



STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

Phone: (860) 827-2935 Fax: (860) 827-2950

E-Mail: siting.council@ct.gov

Web Site: portal.ct.gov/csc

VIA ELECTRONIC MAIL

September 10, 2021

G. Scott Shepherd
Site Development Specialist II
SBA Communications
134 Flanders Rd., Suite 125
Westborough, MA 01581
gshepherd@sbsite.com

RE: **TS-DISH-033-210805** - DISH Wireless LLC request for an order to approve tower sharing at an existing telecommunications facility located at 160 West Street, Cromwell, Connecticut.

Dear Mr. Shepherd:

The Connecticut Siting Council (Council) is in receipt of your correspondence of September 9, 2021, submitted in response to the Council's September 9, 2021 notification of an incomplete request for exempt modification with regard to the above-referenced matter.

The submission renders the request for exempt modification complete and the Council will process the request in accordance with the Federal Communications Commission 60-day timeframe.

Thank you for your attention and cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "Melanie Bachman".

Melanie Bachman
Executive Director

MAB/IN/laf

From: Glenn Shepherd <GShepherd@sbsite.com>
Sent: Thursday, September 9, 2021 10:08 AM
To: Fontaine, Lisa <Lisa.Fontaine@ct.gov>
Cc: CSC-DL Siting Council <Siting.Council@ct.gov>
Subject: RE: [External] TS-DISH-033-210805 Incomplete Letter

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Lisa & CSC,

Please see the attached corrected tower share application, which includes the correct property card for 160 West Street, LLC, Cromwell, CT.

I will send one hard copy of the attached property card as requested in the CSC's Letter of Incomplete.

My apologies for the inconvenience,

G. Scott Shepherd

Site Development Specialist II

508.251.0720 Ext.3807 + **T**

508.366.2610 + F + **F**

508.868.6000 + C + **C**



Patriot Properties Inc.

Parcel ID: 00033900 Location: 160 WEST STREET

Map-Lot 31-14A

Last Revaluation - October 1, 2017

Current Owner **Percent**
 160 WEST STREET LLC 100
 C/O ANDREW E BECKER
 162 WEST STREET
 CROMWELL CT 06416

Current Value Information

Use Code	Land Value	PA 490 Value	Override	Building Value	Outbuildings	Total Value	Total Assessed
201	356,300	0		1,850,400	43,300	2,250,000	1,575,000
TOTAL	356,300	0		1,850,400	43,300	2,250,000	1,575,000

Previous Value Information

Tax Yr	Land Value	Bldg Value	Outbuildings	Total Value	Total Assessment
2020	356,300	1,850,400	43,300	2,250,000	1,575,000
2019	356,300	1,850,400	43,300	2,250,000	1,575,000
2018	356,300	1,850,400	43,300	2,250,000	1,575,000
2017	241,800	2,122,400	110,000	2,474,200	1,731,940
2016	356,290	1,635,220	43,320	2,034,830	1,424,390
2015	356,290	1,635,220	43,320	2,034,830	1,424,390

Previous Owner(s)
 160 WEST STREET LIMITED PARTNE
 RSHIP

General Notes

MEDICAL OFFICE;

 Bldg #1 Middlesex Home Care + Supplies INC, Family Eye Care, Feet First

 Bldg # 2 Wildwood Property management, Great Blue Research, Beacon Services of CT

Sales Information

Grantee	Vol-Page	Type	SaleDate	SalePrice	Sale Verif	GeneralNotes
160 WEST STREET LLC	896-268		01/27/2003	0	Other	
160 WEST STREET LIMITE	546-322		12/29/1993	0	Other	

Property Factors

Census 5702
 Flood:
 Topo:
 Street: Paved
 Dev. Map
 Dev. Map

Zoning Data

Desc. %
 LB 100.00

Utilities

2 Public Water

BAA

17CS,17K

Activity Information

Date	Results	Visited By
10/13/2020	Mailing Address Change	Karen Vaiciulis
03/10/2020	Mailing Address Change	Lisa Ruggiero
12/27/2017	Informal Review No Change	John Valente
09/11/2017	Change - Value Change Company	John Valente
05/18/2017	No Change - Field Review	Dave Stannard
09/11/2014	Permit- Miscellaneous	Assessor Office
09/11/2014	Permit- Drive By	Mike Mordarski
09/09/2014	Permit- Miscellaneous	Assessor Office
09/11/2012	Permit - Int & Ext Inspect	
09/11/2012	Permit- Miscellaneous	Assessor Office

Building Permit Information

Date	Permit #	Description	Amount	% Comp	Visit Date	CO Date	GeneralNotes
04/22/2019	25994	Air Condition	3,000	100		29-Apr-2019	a/c
08/15/2014	22787	Electric	900	100	11-Sep-2014		Reception area
08/13/2014	22776	Other	4,800	100	09-Sep-2014	09-Sep-2014	Emrgncy repair to drywall
12/12/2011	20377	Other	3,000	100	11-Sep-2012	11-Sep-2012	Run gas line to new gener
11/16/2011	20315	Other	10,000	100	11-Sep-2012	11-Sep-2012	New cell site for Metro P
09/28/2011	20183	Propane Tank	2,850	100	11-Sep-2012	11-Sep-2012	Undergroundf gas line
09/19/2011	20156		35,000	100	11-Sep-2012	12-Jan-2012	Inst of cell site antenna
03/21/2006	15920	Remodel	33,000	100	28-Mar-2006		off & bth reno

Land Data

Use	Description	Units	Unit Type	Neigh	Land Adjustments	Special Land Calc	Appraised Value	PA 490 Asmt	Neigh Order	Notes
201	Commercial	43,560	SF	CJ			178,500	0	1200	
201	Commercial	2,530	AC	CJ			63,300	0	1200	

Total Area: 3.53 PA 490 Use Asmt: 0 Total Appraised: 241,800 Assessed Value: 169,260

ParcelID: 00033900

Location: 160 WEST STREET

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Bldg Seq 1 Of 2

Exterior Information

Building Type: Office Bldg
Story Ht: 1 Story
Living Units: 0
Foundation:
Prim. Ext. Wall: Brick/Masonr
Sec. Ext. Wall:
Roof Type: Flat
Roof Cover: Asphalt Shin
Avg. Wall Ht: 18.00
Color:

Interior Information

Prime Wall: Drywall
Sec. Wall:
Floor Type: Carpet 50%
Sec. Floor: Vinyl 50%
Heat Fuel: Gas
Heat Type: Forced Air
Sec. Ht Type:
% A/C: 100
% Sprinkled: 0
Bsmt. Gar: 0
Kitchens: 0 Add. Kit: 0
Fireplaces: 0 Gas: 0
Int. Condition: Typical

Room Count

Total Rooms:
Bedrooms:

Bath Features

Full Baths: 0
Addl. Full Baths: 0
Half Baths: 0
Addl. Half Baths: 0
Full Bths Below: 0
Half Bths Below: 0
Other Fixtures: 0
Total Baths: 0,0



Condo Information

Name:
Style:
Location:
Tot Units:

General Information

Year Blt: 1985
Grade: C
Remodeled Yr:
Rem. Kitchen Yr:
Rem. Bath Yr:

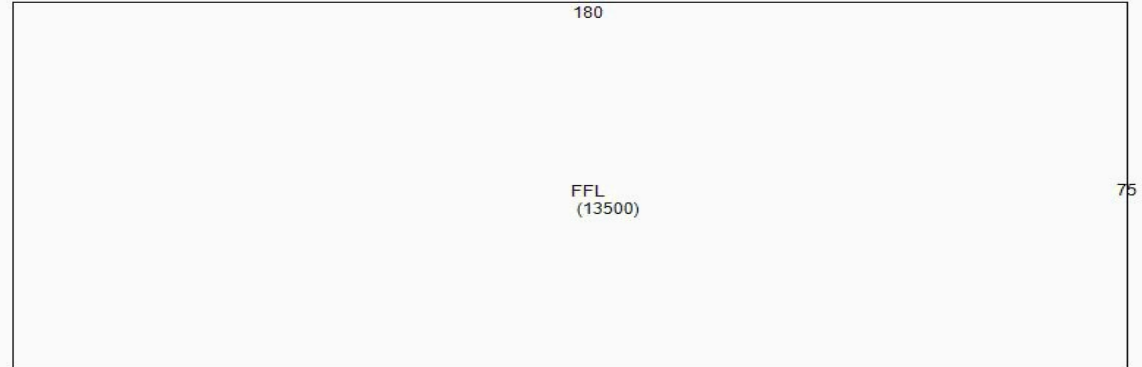
Depreciation %

Phys Cond Average 24.00
Func 0.00
Econ 5.00
Spec 0.00
OV

Total %Dep: 27.80

Calculation

Basic \$/SQ 120.00
Replacement Cost 1,342,305
Depreciation 373,161
Depreciated Value 969,144
Final Total (Rounded) 969,100



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

Code	Description	Qty	Size	Cond.	Year	Unit Price	Dep%	UndepValue	Appraised Value	Assessment
LT1	Light 1	1	6	AV	2002	1,200.00	13	7,200	6,300	4,410
PAV1	Paving Asph.	1	38,400	AV	1985	3.60	25	138,240	103,700	72,590

Total Sp. Features: Total Yard Items: 110,000 Total Appraised: 110,000 Total Assessed Value: 77,000

Sub Area Detail

Code	Desc.	Living	Gross Area
FFL	First Floor	13,500	13,500
Total		13,500	13,500

ParcelID: 00033900

Location: 160 WEST STREET

Printed By: Tami

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Bldg Seq 2 Of 2

Exterior Information

Building Type: Office Bldg
Story Ht: 1 Story
Living Units: 0
Foundation:
Prim. Ext. Wall: Brick/Masonr
Sec. Ext. Wall:
Roof Type: Flat
Roof Cover: Asphalt Shin
Avg. Wall Ht: 18.00
Color:

Interior Information

Prime Wall: Drywall
Sec. Wall:
Floor Type: Carpet 50%
Sec. Floor: Vinyl 50%
Heat Fuel: Gas
Heat Type: Forced Air
Sec. Ht Type:
% A/C: 100
% Sprinkled: 0
Bsmt. Gar: 0
Kitchens: 0 Add. Kit: 0
Fireplaces: 0 Gas: 0
Int. Condition: Typical

Room Count

Total Rooms:
Bedrooms:

Bath Features

Full Baths: 0
Addl. Full Baths: 0
Half Baths: 0
Addl. Half Baths: 0
Full Bths Below: 0
Half Bths Below: 0
Other Fixtures: 0
Total Baths: 0,0



Condo Information

Name:
Style:
Location:
Tot Units:

General Information

Year Blt: 1985
Grade: C
Remodeled Yr:
Rem. Kitchen Yr:
Rem. Bath Yr:

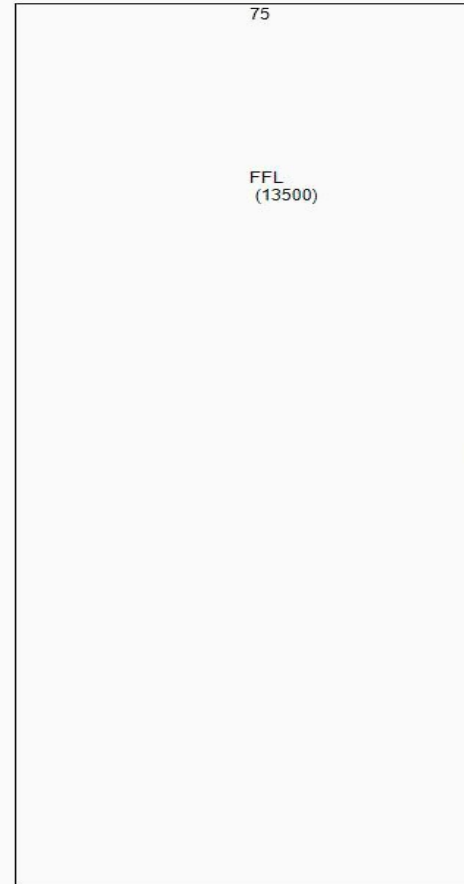
Depreciation %

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Total Sp. Features:

Total Yard Items:

Total Appraised:

Total Assessed Value:

Sub Area Detail

Code	Desc.	Living	Gross Area
FFL	First Floor	13,500	13,500
Total		13,500	13,500