

April 8, 2024

*Via Federal Express*

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

Re: **Notice of Exempt Modification  
Travelers Championship – Temporary Telecommunications Facility  
Cromwell, Connecticut**

Dear Attorney Bachman:

Pursuant to R.C.S.A. Section 16-50j-72(d), this letter will serve as notice that Cellco Partnership d/b/a Verizon Wireless (“Cellco”) intends to install a temporary wireless facility (a/k/a “Cell on Wheels” or “COW”) for use prior to and during the 2024 Travelers Championship, scheduled for June 20-23, 2024. Cellco intends to install the COW on a 104-acre parcel owned by Eversource Energy (“Eversource”) and leased to the Greater Hartford Community Foundation, (a/k/a Travelers Championship) in Cromwell, Connecticut (the “Property”).

Included in [Attachment 1](#) is a letter from the Greater Hartford Community foundation authorizing the filing of this notice. Included in [Attachment 2](#) is a Lease Exhibit showing the proposed COW location and specifications for the COW, antennas and equipment that Cellco intends to use at the Property. In accordance with R.C.S.A. Section 16-50j-73, a copy of this filing has been sent to James Demetriades, Mayor for the Town of Cromwell and Stuart Popper, Cromwell’s Director of Planning and Development. A copy of this letter is being sent to Eversource, the owner of the Property and the Travelers Championship.

The COW that Cellco intends to install at the Property is a trailer-mounted wireless facility with a retractable and guyed tower mast extending to a height of 60 feet above ground

29270596-v1

# Robinson+Cole

Melanie A. Bachman, Esq.

April 8, 2024

Page 2

level (“AGL”). Cellco will attach two (2) panel antennas to the top of the mast at centerline heights of one at 58 feet AGL and one at 53 feet AGL. The COW will be powered by a diesel-fueled portable generator.

The proposed temporary telecommunications facility satisfies the criteria set forth in R.C.S.A. Section 16-50j-72(d), as a facility that will provide temporary wireless service for an event of State-wide significance. The COW will provide additional network capacity to accommodate increased wireless voice and data services needed during the event. Cellco expects that the COW will be brought to the site on June 3, 2024 and will be removed on or about June 25, 2024.

The operation of the COW will not result in a total radio frequency (RF) emissions levels that exceed the Federal Communications Commission (FCC) safety standard. Included in Attachment 3 are Far Field Approximation Tables for the frequencies Cellco intends to deploy at this temporary facility. These tables demonstrate that the temporary facility will operate well within the FCC standard.

Finally, in Attachment 4 is a copy of the Town Assessor’s parcel map including owner information for the Property. A Certificate of Mailing verifying that this filing has been sent to municipal officials and the Property owner is included in Attachment 5.

Based on the foregoing, Cellco respectfully requests acknowledgement of this notice for the installation of a temporary wireless facility at the Property. Please feel free to contact me if you have any questions or need any additional information.

Sincerely,



Kenneth C. Baldwin

## Attachments

### Copy to:

James Demetriades, Mayor

Stuart Popper, Director of Planning and Development

Nathan Grube, Greater Hartford Community Foundation

Chris Gelinis, Eversource Energy

Daniel Fitzpatrick, Verizon Wireless

Wesley Stevens, Verizon Wireless

# **ATTACHMENT 1**

GREATER HARTFORD COMMUNITY FOUNDATION, INC.  
90 State House Square, 11th Floor  
Hartford, Connecticut 06103

**RE: Evidence of Agreement and Landowner's Consent to File for  
Permits/Approvals to be Granted to Cellco Partnership d/b/a Verizon  
Wireless**

To Whom It May Concern:


The Greater Hartford Community Foundation, Inc. is the lessee of certain real property located in the Town of Cromwell at Golf Club Road and identified as Map/Lot 60/77 on the tax map of the Town of Cromwell ("Subject Property").

Please be advised that Greater Hartford Community Foundation, Inc. has entered into an agreement with Cellco Partnership d/b/a Verizon Wireless ("Applicant") to install a temporary wireless communications facility on a portion of the Subject Property, and permission is hereby granted to Applicant to make application for Building, Zoning, Planning, or any other Land Use or Regulatory Permit(s) required to effectuate the installation of said wireless facility.

The Applicant, or its agent, is hereby authorized to execute the required application(s) regarding this matter. Permission is also hereby granted for public officials and Board, Commission or Council members, as required, to enter upon the Subject Property for the limited purpose of inspecting the specific site and access that are the subject of Applicant's proposed installation.

Sincerely,

GREATER HARTFORD COMMUNITY FOUNDATION, INC

By:   
Name: Nathan Grube  
Title: Nathan Grube  
Date: Mar 28, 2024

# **ATTACHMENT 2**



**TRAVELERS GOLF  
C.O.W. CT 2024**

LEASE EXHIBIT

1	04/04/24	FOR SUBMITTAL
0	03/21/24	FOR SUBMITTAL

**Dewberry®**  
Dewberry Engineers Inc.  
PROJECT  
SUITE 700  
1000 WASHINGTON BLVD  
MEDFORD, MA 02155  
FAX: 617.453.3100

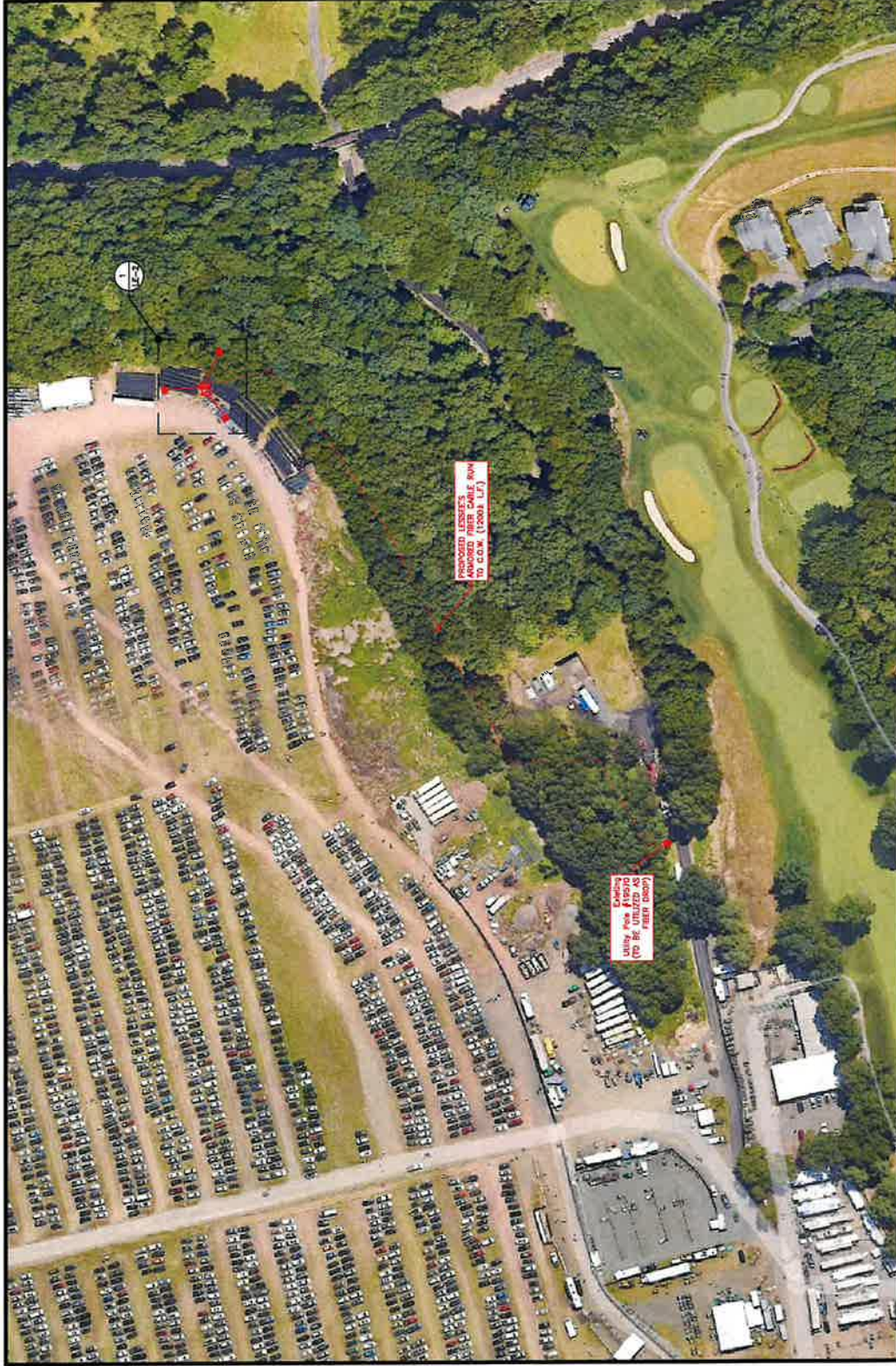


DRAWN BY: LR  
REVIEWED BY: TJC  
CHECKED BY: WFT  
PROJECT NUMBER: 50121487  
JOB NUMBER: 50180102  
PROJECT ID: 17262843

SITE ADDRESS:  
1 GOLF CLUB ROAD  
CROMWELL, CT 06416

SHEET TITLE:  
CONCEPTUAL  
SITE PLAN  
SHEET NUMBER

LE-1



COORDINATES:  
41° 31' 58.62"N  
72° 38' 08.72"W  
GROUND ELEVATION:  
158.0 ± MGD 88

**CONCEPTUAL AERIAL PLAN**  
SCALE: 1"=160' FOR 11'x17'  
1"=80' FOR 27'x34'



- SITE NOTES:**
1. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
  2. NORTH SHOWN AS APPROXIMATE.
  3. C.O.W. TO BE INSTALLED PER MANUFACTURER RECOMMENDATIONS & STRUCTURAL ANALYSIS BY DEWBERRY ENGINEERS INC. DATED 03/21/2024.
  4. THE ANALYST ONLY CONSIDERS THE TEMPORARY MAST TO BE A MAXIMUM 100' TALL. THE ANALYST HAS NOT CONDUCTED WIND OR SEISMIC ANALYSIS. THE ANALYST HAS ASSUMED THAT THE MAST WILL BE TAKEN DOWN DURING ANY EXTREME WEATHER CONDITIONS.

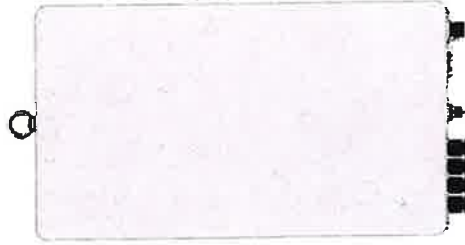


# C-band 64T64R

## Gen 2

SAMSUNG

Gen 2 : Higher conducted power radio with reduced size/volume/weight vs Gen 1 and also SOC embedded for flexibility to support new features



\* Preliminary Design: External appearance and mechanical design can be subject to change

Gen 2. 64T64R C-band MNU Dimensions	
Size (WxHxD)	400 x 734 x 140 mm (15.75 x 28.90 x 5.51 inch)
Weight	26kg (57.3 lb)

Item	Gen 2. 64T64R (MT6413-77A)
Air Technology	NR-n77/TDD
Frequency	3700 – 3980 MHz
IBW	200 MHz
OBW	200 MHz
Carrier Bandwidth	20(MHz ready)/40/60/80/100 MHz
# of Carriers	2 carriers
Layer	DL : 16L, UL : 16RX (BL)
RF Chain	64T64R
Antenna Configuration	4V16H with 192 AE
ERP	80.5 dBm @320W (55 dBm + 25.5 dB)
Conductive Power Spectrum Analyzer	320W
RX Sensitivity	TX/RX support
Modulation	Typical -97.8dBm @1Rx, 18.36MHz with 30KHz,51RBs
Function Split	DL 256QAM support, (DL 1024QAM with 1-2dB power back-off)
Input Power	DL/UL option 7-2x
Power Consumption	-48 VDC (-38 VDC to -57 VDC)
Size (WHD)	1,287W (100% load, room temp.)
Volume	400 x 734 x 140 mm (15.75 x 28.90 x 5.51 inch)
Weight	41.1L
Operating Temperature	26kg (57.3 lb)
Cooling	-40°C - 55°C (w/o solar load)
Unwanted Emission	Natural convection
Optic Interface	3GPP 38.104
Mounting Options	FCC 47 CFR 27.53 : < -13dBm/MHz
NB-IoT	< -40 dBm/MHz @ above 4 GHz
External Alarm	< -50 dBm /MHz @ 4,040 – 4,050 MHz
Fronthaul Interface	< -60 dBm /MHz @ above 4,050 MHz
	15km, 4 ports (25Gbps x 4), SFP28, single mode, Bi-di (Option: Duplex)
	Pole, wall
	Not support
	4RX
	eCPRI



# NNH4SS-45A-R3BT8



16-port sector antenna, 4x 698–896, 8x 1695–2360 and 4x 3550–3700 MHz, 45° HPBW, 3x RETs and 3x SBTs.

- Features broadband Low Band (698-896 MHz), Mid Band(1695-2360 MHz) and High Band (3550-3700 MHz) arrays for 4T4R (4X MIMO) capability for bands 5, 13, 25, 66 and 48. Also covers bands 12, 14, 29, and 30
- Perfect antenna to add 3.5GHz CBRS to macro sites
- Array configuration provides capability for 4T4R (4X MIMO) on Low Band, dual 4T4R (4X MIMO) on Mid Band and 4T4R (4X MIMO) on High Band
- Excellent wind loading characteristics
- Non-stacked mid band array design provides higher gain and narrower vertical beamwidth than traditional antenna designs

## General Specifications

<b>Antenna Type</b>	Sector
<b>Band</b>	Multiband
<b>Color</b>	Light Gray (RAL 7035)
<b>Grounding Type</b>	RF connector inner conductor and body grounded to reflector and mounting bracket
<b>Performance Note</b>	Outdoor usage
<b>Radome Material</b>	Fiberglass, UV resistant
<b>Radiator Material</b>	Low loss circuit board
<b>Reflector Material</b>	Aluminum
<b>RF Connector Interface</b>	4.3-10 Female
<b>RF Connector Location</b>	Bottom
<b>RF Connector Quantity, high band</b>	4
<b>RF Connector Quantity, mid band</b>	8
<b>RF Connector Quantity, low band</b>	4
<b>RF Connector Quantity, total</b>	16

## Remote Electrical Tilt (RET) Information

<b>RET Hardware</b>	CommRET v2
<b>RET Interface</b>	8-pin DIN Female   8-pin DIN Male
<b>RET Interface, quantity</b>	3 female   3 male
<b>Input Voltage</b>	10–30 Vdc

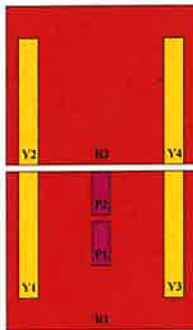
# NNH4SS-45A-R3BT8

<b>Internal Bias Tee</b>	Port 1   Port 5   Port 7
<b>Internal RET</b>	Low band (1)   Mid band (2)
<b>Power Consumption, active state, maximum</b>	10 W
<b>Power Consumption, idle state, maximum</b>	2 W
<b>Protocol</b>	3GPP/AISG 2.0

## Dimensions

<b>Width</b>	457 mm   17.992 in
<b>Depth</b>	178 mm   7.008 in
<b>Length</b>	1399 mm   55.079 in
<b>Net Weight, antenna only</b>	29.5 kg   65.036 lb

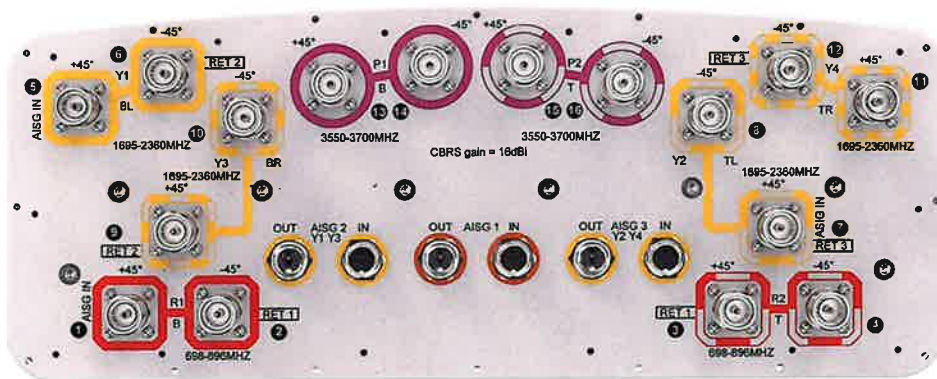
## Array Layout



Array ID	Frequency (MHz)	RF Connector	RET (RET)	AISG No.	AISG RET UID
R1	698-896	1 - 2	1	AISG1	CPxxxxxxxxxxxxxxxxR1
R2	698-896	3 - 4			
Y1	1695-2360	5 - 6	2	AISG2	CPxxxxxxxxxxxxxxxxY1
Y3	1695-2360	9 - 10			
Y2	1695-2360	7 - 8	3	AISG3	CPxxxxxxxxxxxxxxxxY2
Y4	1695-2360	11 - 12			
P1	3550-3700	13 - 14	N/A	NA	N/A
P2	3550-3700	15 - 16			

(Sizes of colored boxes are not true depictions of array size)

## Port Configuration



# NNH4SS-45A-R3BT8

## Electrical Specifications

<b>Impedance</b>	50 ohm
<b>Operating Frequency Band</b>	1695 – 2360 MHz   3550 – 3700 MHz   698 – 896 MHz
<b>Polarization</b>	±45°
<b>Total Input Power, maximum</b>	1,600 W @ 50 °C

## Electrical Specifications

Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2180	2300–2360	3550–3700
<b>Gain, dBi</b>	12.7	13.3	15.3	15.7	16.3	16.5	15
<b>Beamwidth, Horizontal, degrees</b>	48	44	44	41	39	37	45
<b>Beamwidth, Vertical, degrees</b>	36	30.4	14.5	13.6	12.8	11.1	15.6
<b>Beam Tilt, degrees</b>	2–18	2–18	0–10	0–10	0–10	0–10	8
<b>USLS (First Lobe), dB</b>	19	17	16	17	16	15	16
<b>Front-to-Back Ratio at 180°, dB</b>	33	30	31	32	31	30	31
<b>Isolation, Cross Polarization, dB</b>	25	25	25	25	25	25	25
<b>Isolation, Inter-band, dB</b>	25	25	25	25	25	25	25
<b>VSWR   Return loss, dB</b>	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0
<b>PIM, 3rd Order, 2 x 20 W, dBc</b>	-153	-153	-153	-153	-153	-153	-145
<b>Input Power per Port at 50°C, maximum, watts</b>	300	300	250	250	250	200	100

## Electrical Specifications, BASTA

Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2180	2300–2360	3550–3700
<b>Gain by all Beam Tilts, average, dBi</b>	12.1	13	14.7	15.3	15.8	16	14.5
<b>Gain by all Beam Tilts Tolerance, dB</b>	±0.8	±0.5	±0.8	±0.6	±0.7	±0.6	±1.6
<b>Beamwidth, Horizontal Tolerance, degrees</b>	±3	±2.8	±3.7	±2.5	±3.1	±3	±4.3
<b>Beamwidth, Vertical Tolerance, degrees</b>	±3.5	±2.6	±1.1	±0.8	±1	±0.7	±1.2
<b>Front-to-Back Total Power at 180° ± 30°, dB</b>	25	23	23	25	25	25	32
<b>CPR at Boresight, dB</b>	20	20	17	18	18	20	14

# NNH4SS-45A-R3BT8

<b>CPR at 10 dB Horizontal Beamwidth, dB</b>	14	12	7	9	10	11	10
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## Mechanical Specifications

<b>Effective Projective Area (EPA), frontal</b>	0.74 m <sup>2</sup>   7.965 ft <sup>2</sup>
<b>Effective Projective Area (EPA), lateral</b>	0.15 m <sup>2</sup>   1.615 ft <sup>2</sup>
<b>Wind Loading @ Velocity, frontal</b>	788.0 N @ 150 km/h (177.1 lbf @ 150 km/h)
<b>Wind Loading @ Velocity, lateral</b>	159.0 N @ 150 km/h (35.7 lbf @ 150 km/h)
<b>Wind Loading @ Velocity, maximum</b>	788.0 N @ 150 km/h (177.1 lbf @ 150 km/h)
<b>Wind Loading @ Velocity, rear</b>	692.0 N @ 150 km/h (155.6 lbf @ 150 km/h)
<b>Wind Speed, maximum</b>	241 km/h (150 mph)

## Packaging and Weights

<b>Width, packed</b>	563 mm   22.165 in
<b>Depth, packed</b>	355 mm   13.976 in
<b>Length, packed</b>	1572 mm   61.89 in
<b>Weight, gross</b>	42 kg   92.594 lb

## Regulatory Compliance/Certifications

<b>Agency</b>	<b>Classification</b>
CHINA-ROHS	Below maximum concentration value
ISO 9001:2015	Designed, manufactured and/or distributed under this quality management system
REACH-SVHC	Compliant as per SVHC revision on <a href="http://www.commscope.com/ProductCompliance">www.commscope.com/ProductCompliance</a>
ROHS	Compliant
UK-ROHS	Compliant



## Included Products

BSAMNT-3	–	Wide Profile Antenna Downtilt Mounting Kit for 2.4 - 4.5 in (60 - 115 mm) OD round members. Kit contains one scissor top bracket set and one bottom bracket set.
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## \* Footnotes

<b>Performance Note</b>	Severe environmental conditions may degrade optimum performance
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# SAMSUNG

## AWS/PCS MACRO RADIO

### DUAL-BAND AND HIGH POWER FOR MACRO COVERAGE

Samsung's future proof dual-band radio is designed to help effectively increase the coverage areas in wireless networks. This AWS/PCS 4T4R dual-band radio has 4Tx/4Rx to 2Tx/2Rx RF chains options and a total output power of 320W, making it ideal for macro sites.

Model Code RF4439d-25A



Homepage  
[samsungnetworks.com](http://samsungnetworks.com)

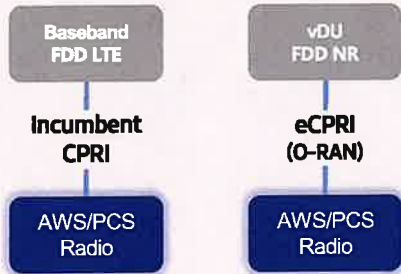


Youtube  
[www.youtube.com/samsung5g](http://www.youtube.com/samsung5g)

## Points of Differentiation

### Continuous Migration

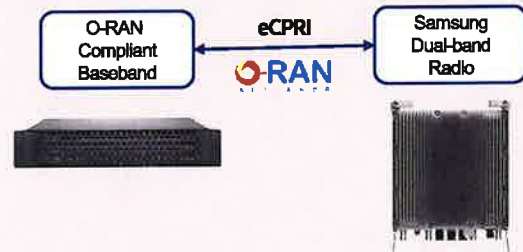
Samsung's AWS/PCS macro radio can support each incumbent CPRI interface as well as advanced eCPRI interfaces. This feature provides installable options for both legacy LTE networks and added NR networks.



### O-RAN Compliant

A standardized O-RAN radio can help in implementing cost-effective networks, which are capable of sending more data without compromising additional investments.

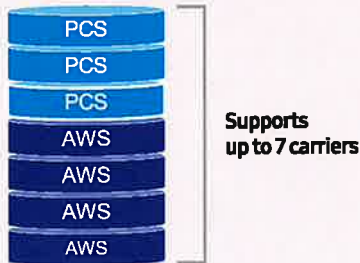
Samsung's state-of-the-art O-RAN technology will help accelerate the effort toward constructing a solid O-RAN ecosystem.



### Optimum Spectrum Utilization

The number of required carriers varies according to site (region). Supporting many carriers is essential for using all frequencies that the operator has available.

The new AWS/PCS dual-band radio can support up to 3 carriers in the PCS (1.9GHz) band and 4 carriers in the AWS (2.1GHz) band, respectively.



### Brand New Features in a Compact Size

Samsung's AWS/PCS macro radio offers several features, such as dual connectivity for baseband for both CDU and vDU, O-RAN capability, more carriers and an enlarged PCS spectrum, combined into an incumbent radio volume of 36.8L.



## Technical Specifications

Item	Specification
Tech	LTE / NR
Brand	B25(PCS), B66(AWS)
Frequency Band	DL: 1930 – 1995MHz, UL: 1850 – 1915MHz DL: 2110 – 2200MHz, UL: 1710 – 1780MHz
RF Power	(B25) 4 × 40W or 2 × 60W (B66) 4 × 60W or 2 × 80W
IBW/OBW	(B25) 65MHz / 30MHz (B66) DL 90MHz, UL 70MHz / 60MHz
Installation	Pole, Wall
Size/Weight	14.96 x 14.96 x 10.04inch (36.8L) / 74.7lb

# 700/850 4T4R Macro 320W ORU - New Filter (RF4461d-13A)

SAMSUNG

## Specifications



Item	Specification
Air Interface Band	LTE, NR(HW resource ready) Band13 (700MHz) Band5 (850MHz) DL: 746~756MHz UL: 869~894MHz DL: 777~787MHz UL: 824~849MHz 10MHz 25MHz
Frequency	
IBW	10MHz
OBW	10MHz
Carrier Bandwidth	LTE/NR 5*/10MHz
# of Carriers	2C*
Total # of carriers	4C + B13 (SDL) 1C 4T4R/2T4R/2T2R/1T2R 2T2R+2T2R bi-sector Total : 320W
RF Chain	4 x 40W or 2 x 60W
RF Output Power	4 x 40W or 2 x 60W
Spectrum Analyzer	TX/RX Support
RX Sensitivity	Typ. -104.5dBm @1Rx (25RBs 5MHz)
Modulation	256QAM support, (1024QAM with 1~2dB power back-off)
Input Power	-48VDC (-38VDC to -57VDC)
Power Consumption	1.165 Watt @ 100% RF load, room temperature
Size (WHD)	380 x 380 x 260 mm (14.96 x 14.96 x 10.23 inch)
Volume	37.5 L
Weight (W/o Solar Shield & finger guard)	35.9 kg (79.1 lb)
Operating Temperature	-40°C (-40°F) ~ 55°C (131°F) (Without solar load)
Cooling	Natural convection
Unwanted Emission	3GPP 36.104 FCC 47 CFR 27.53 c), f)
CPRI Cascade	-69 dBm/100 kHz per path @ 896 ~901MHz
Optic Interface	Not supported
RET & TMA Interface	20km, 2 ports (9.8Gbps x 2), SFP+, single mode, Duplex (Option: Bi-Ji)
Bias-T	AISG 3.0
Mounting Options	4 ports (2 ports per band) Pole, wall
NB-IOT	25A+2GB or 2GB+2IB or 4GB
PIM Cancellation	Support
# of antenna port	4
External Alarm	4
Fronthaul Interface	Opt. 8 CPRI / Opt. 7-2x selectable (not simultaneous support)
CPRI compression	Not Support

\* 5MHz supporting in B13(700MHz) depends on 3GPP std. and UE capability.  
External filters in interferer and victim sides for Mexican boarder to support 5MHz service need to be considered  
\*\* Finger guard is not needed.

# **ATTACHMENT 3**



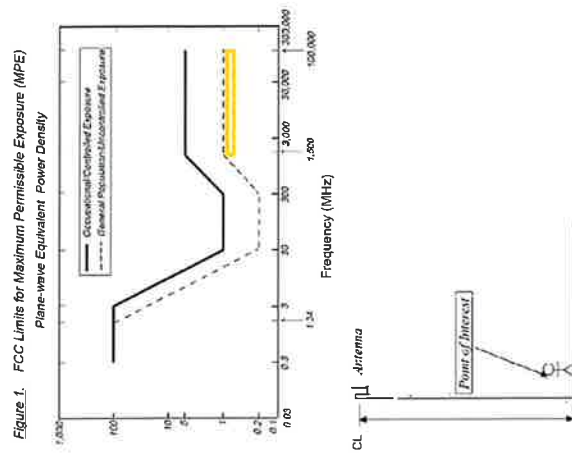
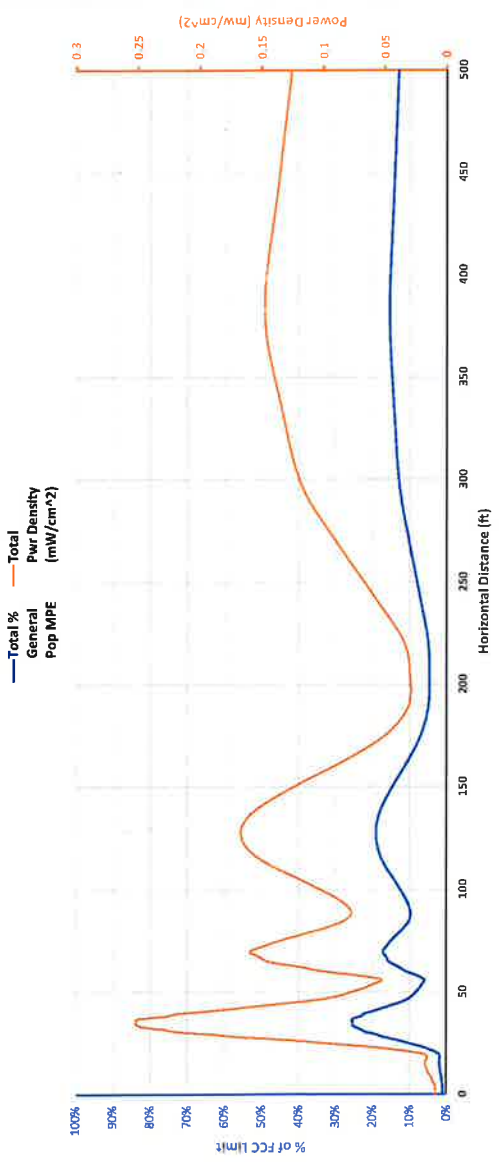
\*Guidelines adopted by the FCC on August 1, 1996, 47 CFR Section 1.1310 based on NCRP Report 86, 1986 and generally on ANSI/IEEE C95.1-1992

MHz = Megahertz  
 mW/cm<sup>2</sup> = milliwatts per square centimeter  
 ERP = Effective Radiated Power

- Absolute worst case maximum values used, including the following assumptions:
1. closest accessible point is distance from antenna to base of pole;
  2. continuous transmission from all available channels at full power for indefinite time period;
  3. calculation takes into account a point of interest of 2m or 6.56ft

Location		TRAVELLER GOLF_COW_CT_2024				
Date		4/3/2024				
Operating Frequency (MHz)		C-Band	CBRS	AWS	PCS	700
General Population MPE (mW/cm <sup>2</sup> )		3,700	3,550	2,145	1,970	746
ERP Per Transmitter (Watts)		59,295	0	944	843	340
Number of Transmitters		2	0	4	4	4
Antenna Centerline (CL) (feet)		58	53	53	53	53
Total ERP (Watts)		118,590	0	3,776	3,373	1,362
Total ERP (dBm)		81	#N/A	65	65	61
Maximum % of General Population Limit		45.3%				

### RF Exposure 6.56ft Above Ground Level Far Field Formula (per FCC OET65)



Angle Below Horizon	C-Band	CBRS	AWS	PCS	ISOLITE	700 MHz	Total % General Pop MPE	Total Pwr Density (mW/cm <sup>2</sup> )	Distance	Total % General Pop MPE
90	0.00807768	0	7.92719E-05	3.8915E-05	0.000236657	6.70072E-05	0.000000000	0.008496619	0	0.87%
89	0.00807514	0	7.92471E-05	3.01982E-05	0.000271634	7.87021E-05	0.000000000	0.008535495	0.820388052	0.87%
88	0.008069553	0	7.9173E-05	6.75421E-06	0.000318843	8.23341E-05	0.000000000	0.008556657	1.644276166	0.89%
87	0.008059289	0	9.95174E-05	9.09697E-06	0.000341114	9.03167E-05	0.000000000	0.008599154	2.463165626	0.89%
86	0.008044938	0	0.000146875	6.57278E-05	0.00037207	9.86171E-05	0.000000000	0.008729395	3.286550161	0.91%
85	0.008026479	0	0.000216634	9.0516E-05	0.000372158	9.834E-05	0.000000000	0.008804128	4.111967186	0.92%
84	0.008381169	0	0.000284598	0.000105982	0.00036437	0.000102621	0.000000000	0.009236807	4.93899057	0.96%
83	0.009159242	0	0.00034871	0.000108009	0.000336872	0.000104584	0.000000000	0.010057417	5.770874362	1.04%
82	0.010430144	0	0.000380558	0.000105055	0.000292026	0.000110944	0.000000000	0.010665704	6.60549131	1.10%
81	0.01121486	0	0.000394007	0.000113804	0.00016237	0.000120922	0.000000000	0.011046902	7.444086695	1.13%
80	0.011852342	0	0.000449395	0.000179319	0.00017834	0.000134782	0.000000000	0.011912879	8.287386993	1.17%
79	0.012624443	0	0.000561555	0.000251318	0.00018954	0.000150133	0.000000000	0.012786073	9.135974529	1.30%
78	0.013439545	0	0.000669937	0.000299938	0.000239449	0.000165319	0.000000000	0.013774007	9.990158958	1.41%
77	0.014359545	0	0.000773217	0.000323072	0.000259565	0.000190245	0.000000000	0.014769188	10.85800958	1.51%
76	0.015387913	0	0.000878501	0.000346669	0.000280525	0.000206623	0.000000000	0.015744559	11.71891613	1.59%
75	0.016407595	0	0.000985018	0.000369492	0.00029961	0.000226636	0.000000000	0.016744442	12.59361204	1.64%
74	0.017427751	0	0.001091867	0.000392867	0.000319857	0.000247951	0.000000000	0.017744442	13.47793313	1.70%
73	0.018447751	0	0.001200183	0.000416813	0.000339296	0.000269512	0.000000000	0.018644442	14.36934203	1.77%
72	0.019467751	0	0.001311626	0.000441719	0.000360347	0.000291841	0.000000000	0.019579915	15.2712572	1.77%
71	0.020487751	0	0.001426266	0.000467701	0.000381928	0.000314841	0.000000000	0.020463918	16.18339782	1.74%



# **ATTACHMENT 4**

TOWN OF CROMWELL

Printed By: Shawna 11/04/2022 2:23:00PM

Parcel ID: 00095700 Location: 674 MAIN STREET

Map-Lot 60-77

Last Revaluation - October 1, 2022



Current Owner  
CONNECTICUT LIGHT POWER

Percent  
100

Current Value Information  
Use Code Land Value PA 490 Value Building Value Mkt Adj Cost Total Assessed

200 5,121,900 0 0 0 5,121,900 3,585,330

TOTAL 5,121,900 0 0 0 5,121,900 3,585,330

PO BOX 270  
HARTFORD CT 08106

Properties Inc.

Property Factors  
Census 5703  
Floor: 7  
Top: 3,356,010  
Street: 3,356,010  
Dev. Map ZZ-36;YY-3  
Dev. Map 3,356,010  
3,356,010  
3,078,250

Disac. %  
BP 100.00  
Utilities  
4 Sewer Avail  
7 Water Avail  
BAA

Previous Value Information  
Tax Yr Land Value Bldg Value Outbuildings Total Value Total Assessment

2021 4,794,300 0 0 4,794,300 3,356,010  
2020 4,794,300 0 0 4,794,300 3,356,010  
2019 4,794,300 0 0 4,794,300 3,356,010  
2018 4,794,300 0 0 4,794,300 3,356,010  
2017 4,794,300 0 0 4,794,300 3,356,010  
2016 4,387,490 0 0 4,387,490 3,078,250

Sales Information  
Grantee Vol-Page Type SaleDate SalePrice Sale Verif GeneralNotes

CONNECTICUT LIGHT 89-703 07/07/1971 0

Activity Information  
Date Results Verified By

07/28/2022 Change - Value Change Company DM  
08/08/2017 Change - Value Change Company John Valente  
05/17/2017 No Change - Field Review Dave Starnard  
01/20/2011 Map Filed Acreage Chg Shawna Baron  
02/08/2010 Map Filed Acreage Chg  
12/28/2008 Measure & Impacted

Building Permit Information  
Date Permit # Description Amount % Comp Vltt Date CG Date GeneralNotes

05/07/2020 26780 Electric 50,000 0 COMMUNICATION POLE  
10/04/2019 26421 Electric 1,175 0 SUB PANEL-PUMP HOUSE

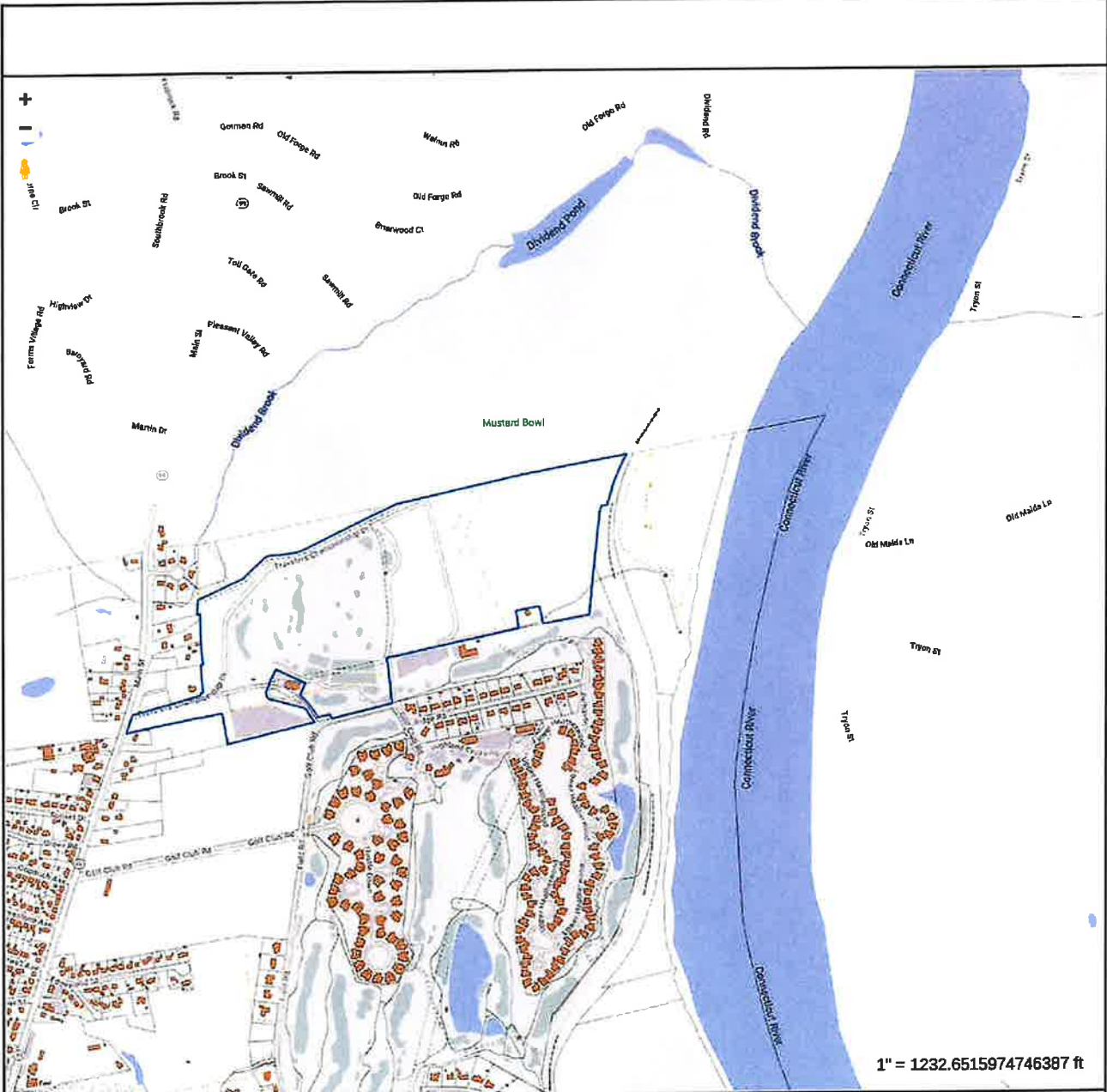
Land Data  
Use Description Units Type Neigh Land Adjustments

200 Commercial Vac 43,580 SF CL Utility 300 %  
200 Commercial Vac 102,190 AC CL  
Total Area: 103,19  
PA 490 Use Amt: 0 Total Appraised: 5,121,900 Assessed Value: 3,585,330

Special Land Calc Appraised Value PA 490 Neigh

2,438,400 0 4280  
2,882,500 0 4280

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



**Property Information**

**Property ID** 00095700  
**Location** 674 MAIN STREET  
**Owner**  
**Owner Address**  
**Map Block Lot**



**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.



Geometry updated 8/30/2022  
Data updated on a daily basis

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

# **ATTACHMENT 5**

**Certificate of Mailing — Firm**



Name and Address of Sender  Kenneth C. Baldwin, Esq. Robinson & Cole LLP 280 Trumbull Street Hartford, CT 06103	TOTAL NO. of Pieces Listed by Sender  4	TOTAL NO. of Pieces Received at Post Office™  4	Affix Stamp Here Postmark with Date of Receipt.  			
Postmaster, per (name of receiving employee)  		Address (Name, Street, City, State, and ZIP Code™)  James Demeetriades, Mayor Town of Cromwell 41 West Street Cromwell, CT 06416	Postage	Fee	Special Handling  ANN STREET STATION APR - 8 2024 06103 USPS	Parcel Airflit
1. USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)  Town of Cromwell 41 West Street Cromwell, CT 06416	Postage	Fee	Special Handling	Parcel Airflit
2.		Address (Name, Street, City, State, and ZIP Code™)  Stuart Popper, Director of Planning and Development Town of Cromwell 41 West Street Cromwell, CT 06416	Postage	Fee	Special Handling	Parcel Airflit
3.		Address (Name, Street, City, State, and ZIP Code™)  Nathan Grube Greater Hartford Community Foundation 90 State House Square, 11 <sup>th</sup> Floor Hartford, CT 06103	Postage	Fee	Special Handling	Parcel Airflit
4.		Address (Name, Street, City, State, and ZIP Code™)  Christopher Gelinis Eversource Energy 56 Prospect Street Hartford, CT 06103	Postage	Fee	Special Handling	Parcel Airflit
5.		Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airflit
6.		Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airflit