



## 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](mailto:siting.council@ct.gov)

Web Site: [portal.ct.gov/csc](http://portal.ct.gov/csc)

### **VIA ELECTRONIC MAIL**

October 5, 2021

G. Scott Shepherd  
Sr. Property Specialist  
SBA Communications Corporation  
134 Flanders Rd., Suite 125  
Westborough, MA 01581  
[GShepherd@sbasite.com](mailto:GShepherd@sbasite.com)

RE: **EM-T-MOBILE-040-210823** – T-Mobile notice of intent to modify an existing telecommunications facility located at 56 Floydville Road, East Granby, Connecticut.

Dear Mr. Shepherd:

The Connecticut Siting Council (Council) is in receipt of your correspondence of September 30, 2021 submitted in response to the Council's September 29, 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,

Melanie Bachman  
Executive Director

MAB/FOC/laf

**From:** Glenn Shepherd <GShepherd@sbasite.com>  
**Sent:** Thursday, September 30, 2021 11:44 AM  
**To:** Robidoux, Evan <Evan.Robidoux@ct.gov>  
**Cc:** CSC-DL Siting Council <Siting.Council@ct.gov>  
**Subject:** RE: [External] Council Incomplete Letter for Multiple T-Mobile Sites

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.

Evan, Council,

Re: **EM-T-MOBILE-040-210823**

In response to the your letter of incomplete, please see following attached documents with regard to

- Property Card identifying the underlying property owner;
- Property Map;
- Original facility approval from the town

I believe these documents will render this notice of exempt modification complete.

- **I also attached the letter of incomplete from Council for your reference and will mail hard copies via FedEx overnight delivery.**

**G. Scott Shepherd**  
*Site Development Specialist II*

508.251.0720 Ext.3807 + **T**  
508.366.2610 + **F** + **F**  
508.868.6000 + **C** + **C**

# 54 FLOYDVILLE ROAD

**Location** 54 FLOYDVILLE ROAD

**Mblu** 15/ 10/ / /

**Acct#** 100469

**Owner** D I PAIN & SONS LLC

**Assessment** \$1,222,600

**Appraisal** \$1,746,400

**PID** 649

**Building Count** 2

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,230,400	\$516,000	\$1,746,400
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$861,400	\$361,200	\$1,222,600

## Owner of Record

**Owner** D I PAIN & SONS LLC

**Sale Price** \$0

**Co-Owner**

**Certificate**

**Address** 54 FLOYDVILLE ROAD  
EAST GRANBY, CT 06026

**Book & Page** 0160/0707

**Sale Date** 01/03/2006

**Instrument** CN

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
D I PAIN & SONS LLC	\$0		0160/0707	CN	01/03/2006
D I PAIN & SONS	\$0		0129/0622		08/01/2001
TYLER RUSSELL	\$0		0129/0616		08/01/2001
D I PAIN & SONS	\$0		0108/0546		12/05/1995

## Building Information

### Building 1 : Section 1

**Year Built:** 1986

**Living Area:** 24,900

**Replacement Cost:** \$1,292,584

**Building Percent** 73

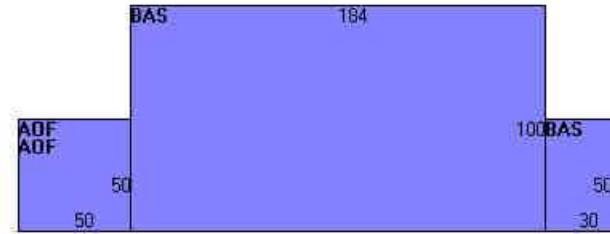
**Good:**

**Replacement Cost****Less Depreciation:**

\$943,600

**Building Photo**

(<http://images.vgsi.com/photos/EastGranbyCTPhotos//\00\01\17>)

**Building Layout**

(<http://images.vgsi.com/photos/EastGranbyCTPhotos//Sketches/>)

<b>Building Sub-Areas (sq ft)</b>		<b>Legend</b>	
<b>Code</b>	<b>Description</b>	<b>Gross Area</b>	<b>Living Area</b>
BAS	First Floor	19,900	19,900
AOF	Office, (Average)	5,000	5,000
		24,900	24,900

**Building 2 : Section 1****Year Built:** 2017**Living Area:** 10,200**Replacement Cost:** \$210,146**Building Percent** 74**Good:****Replacement Cost****Less Depreciation:** \$155,500**Building Attributes : Bldg 2 of 2**

<b>Field</b>	<b>Description</b>

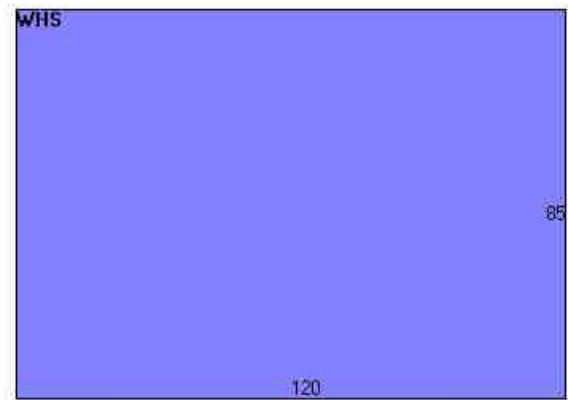
STYLE	Warehouse
MODEL	Industrial
Grade	Minimum
Stories:	1
Occupancy	1
Exterior Wall A	Vinyl/Polyester
Exterior Wall B	
Roof Structure	Irregular
Roof Cover	Rubber Mem
Interior Wall A	Unfin/Minimum
Interior Wall B	
Interior Floor A	Concr Abv Grad
Interior Floor B	
Heating Fuel	None
Heating Type	None
AC Type	None
Bldg Use	Industrial C
Total Rooms	
Total Bedrms	
Total Baths	0
1st Floor Use:	
Heat/AC	NONE
Frame Type	NONE
Baths/Plumbing	NONE
Ceiling/Wall	NONE
Rooms/Prtns	LIGHT
Wall Height	
% Comm Wall	

## Building Photo



(<http://images.vgsi.com/photos/EastGranbyCTPhotos//00\01\17>)

## Building Layout



(<http://images.vgsi.com/photos/EastGranbyCTPhotos//Sketches/>)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
WHS	Warehouse	10,200	10,200
		10,200	10,200

## Extra Features

Extra Features					Legend
Code	Description	Size	Value	Bldg #	
MEZ	Mezzanine	2000 S.F.	\$21,900		1
A/C	Air Condition	5000 S.F.	\$9,100		1

## Land

### Land Use

Use Code	3-1
Description	Industrial C

### Land Line Valuation

Size (Acres)	17.3
Frontage	0

**Zone** CP  
**Neighborhood**  
**Alt Land Appr** No  
**Category**

**Depth** 0  
**Assessed Value** \$361,200  
**Appraised Value** \$516,000

## Outbuildings

Outbuildings							<u>Legend</u>
<b>Code</b>	<b>Description</b>	<b>Sub Code</b>	<b>Sub Description</b>	<b>Size</b>	<b>Value</b>	<b>Bldg #</b>	
SHED	Shed	A	Average	280 S.F.	\$3,500	2	
FNC	Chain Link Fence	08	8 Ft. Height	420 L.F.	\$4,100	2	
SHED	Shed	A	Average	96 S.F.	\$900	1	
PAV	Paving	A	Asphalt	73445 S.F.	\$91,800	1	

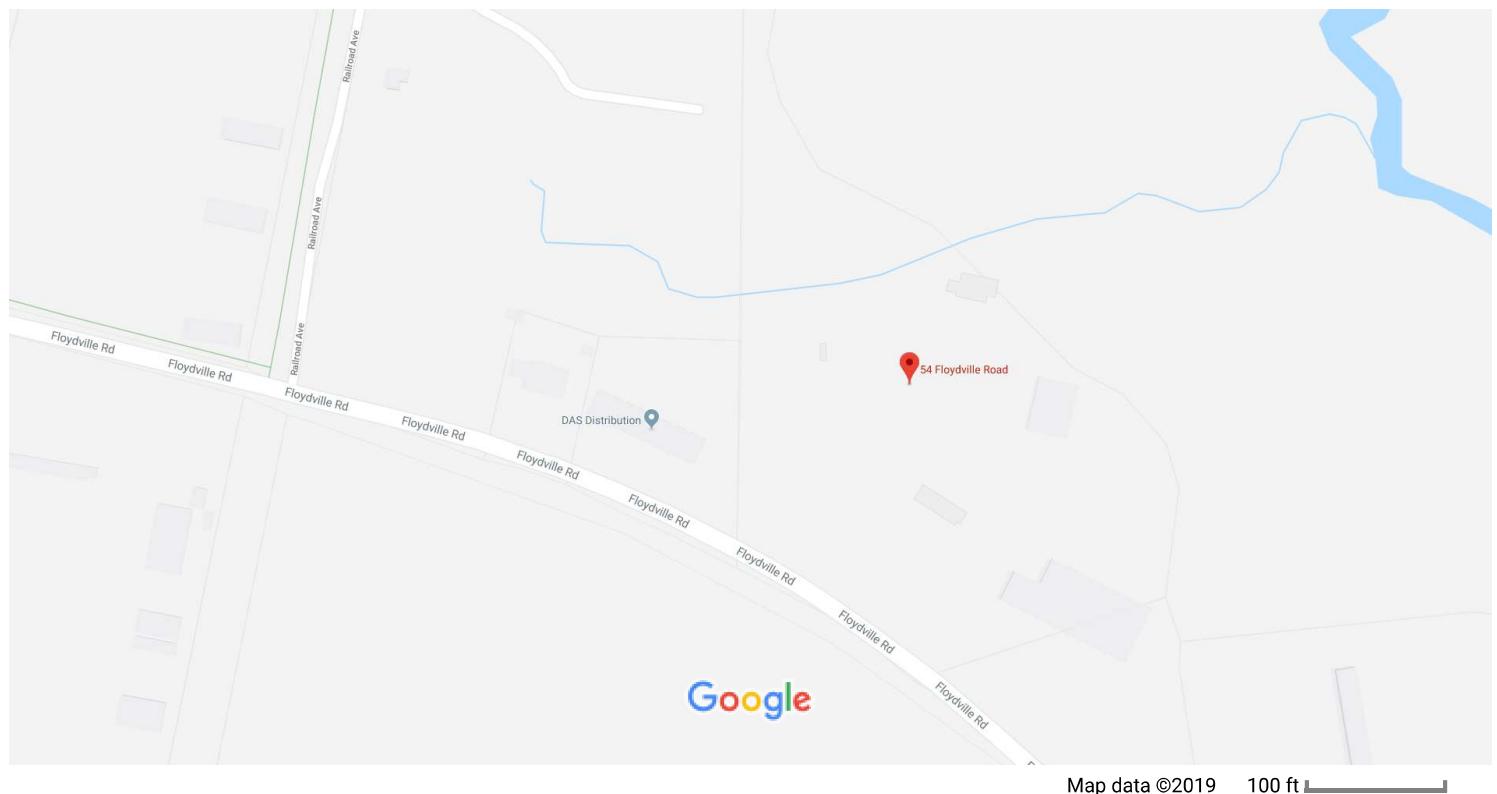
## Valuation History

Appraisal			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2017	\$939,700	\$685,800	\$1,625,500
2012	\$750,900	\$502,100	\$1,253,000
2007	\$547,900	\$506,100	\$1,054,000

Assessment			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2017	\$657,800	\$480,000	\$1,137,800
2012	\$525,700	\$351,500	\$877,200
2007	\$383,500	\$354,400	\$737,900

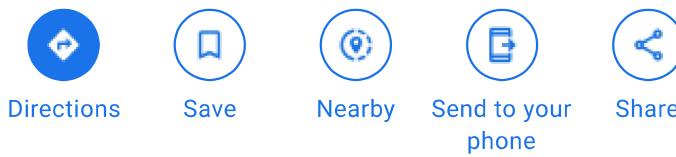
(c) 2019 Vision Government Solutions, Inc. All rights reserved.

# Google Maps 54 Floydville Rd



## 54 Floydville Rd

East Granby, CT 06026



W6HF+CR East Granby, Simsbury, CT

## Photos





## **TOWN PLANNING**

EAST

<b>CERTIFIED MAIL RECEIPT</b> <i>(Domestic Mail Only; No Insurance Coverage Provided)</i>		
Article Sent To:		
<i>SBA Inc</i>		
Postage	\$	  Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

June 6, 2001

SBA Properties, Inc.  
C/o Thomas F. Flynn III  
80 Eastern Boulevard  
Glastonbury, CT 06033

**CERTIFIED MAIL.**

Dear Sir,

At its meeting on June 5, 2001, the East Granby Planning & Zoning Commission voted to approve your Application #01-03 for a communication tower on the Paine property (ref. Sheets T-1, S-1, Z-1, Z-2, and Z-5 all dated revised 1/26/01 and Sheets 2, 3 and Z-4 all dated 11/01/00) subject to the following conditions:

1. The tower height shall be 120 feet maximum. (Data provided did not show the 130 feet tower was necessary.)
  2. The two Paine properties shall be legally combined and evidence of such shall be provided to the Commission. The necessary revisions shall be made to the plans (Resolve yard requirements and confusion as noted in the Town Engineer's letter dated 3/06/01 item 2.3.)
  3. A letter of approval be provided from the FAA that the proposed tower meets their requirements (ref. section IX, G3d of the Zoning Regulations).
  4. A \$70,000 bond shall be posted prior to construction to be used to remove the tower if abandoned per section IX, G7 of the Zoning Regulations.
  5. A written statement from the applicant/First Selectman indicating what agreement for Town use was reached (ref. section IX, G3e).

6. The entrance driveway shall remain as shown for approximately 160 feet where it reaches the 190-foot elevation. It shall turn towards the right and follow the 190-foot contour line to the site. A 10-foot side yard dimension shall also be added.
7. Add a note that all utilities must be underground and remove all references to new overhead utilities (ref. 4/04/01 minutes of the Inland/Wetlands Commission and the PZC public hearing).
8. Add a note that this approval is for one carrier, Verizon at the 120-foot height level. All additional levels and carriers need further approval.
9. A written statement by a competent professional describing the impact on public health and safety associated with the proposed activity with particular emphasis on radio emissions (signal frequency, intensity and power density) and structural integrity shall be provided to the Commission. (Note: Information provided at the public hearing was not signed by anyone.)
10. Landscaping shall be added to the west and south side of the facility per the PZC's approval.
11. As noted above, the conditions require numerous revisions to the detailed plans on almost every page. This includes the property size which is a total of 17.3 acres for the two lots that will become one.

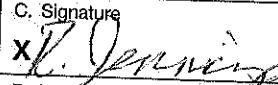
Please submit a mylar and four copies of the revised plans for the Commission's signature.

Sincerely,



Frederick O'Brien  
Chairman

Cc: Town Clerk  
Building Official  
Town Engineer  
Assessor

<b>SENDER: COMPLETE THIS SECTION</b>		<b>COMPLETE THIS SECTION ON DELIVERY</b>	
<ul style="list-style-type: none"> <li><input type="checkbox"/> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li><input type="checkbox"/> Print your name and address on the reverse so that we can return the card to you.</li> <li><input type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		<p>A. Received by (Please Print Clearly) <b>6-7-01</b></p> <p>C. Signature </p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p> <p><i>50 T. Flynn 80 Eastern Boulevard Glastonbury, CT 06033</i></p>	
<p>1. Article Addressed to:</p> <p><i>SBA</i></p> <p><i>50 T. Flynn</i></p> <p><i>80 Eastern Boulevard</i></p> <p><i>Glastonbury, CT</i></p> <p><i>06033</i></p>		<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
2. Article Number (Copy from service label) <b>7099 3400 000886331721</b>			