



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

October 6, 2021

G. Scott Shepherd
Sr. Property Specialist
SBA Communications Corporation
134 Flanders Rd., Suite 125
Westborough, MA 01581
GShepherd@sbsite.com

RE: **EM-T-MOBILE-056-210823** - T-Mobile notice of intent to modify an existing telecommunications facility located at 15 North Granby Road, 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,

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

Melanie Bachman
Executive Director

MAB/FOC/laf

From: Glenn Shepherd <GShepherd@sbsite.com>
Sent: Thursday, September 30, 2021 11:51 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-056-210823**

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**

15 NORTH GRANBY RD

Location 15 NORTH GRANBY RD

Mblu G-42/ 68/ 8/ /

Acct# 10400015

Owner GRANBY TOWN OF

Assessment \$2,865,380

Appraisal \$4,093,400

PID 3604

Building Count 5

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$3,565,300	\$528,100	\$4,093,400

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$2,495,710	\$369,670	\$2,865,380

Owner of Record

Owner GRANBY TOWN OF

Sale Price \$0

Co-Owner

Certificate

Address 15 NORTH GRANBY ROAD
GRANBY, CT 06035

Book & Page 226/0147

Sale Date 09/21/1998

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
GRANBY TOWN OF	\$0		226/0147	09/21/1998
GRANBY TOWN OF	\$0		226/0146	09/21/1998
GRANBY TOWN OF	\$0		208/0293	05/08/1996
GRANBY TOWN OF	\$0		140/0511	02/03/1987
GRANBY TOWN OF	\$0		116/0880	02/17/1983

Building Information

Building 1 : Section 1

Year Built: 1964

Living Area: 10,354

Replacement Cost: \$962,813

Building Percent 72

Good:

Replacement Cost
Less Depreciation: \$693,200

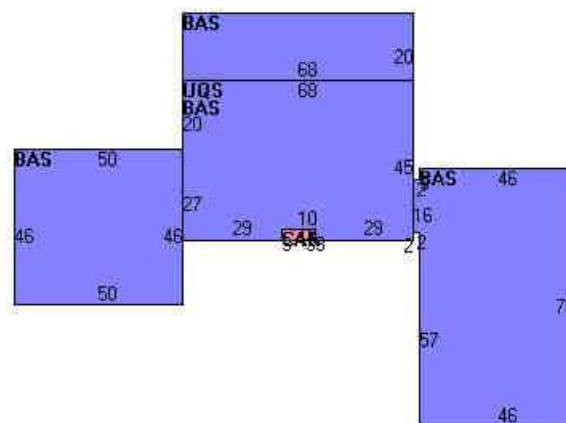
Building Attributes	
Field	Description
STYLE	City/Town Hall
MODEL	Commercial
Grade	Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Brick Veneer
Exterior Wall 2	
Roof Structure	Gambrel
Roof Cover	Asphalt
Interior Wall 1	Minimum
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	MUNICIPAL M94
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	9030
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	8
% Comn Wall	0

Building Photo



(<http://images.vgsi.com/photos2/GranbyCTPhotos//\00\01\26\68>)

Building Layout



(<http://images.vgsi.com/photos2/GranbyCTPhotos//Sketches/360>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	10,354	10,354
CAN	Canopy	30	0
UQS	3/4 story, Unfinished	3,166	0
		13,550	10,354

Building 2 : Section 1

Year Built: 1981
Living Area: 10,426
Replacement Cost: \$1,133,544
Building Percent Good: 71
Replacement Cost Less Depreciation: \$804,800

Building Attributes : Bldg 2 of 5	
Field	Description

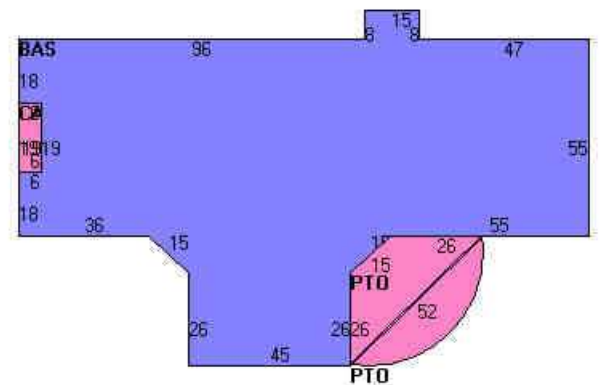
STYLE	Library
MODEL	Commercial
Grade	Good
Stories:	1
Occupancy	1
Exterior Wall 1	Brick Veneer
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	MUNICIPAL M94
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	9030
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	10
% Comn Wall	0

Building Photo



(http://images.vgsi.com/photos2/GranbyCTPhotos//\00\01\26/69

Building Layout



(http://images.vgsi.com/photos2/GranbyCTPhotos//Sketches/360

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	10,426	10,426
CAN	Canopy	114	0
PTO	PATIO	1,088	0
		11,628	10,426

Building 3 : Section 1

Year Built: 1999
Living Area: 8,913
Replacement Cost: \$972,496
Building Percent Good: 84
Replacement Cost Less Depreciation: \$816,900

Building Attributes : Bldg 3 of 5	
Field	Description
STYLE	Other Municip

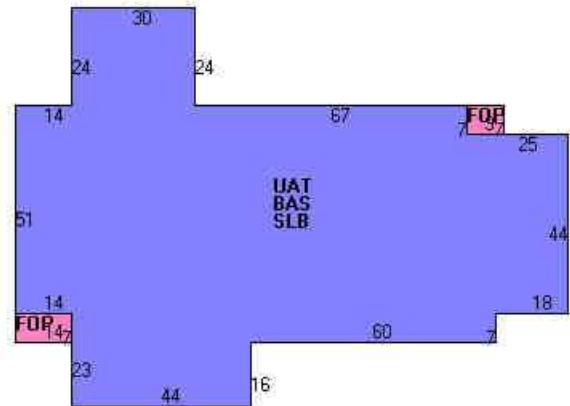
MODEL	Commercial
Grade	Excellent
Stories:	1
Occupancy	1
Exterior Wall 1	Brick Veneer
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Vinyl/Asphalt
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Heat Pump
Bldg Use	MUNICIPAL M96
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	903I
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	8
% Comn Wall	0

Building Photo



(<http://images.vgsi.com/photos2/GranbyCTPhotos//\00\01\26\70>)

Building Layout



(<http://images.vgsi.com/photos2/GranbyCTPhotos//Sketches/360>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	8,913	8,913
FOP	Porch, Open	161	0
SLB	Slab	0	0
UAT	Attic, Unfinished	8,913	0
		17,987	8,913

Building 4 : Section 1

Year Built:	2000
Living Area:	6,416
Replacement Cost:	\$457,063
Building Percent Good:	83
Replacement Cost Less Depreciation:	\$379,400

Building Attributes : Bldg 4 of 5

Field	Description
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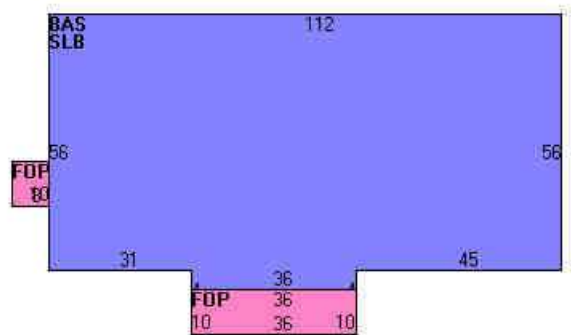
STYLE	Office Bldg
MODEL	Commercial
Grade	Good
Stories:	1
Occupancy	
Exterior Wall 1	Brick Veneer
Exterior Wall 2	Vinyl Siding
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	MUNICIPAL M94
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	9030
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	9
% Comn Wall	

Building Photo



(<http://images.vgsi.com/photos2/GranbyCTPhotos//\00\01\26\71>)

Building Layout



(<http://images.vgsi.com/photos2/GranbyCTPhotos//Sketches/360>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	6,416	6,416
FOP	Porch, Open	440	0
SLB	Slab	0	0
		6,856	6,416

Building 5 : Section 1

Year Built: 2001
Living Area: 8,578
Replacement Cost: \$674,326
Building Percent Good: 84
Replacement Cost Less Depreciation: \$566,400

Building Attributes : Bldg 5 of 5	
Field	Description
STYLE	Other Municip

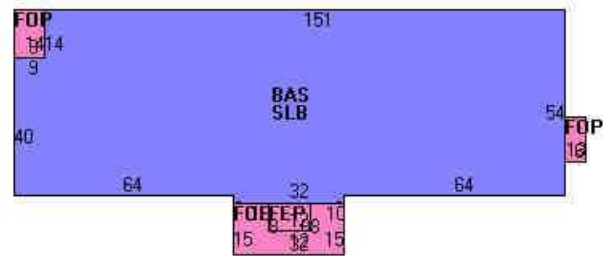
MODEL	Commercial
Grade	Good
Stories:	1
Occupancy	1
Exterior Wall 1	Brick Veneer
Exterior Wall 2	Vinyl Siding
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Ceram Clay Til
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	SCHOOL M94
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	903I
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	10
% Comn Wall	

Building Photo



(<http://images.vgsi.com/photos2/GranbyCTPhotos//\00\01\26\72>)

Building Layout



(<http://images.vgsi.com/photos2/GranbyCTPhotos//Sketches/360>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	8,578	8,578
FEP	Porch, Enclosed	96	0
FOP	Porch, Open	588	0
SLB	Slab	0	0
		9,262	8,578

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
SPR1	SPRINKLERS-WET	190 S.F.	\$200	4
SPR1	SPRINKLERS-WET	350 S.F.	\$300	3
SPR1	SPRINKLERS-WET	8578 S.F.	\$7,200	5
VLT2	VAULT-GOOD	1000 S.F.	\$90,000	1

Land

Land Use

Use Code	9030
Description	MUNICIPAL M94
Zone	R30
Neighborhood	200
Alt Land Appr Category	No

Land Line Valuation

Size (Acres)	14.46
Frontage	0
Depth	0
Assessed Value	\$369,670
Appraised Value	\$528,100

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			60000 S.F.	\$60,000	1
LT1	LIGHTS-IN W/PL			19 UNITS	\$6,600	1
SHD1	SHED FRAME			120 S.F.	\$1,100	1
	CELL TOWER			1	\$135,000	1
SHD1	SHED FRAME			280 S.F.	\$2,100	1
FN4	FENCE-8' CHAIN			200 L.F.	\$2,100	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$3,565,300	\$528,100	\$4,093,400
2017	\$3,565,300	\$528,100	\$4,093,400
2016	\$3,471,600	\$506,700	\$3,978,300

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$2,495,710	\$369,670	\$2,865,380
2017	\$2,495,710	\$369,670	\$2,865,380
2016	\$2,430,120	\$354,690	\$2,784,810

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Google Maps 15 N Granby Rd



Map data ©2019 Google 200 ft



15 N Granby Rd

Granby, CT 06035



Directions



Save



Nearby



Send to your phone



Share

100 Corporate Place
Rocky Hill, CT 06067
860-513-5408 Desk
860-513-5444 Fax



Fax

401

To: Samantha Santoro	From: Lee Losee
Fax: 914-421-2791	Pages: 2
Phone:	Date: 4/11/02
Re: CT-0938 Granby	CC:

Urgent For Review Please Comment Please Reply Please Recycle

• **Comments:**

Hi -
I apologize for the delay. After several phone calls and getting nowhere, I went to the Bldg. Dept. and looked through the files for them and found it.

Again, sorry for the delay.

-Lee

HARTLAND (860) 653-9710
GRANBY (860) 653-8945
FAX (860) 653-4769

~~TOWN OF HARTLAND~~
PERMIT APPLICATION

22 SOUTH ROAD
EAST HARTLAND, CT 06027

PROPERTY ADDRESS 15 North Granby Road

EST. COST OF JOB 6,000 COST OF PERMIT 72- CHECK# 5025 RCPT# 9735

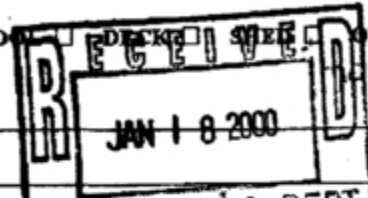
BLANKET (includes mechanicals) NON BLANKET (does not include mechanicals) **PLEASE CHECK ONE**

TYPE OF PERMIT: BUILDING HEATING PLUMBING ELECTRICAL OTHER

DESCRIPTION OF WORK: _____

NEW HOME ADDITION ROOF SIDING PO DECK STEE OTHER Power

BUILDING OFFICIAL
COMMENTS: _____



OWNER(S) <u>TOWN of Granby, Nxtel Corp</u>	CONTRACTOR <u>TEC</u>
ADDRESS <u>15 North Granby Rd</u>	ADDRESS <u>35 North Main Lane</u>
TOWN <u>Granby</u> ST <u>CT</u> ZIP	TOWN <u>Newark</u> ST <u>CT</u> ZIP <u>06770</u>
HOME PHONE #	WORK PHONE # <u>104031</u> <u>203 730 0557</u>

AFFIDAVIT AND AGREEMENT

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION OR THE AUTHORIZED AGENT OF THE PROPERTY OWNER; I AGREE TO CALL AT LEAST 24 HRS. IN ADVANCE FOR EACH INSPECTION INDICATED ON THE PERMIT; I AGREE TO UNCOVER AND EXPOSE ANY WORK WHICH IS COVERED OR CONCEALED WITHOUT INSPECTOR'S APPROVAL; I UNDERSTAND THAT WHEN A PERMIT IS ISSUED IT GRANTS NO RIGHT TO VIOLATE ANY CODE, ORDINANCE OR STATUTE, REGARDLESS OF WHAT MAY BE SHOWN OR OMITTED ON THE APPROVED PLANS AND SPECIFICATIONS AND REGARDLESS OF ANY AGREEMENT WITH ANY OFFICIAL.

I HAVE READ AND AGREE TO ALL THE ABOVE

SIGNATURE: Thomas A. Jovan DATE: 1-18-00

TOWN OF HARTLAND BUILDING PERMIT

DATE ISSUED 1-18-00 BUILDING PERMIT # 20680

DATE CLOSED _____

[Signature]
BUILDING OFFICIAL SIGNATURE

**** OTHER APPROVALS OR PERMITS REQUIRED ****

FIRE MARSHAL FVHD WETLANDS DRIVEWAY P&Z ZBA ZONING TAX

WATER SEWER

REQUIRED INSPECTIONS

- FOOTING (FORMS IN PLACE BEFORE BACKFILL)
- DAMPPROOF/DRAINS
- INGROUND MECHANICALS
- FIREPLACE/THROAT
- CERTIFICATE OF OCCUPANCY
- ROUGH FRAME/MECHANICALS
- INSULATION
- DRIVEWAY
- FINAL INSPECTION

**** THIS PERMIT IS NOT VALID UNLESS PERTINENT INFORMATION IS ATTACHED ****