



# 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

October 24, 2019

Patricia Nowak  
Site Acquisition Consultant  
Centerline Communications, LLC  
750 West Center Street, Suite 301  
West Bridgewater, MA 02379

RE: **EM-CING-057-190930** – New Cingular Wireless PCS, LLC (AT&T) notice of intent to modify an existing telecommunications facility located at 395 Round Hill Road, Greenwich, Connecticut.

Dear Ms. Nowak:

The Connecticut Siting Council (Council) is in receipt of your correspondence of October 22, 2019, submitted in response to the Council's October 2, 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:** Patricia Nowak <pnowak@clinellc.com>  
**Sent:** Tuesday, October 22, 2019 2:56 PM  
**To:** Robidoux, Evan; CSC-DL Siting Council  
**Cc:** David Ford  
**Subject:** RE: Council Incomplete Letter for EM-CING-057-190930 (395 Round Hill Road, Greenwich)  
**Attachments:** CT2303 - EM-CING-057-190930 Response Letter.pdf

Good afternoon,

Attached please find a response to the Council's letter dated October 2, 2019 and the requested documents for the above referenced matter.

A copy has also been sent via UPS overnight service for delivery tomorrow, the UPS label is included for tracking purposes.

Please let me know if the Council requires any further information.

Thank you,  
Trish



Patricia Nowak | Site Acquisition Consultant - NE  
750 W Center St, Floor 3  
West Bridgewater, MA 02379 | Phone: 508.265.5599  
[pnowak@clinellc.com](mailto:pnowak@clinellc.com) | [www.centerlinecommunications.com](http://www.centerlinecommunications.com)

**From:** Robidoux, Evan <Evan.Robidoux@ct.gov>  
**Sent:** Thursday, October 3, 2019 10:47 AM  
**To:** Patricia Nowak <pnowak@clinellc.com>  
**Cc:** CSC-DL Siting Council <Siting.Council@ct.gov>  
**Subject:** Council Incomplete Letter for EM-CING-057-190930 (395 Round Hill Road, Greenwich)

Please see the attached correspondence.

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

**UPS CampusShip: View/Print Label**

1. **Ensure there are no other shipping or tracking labels attached to your package.** Select the Print button on the print dialog box that appears. Note: If your browser does not support this function select Print from the File menu to print the label.
2. **Fold the printed label at the solid line below.** Place the label in a UPS Shipping Pouch. If you do not have a pouch, affix the folded label using clear plastic shipping tape over the entire label.
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NORTH EASTON ,MA 02356

UPS Access Point™  
TOWN LINE GENERAL STORE  
450 E CENTER ST  
WEST BRIDGEWATER ,MA 02379

FOLD HERE

<p>PATRICIA HOWAK 508-265-5599 CENTERLINE COMMUNICATIONS, LLC 750 WEST CENTER STREET WEST BRIDGEWATER, MA 02379</p> <p><b>SHIP TO:</b> MELANIE A. BACHMAN 8608272935 CONNECTICUT SITING COUNCIL EXECUTIVE DIRECTOR TEN FRANKLIN SQUARE NEW BRITAIN CT 06051-2655</p>	<p>0.0 LBS LTR 1 OF 1</p> <p><b>CT 067 9-06</b></p>  	<p><b>UPS NEXT DAY AIR</b></p> <p>TRACKING #: 1Z 9Y4 503 01 3041 2506</p> <p><b>1</b></p>		<p><b>BILLING: P/P</b></p> <p>Reference # 1: CT2303 CSC response</p> <p>CS 21.5-41. WNTNVS0 15.CA 07/2019</p> 
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October 22, 2019

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

**Regarding:** EM-CING-057-190930 -Notice of Exempt Modification  
**AT&T Site:** CT2303 / Greenwich Round Hill Road  
**Address:** 395 Round Hill Road, Greenwich, CT 06831

Dear Ms. Bachman:

In response to your letter dated October 2, 2019 regarding the Council's above referenced EM identification number, please find enclosed Property Cards for the above referenced address. Enclosed please also find a copy of the Decision and Order for Docket Number 309 which is the Council's original approval of the telecommunications facility located at the above referenced address. AT&T's proposed modifications meet the conditions set forth in the above referenced Decision and Order.

Please note that I have reached out to the Town of Greenwich, searched the Town of Greenwich online Public Records as well as reached out to the tower owner and, to date, have been unable to obtain any further documentation regarding original facility approvals.

Please let me know if the enclosed documents are sufficient to complete the exempt modification request for the above referenced AT&T site.

Thank you for your time and consideration.

Sincerely,



Patricia Nowak  
Site Acquisition Consultant  
Centerline Communications, LLC  
750 West Center Street, Suite 301  
West Bridgewater, MA 02379  
pnowak@clinellc.com

Enclosures: Docket No. 309 Decision and Order

Printed 02/28/2019 Card No. 1 of 4

Tax ID 098/004 TRANSFER OF OWNERSHIP

OWNERSHIP

ROUND HILL COMMUNITY CHURCH INC  
C/O VERIZON  
20 ALEXANDER DRIVE  
WALLINGFORD, CT 06492-2458  
LOT NO PT 27 & 28 ROUND HILL RD E65

ADMINISTRATIVE INFORMATION  
PARCEL NUMBER 10-4013  
Parent Parcel Number  
Property Address ROUND HILL ROAD 0395  
Neighborhood 2800 PARKWAY NORTH  
Property Class 299 Exempt Commercial  
TAKING DISTRICT INFORMATION  
Jurisdiction 57 Greenwich, CT  
Area 001  
Corporation 057  
District 10  
Section & Plat 183  
Routing Number 7424E0065

Date	Owner	Bk/Pg
01/04/1985	ROUND HILL COMMUNITY CHURCH INC	Bk/Pg: 1442, 281
02/05/1982	ROUND HILL COMMUNITY CHURCH INC	Bk/Pg: 1248, 258
09/28/1981	ROUND HILL COMMUNITY CHURCH INC	Bk/Pg: 1236, 6
09/28/1981	ROUND HILL COMMUNITY CHURCH INC	Bk/Pg: 1235, 331&36
03/07/1953	NA	Bk/Pg: 492, 289

EXEMPT

VALUATION RECORD

Assessment Year	10/01/2011	10/01/2013	10/01/2015	10/01/2015	10/01/2016	10/01/2017	10/01/2018
Reason for Change	2011 List	2013 List	2015 Prelim	2015 Final	2016 List	2017 List	2018 List
VALUATION	I 4499600	4499600	3022900	3022900	3022900	3022900	3022900
Market	B 8253200	8297100	10025800	10025800	10025800	10025800	10025800
	T 12752800	12796700	13048700	13048700	13048700	13048700	13048700
VALUATION	I 3149720	3149720	2116030	2116030	2116030	2116030	2116030
70% Assessed	B 5777240	5807970	7018060	7018060	7018060	7018060	7018060
	T 8926960	8957690	9134090	9134090	9134090	9134090	9134090

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acres	Depth	-or-	Rate	Rate	Value	Factor	
-or-	-or-	Effective	Depth					
Frontage	Frontage	Depth	Square Feet					
1.00	11.9704	1.00	252531.33	252531.33	252531.33	3022900		3022900

Zoning: RA-4 Single Family 4  
Legal Acres: 11.9704

Public Utilities: Electric  
Street or Road:  
Neighborhood:  
Zoning:  
Legal Acres:

Supplemental Cards  
TRUE TAX VALUE  
3022900

Supplemental Cards  
TOTAL LAND VALUE  
3022900

B&B: C01: 1-1-1  
BFL4: 14-2576: \$8,000 int renov  
BFL8: 17-0955: Antennas \$25,000  
CKMP: 8310  
DBA: Round Hill Community Center: C02 Round Hill Community Church  
GEN: Each end 3/4 sty.  
LAND: Land area reduced by 10k sf due to split for telecom. site.  
See SPLIT memo.  
P: 100 spcs  
SPLIT: Split out 10,000 sq ft parcel 10-3689 for cellular tower site,  
per P&Z FSP # 2715 Site Plan. Land area reduced from 12.2  
acres to 11.9704 acres. RCS - 10/7/10.  
VC: COST

**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**

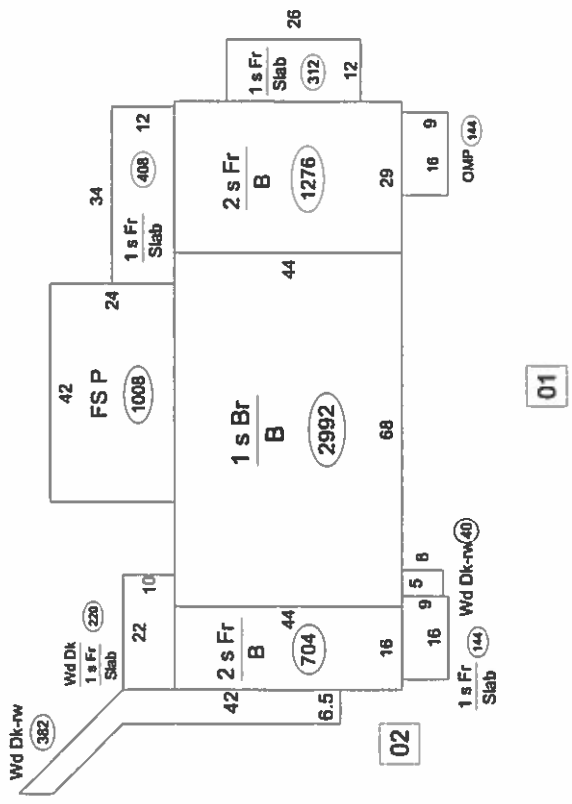
ROOFING  
 Shingle

WALLS  
 Frame Yes 1 Yes 2 U  
 Brick Yes 1 Yes 2 U  
 Metal Yes 1 Yes 2 U  
 Guard Yes 1 Yes 2 U

FRAMING  
 Wd Jst B 1 2 U  
 4972 6056 1980 0

FINISH  
 UF SF FO FD  
 1 4972 0 0 0  
 2 6056 0 0 0  
 Total 13008 0 0 0

HEATING AND AIR CONDITIONING  
 Heat B 1 2 U  
 0 6056 1980 0



M & S Cost Database Date: 01/2015

Item Description	Units	Cost	Total
Base Cost	8036	185.72	1492448
Exterior Walls	8036	28.32	227567
Heating & Cooling	8036	44.84	360344
Basic Structure Cost	8036	258.88	2080359
Unfinished Basement	4972	44.17	219613
Building Cost New	8036	286.21	2299972
Physical	0	0.00	265792
Depreciated Cost	8036	253.13	2034180
Rounded Total	0	0.00	2034200
FSP	1008	19.77	19930
OMP	144	38.89	5600
WDDK/	220	21.82	4800
WDDK	40	42.25	1690
WDDK	382	17.51	6690
Total Exterior Features Value			34240
Depreciated Ext Features			2068440
Total Before Adjustments			1034260
Neighborhood Adjustment			3102700
TOTAL VALUE			3102700

**SPECIAL FEATURES**

Description	Value
C COMMCTR	0.00
01 PAVING	0.00
02 MISCFEAT	0.00

**SUMMARY OF IMPROVEMENTS**

ID	Use	Sty Hgt	Const Year	Grade	Base Rate	Feat-ures	Adj Rate	Size Area	Computed Value	Phys Obsol	Market Adj	Comp Value
C	COMMCTR	0.00	1900	2000	VG	0.00	N	0.00	6056	0	0	150
01	PAVING	0.00	85	1980	1995	GD	2.90	N	4.35	80000	0	100
02	MISCFEAT	0.00	Good	2013	2013	AV	0.00	N	14	20150	1	100
												100
												20000

Data Collector/Date  
 TD 11/27/2018

Appraiser/Date  
 TOG 10/01/2015

Neighborhood  
 Neigh 2800 AV

Supplemental Cards  
 TOTAL IMPROVEMENT VALUE

3470700

(LCM: 150.00)

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

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

Supplemental Cards  
TOTAL LAND VALUE

**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**

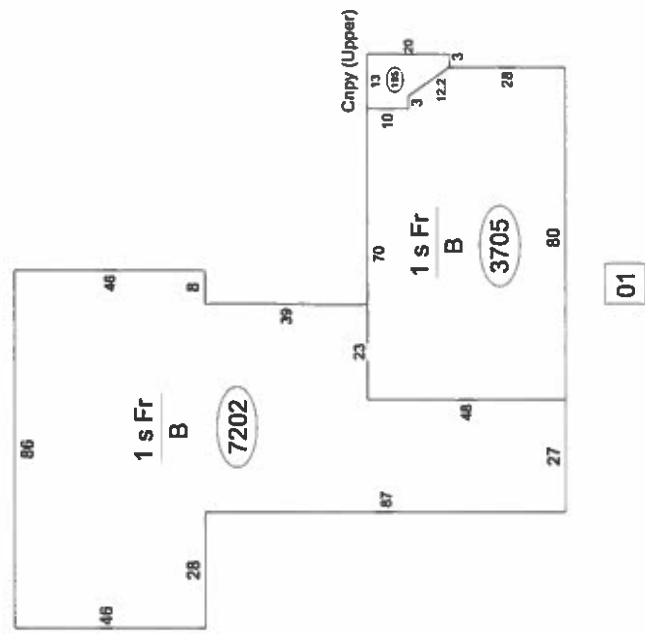
ROOFING  
Shingle

WALLS  
Frame Yes 1 2 U  
Brick Yes 1 2 U  
Metal Guard

FRAMING  
B 1 1 2 U  
Wd Jst 10907 10907 0 0

FINISH  
UF SF FO FD  
10907 0 0 0  
1 10907 0 0 0  
Total 21814 0 0 0

HEATING AND AIR CONDITIONING  
Heat 10907 1 2 0 0



M & S Cost Database Date: 01/2015

Item Description	Units	Cost	Total
Base Cost	10907	219.31	2392036
Exterior Walls	10907	24.37	265855
Heating & Cooling	10907	26.42	288122
Basic Structure Cost	10907	270.10	2946013
Finished Basement	10907	80.42	877141
Heating & Cooling	10907	19.47	212360
Building Cost New	10907	369.99	4035514
Physical	0	0.00	408593
Depreciated Cost	10907	333.26	3634921
Rounded Total	0	0.00	3634900
CNPY/	195	16.67	3250
Total Exterior Features Value			2930
Depreciated Ext Features			3637830
Total Before Adjustments			1818870
Neighborhood Adjustment			5456700
TOTAL VALUE			

**SPECIAL FEATURES**

Description	Value
C CHURCH	0.00
01 MISCFEAT	0.00

**SUMMARY OF IMPROVEMENTS**

ID	Use	Stry Hgt	Const Year	Const Grade	Year Eff	Base Rate	Feat-ures	Adj Rate	Size Area	Computed Value	PhysObsolMarket	Depr Depr	Adj Comp	Value
C	CHURCH	0.00	1983	2000	VG	0.00	N	0.00	10907	0	0	150	100	5456700
01	MISCFEAT	0.00	2013	2013	AV	0.00	N	0.00	16 0	23650	1	SV	100	23400

(LCM: 150.00)

Data Collector/Date: TD 11/27/2018  
Appraiser/Date: TOG 10/01/2015  
Neighborhood: Neigh 2800 AV  
Supplemental Cards: 5480100  
TOTAL IMPROVEMENT VALUE



Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

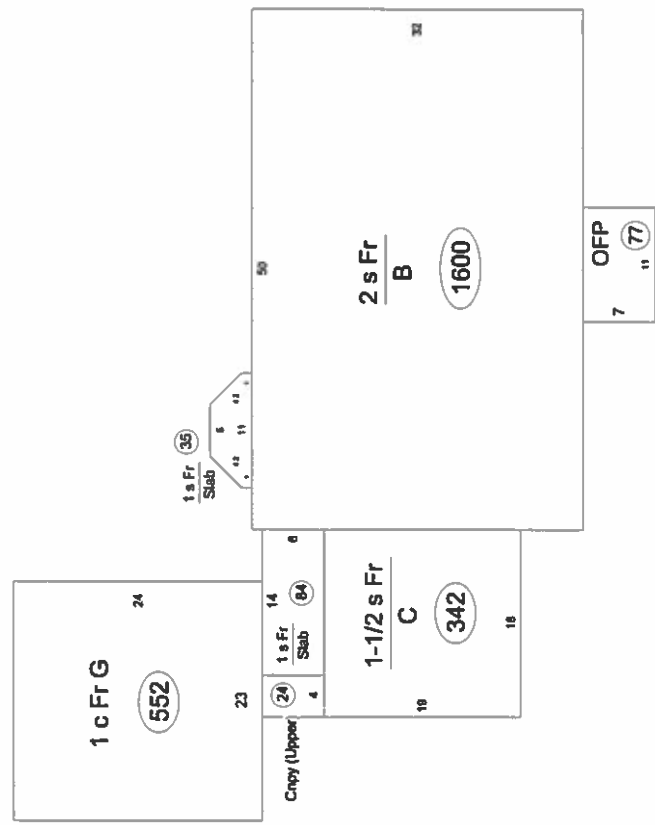
Land Type	Rating Soil ID	Measured Acreage	Table	Prod. Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
	-or- Actual	Effective Frontage	Effective Depth	Depth Factor -or- Square Feet					

Supplemental Cards  
TOTAL LAND VALUE

**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**  
 Style: Colonial  
 Occupancy: Single family  
 Story Height: 2.0  
 Finished Area: 3832  
 Attic: None  
 Basement: 3/4  
**ROOFING**  
 Material: Asphalt shingles  
 Framing: Std for Class  
 Pitch: Not available  
**FLOORING**  
 Slab  
 Sub and joists 1.0, 1.5, 2.0  
**EXTERIOR COVER**  
 Wood Siding 1.0, 1.5, 2.0  
**INTERIOR FINISH**  
**ACCOMMODATIONS**  
 Finished Rooms 3  
 Bedrooms 3  
 Formal Dining Rooms 1

**HEATING AND AIR CONDITIONING**  
 Primary Heat: Hot water gas  
 Lower Full Part /Bsmt 1 Upper Upper 171  
 Air Cond 0 2061 1600 171  
**PLUMBING**  
 #  
 3 Fixt. Baths 2 6  
 2 Fixt. Baths 1 2  
 Kit Sink 1 1  
 TOTAL 10  
**REMODELING AND MODERNIZATION**  
 Amount Date



Construction	Base Area	Floor Area	Sq Ft	Value
1 Wood Frame	2061	1.0	2061	247880
1 Wood Frame	342	1.5	171	4760
1 Wood Frame	1600	2.0	1600	130990

1600 Bsmt	0	39140
342 Crawl	----	-580

TOTAL BASE	422190
Row Type Adjustment	1.00%
SUB-TOTAL	422190

0 Interior Finish	7950
0 Ext Lvg Units	0
0 Basement Finish	0
0 Fireplace(s)	0
Heating	7360
Air Condition	10300
Frame/Siding/Roof	0
Plumbing Fixt: 10	18710
Other Features	7420

Exterior Features	473930
Description	Value
OFF	4190
CNPY/	400
0 Integral	0
552 Att Garage	23210
0 Att Carports	0
0 Bsm Garage	0
Ext Features	4590

SUB-TOTAL ONE UNIT	473930
SUB-TOTAL 0 UNITS	473930
Garages	0
SUB-TOTAL	501730
Quality Class/Grade	VGD
GRADE ADJUSTED VALUE	953290

(LCM: 100.00)

**SUMMARY OF IMPROVEMENTS**

Description	Value	ID	Use	Stry Const	Year Eff	Base	Feat-	Adj	Size	or	Computed	PhysObs	Market	%	Value	
				Type	Grade	Const	Year	Cond	Rate	Uses	Rate	Area	Depr	Adj	Comp	Value
D :BASIC	7420	D	DWELL	0.00	1900	VG	0.00	Y	0.00	5603	953290	15	0	100	100	810300
		G01	ATTGAR	0.00	1	AV	42.05	N	42.05	23x 24	23210	0	0	0	100	0

**SPECIAL FEATURES**

Description	Value	ID	Use	Stry Const	Year Eff	Base	Feat-	Adj	Size	or	Computed	PhysObs	Market	%	Value	
D :BASIC	7420	D	DWELL	0.00	1900	VG	0.00	Y	0.00	5603	953290	15	0	100	100	810300
		G01	ATTGAR	0.00	1	AV	42.05	N	42.05	23x 24	23210	0	0	0	100	0

Supplemental Cards  
TOTAL IMPROVEMENT VALUE

Neighborhood  
Neigh 2800 AV

Data Collector/Date  
TD 11/27/2018

Appraiser/Date  
TOG 10/01/2015

Neighborhood  
Neigh 2800 AV

Supplemental Cards  
TOTAL IMPROVEMENT VALUE

810300

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

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

Supplemental Cards  
TOTAL LAND VALUE

**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**

Style: Conventional  
Occupancy: Single family  
Story Height: 2.0  
Finished Area: 1518  
Attic: None  
Basement: Full  
**ROOFING**  
Material: Asphalt shingles  
Framing: Std for Class  
Pitch: Not available  
**FLOORING**  
Slab  
Sub and joists 1.0, 2.0  
**EXTERIOR COVER**  
Wood Siding 1.0, 2.0  
**INTERIOR FINISH**  
**ACCOMMODATIONS**  
Finished Rooms 5  
Bedrooms 3

**HEATING AND AIR CONDITIONING**

Primary Heat: Hot water, gas  
Lower Full Part  
/Bsm 1 Upper Upper  
Air Cond 0 759 759 0

**PLUMBING**

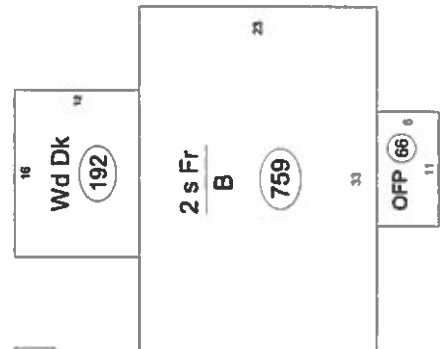
3 Fixt. Baths 1 3  
2 Fixt. Baths 1 2  
Kit Sink 1 1  
TOTAL 7

**REMODELING AND MODERNIZATION**

Amount Date

02

01



Construction	Base Area	Floor Area	Sq Ft	Finished Value
1 Wood Frame	759	1.0	759	76950
1 Wood Frame	759	2.0	759	75670

	759	Bsm	0	23450
0 Crawl	0	----	0	23450

TOTAL BASE	176070
Row Type Adjustment	1.00%
SUB-TOTAL	176070

0 Interior Finish	0
0 Ext Lvg Units	0
0 Basement Finish	0
0 Fireplace(s)	0
Heating	2920
Air Condition	4080
Frame/Siding/Roof	0
Plumbing Fixt:	7485
Other Features	7420

Exterior Features	Value	SUB-TOTAL ONE UNIT	197975
WDDK	4480	SUB-TOTAL 0 UNITS	197975
OFF	3790	Garages	0
		0 Integral	0
		0 Att Garage	0
		0 Att Carports	0
		0 Bsm Garage	0
		Ext Features	8270

SUB-TOTAL	206245
Quality Class/Grade	AVG+
GRADE ADJUSTED VALUE	247490

(LCM: 100.00)

**SUMMARY OF IMPROVEMENTS**

ID	Use	Stry Hgt	Const Year	Grade	Rate	Feat-ures	Adj Rate	Size of Area	Computed Value	Phys Obsol	Market Adj	Depr	Comp	Value
D	DWELL	0.00	1983	1983	VG	0.00	Y	0.00	2277	247490	0	0	100	247500
01	DETGAR	1.00	1	1983	1983	AV	66.33	N	13x 22	18970	14	0	100	16300
02	UTLISHED	1.00	1	1983	1983	AV	44.50	N	6x 8	2140	14	0	100	1800

**SPECIAL FEATURES**

D :BASIC	7420
----------	------

Supplemental Cards  
TOTAL IMPROVEMENT VALUE

Neighborhood  
Neigh 2800 AV

Appraiser/Date  
TOG 10/01/2015

Data Collector/Date  
TD 11/27/2018

265600

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 10-3689
Parent Parcel Number 10-4013
Property Address ROUND HILL ROAD 0395
Neighborhood 2800 PARKWAY NORTH

OWNERSHIP

ROUND HILL COMMUNITY CHURCH INC
99 EAST RIVER DR-9TH FLOOR
EAST HARTFORD, CT 06108
LOT NO FT 27 ROUND HILL RD E66

TRANSFER OF OWNERSHIP

Date

PROPERTY CLASS

270 Telecommunications

COMMERCIAL

TAKING DISTRICT INFORMATION

Jurisdiction 57 Greenwich, CT

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, 2012 List, 2013 List, 2015 Prelim, 2015 Final, 2016 List, 2017 List, 2018 List. Includes rows for VALUATION Market and VALUATION 70% Assessed.

LAND DATA AND CALCULATIONS

Table with columns: Rating Measured, Soil ID, Actual Frontage, Effective Frontage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Land Type, Value.

Zoning: RA-4 Single Family 4
Legal Acres: 0.2296

DBA: Cell Tower Site. Two 115' monopoles and supporting facilities.
Tenant: Verizon. Users: Verizon PCS, Cingular, T-Mobile, Sprint-NexTel.
GEN: Equip strg bldg partitioned for indiv users and common area.
SPLT: Split from 10-4013 for cellular tower site containing 10,000 sf per P&Z FSP # 2715Site Plan. RCS - 10/7/10.

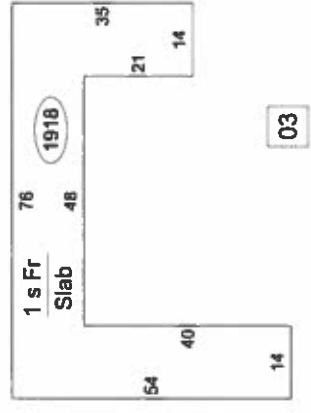
Supplemental Cards TRUE TAX VALUE 328100

Supplemental Cards TOTAL LAND VALUE 328100

**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**

Category	Item	Value	Unit	Code
ROOFING	Built-up			
	WALLS			
	Frame			
WALLS	Brick	1	2	U
	Metal			
	Guard			
FRAMING	B	1	2	U
	F Res	0	1918	0
FINISH	UF	SF	FO	FD
	Total	0	0	0
HEATING AND AIR CONDITIONING				
Heat	B	1	2	U
Sprink		0	1918	0



01 02

03

Item Description	Units	Cost	Total
M & S Cost Database Date: 01/2015			
Base Cost	1918	13.86	26583
Exterior Walls	1918	20.73	39760
Heating & Cooling	1918	45.85	87940
Sprinklers	1918	5.06	9705
Basic Structure Cost	1918	85.50	163988
Physical	0	0.00	6559
Depreciated Cost	1918	82.08	157429
Rounded Total	0	0.00	157400
Total Exterior Features Value			
Depreciated Ext Features			157400
Total Before Adjustments			78700
Neighborhood Adjustment			236100
TOTAL VALUE			

**SPECIAL FEATURES**

Description	Value
C EQUIPSTG	0.00
01 TOWERMON	0.00
02 TOWERMON	0.00
03 FENCEW	10.00

**SUMMARY OF IMPROVEMENTS**

ID	Use	Stry Hgt	Const Year	Grade	Const Rate	Feat-ures	Adj Rate	Size of Area	Computed Value	PhysObsol	Market & Depr	Comp Value
C	EQUIPSTG	0.00	2008	2010	GD	0.00	N	0.00	1918	0	0	150
01	TOWERMON	0.00	2008	2008	AV	989.50	N	1484	115	170690	3	0
02	TOWERMON	0.00	2008	2008	AV	989.50	N	1484	115	170690	3	0
03	FENCEW	10.00	2008	2008	AV	23.55	N	35.33	81	2860	3	0

Data Collector/Date  
Appraiser/Date  
Neighborhood  
Neigh 2800 AV

Supplemental Cards  
TOTAL IMPROVEMENT VALUE

570100

(LCM: 150.00)

**DOCKET NO. 309 - Cellco Partnership d/b/a Verizon Wireless }  
application for a Certificate of Environmental Compatibility and }  
Public Need for the construction, maintenance, and operation of a }  
wireless telecommunications facility located at the Round Hill }  
Community Church, 395 Round Hill Road, Greenwich, }  
Connecticut.**

**Connecticut  
Siting  
Council**

**February 6, 2007**

### **Decision and Order**

Pursuant to the foregoing Findings of Fact and Opinion, the Connecticut Siting Council (Council) finds that the effects associated with the construction, operation, and maintenance of a telecommunications facility, including effects on the natural environment; ecological integrity and balance; public health and safety; scenic, historic, and recreational values; forests and parks; air and water purity; and fish and wildlife are not disproportionate, either alone or cumulatively with other effects, when compared to need, are not in conflict with the policies of the State concerning such effects, and are not sufficient reason to deny the application, and therefore directs that a Certificate of Environmental Compatibility and Public Need, as provided by General Statutes § 16-50k, be issued to Cellco Partnership d/b/a Verizon Wireless, hereinafter referred to as the Certificate Holder, for a telecommunications facility at 395 Round Hill Road Greenwich, Connecticut.

The facility shall be constructed, operated, and maintained substantially as specified in the Council's record in this matter, and subject to the following conditions:

1. The facility shall be constructed as a two-monopole facility with internally mounted antennas, no taller than necessary to provide the proposed telecommunications services, sufficient to accommodate the antennas of Cellco Partnership d/b/a Verizon Wireless and other entities, both public and private, but such towers shall not exceed a height of 115 feet above ground level.
2. The Certificate Holder shall prepare a Development and Management (D&M) Plan for this site in compliance with Sections 16-50j-75 through 16-50j-77 of the Regulations of Connecticut State Agencies. The D&M Plan shall be served on the Town of Greenwich for comment, and all parties and intervenors as listed in the service list, and submitted to and approved by the Council prior to the commencement of facility construction and shall include:
  - a) a final site plan(s) of site development to include specifications for the towers, tower foundations, antennas, equipment compound, radio equipment, access road, utility line, and landscaping; and
  - b) construction plans for site clearing, water drainage, and erosion and sedimentation control consistent with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, as amended.
3. The Certificate Holder shall, prior to the commencement of operation, provide the Council worst-case modeling of electromagnetic radio frequency power density of all proposed entities' antennas at the closest point of uncontrolled access to the base of the facility, consistent with Federal Communications Commission, Office of Engineering and Technology, Bulletin No. 65, August 1997. The Certificate Holder shall ensure a recalculated report of electromagnetic radio frequency power density is submitted to the Council if and when circumstances in operation cause a change in power density above the levels calculated and provided pursuant to this Decision and Order.

4. Upon the establishment of any new State or federal radio frequency standards applicable to frequencies of this facility, the facility granted herein shall be brought into compliance with such standards.
5. The Certificate Holder shall permit public or private entities to share space on the proposed facility for fair consideration, or shall provide any requesting entity with specific legal, technical, environmental, or economic reasons precluding such tower sharing.
6. The Certificate Holder shall provide reasonable space within one of the towers for no compensation for any Town of Greenwich public safety services (police, fire and medical services), provided such use can be accommodated and is compatible with the structural integrity of the tower.
7. If the facility authorized herein is not fully constructed and providing wireless services within eighteen months from the date of the mailing of the Council's Findings of Fact, Opinion, and Decision and Order (collectively called "Final Decision"), this Decision and Order shall be void, and the Certificate Holder shall dismantle both towers and remove all associated equipment or reapply for any continued or new use to the Council before any such use is made. The time between the filing and resolution of any appeals of the Council's Final Decision shall not be counted in calculating this deadline.
8. If the one or both towers of the facility ceases to provide wireless services for a period of one year, this Decision and Order shall be void, and the Certificate Holder shall dismantle the unused portion of the facility and remove all associated equipment or reapply for any continued or new use to the Council before any such use is made.
9. The Certificate Holder shall remove any nonfunctioning antenna, and associated antenna mounting equipment, within 60 days of the date the antenna ceased to function.
10. Any request for extension of the time periods referred to in Conditions 7 & 8 shall be filed with the Council not later than sixty days prior to the expiration date of this Certificate and shall be served on all parties and intervenors, as listed in the service list, and the Town of Greenwich. Any proposed modifications to this Decision and Order shall likewise be so served.
11. In accordance with Section 16-50j-77 of the Regulations of Connecticut State Agencies, the Certificate Holder shall provide the Council with written notice two weeks prior to the commencement of site construction activities. In addition, the Certificate Holder shall provide the Council with written notice of the completion of site construction and the commencement of site operation.

Pursuant to General Statutes § 16-50p, the Council hereby directs that a copy of the Findings of Fact, Opinion, and Decision and Order be served on each person listed below, and notice of issuance shall be published in The Greenwich Time.

By this Decision and Order, the Council disposes of the legal rights, duties, and privileges of each party named or admitted to the proceeding in accordance with Section 16-50j-17 of the Regulations of Connecticut State Agencies.



The parties and intervenors to this proceeding are:

**Applicant**

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Verizon Wireless

**Representatives**

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