

October 22, 2018

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

Re: **TS-VER-077-180405 – Celco Partnership d/b/a Verizon Wireless
Request for an Order to Approve Shared Use of Tower Located at 33 Mitchell
Drive, Manchester, Connecticut**

Dear Ms. Bachman:

On May 10, 2018, the Siting Council (“Council”) approved the above-referenced tower share application. Celco’s landlord, Marcus Communications, recently asked Celco to shift its equipment to the west in order to make ground space available for additional wireless carriers. Celco respectfully submits that its new equipment location shown on the attached plans, will continue to satisfy the criteria for a tower share approval and asks for Council approval of the new equipment location.

Attached are three (3) sets of revised project plans for your files. If you have any questions or need any additional information regarding these proposed modifications please do not hesitate to contact me.

Sincerely,



Kenneth C. Baldwin

Enclosure

Copy to:

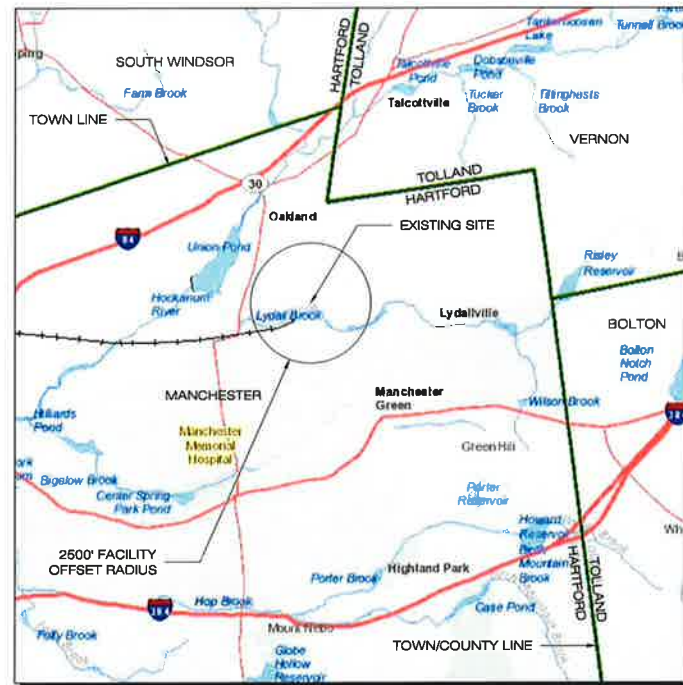
Ramzi Farchoukh
David Vivian
Charles Webberly
Jason Mead

18580535-v1

verizon

WIRELESS SERVICES FACILITY

**MANCHESTER N CT
33 MITCHELL DRIVE
MANCHESTER, CT 06045**



MUNICIPAL NOTIFICATION LIMIT MAP
SCALE: 1" = 4000'-0"



VICINITY MAP
SCALE: 1" = 1000'-0"

SITE INFORMATION

SITE TYPE: EXIST. 170.8± AGL LATTICE TOWER
SCOPE OF WORK: PROPOSED RF EQUIPMENT ON EXIST. 170.8± AGL LATTICE TOWER W/ CORRESPONDING GROUND EQUIPMENT WITHIN A PENDING IRREGULARLY SHAPED FENCED COMPOUND
SITE NAME: MANCHESTER N CT
SITE ADDRESS: 33 MITCHELL DRIVE
MANCHESTER, CT 06045
ZONING JURISDICTION: CONNECTICUT SITING COUNCIL
COUNTY: HARTFORD
ASSESSOR'S TAX ID#: MAP: 90, BLOCK 4000, LOT: 33
ZONING DISTRICT: I¹ (INDUSTRIAL)
LATITUDE: 41° 47' 50.174" N (41.79727° N)
LONGITUDE: 72° 30' 42.919" W (72.51192° W)
GROUND ELEVATION: 229± AMSL
PROPERTY OWNER: MITCHELL DRIVE, LLC
P.O. BOX 1498
MANCHESTER, CT 06045
APPLICANT: CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS
20 ALEXANDER DRIVE
WALLINGFORD, CT 06492
LEGAL: ROBINSON & COLE, LLP
KENNETH C. BALDWIN
280 TRUMBULL STREET
HARTFORD, CT 06103
SITE ENGINEER: ALL-POINTS TECHNOLOGY CORP., P.C.
3 SADDLEBROOK DRIVE
KILLINGWORTH, CT 06419
(860) 663-1697

LIST OF DRAWINGS

- T-1 TITLE SHEET & INDEX**
- 1 OF 1 TOPOGRAPHIC SURVEY**
- R-1 ABUTTERS MAP**
- A-1 COMPOUND PLAN, TOWER ELEVATION & PLATFORM DETAILS**

Cellco Partnership d/b/a
verizon
20 ALEXANDER DRIVE
WALLINGFORD, CT 06492

ALL-POINTS TECHNOLOGY CORPORATION
3 SADDLEBROOK DRIVE PHONE: (860)-663-1697
KILLINGWORTH, CT 06419 FAX: (860)-663-0995
WWW.ALLPOINTSTECH.COM

PERMITTING DOCUMENTS		
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4		
5		
6		

DESIGN PROFESSIONALS OF RECORD
PROF: SCOTT M. CHASSE P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 3 SADDLEBROOK DRIVE
KILLINGWORTH, CT 06419

VERIZON AT MANCHESTER N CT
SITE ADDRESS: 33 MITCHELL DRIVE
MANCHESTER, CT 06045
APT FILING NUMBER: CT141NB9160
DRAWN BY: CSH
DATE: 07/19/17 **CHECKED BY:** RCB

SHEET TITLE:
TITLE SHEET & INDEX

SHEET NUMBER:
T-1

Notes

- THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF THE LAND SURVEYORS, INC. ON SEPTEMBER 26, 1998.
 - TYPE OF SURVEY: TOPOGRAPHIC SURVEY
 - WITH RESPECT TO THE PERIMETER OF THE PROPERTY THE BOUNDARY DETERMINATION IS BASED UPON A RESURVEY OF REFERENCE MAP #8.
 - THIS SURVEY CONFORMS TO THE STANDARDS AND THE ACCURACY OF CLASS: A-2 HORIZONTAL & T-2 TOPOGRAPHIC ACCURACY.
 - BEARINGS AS SHOWN ARE BASED UPON THE CONNECTICUT GRID SYSTEM, NORTH AMERICAN DATUM OF 1983 UTILIZING TM17 & TM18 WITH THE FOLLOWING COORDINATES: TM17 = N852643.42 E10685937.94 TM18 = N822233.19 E1068458.75
 - ELEVATIONS BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 UTILIZING TM17 WITH THE FOLLOWING PUBLISHED ELEVATION: 225.50'
 - CONTOUR INTERVAL = 1'
 - THE INTENT OF THIS MAP IS TO DEPICT THE EXISTING CONDITIONS OF THE PROPERTY.
- BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.
- THE WORD "CERTIFY" AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR. IT IS A DECLARATORY STATEMENT, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS MAP UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.
- THIS MAP IS THE PROPERTY OF GESICK & ASSOCIATES P.C. AND HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT OR PROPERTY. IT IS NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE, PROJECT, LOCATION, OR OWNER WITHOUT THE EXPRESS WRITTEN CONSENT OF GESICK & ASSOCIATES P.C.
- BASE MAPPING PREPARED BY GESICK & ASSOCIATES P.C. FROM A 6/28/2017 THRU 7/3/2017 FIELD SURVEY.
- THE FLOOD ZONE BOUNDARIES SHOWN WERE DERIVED UTILIZING FLOOD INSURANCE RATE MAPS. THE FLOOD ZONE BOUNDARIES WERE DIGITIZED AND ARE TO BE CONSIDERED AS APPROXIMATE ONLY AND FOR INFORMATIONAL PURPOSES ONLY. (DATUM = NAVD 1988)
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND LIMITED FIELD MEASUREMENTS. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GESICK & ASSOCIATES, P.C. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
- TREES SHOWN ON THIS MAP WERE FIELD LOCATED BUT ARE NOT SHOWN TO SCALE
- UNLESS OTHERWISE NOTED, BUILDING OFFSETS ARE TO BUILDING SIDING ABOVE THE FOUNDATION
- PARCEL IS SUBJECT TO A RIGHT OF WAY IN FAVOR OF THE CONNECTICUT POWER COMPANY OF WETHERFIELD AS SHOWN IN VOLUME 318 PAGE 373 OF THE TOWN OF MANCHESTER LAND RECORDS.

Reference Maps

- "PROPERTY OF KILPATRICK IRON WORKS MITCHELL DRIVE MANCHESTER CONNECTICUT PREPARED BY HAYDEN L. BRUSHWOOD DATED MARCH 2, 1955 SCALE 1"=100"
- TOWN OF MANCHESTER, CONNECTICUT, DEPARTMENT OF PUBLIC WORKS NORTH MANCHESTER INTERCEPT PLAN & PROFILE PREPARED BY GARDNER & PETERSON ASSOCIATES, INC. DATED NOVEMBER 1998 SCALE 1"=40' SHEETS 1 & 2 OF 28 (MANCHESTER TOWN CLERK MAP # 53-2)
- "PROPERTY ACQUISITION, TOWN OF MANCHESTER, CONNECTICUT DEPARTMENT OF PUBLIC WORKS MANCHESTER STRUCTURAL STEEL TO THE TOWN OF MANCHESTER PREPARED BY GRISWOLD & FUSSELL ENGINEERING DATED MARCH 1970 SCALE 1"=40' SHEETS 1 & 2 OF 28 (MANCHESTER TOWN CLERK MAP # 13-8)
- "SUBDIVISION PLAN SURVEY PREPARED FOR C.R. BURR & CO. INC. SHELDON ROAD MANCHESTER, CONNECTICUT PREPARED BY GRISWOLD & FUSSELL, INC. DATED AUGUST 2, 1971 REVISED THRU AUGUST 9, 1971 SCALE 1"=100"
- "SUBDIVISION MAP FOR MANCHESTER SEWAGE ENTERPRISES INC SHELDON ROAD - MITCHELL DRIVE, MANCHESTER, CONNECTICUT PREPARED BY FUSSELL & O'NEILL, INC. DATED FEBRUARY 24, 1983 REVISED THRU MARCH 29, 1983 SCALE 1"=40' (MANCHESTER TOWN CLERK MAP # 21-81)
- "RESUBDIVISION PLAN PREPARED FOR WILLIAM G. MCKINNEY MITCHELL DRIVE, MANCHESTER, CONNECTICUT PREPARED BY FUSSELL & O'NEILL, INC. DATED MAY 2, 1990 REVISED THRU AUGUST 23, 1995 SCALE 1"=20' (MANCHESTER TOWN CLERK MAP # 33-3)
- "SUBJECT AREA - ENVIRONMENTAL LAND USE RESTRICTION SUMITOMO BAKELITE NORTH AMERICA, INC. 24 MILL STREET, MANCHESTER, CONNECTICUT DATED JULY 11, 2006 REVISED THRU OCTOBER 17, 2006 SCALE 1"=40' SHEETS 1 & 2 OF 2 (MANCHESTER TOWN CLERK MAP #1944 & #1945)
- "PROPERTY SURVEY PREPARED FOR ERNEST STARSIAK SHELDON ROAD & MILL STREET MANCHESTER, CONNECTICUT PREPARED BY GARDNER & PETERSON ASSOCIATES, LLC DATED DECEMBER 7, 2007 SCALE 1"=50' (MANCHESTER TOWN CLERK MAP #1862)
- "MAP PREPARED BY MARCUS COMMUNICATIONS" PREPARED BY MARCUS COMMUNICATIONS DATED FEBRUARY 7, 2012 SCALE 1"=40' (NOT ON FILE)

Subject Parcel Information

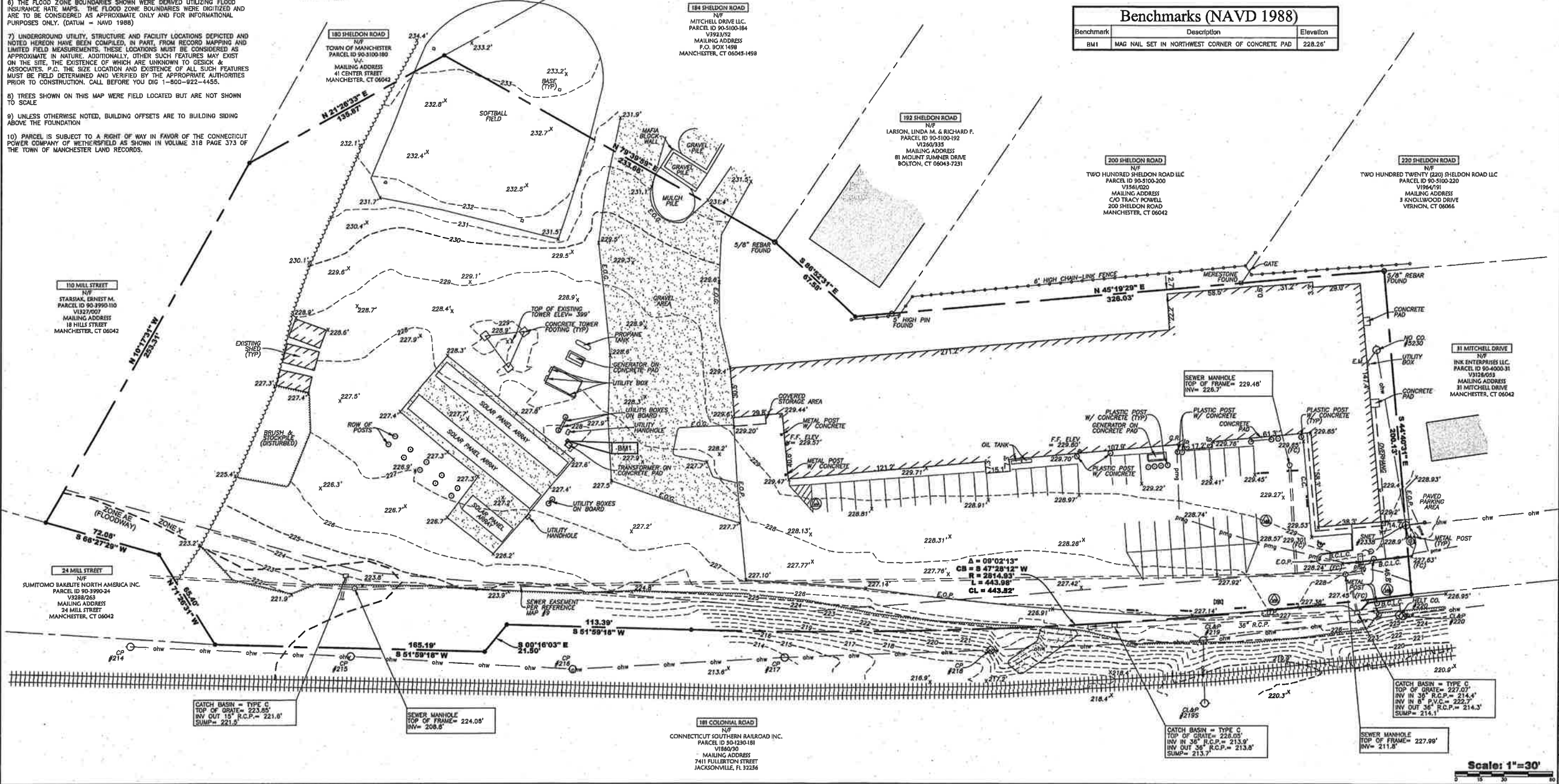
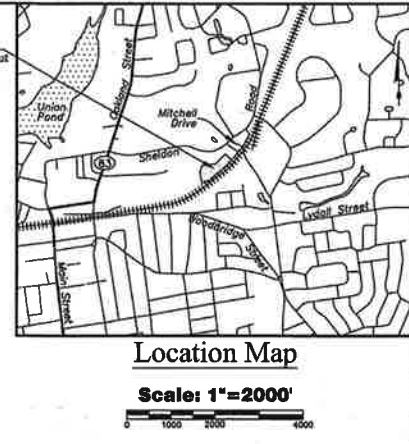
OWNER: MITCHELL DRIVE LLC
 PARCEL ADDRESS: 33 MITCHELL DRIVE MANCHESTER, CONNECTICUT 06045
 MAILING ADDRESS: P.O. BOX 1498 MANCHESTER, CONNECTICUT 06045-1498
 PARCEL ID: MAP 90 BLOCK 4000 LOT 33
 DEED: VOLUME 3916 PAGE 222
 LAND USE ZONE: IND
 AREA: 195447.37 SQ. FT. ± OR 4.48 ACRES ±
 FLOOD ZONE: ZONE X & ZONE AE (FLOODWAY) PER FIRM MAP COMMUNITY PANEL #090030C0392F DATED SEPTEMBER 25, 2008 (SEE NOTE #6)



SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
○	PROPERTY CORNER	□	LIGHT POLE	+++++	RAILROAD TRACKS
●	IP / REBAR	○	YARD LIGHT	▨	ROAD PAINT MARK
□	MON / MERESTONE	○	DECIDUOUS TREE	▨	PLANTED AREA
○	BENCH MARK	○	CONIFEROUS TREE	▨	GRAVEL AREA
○	UTILITY POLE	○	SHRUB	▨	EXISTING BUILDING (ADJOINER)
○	UTILITY POLE W/ LIGHT	○	STUMP	X,X'	SPOT ELEVATION
○	GUY WIRE	○	HEDGE	N/F	NOW OR FORMERLY
○	GAS VALVE	○	STONEWALL	ELEV / EL	ELEVATION
○	WATER VALVE	○	TREELINE	INV	INVERT
○	FIRE HYDRANT	○	FENCE LINE	E.M.	ELECTRIC METER
○	CATCH BASIN	○	PROPERTY LINE	(TYP)	TYPICAL
○	MANHOLE	○	PROPERTY LINE OTHER	(FC)	FACE OF CURB
○	SIGN	○	INDEX CONTOUR	R.C.P.	REINFORCED CONCRETE PIPE
○	WOOD POST	○	INTERMEDIATE CONTOUR	P.V.C.	POLYVINYL CHLORIDE
○	FLAGPOLE	○	FEMA ZONE LINE	E.O.P.	EDGE OF PAVEMENT
○	MONITORING WELL	○	EASEMENT LINE	B.C.L.C.	BITUMINOUS CONCRETE LP CURB
○	WATER METER	○	OVERHEAD WIRES	C.C.	CONCRETE CURB
○	HANDICAPPED	○	PAINT MARK WATER	W/	WITH
○	MAILBOX	○	PAINT MARK GAS	OO.	COMPANY
		○		F.F.	FINISHED FLOOR
		○		E.O.G.	EDGE OF GRAVEL

Benchmarks (NAVD 1988)

Benchmark	Description	Elevation
BM1	MAG NAIL SET IN NORTHWEST CORNER OF CONCRETE PAD	228.26'



GESICK & ASSOCIATES, P.C.
 SURVEYORS & MAPPERS & PLANNERS
 19 CEDAR ISLAND AVE.
 CLINTON, CONNECTICUT 06413
 OFFICE: 860-869-7799 FAX: 860-869-5833
 www.gesicksurveyors.com

Topographic Survey
 of
 33 Mitchell Drive
 Manchester, Connecticut
 Prepared for
All Points Technology Corporation

Revisions:

Date: July 10, 2017
 Drawing: 17-098a
 Drawn: P.J.M.
 Sheet: 1 of 1

PERMITTING DOCUMENTS

NO	DATE	REVISION
0	07/19/17	FOR REVIEW: RCB
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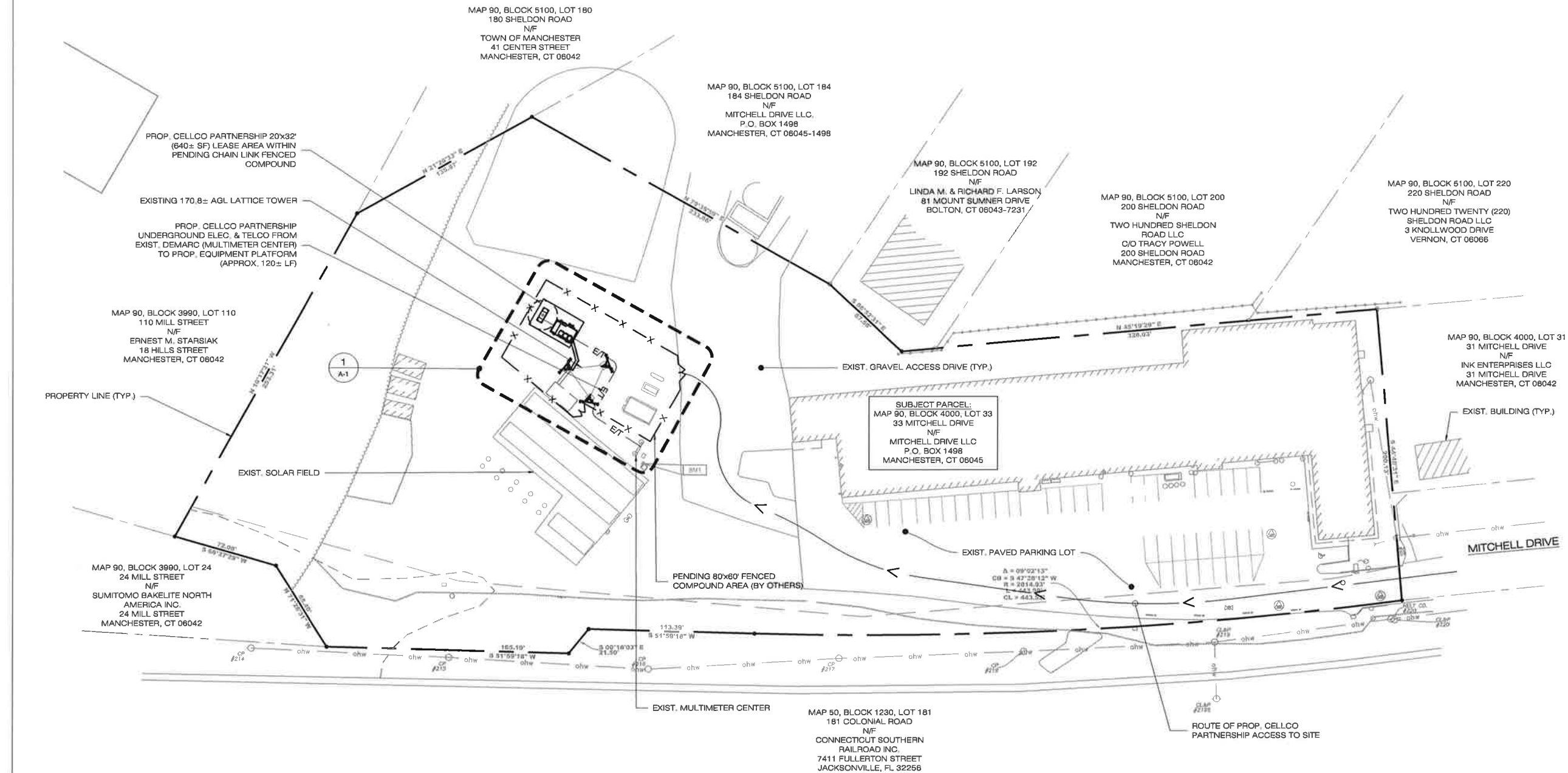
DATE: 07/19/17 CHECKED BY: RCB

SHEET TITLE:

ABUTTERS
MAP

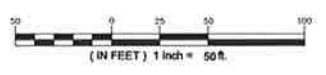
SHEET NUMBER:

R-1

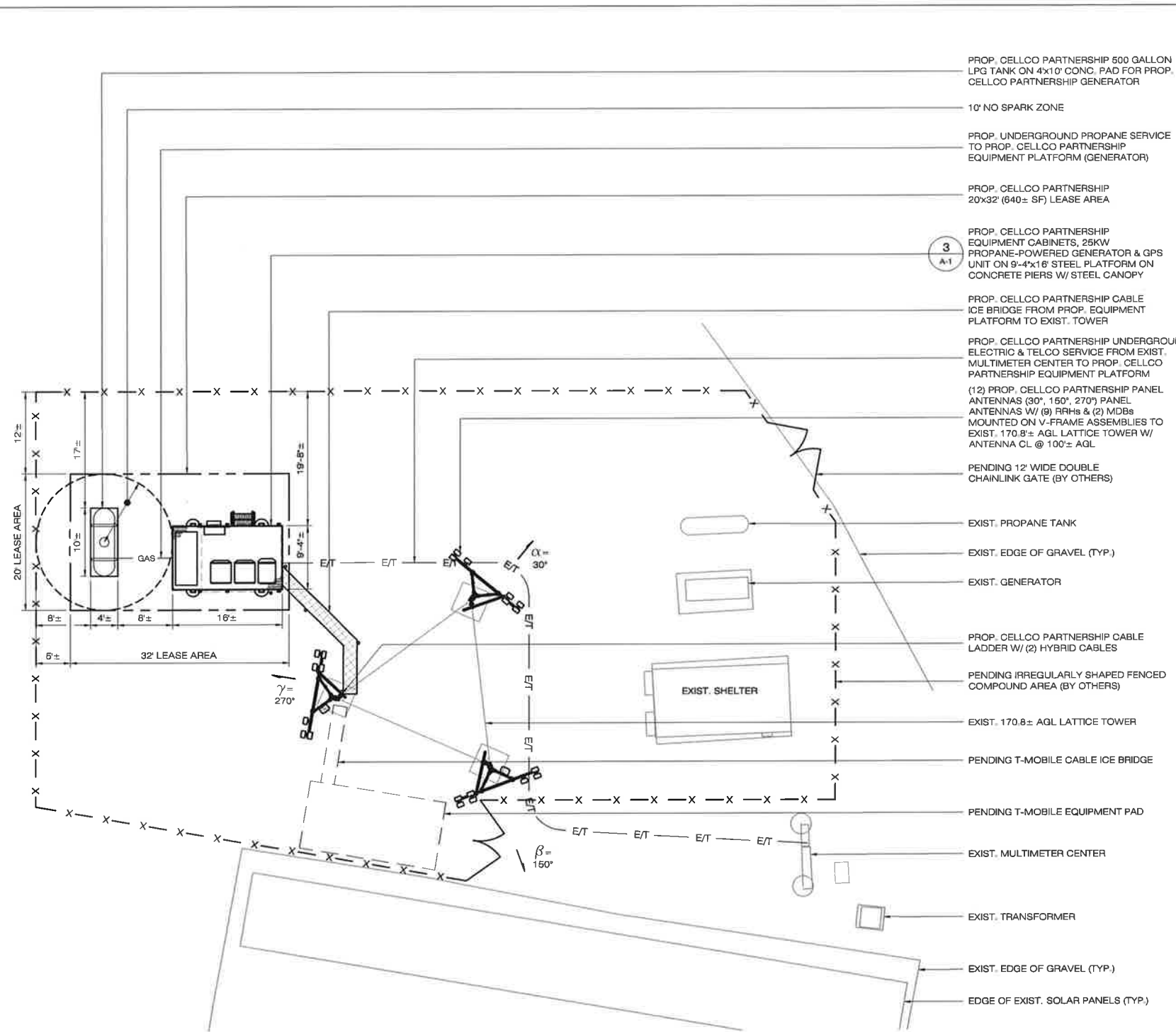


BASE MAPPING FOR SHEETS A-1 & SP-1 FROM:

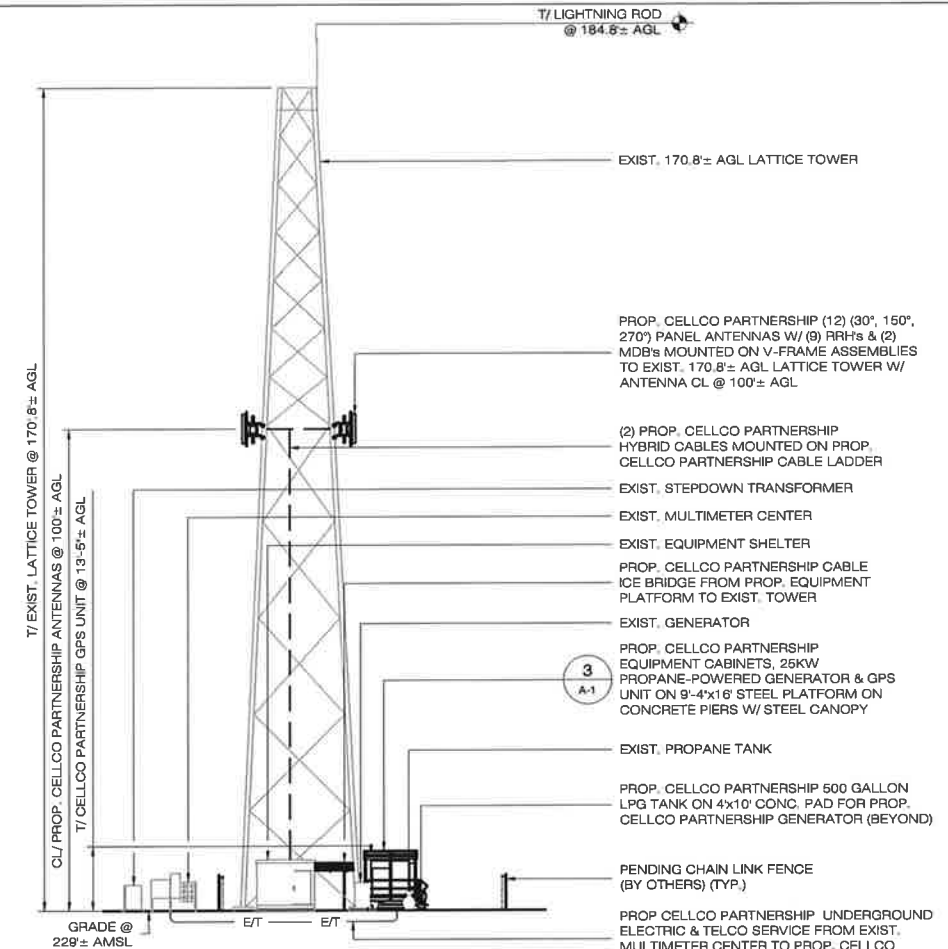
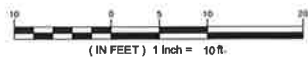
1. PLAN ENTITLED "TOPOGRAPHIC SURVEY (PARTIAL) OF 33 MITCHELL DRIVE, MANCHESTER, CONNECTICUT" PREPARED BY: GESICK & ASSOCIATES, P.C., 19 CEDAR ISLAND AVE., CLINTON, CT 06413, DATED JULY 10, 2017
2. BASE MAPPING SUPPLEMENTED W/ FIELD MEASUREMENTS TAKEN BY ALL-POINTS TECHNOLOGY CORP. ON 12-19-2016.



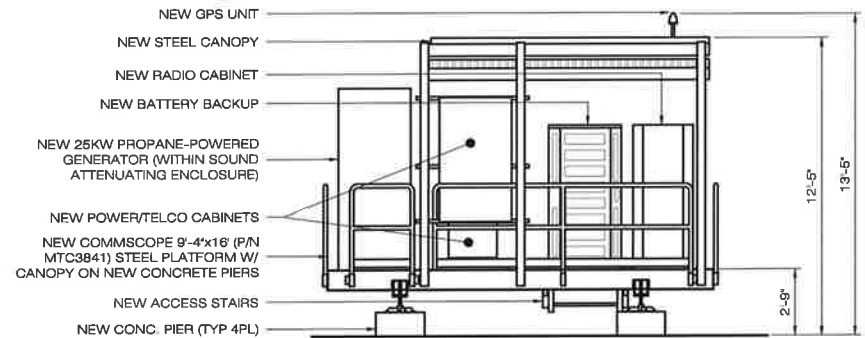
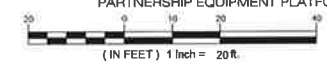
1 ABUTTERS MAP
R-1 SCALE: 1" = 50'-0"



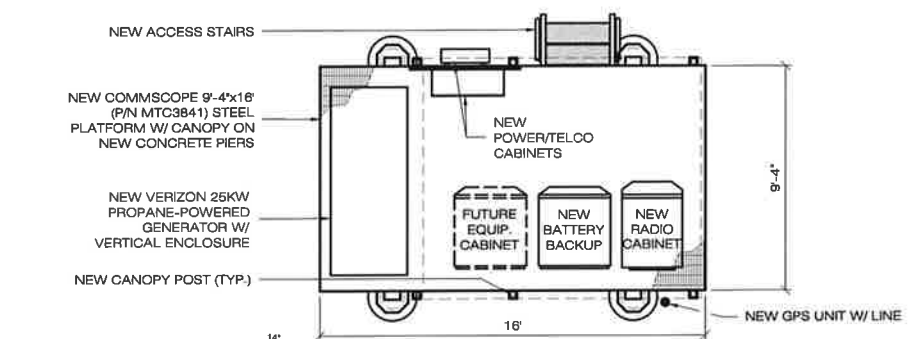
1 COMPOUND PLAN
A-1 SCALE: 1" = 10'-0"



2 EAST ELEVATION
A-1 SCALE: 1" = 20'-0"



SOUTH ELEVATION
A-A



3 EQUIPMENT PLATFORM
A-1 SCALE: 1/4" = 1'-0"

Verizon
20 ALEXANDER DRIVE
WALLINGFORD, CT 06482

ALL-POINTS TECHNOLOGY CORPORATION
3 SADDLEBROOK DRIVE
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