



# 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)

[www.ct.gov/csc](http://www.ct.gov/csc)

### VIA ELECTRONIC MAIL

September 27, 2019

Mark Roberts  
QC Development  
P.O. Box 916  
Storrs, CT 06268

RE: **EM-CING-057-190917** – New Cingular Wireless PCS, LLC (AT&T) notice of intent to modify an existing telecommunications facility located at 1323 King Street, Greenwich, Connecticut.

Dear Mr. Roberts:

The Connecticut Siting Council (Council) is in receipt of your correspondence of September 24, 2019 submitted in response to the Council's September 18, 2019 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 A. Bachman  
Executive Director

MAB/IN/emr



## Robidoux, Evan

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**From:** Mark Roberts <mark.roberts@qcdevelopment.net>  
**Sent:** Tuesday, September 24, 2019 6:28 PM  
**To:** Robidoux, Evan  
**Cc:** Mark Roberts  
**Subject:** RE: Council Incomplete Letter for EM-CING-057-190917 (1323 King Street, Greenwich)  
**Attachments:** CT2347\_PROPERTY CARD.pdf; CT2347\_PROPERTY MAP.pdf; CT2347\_LOCAL ZONING.pdf

**Importance:** High

Hello – Please find attached the following documents in response to your above-referenced letter:

- Town of Greenwich property field card for the subject parcel;
- Town of Greenwich GIS map identifying the subject parcel;
- Town of Greenwich Special Permit & Site Plan approvals including conditions of approval.

A hard-copy set of the attached documents will be provided via US Mail.

Please let me know if there are any further questions.

Thanks

Mark Roberts  
QC Development  
860-670-9068

**From:** Robidoux, Evan <Evan.Robidoux@ct.gov>  
**Sent:** Friday, September 20, 2019 9:54 AM  
**To:** Mark Roberts <mark.roberts@qcdevelopment.net>  
**Cc:** CSC-DL Siting Council <Siting.Council@ct.gov>  
**Subject:** Council Incomplete Letter for EM-CING-057-190917 (1323 King Street, Greenwich)

Please see the attached correspondence.

Evan Robidoux  
Clerk Typist  
Connecticut Siting Council  
10 Franklin Square  
New Britain, CT 06051

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 028/002

Printed 09/20/2019 Card No. 1 of 3

PARCEL NUMBER 10-4506
Parent Parcel Number

TOWN OF GREENWICH
TOWN HALL
GREENWICH, CT 06830
LOTS 27A 28C 29A 30 KING ST CLIFFDALE RD E70&

TRANSFER OF OWNERSHIP

Table with columns: Date, Bk/Pg, Value. Row: 10/31/1962 NA \$0

Property Address KING STREET 1323
Neighborhood 182100 BEDFORD RD. [3]

Property Class 299 Exempt Commercial

TAXING DISTRICT INFORMATION

Jurisdiction 57 Greenwich, CT
Area 001
Corporation 057
District 10
Section & Plat 054
Routing Number 4378E0070

EXEMPT

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, VALUATION, Market, 2008 List, 2010 Reval, 2015 Prelim, 2015 Final, 2016 List, 2017 List, 2018 List

Site Description

Topography:

Public Utilities: Electric

Street or Road:

Neighborhood:

Zoning: RA-4 Single Family 4 1 Active Recreation

Legal Acres: 154.2700

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value

BP16: 16-1573: \$86,300 int alt
BP18: 15-0801; Replace Antenna \$15,000.
DBA: Griffith E. Harris Golf Course; Ristorante Fiore
C01 = Voided '10; C02 = Clubhouse; C03 = Maint garage;
C04 = 2010 Pro Shop/Admin/Lav
GEN: 1 putting green, 1 driving range, 1 chipping green
P: 85 spcs
VC:

Supplemental Cards

TRUE TAX VALUE 13486100

Permit Number FilingDate Est. Cost Field Visit
Type Est. SqFt

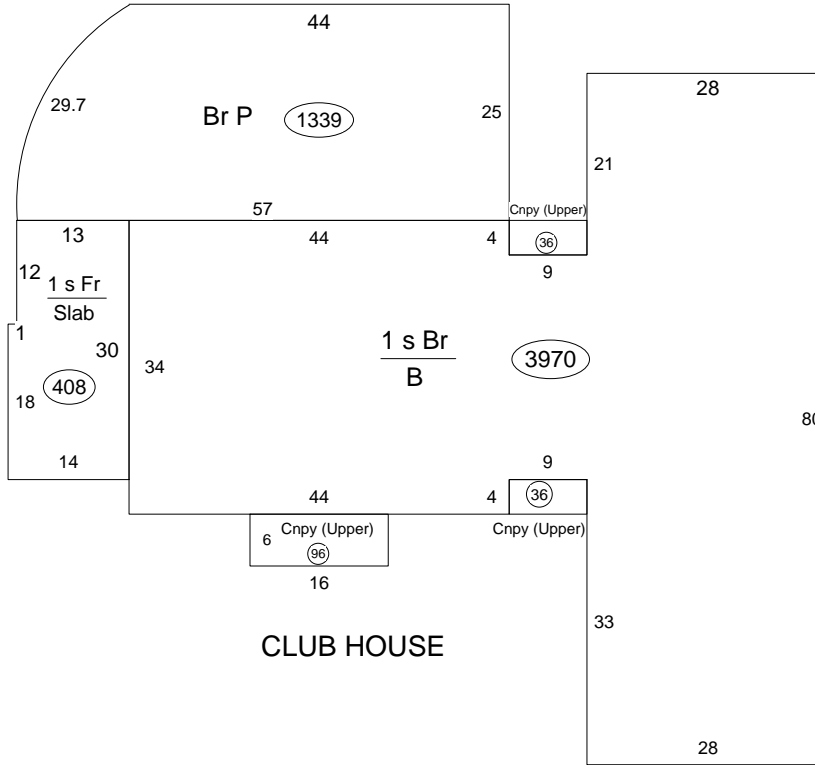
Supplemental Cards

TOTAL LAND VALUE 13486100

**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**

<b>ROOFING</b>					
Shingle					
<b>WALLS</b>					
	B	1	2	U	
Frame					
Brick	Yes				
Metal					
Guard					
<b>FRAMING</b>					
	B	1	2	U	
F Res	0	4378	0	0	0
R Conc	3970	0	0	0	0
<b>HEATING AND AIR CONDITIONING</b>					
	B	1	2	U	
Heat	3970	4378	0	0	0



(LCM: 150.00)

**SPECIAL FEATURES**

**SUMMARY OF IMPROVEMENTS**

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
		C	CLUBHSE	0.00		Good	1964	2000	VG	0.00	N	0.00	4378	0	0	0	150	100	2262700

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

AK 11/14/2018

TOG 10/01/2015

Neigh 182100 AV

**TOTAL IMPROVEMENT VALUE**

2262700

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 028/002

Printed 09/20/2019 Card No. 2 of 3

TRANSFER OF OWNERSHIP

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

Land Type	Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
	Soil ID	Acreage		-or-					
	-or-	-or-	Effective	-or-	Rate	Rate	Value	Factor	
	Actual	Effective	Depth	Square Feet					
Frontage	Frontage	Frontage							

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING

Shingle

WALLS

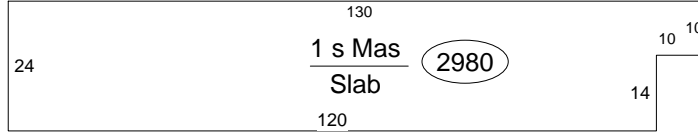
Frame	B	1	2	U
Brick				
Metal				
Guard				

FRAMING

Wd Jst	B	1	2	U
	0	3880	0	0

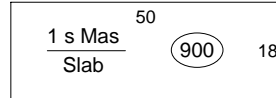
HEATING AND AIR CONDITIONING

Heat	B	1	2	U
	0	3880	0	0



MAINT. GARAGE

01



Storage Garage



(LCM: 150.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
		C	STORGAR	0.00		Avg	1964	1985	AV	0.00	N	0.00	3880	0	0	0	150	100	133100
		01	PAVING	1.00	6	Avg	1965	1985	AV	6.30	N	9.45	18x 50	8500	13	0	100	100	7400

Data Collector/Date

AK 11/14/2018

Appraiser/Date

TOG 10/01/2015

Neighborhood

Neigh 182100 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

140500

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 028/002

Printed 09/20/2019 Card No. 3 of 3

TRANSFER OF OWNERSHIP

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

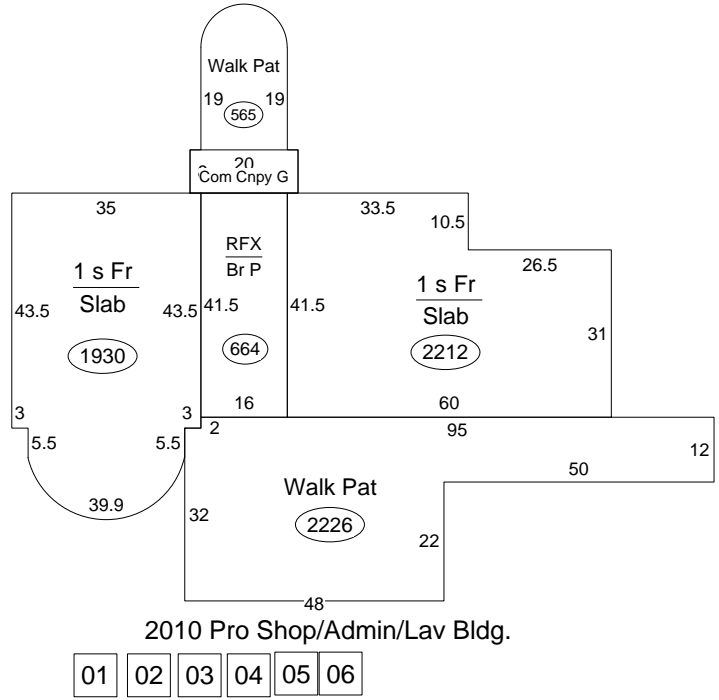
LAND DATA AND CALCULATIONS

Land Type	Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
	Soil ID	Acreage		-or-					
	-or-	-or-	Effective	-or-	Rate	Rate	Value	Factor	
	Actual	Effective	Depth	Square Feet					
Frontage	Frontage	Frontage							

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING				
Built-up				
WALLS				
Frame	B	1	2	U
Brick				
Metal				
Guard				
FRAMING				
Wd Jst	B	1	2	U
	0	4142	0	0
HEATING AND AIR CONDITIONING				
Heat	B	1	2	U
	0	4142	0	0



(LCM: 150.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Year Const	Eff Year	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
		C	CLUBHSE	0.00	VGd	2010	2010	AV 0.00	N	0.00	4142	0	0	0	150	100	1404700
01	PAVING	0.00	85	Avg	1980	1985	AV 2.90	N	4.35	200000	870000	13	0	100	100	756900	
02	GOLFCRSE	0.00	VGd	1964	2000	VG 162000	N	461700	18	8310600	0	0	100	100	8310600		
03	UTLSHED	0.00	1	Avg	1964	1985	AV 44.50	N	66.75	11x 17	12480	13	0	100	100	21700	
04	UTLSHED	0.00	1	Avg	1980	1985	AV 44.50	N	66.75	12x 14	11210	13	0	100	100	9800	
05	FENCECL	6.00	51C	Avg	1980	1985	AV 18.50	N	27.75	200	5550	13	0	100	100	4800	
06	UTLSHED	0.00	5	Avg	1990	1990	AV 16.00	N	24.00	16x 30	11520	11	0	100	100	10300	
07	COMCNPYG	0.00	1	Good	2010	2010	AV 34.21	N	76.97	160	12310	3	0	100	100	11900	
08	WALKPAT	0.00	7	Good	2010	2010	AV 15.00	N	33.75	2x 8	19070	3	0	100	100	18500	
09	WALKPAT	0.00	7	Good	2010	2010	AV 15.00	N	33.75	32x 48	75130	3	0	100	100	72900	

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

10622100

AK 11/14/2018

TOG 10/01/2015

Neigh 182100 AV

TOTAL IMPROVEMENT VALUE



PK5170PG0193

DIANE W. FOX, AICP  
DIRECTOR PLANNING AND ZONING/ZONING  
ENFORCEMENT COORDINATOR/TOWN PLANNER



KATHY BLANKLEY, AICP, Assistant Town Planner  
JOSEPH R. POTENZA, AICP, Senior Planner

5181

**PLANNING AND ZONING - LAND USE DEPARTMENT**

TOWN OF GREENWICH  
PLANNING AND ZONING COMMISSION  
SECRETARIAL CERTIFICATE

I, Frank Farricker, Secretary of the Planning and Zoning Commission of Town of Greenwich, Connecticut, do hereby certify that the following is a true copy of the decision rendered by such Commission, at its meeting held on Tuesday, April 25, 2006 at which a quorum was present. Details of any modifications will be found in the approved minutes of the meeting.

SPECIAL PERMIT CERTIFICATE #460

EFFECTIVE DATE: May 3, 2006

RESOLVED applications FSP-TELE #2875 and SP #2876 as submitted by the Town of Greenwich Department of Parks and Recreation and Neil Alexander, Esquire of Cuddy Feder, LLP for New Cingular Wireless PCS, LLC on behalf of record owner, the Town of Greenwich, for a final site plan and special permit for an additional wireless antennas installation at the 90-foot level on an existing 100-foot tower on a 154.27 acre property at the Griffith E. Harris Golf Course at 1323 King Street in the RA-4 zone as shown on plans entitled "Proposed Co-Location at an Existing Wireless Communication Facility" prepared by Natcomm, LLC dated 03/23/06 per Sections 6-15,6-17 and 6-140.1 of the Building Zone Regulations is hereby approved with modifications.

IN WITNESS WHEREOF, I have hereunto set my hand this 6 day of May 2006.

Frank Farricker  
Secretary, Planning and Zoning Commission

MAY 2006

at 9:12 AM

BK5170PG-1194

DIANE W. FOX, AICP  
DIRECTOR PLANNING AND ZONING/ZONING  
ENFORCEMENT COORDINATOR/TOWN PLANNER



KATIE BLANKLEY, AICP, Assistant Town Planner  
JOSEPH R. POTENZA, AICP, Senior Planner

5105

**PLANNING AND ZONING - LAND USE DEPARTMENT**  
**SITE PLAN APPROVAL CERTIFICATE**

I, Frank Farricker, Secretary of the Planning and Zoning Commission of the Town of Greenwich, Connecticut, do hereby certify that the Commission granted final site plan approval, for the following project at its meeting held on Tuesday, April 25, 2006 at which a quorum was present.

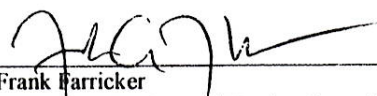
**RECORD OWNER:** Town of Greenwich  
**PROJECT:** Additional wireless antennas installation at the 90-foot level on an existing 100-foot tower on a 154.27 acre property at the Griffith E. Harris Golf Course  
**PROJECT LOCATION:** 1323 King Street  
**SITE PLAN NUMBER:** FSP-TELE #2875

**SPECIAL PERMIT CERTIFICATE: 460**

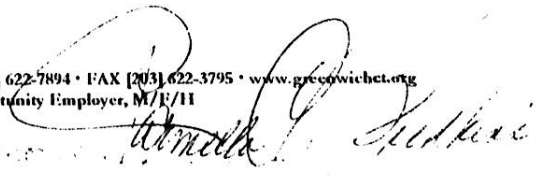
RESOLVED application FSP-TELE #2875 and SP#2876 as submitted by the Town of Greenwich Department of Parks and Recreation and Neil Alexander, Esquire of Cuddy Feder, LLP for New Cingular Wireless PCS, LLC on behalf of record owner, the Town of Greenwich, for a final site plan and special permit for an additional wireless antennas installation at the 90-foot level on an existing 100-foot tower on a 154.27 acre property at the Griffith E. Harris Golf Course at 1323 King Street in the RA-4 zone as shown on plans entitled "Proposed Co-Location at an Existing Wireless Communications Facility" prepared by Natcomm, LLC dated 03/23/06 per sections 6-15, 6-17 and 6-140.1 of the Building Zone Regulations is hereby approved with modifications.

The complete site plan is on file in the office of the Planning and Zoning Commission, Town Hall, Greenwich, Connecticut, as are the approved minutes of the meeting and the decision letter, which include any modifications to the approval.

IN WITNESS WHEREOF, I have hereunto set my hand this 6 day of May 2006.

  
\_\_\_\_\_  
Frank Farricker  
Secretary, Planning and Zoning Commission

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9-13-06

DIANE W. FOX, AICP  
DIRECTOR PLANNING AND ZONING/ZONING  
ENFORCEMENT COORDINATOR/TOWN PLANNER



KATIE BLANKLEY, AICP, Assistant Town Planner  
JOSEPH POTENZA, AICP, Senior Planner

DOREEN CARROLL-ANDREWS, Applications  
Coordinator

## PLANNING AND ZONING - LAND USE DEPARTMENT

### MEMORANDUM

**TO:** Bill Marr, Building Official  
Jim Maloney, Zoning Enforcement Officer

**FROM:** Diane Fox, Director of Planning and Zoning /  
Zoning Enforcement Coordinator / Town Planner  
Katie Blankley, Assistant Town Planner

**DATE:** August 23, 2006

**RE:** **Griffith E. Harris Golf Course at 1323 King Street**  
Application FSP-TELE #2875, SP #2876, and MI #547  
Zone: RA-4 Zone

The attached plans of Natcomm as listed below, have been approved by the Planning and Zoning for Building Department Sign-off under FSP-TELE #2875, SP #2876, and MI #547 on behalf of record owner, the Town of Greenwich, for a final site plan and special permit for an additional wireless antenna installation at the 90-foot level on an existing 100-foot tower and for municipal improvement authorizing use of Town-owned land and accompanying lease agreement on a 154.27 acre property at the Griffith E. Harris Golf Course at 1323 King Street in the RA-4 zone per Sections 6-15, 6-17 and 6-140.1 of the Building Zone Regulations and Section 6-99 of the Town Charter as shown on plans entitled "Proposed Co-Location at an Existing Wireless Communications Facility" prepared by Natcomm, LLC dated 07/31/06.

*Please note that work must begin in three (3) years from approval by the Commission and be completed in five (5) years from start of construction.*

**ALLOF THE FOLLOWING MODIFICATIONS THAT WERE REQUIRED TO BE MET PRIOR TO BUILDING DEPARTMENT SIGN-OFF HAVE BEEN MET:**

- 1) The lease agreement shall be approved by the Representative Town Meeting (RTM). Schedule A of the lease shall be revised to include the metes and bounds of the leased area. Schedule B of the lease shall be revised to clearly delineate the area of pavement that is going to be resurfaced (see **GLR Bk 5219 PG 0168**).
- 2) The following notes shall be added to the final plan:
  - a. Reference shall be made to this approval, the approval of the RTM, and book and page number of the lease agreement on file on the Town of Greenwich Land Records.

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- b. The air conditioning units shall remain in compliance with the Town Noise Ordinance.
  - c. The light on the west elevation of the equipment building will be equipped with a motion detector.
  - d. Any change to the equipment on the Tower or equipment on the outside of the equipment room shall be reviewed by Planning and Zoning.
  - e. After the installation of the equipment approved in this application, but prior to the issuance of any Certificate of Occupancy, New Cingular Wireless shall conduct testing of the total output of non-ionizing electromagnetic emissions generated by all existing equipment on the rooftop regardless of owner and certify in writing that the emissions are in compliance with Federal and State Emission Standards. This certification must be submitted to the Planning and Zoning Office and the Building Department.
  - f. In the event that New Cingular Wireless's equipment causes interference with the Town Emergency Communication Equipment, New Cingular Wireless must immediately take all steps necessary to correct and eliminate the interference.
  - g. All signage required by the FCC and OSHA regarding standards for safety and human exposure to RF emissions should be complied with.
  - h. It should be noted that the equipment approved in this application is continuously subject to Section 6-140.1 of the Building Zone Regulations, particularly the Section on Monitoring and Maintenance.
- 3) The plans shall be revised to include the following:
- a. The size and species of the four trees proposed to screen the enclosed equipment area shall be shown.
  - b. The show soil and erosion controls around the proposed trenching for the underground power utility routed from the proposed transformer to the new CL&P tower shall be added to the soil and erosion plan.
  - c. The specifications of the facade of the proposed building shall be noted on the plan.
- 4) The owner of the propane tank shall be verified. It shall also be verified whether 7'-6" between the tower and the proposed New Cingular Wireless building is sufficient to access the propane tank if needed. It shall also be verified in writing that the proposed ice bridge about 9' or 10' off the ground allows sufficient space to get any required equipment.

These plans, signed off on by Diane Fox, Director of Planning and Zoning / Zoning Enforcement Coordinator / Town Planner on August 23, 2006 are hereby approved for building permit purposes with the following conditions:

1. This approval is subject to all the conditions of approval from the Planning and Zoning Commission as detailed in the May 9, 2006 approval letter (see attached).
2. The erosion controls shall be in place for the entire duration of the project. In addition, the site must be stabilized after work has been completed until vegetation can be established to naturally stabilize the site.
3. All plantings shown on the landscaping plan shall be maintained in healthy growing condition.

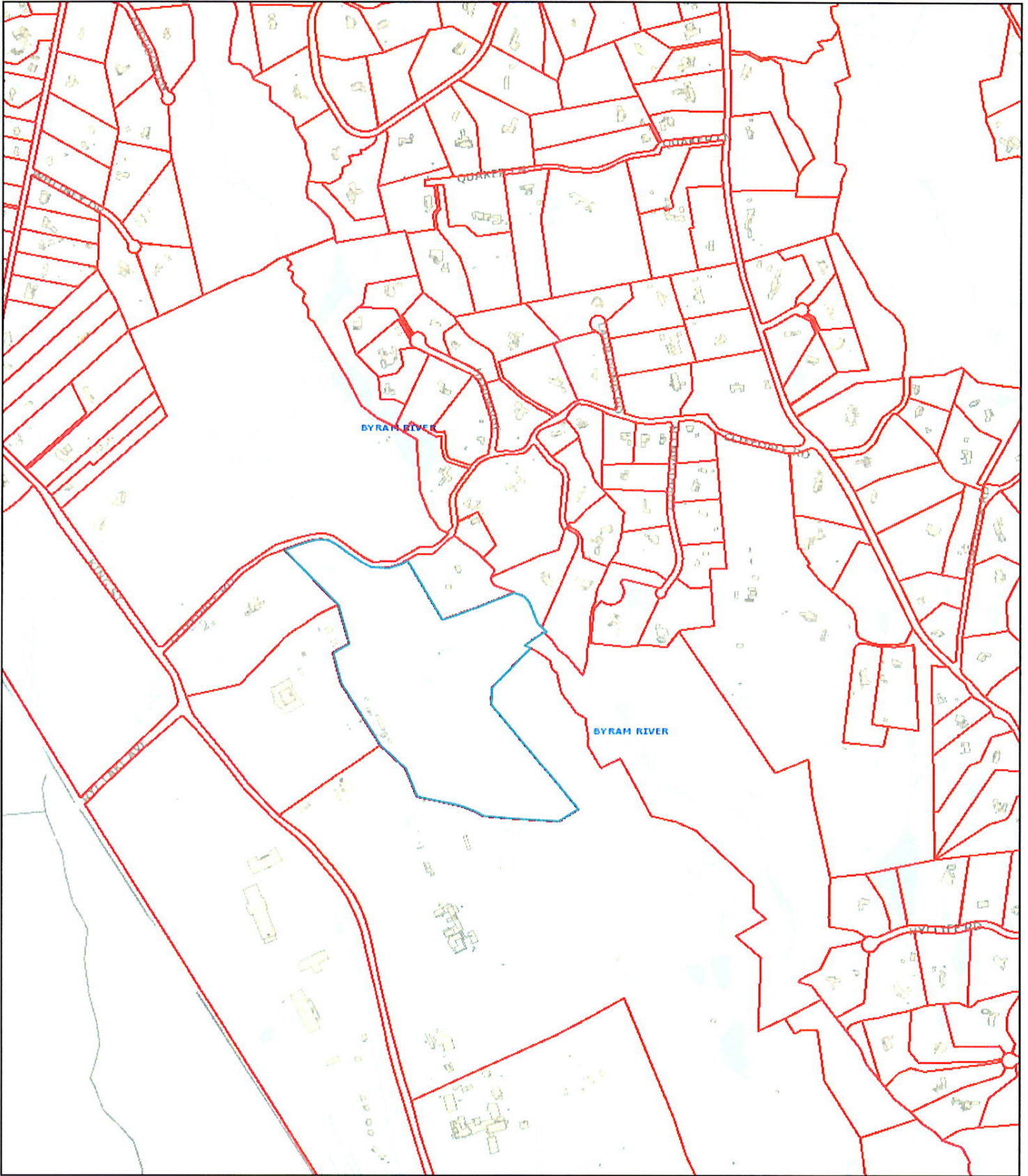
**PRIOR TO ANY C.O. THE FOLLOWING CONDITIONS MUST BE MET:**

1. All site improvements as shown on the attached plans and described in the lease agreement on file on the Land Records in Book 5219 and Page 0168 must be completed to the satisfaction of Planning and Zoning Staff or its designee prior to C.O.
2. All planting and site work shall be complete and inspected by P&Z Staff prior to any C.O.
3. Noise levels for the mechanical equipment, as taken at the property line, demonstrating that they are in compliance with the Town Noise Ordinance shall be submitted. Health Department shall provide written approval of said documentation.
4. After the installation of the equipment approved in this application, but prior to the issuance of any Certificate of Occupancy, New Cingular Wireless shall conduct testing of the total output of non-ionizing electromagnetic emissions generated by all existing equipment on the rooftop regardless of owner and certify in writing that the emissions are in compliance with Federal and State Emission Standards. This certification must be submitted to the Planning and Zoning Office and the Building Department.
5. 6 copies of final "as-built" plans showing all improvements shall be provided. The plan shall include the following notes:
  - a. Reference shall be made to this approval, the approval of the RTM, and book and page number of the lease agreement on file on the Town of Greenwich Land Records.
  - b. The air conditioning units shall remain in compliance with the Town Noise Ordinance.
  - c. The light on the west elevation of the equipment building will be equipped with a motion detector.
  - d. Any change to the equipment on the Tower or equipment on the outside of the equipment room shall be reviewed by Planning and Zoning.
  - e. In the event that New Cingular Wireless's equipment causes interference with the Town Emergency Communication Equipment, New Cingular Wireless must immediately take all steps necessary to correct and eliminate the interference.
  - f. All signage required by the FCC and OSHA regarding standards for safety and human exposure to RF emissions should be complied with.
  - g. It should be noted that the equipment approved in this application is continuously subject to Section 6-140.1 of the Building Zone Regulations, particularly the Section on Monitoring and Maintenance.

**APPROVED P&Z PLANS PREPARED BY NATCOMM:**

Site Plan and Abutters Map, Sheet C-1, last dated 7/31/06  
Metes and Bounds Survey, Sheet C-1a, last dated 7/31/06  
Compound Plan and Elevation, Sheet C-2, last dated 7/31/06  
Erosion Control, Details, and Site Notes, Sheet C-3, last dated 7/31/06  
Shelter Elevations, Sheet C-4, last dated 7/31/06





This map was produced from the Town of Greenwich GIS. The Town expressly disclaims any liability that may result from the use of this map. Basemap: 4/2/08. Parcels: 10/1/12. Copyright 2005 Town of Greenwich

**1323 King Street**

9/23/2019 8:11:25 AM



1:12000  
1"=1000'

