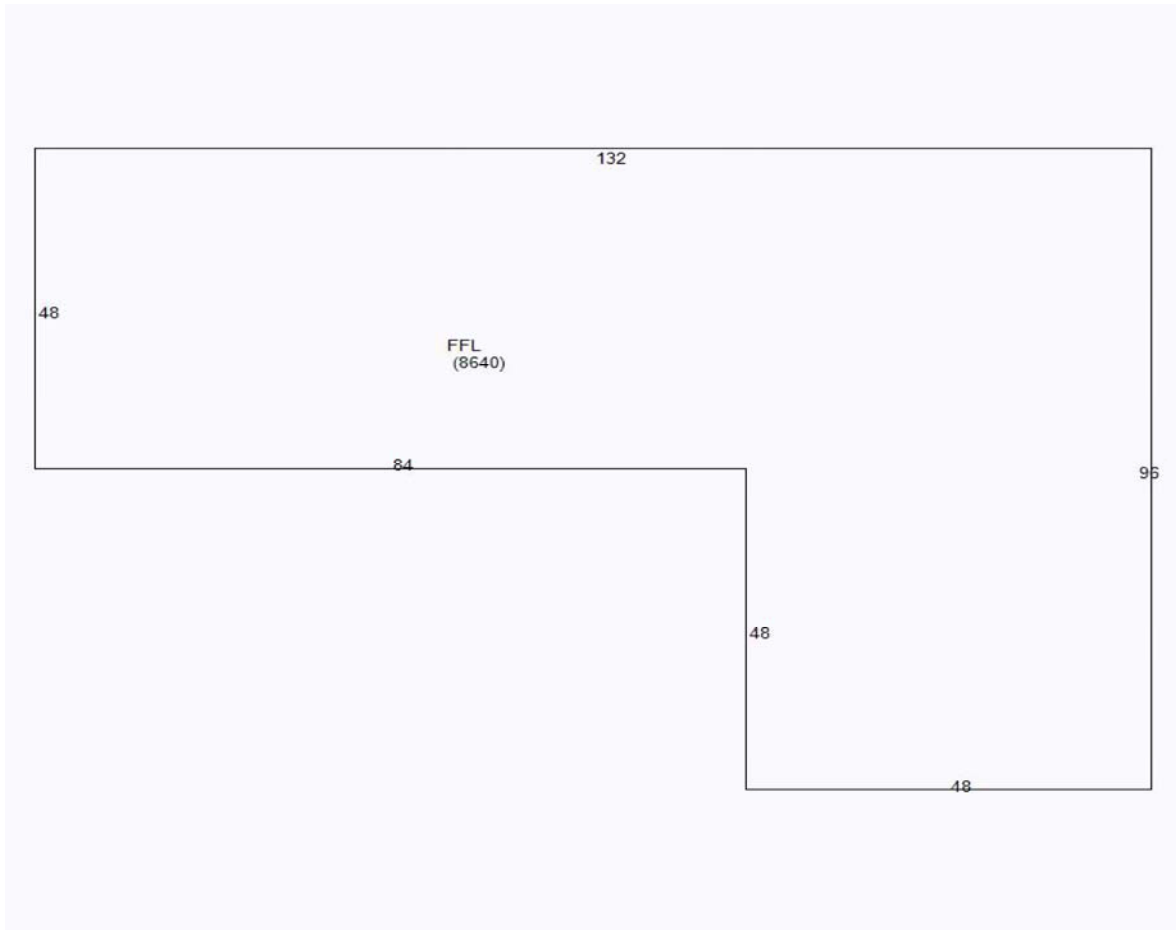
Depreciation %

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:

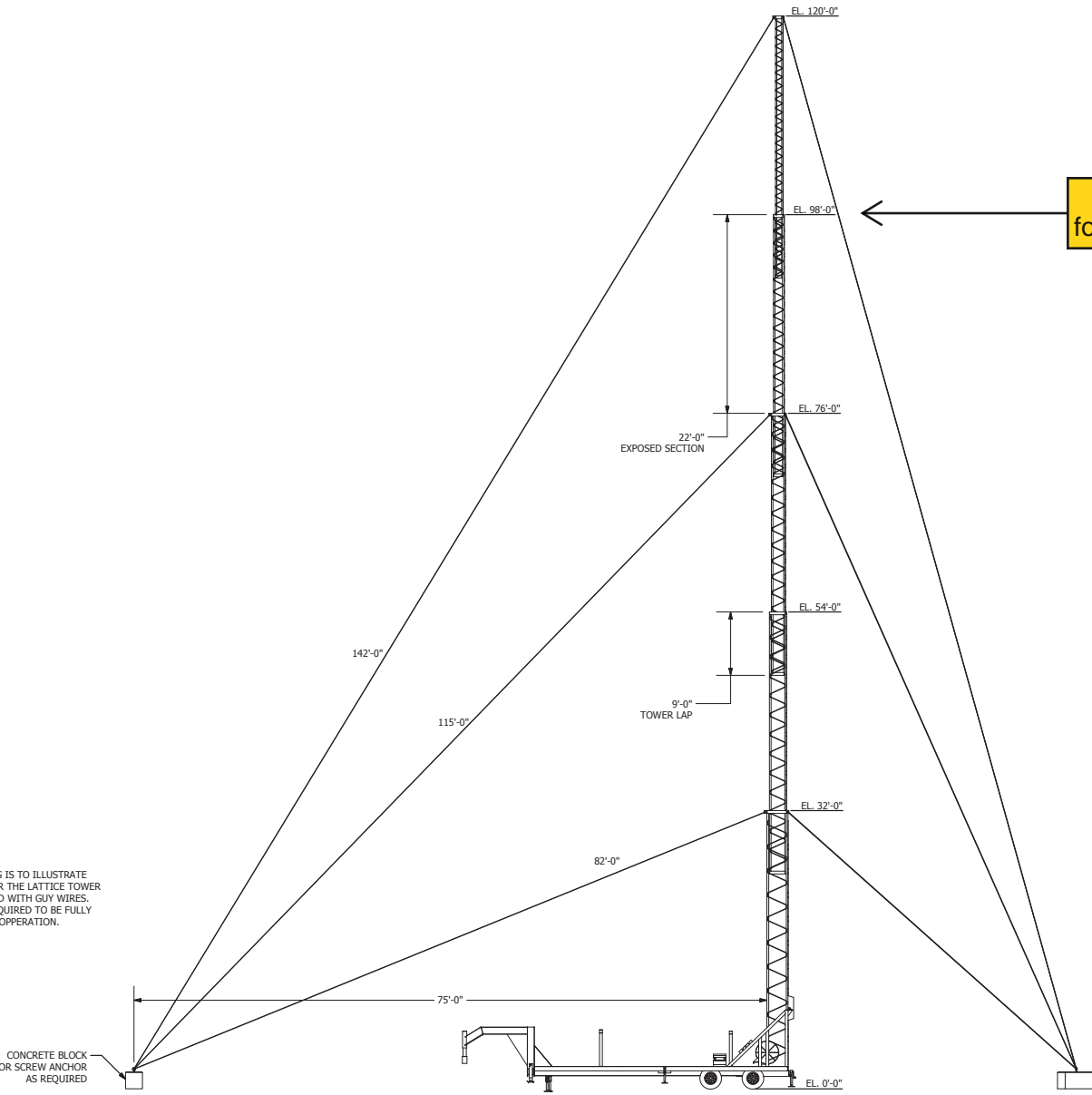


Extra Features / Yard Items (1st 10 Lines Displayed)

Code	Description	Qty	Size	Cond.	Year	Unit Price	Dep%	UndepValue	Appraised Value	Assessment
TEN	Tennis Court	1	2	AV	1997	20,000.00	18	48,000	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:						452,600		Total Appraised:	452,600	Total Assessed Value: 316,820

Sub Area Detail

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



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

ENGINEER SEAL

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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:
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

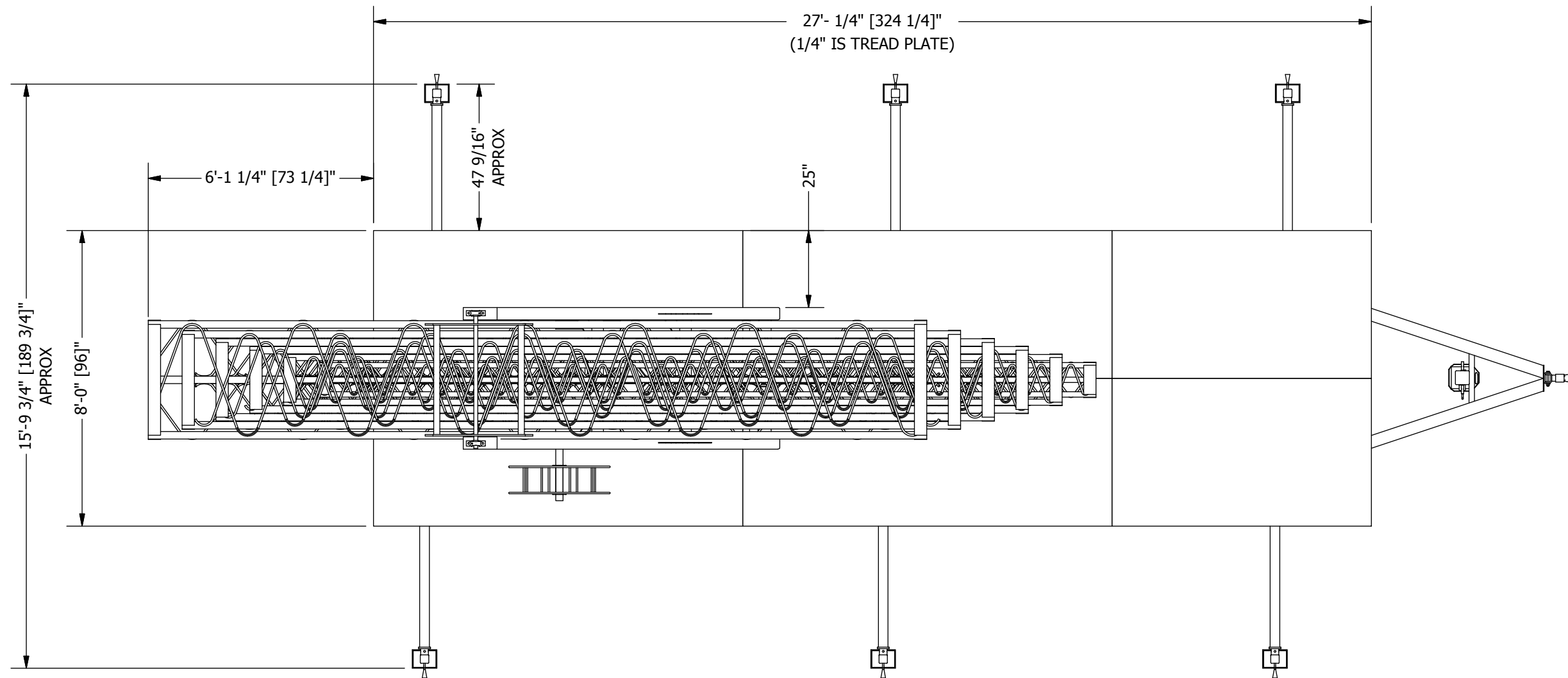
DRAWING NO.:

LMS - 120

REV:

NOTES:

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



PLAN VIEW

NOT FOR CONSTRUCTION

ENGINEER SEAL

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 5031 Hazel Jones Road
 Bossier City, LA 71111
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 fax: 318-213-2919
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CUSTOMER:

PROJECT:

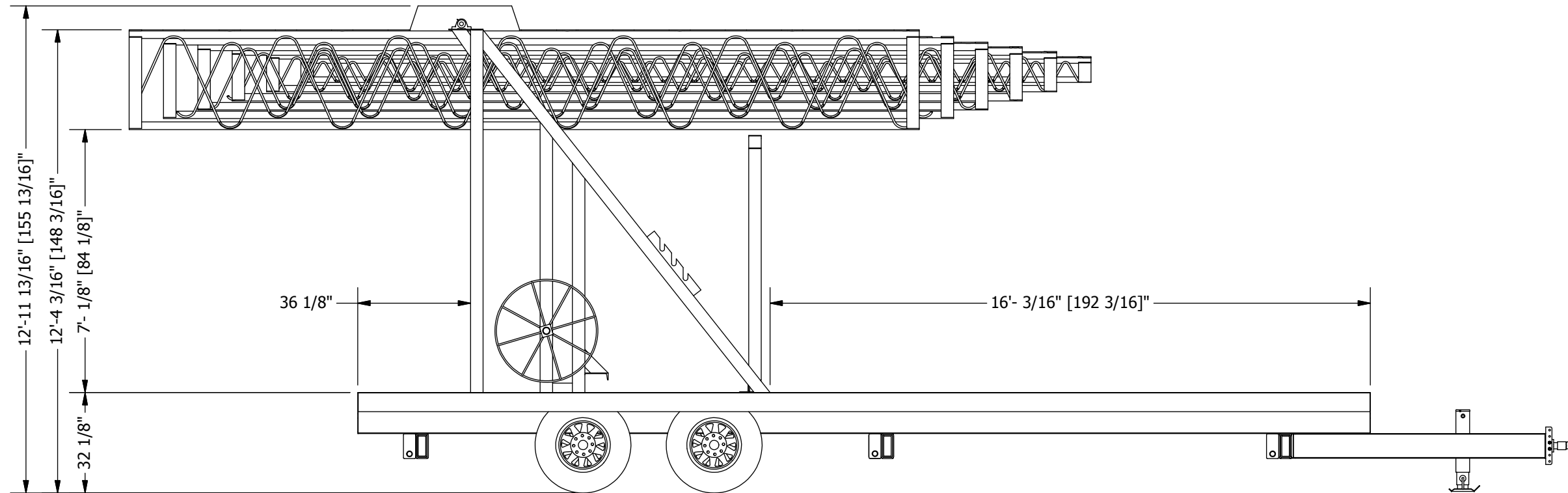
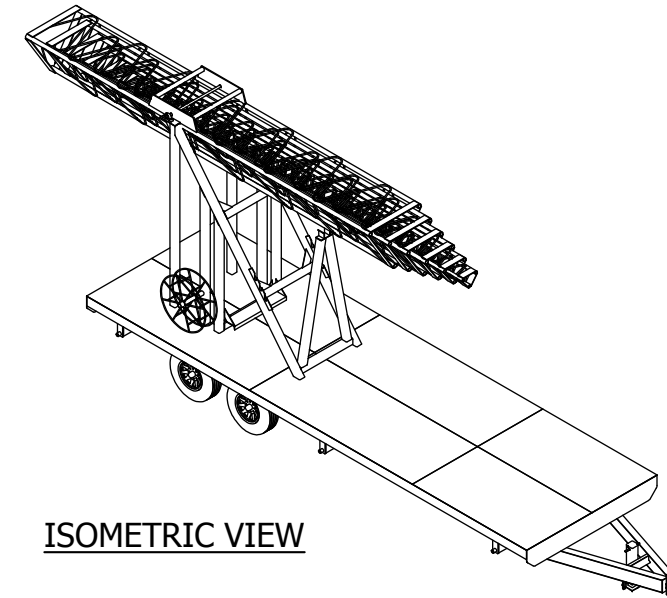
FILENAME: <i>NEW DESIGN Tower.dwg</i>	
DESIGN BY: <i>C.LYLES</i>	DATE: <i>6/7/2012</i>
DRAWN BY: <i>C.LYLES</i>	DATE: <i>6/7/2012</i>
CHECKED BY:	DATE:
ENGINEERED BY:	DATE:
APPROVED BY:	DATE:

SHEET NO.:
2 OF 2

DRAWING NO.: **NEW DESIGN Tower** REV:

NOTES:

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



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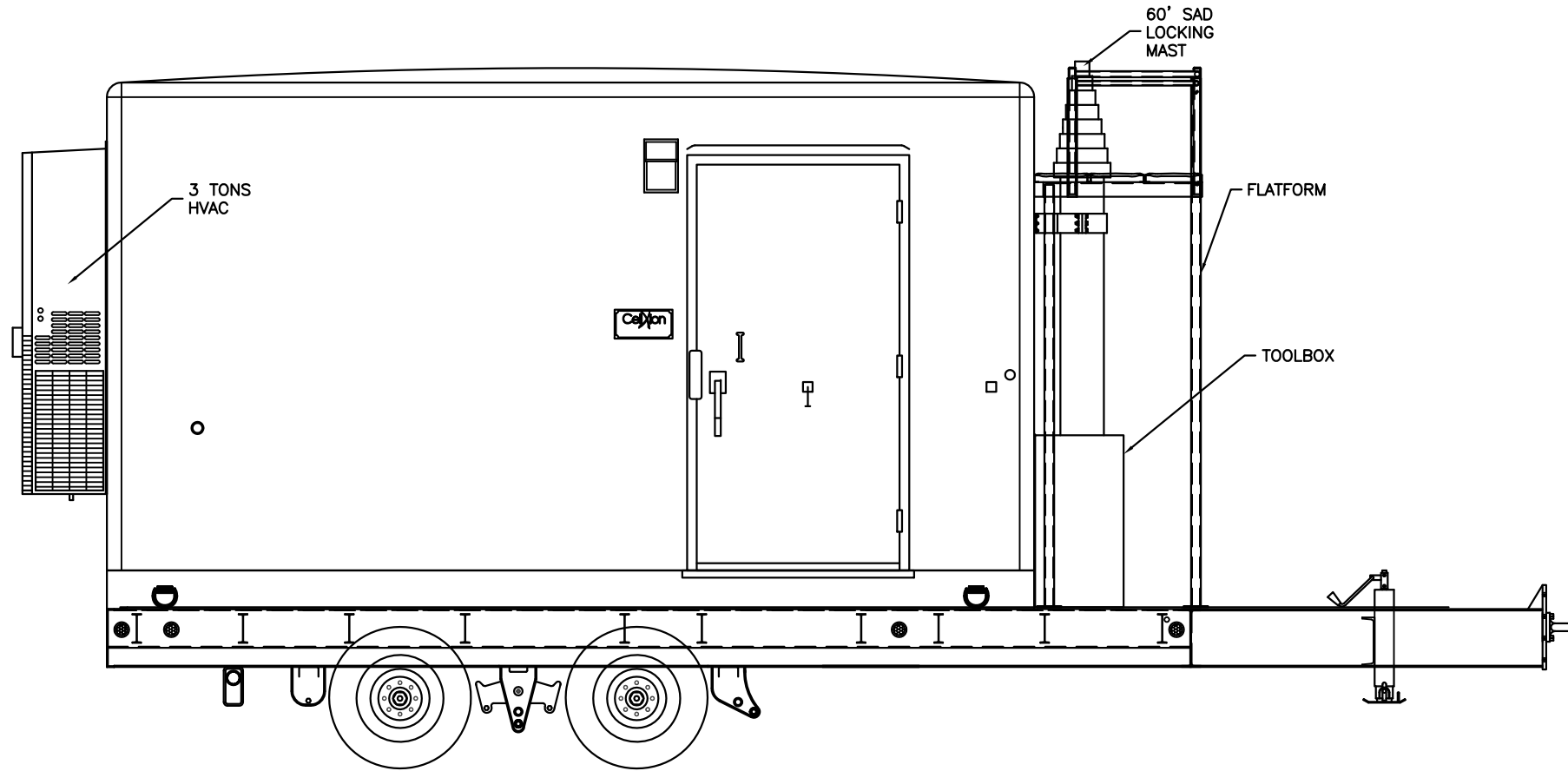
PROJECT:

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:

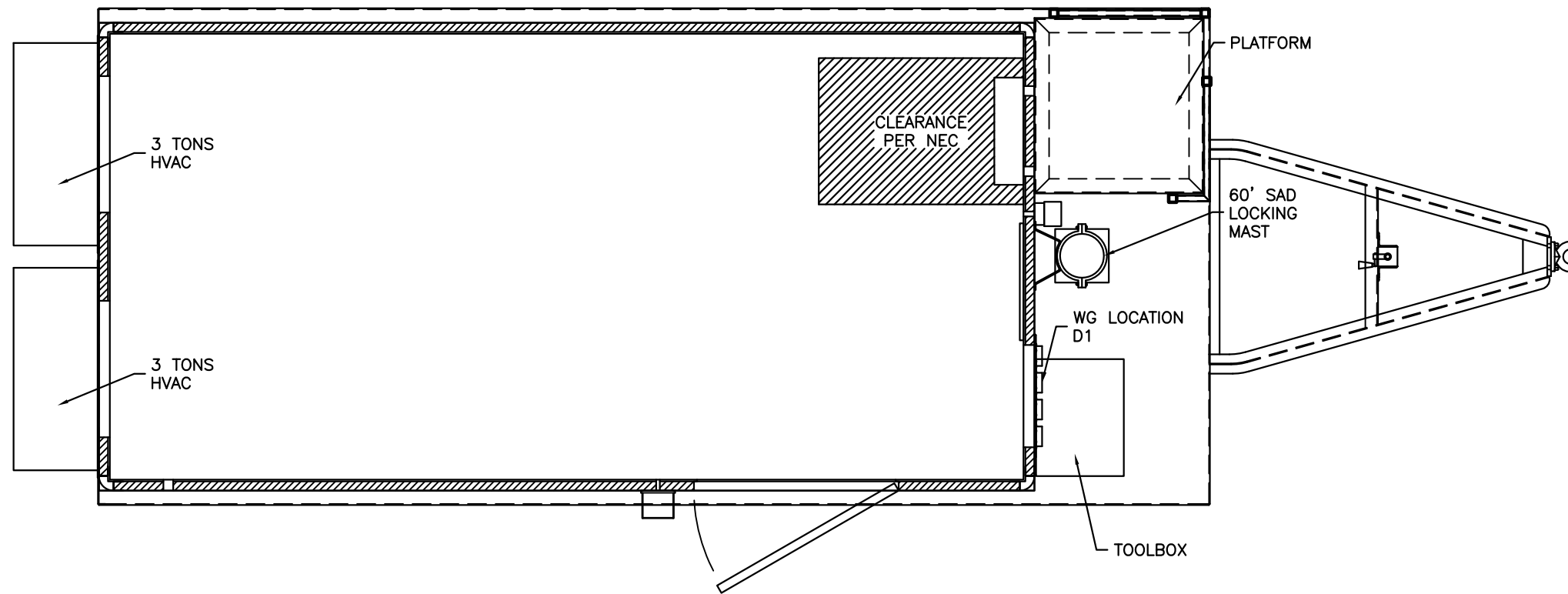
SHEET NO.:
1 OF 2

DRAWING NO.: **NEW DESIGN Tower** REV:

NOT FOR CONSTRUCTION



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: CXS/XCXS36	
SCALE: NTS	TOLERANCE:
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.:	REV.:
XCXS36	

From: Kevin Harrington <kharrington@travelerschampionship.com>

Sent: Tuesday, April 02, 2019 12:17 PM

To: Frank Kelley <fkelly@saigrp.com>

Subject: Travelers 2019

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



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 QC DEVELOPMENT
 PO BOX 916
 STORRS CT 06268-0916

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C003

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 TO: MAYOR ENZO FAIENZA
 TOWN OF CROMWELL
 41 WEST ST
 CC: STUART POPPER, DIR PLAN DVT
 CROMWELL CT 06416-2180

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9405 5036 9930 0484 3934 82

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Ship Date: 04/20/2019	
Expected Delivery Date: 04/22/2019	


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

To: MAYOR ENZO FAIENZA
 TOWN OF CROMWELL
 41 WEST ST
 CC: STUART POPPER, DIR PLAN DVT
 CROMWELL CT 06416-2180

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04/20/2019

Mailed from 06268 062S0000001301

PRIORITY MAIL 1-DAY™

Expected Delivery Date: 04/22/19


MARK J ROBERTS
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 PO BOX 916
 STORRS CT 06268-0916

0024

C021

SHIP TO: KEVIN HARRINGTON
 TOURNAMENT PLAYERS CLUB OF CT
 90 STATE HOUSE SQ
 HARTFORD CT 06103-3708

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Click-N-Ship® Label Record

USPS TRACKING # :
9405 5036 9930 0484 3934 99

Trans. #: 462176389	Priority Mail® Postage: \$7.35
Print Date: 04/20/2019	Total: \$7.35
Ship Date: 04/20/2019	
Expected Delivery Date: 04/22/2019	

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

To: KEVIN HARRINGTON
 TOURNAMENT PLAYERS CLUB OF CT
 90 STATE HOUSE SQ
 HARTFORD CT 06103-3708

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