



April 8, 2022

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

Notice of Exempt Modification

Facility Address: 1725 Stafford Road, Storrs Mansfield, CT 06268
Facility Coordinates: 41.835953, -72.307847

Dear Ms. Bachman,

American Tower (ATC) currently maintains an Existing Cellular Tower Facility (171' Monopole) at 1725 Stafford Road, Storrs Mansfield, CT 06268. The property is owned by Town of Mansfield. American Tower (ATC) now intends to install an 80kw Diesel Generator within the leased, fenced ground space area of the facility. The purpose of the generator installation is to allow for a shared back up emergency power option for its current (and future) wireless carrier tenants.

Because this proposed generator is within the existing, approved compound space, and the applicant is NOT requesting expansion of ground space beyond the approved conditions, please accept this letter, as notification pursuant to Regulations of Connecticut State Agencies @16-50j-73, for construction that constitutes an exempt modification pursuant to R.C.S.A. @16-50j-72(b)(2). In accordance with R.C.S.A. @16-50j-73, a copy of this letter is being sent to Ryan Aylesworth the Town Manager for the Town of Mansfield, Michael Nintean the Building & Housing Director for the Town of Mansfield, as well as the property owner and tower owner.



ATTACHMENT A

The planned modifications to the facility fall squarely within those activities explicitly provided for in R.C.S.A @ 16-50j-72(b)(2).

1. The proposed modifications will not result in an increase in the height of the existing structure.
2. The proposed modifications will not require the extension of the site boundary
3. The proposed modifications will not increase noise levels at the facility by six decibels or more, or to levels that exceed state and local criteria.
4. The operation of the generator back up power facility will not increase radio frequency emissions at the facility to the level at or above the Federal Communications Commission safety standard.
5. The proposed modifications will not cause a change or alteration in the physical or environmental characteristics of the site.
6. The existing structure and its foundation can support the proposed loading if the tower will be re-enforced to support them. <<< NOTE – This condition is N/A. The proposed Generator is based on the ground, and not associated or loaded onto the tower or foundation.

For the foregoing reasons, American Tower Corporation (ATC) respectfully submits that the proposed modifications to the above referenced telecommunications facility constitute an exempt modification under R.C.S.A. @16-50j-72(b)(2).

If you have any questions, I can be reached at cbruttomesso@airosmithdevelopment.com or 860-306-8355.

Best Regards,

A handwritten signature in black ink, appearing to read 'Chuck Bruttomesso', is written over a horizontal line.

Chuck Bruttomesso

Attachments

cc: Ryan Aylesworth, Town Manager for Town of Mansfield
Michael Nintean, Director of Building & Housing
Town of Mansfield - Property Owner
American Tower (ATC) – Tower Owner



AMERICAN TOWER[®]
CORPORATION
LETTER OF AUTHORIZATION

SITE NO/PROJECT NO: 376047 / ATC828325

SITE NAME: MANSFIELD CENTER 2 CT

ADDRESS: 1725 STAFFORD RD
STORRS MANSFIELD, CT 06268-1138

APN: MANS-000001

I, Margaret Robinson, Senior Counsel, US Tower Division on behalf of American Tower*, owner of the tower facility located at the address identified above (the "Tower Facility"), do hereby authorize **AIROSMITH DEVELOPMENT** its successors and assigns, to act as American Tower's non-exclusive agent for the purpose of filing and securing any zoning, land-use, building permit and/or electrical permit application(s) and approvals of the applicable jurisdiction for and to conduct the construction of the installation of antennas and related telecommunications equipment on the Tower Facility located at the above address. This installation shall not affect adjoining lands and will occur only within the area leased by American Tower.

American Tower understands that the application may be denied, modified or approved with conditions. The above authorization is limited to the acceptance by American Tower of conditions related to American Tower's installation. Any such conditions of approval or modifications will not be effective unless approved in writing by American Tower.

The above authorization does not permit **AIROSMITH DEVELOPMENT** to modify or alter any existing permit(s) and/or zoning or land-use conditions or impose any additional conditions unrelated to American Tower's installation of telecommunications equipment without the prior written approval of American Tower.

Signature: _____

Margaret Robinson, Senior Counsel
US Tower Division

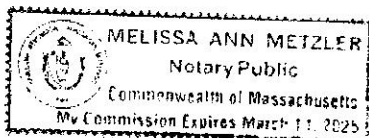
NOTARY BLOCK

COMMONWEALTH OF MASSACHUSETTS
County of Middlesex

This instrument was acknowledged before me by Margaret Robinson, Senior Counsel of American Tower (Tower Facility owner and/or operator), personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same.

WITNESS my hand and official seal, this 30th day of March 2022.

NOTARY SEAL



Notary Public _____

My Commission Expires: March 14, 2025

* American Tower as used herein is defined as American Tower Corporation and any of its affiliates or subsidiaries.

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
						Description	Code	Appraised	Assessed	
MANSFIELD TOWN OF BUS GARAGE 4 SO EAGLEVILLE RD STORRS MANS CT 06268						Ex C Land	21	122,100	85,500	6078
						Ex C Bldg	22	208,600	146,100	
						Ex Com OB	25	10,100	7,100	
						Ind Land	3-1	129,600	90,700	
GIS ID 1.2.2 Assoc Pld# Alt Prcd ID Census Devel. Lot										MANSFIELD, CT
VISION										

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	V/L	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
							Total		470,400		329,400					
							Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
MANSFIELD TOWN OF SMYTH RICHARD E SMYTH RICHARD E & PROBATE CERTIFICATE SMYTH F EDWIN RHODA G+RICHARD	391	486	10-17-1997	U		00	2020	21	85,500	2019	21	85,500	2019	21	85,500	
	362	498	06-22-1995	U				22	146,100		22	146,100		22	146,100	
	359	389	03-13-1995	U		55,817		25	7,100		25	7,100		25	7,100	
	350	479	05-06-1994	U		0		3-1	90,700		3-1	90,700		3-1	90,700	
	173	9	07-23-1979	U		0		Total	330,700							

EXEMPTIONS				OTHER ASSESSMENTS				Total	Total
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	
		Total	0.00						
ASSESSING UNIT VALUE SUMMARY									
APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									203,500
This signature acknowledges a visit by a Data Collector or Assessor									
									329,400
									329,400

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			Batch
NOTES			
04/05/2012CO#11-12-203ADD ANTENNA&GROUND			
SURVEY V3 P113 4BAY BUS GARAGE			
RHODA G SMITH&DAVID G PYTLIK, TRUSTEES OF EQUIPMT-METRO PCS GTP-TOWER OWNER			
Appraised Xf (B) Value (Bldg)			5,100
Appraised Ob (B) Value (Bldg)			10,100
Appraised Land Value (Bldg)			251,700
Special Land Value			0
Total Appraised Parcel Value			

THE FEDWARD SMYTH RESIDUARY TRUST	3/1/2013-INSP-NO CELL EQP BLDG TOWN OWND	470,400
09/25/2003-BP#03-04-224 TCP COMMUN TOWER	02/03/2016-APRVL#15-16-88VERIZON3ANTENNA	C
7/16/2004-CO#03-04-704VERIZON ANTNA&SHED		
08/22/2011-APRVL#10-11-80ADD ENTRY DOOR		
Bill Davis Refurb Records		
	Total Appraised Parcel Value	470,400

[illegible]

3	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Price	Land Value
1	901	Town MDL-Com	NE1		1,000 AC	135,000	1.00000	5	1.00	C090	0.900				
1	9AC2	Excess Front			0.100 AC	6,000	1.00000	0	1.00		1.000		0	121,500	121,500
200	200	200													

LAND LINE VALUATION SECTION

06-01-2016	RE	Remodel	3,500	0	07-11-2016	REMOVE INTERIOR WALL & INSTALL RUBBER ROOF OV
15-16-867	RF	Roofing	33,560	0		

Cell Tower	BL	129,600	1.00000	0	1.00	1.00000	CELL SITE	0	6,000	800
330	1,000	129,600	1.00000	0	1.00	1.00000	CELL SITE	0	129,600	129,600
Total Card Land Units		1.10	AC	Parcel Total Land Area: 1.10				Total Land Value		251,700

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 61		Commercial Garage			
Model 96		Ind/Comm			
Grade 06		C-			
Stories: 1					
Occupancy 1.00					
Exterior Wall 1 27		Pre-finish Metl			
Exterior Wall 2					
Roof Structure 03		Gable			
Roof Cover 01		Meta/Tin			
Interior Wall 1 01		Minimum			
Interior Wall 2					
Interior Floor 1 04		Concr Abv Grad			
Interior Floor 2					
Heating Fuel 09		Typical			
Heating Type 04		Forced Air			
AC Type 01		None/partial			
Bldg Use 901		Town MDL-Com			
Heat/AC 00		HEAT ONLY			
Frame Type 05		STEEL			
Baths/Plumbing 02		AVERAGE			
Ceiling/Wall 02		CEILING ONLY			
Rooms/Ptns 02		AVERAGE			
Wall Height 14.00					
1st Floor Use:					

RCN	
Year Built	1980
Effective Year Built	
Depreciation Code	A
Remodel Rating	
Year Remodeled	29
Depreciation %	
Functional Obso	
Economic Obso	
Trend Factor	1
Condition	
Condition %	71
Percent Good	
RCNLD	203,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

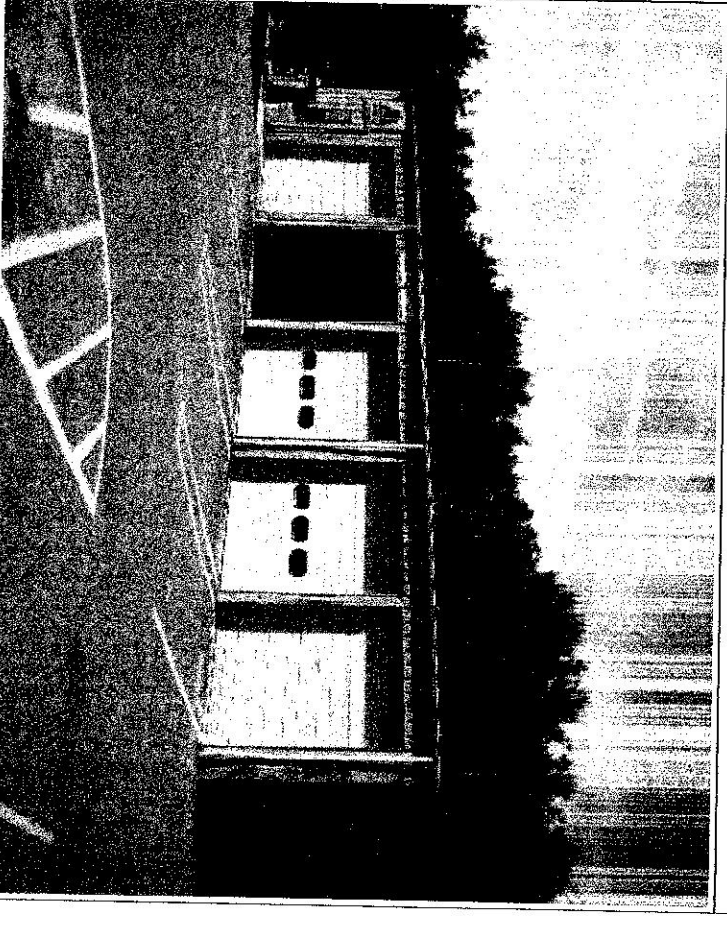
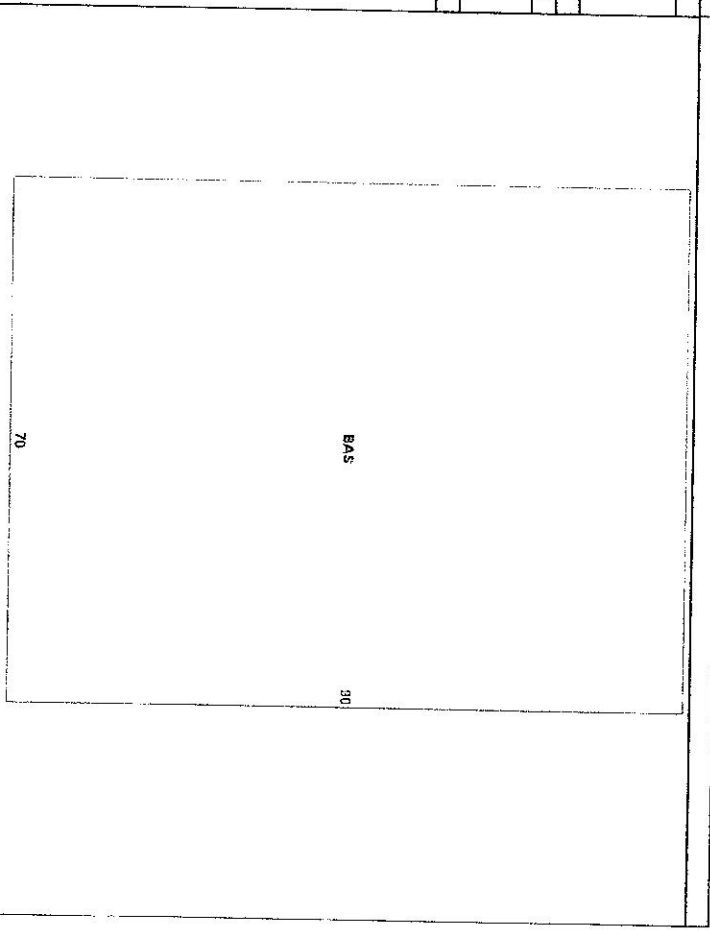
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

PAV1	Paving	L	8,000	1.80	1980	A	70	0	10,100
MEZ3	Mezz-Part Fin	B	400	18.00	1988		71.00	0	5,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	6,300	6,300	6,300	45.50	286,622

Tot Gross Liv / Lease Area	6,300	6,300			286,622
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Town of Mansfield, Connecticut

Property Record Card Card 1 of 1

1725 STAFFORD RD

ID: 17

ID: 1.2.2 Account #: 1 2 2

[Show Map](#)

Owner: MANSFIELD TOWN OF
Co-Owner: BUS GARAGE
Address: 4 SO EAGLEVILLE RD
STORRS MANSFIELD CT 06268

Assessment: Total: \$329,400
Land: \$176,200 Building: \$142,500 Other: \$7,100

Sales History

Grantee	Book / Page	Sale Date	Sale Price
MANSFIELD TOWN OF	391 / 486	1997-10-17	\$0
SMYTH RICHARD E	362 / 498	1995-06-22	\$55,817
SMYTH RICHARD E &	359 / 389	1995-03-13	\$0
PROBATE CERTIFICATE	350 / 479	1994-05-06	\$0
SMYTH F EDWIN RHODA G+RICHARD	173 / 9	1979-07-23	\$0

MainStreetGIS, LLC
www.mainstreetgis.com

Land Information

Land Area: 1.1 AC
Zoning: NB1 - (See Map)
Land Use: 901 - Town MDL-Com

Building Information

Style:	Heat Type:
Year Built:	Heat Fuel:
Stories:	AC Type:
Rooms: Bedrooms:	Fireplaces:
Baths: Half Baths:	Roof Structure:
Living Area:	Roof Covering:
Grade:	Exterior Wall:
Condition:	Interior Floor:
	Basement:

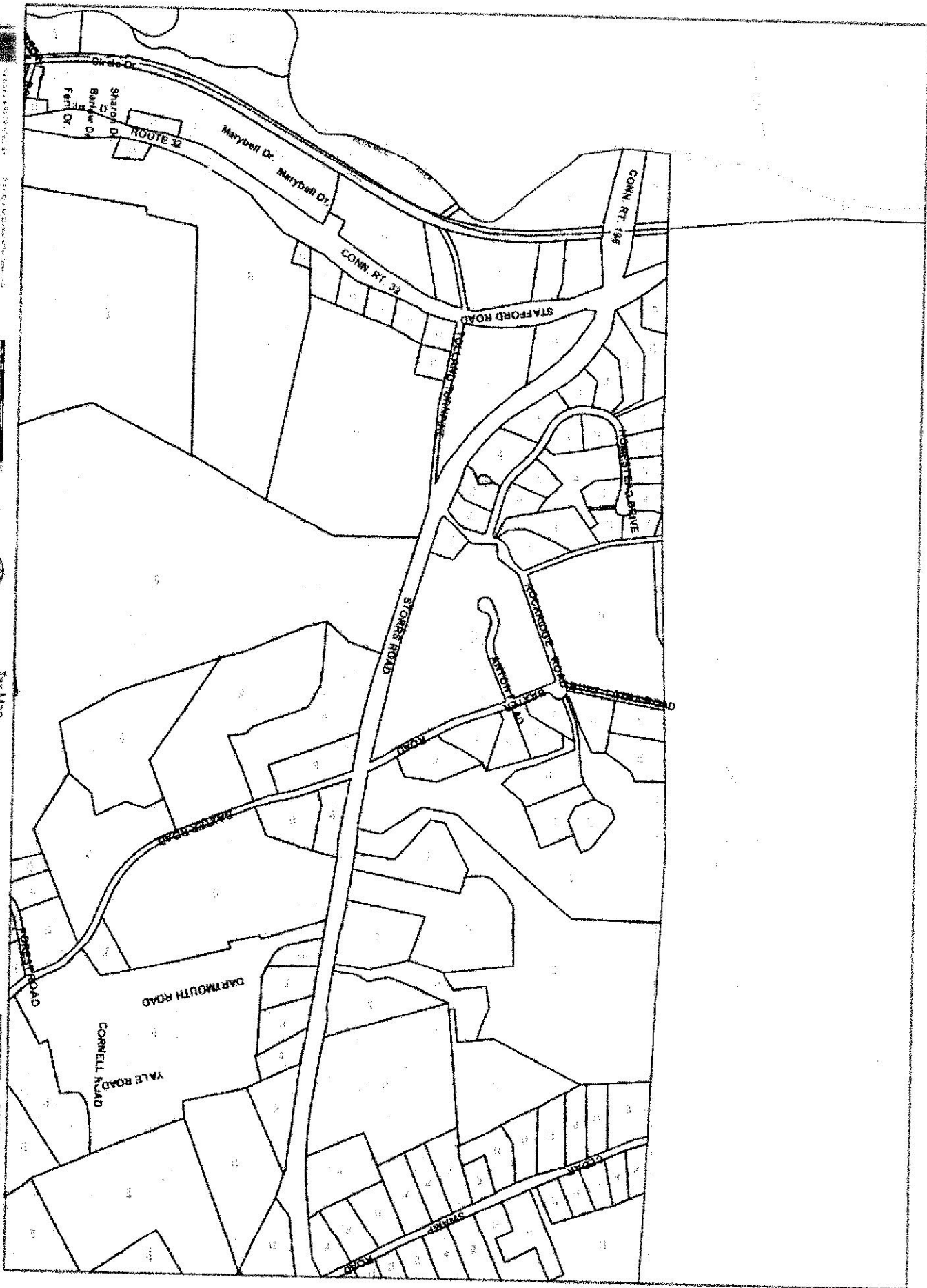
Extra Features

Description	Area / Units	Assessment
PAV1 Paving	8000.00 S.F.	\$7,100
MEZ3 Mezz-Part Fin	400.00 S.F.	\$3,600

Sub Areas

Description	Living Area	Gross Area
BAS First Floor	6300	6300

Printed on 4/8/2022 from: <https://www.mainstreetmaps.com/ct/mansfield/>



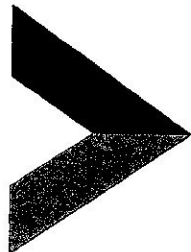
Tax Map
TOWN OF MANSFIELD
Connecticut

Legend

- ☐ Water
- ☐ Wetlands
- ☐ Shading
- ☐ Other

Scale: 1 inch = 100 feet

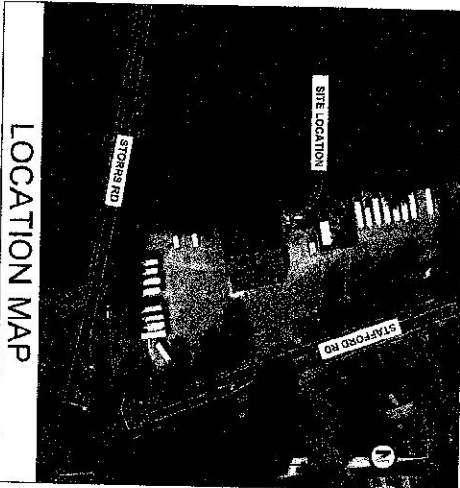
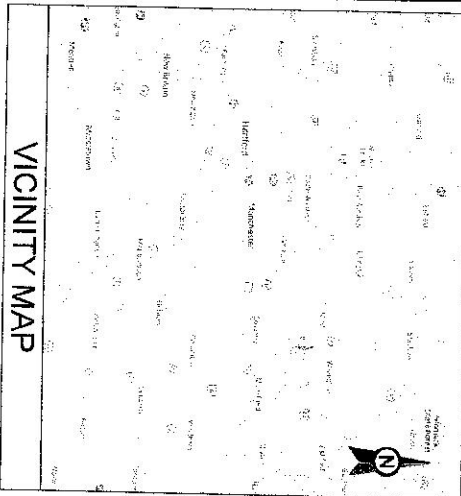
Map Number: 1



AMERICAN TOWER®

ATC SITE NAME: MANSFIELD CENTER 2 CT
SITE NUMBER: 376047
SITE ADDRESS: 1725 STAFFORD ROAD
STORRS MANSFIELD, CT
06268

SHARED GENERATOR PROGRAM ANCHOR TENANT



COMPLIANCE CODE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. INTERNATIONAL BUILDING CODE (IBC)
2. NATIONAL ELECTRIC CODE (NEC)
3. LOCAL BUILDING CODE
4. CITY/COUNTY ORDINANCES

PROJECT SUMMARY

SITE ADDRESS:
1725 STAFFORD ROAD
STORRS MANSFIELD, CT 06268
COUNTY: TOLLAND

GEOGRAPHIC COORDINATES:
LATITUDE: 41.555961
LONGITUDE: -72.507647
GROUND ELEVATION: 387' AMSL

ZONING INFORMATION:
JURISDICTION: TOLLAND
PARCEL NUMBER: 10A

PROJECT DESCRIPTION

THE PROPOSED PROJECT INSTALLS AN OPTIONAL STANDBY GENERATOR SYSTEM ALTERNATE TO THE EXISTING MONITORING COMMUNICATIONS CIRCULARITY FOR A COMMUNICATION TOWER TENANT.

PROJECT NOTES

1. THE FACILITY IS UNMANNED.
2. A TECHNICIAN SHALL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE.
3. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE.
4. DISPOSAL IS REQUIRED.
5. HANDICAP ACCESS IS NOT REQUIRED.
6. THE PROJECT DEPicted IN THESE PLANS QUALIFIES AS AN ELIGIBLE FACILITY REQUEST ENTITLED TO SPECIALTIES.
7. THE PROJECT IS A JOINT VENTURE AS A MODIFICATION OF AN EXISTING FACILITY THAT INVOLVES THE COLLOCATION, REMOVAL, AND/OR REPLACEMENT OF TRANSMISSION EQUIPMENT THAT IS NOT A SUBSTANTIAL CHANGE UNDER CDR § 1.6100 (B)(7).

PROJECT LOCATION DIRECTIONS

FROM DOWNTOWN MANSFIELD CT START OUT GOING NORTH ON MAIN STREET AND MAKE THE 2ND RIGHT ONTO CENTRAL ROAD. CENTRAL ROAD BECOMES ST. ST. STAY STRAIGHT TO GO ONTO RAMP MERGE ONTO CT-2 E MERGE ONTO I-44 BUS-4 E VIA EXIT 2 TOWARD E HARTFORD/BOSTON KEEP LEFT TO TAKE EXIT 68 TOWARD TOLLAND/MANSFIELD. TAKE THE CT-185 MERROW ROAD-185 CONTINUE TO FOLLOW CT-185 TURN LEFT ONTO STAFFORD ROAD-32. 1725 STAFFORD RD IS ON THE RIGHT.

UTILITY COMPANIES

POWER COMPANY: EVERSOURCE
PHONE: (877) 662-7764
TELEPHONE COMPANY: FRONTIER COMMUNICATIONS
PHONE: (800) 376-6943



Know what's below.
Call before you dig.

ATC NETWORK OPERATIONS CENTER
3500 BEDFORD PARKWAY SUITE 100
CARY, NC 27513

SHEET INDEX

SHEET NO.	DESCRIPTION	REV.	DATE	BY
G-001	TITLE SHEET	0	02/06/22	MF
G-002	GENERAL NOTES	0	02/06/22	MF
C-101	SITE PLAN	0	02/06/22	MF
C-101	CONCRETE PAD DETAILS	0	02/06/22	MF
E-001	ELECTRICAL ONE-LINE AND WIRING DETAILS	0	02/06/22	MF
R-001	SUPPLEMENTAL			

AMERICAN TOWER
A.T. ENGINEERING SERVICE, PLLC
3600 BEDFORD PARKWAY
SUITE 100
CARY, NC 27513
PHONE: (800) 376-6943
OAX: 152-080155

REV.	DESCRIPTION	BY	DATE
1	FOR CONSTRUCTION	MF	02/06/22
2			
3			
4			

ATC SITE NUMBER:
376047

ATC SITE NAME:
MANSFIELD CENTER 2 CT

SITE ADDRESS:
1725 STAFFORD ROAD
STORRS MANSFIELD, CT 06268



Authorized by "EOR"
19 Feb 2022 01:39:07
A.T. ENGINEERING SERVICE, PLLC

DRAWN BY: SL
DATE DRAWN: 02/06/22
ATC JOB NO: 15770712 JM

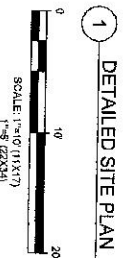
TITLE SHEET

SHEET NUMBER: G-001
REVISION: 0

1. THIS SITE PLAN REPRESENTS THE BEST PRESENT KNOWLEDGE AVAILABLE TO THE ENGINEER AT THE TIME OF THIS DESIGN. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION AND VERIFY ALL EXISTING CONDITIONS RELATED TO THE SCOPE OF WORK FOR THIS PROJECT.

- | | |
|-------|---------------------------|
| ✶ | GROUNDING TEST WEL |
| A1S | AUTOMATIC TRANSFER SWITCH |
| B | BOLLARD |
| CSC | CELL SITE CABINET |
| D | DISCONNECT |
| E | ELECTRICAL |
| F | FIBER |
| GEN | GENERATOR |
| G | GENERATOR RECEPTAC |
| H | HAND HOLE WALL |
| IR | INSTRUMENT BOX |
| K | KEY BOX |
| LC | LIGHTING CONTROL |
| M | METER |
| PIB | PULL BOX |
| PP | POWER POLE |
| T | TELECOM |
| TRANS | TRANSFORMER |
| TRN | TRUNKLINE FENCE |

35' POWER CONDUIT TRENCH

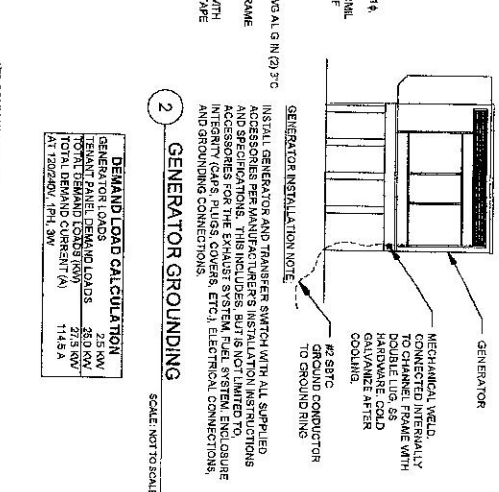
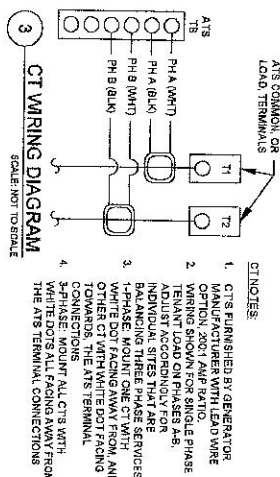
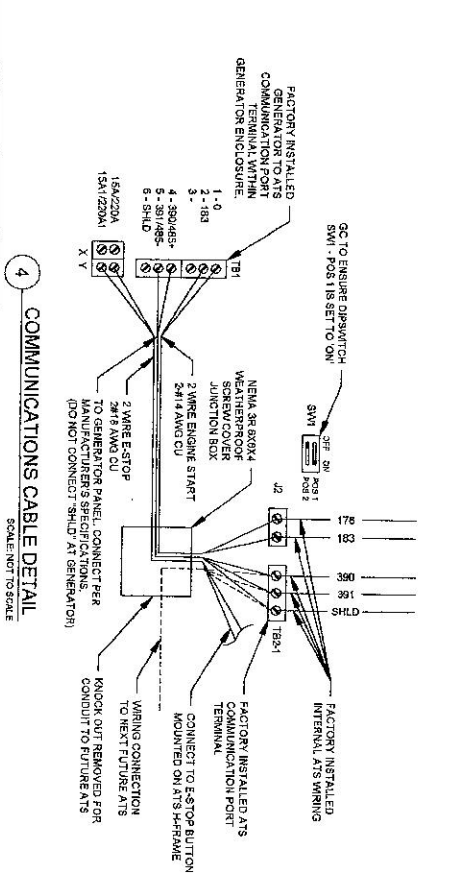
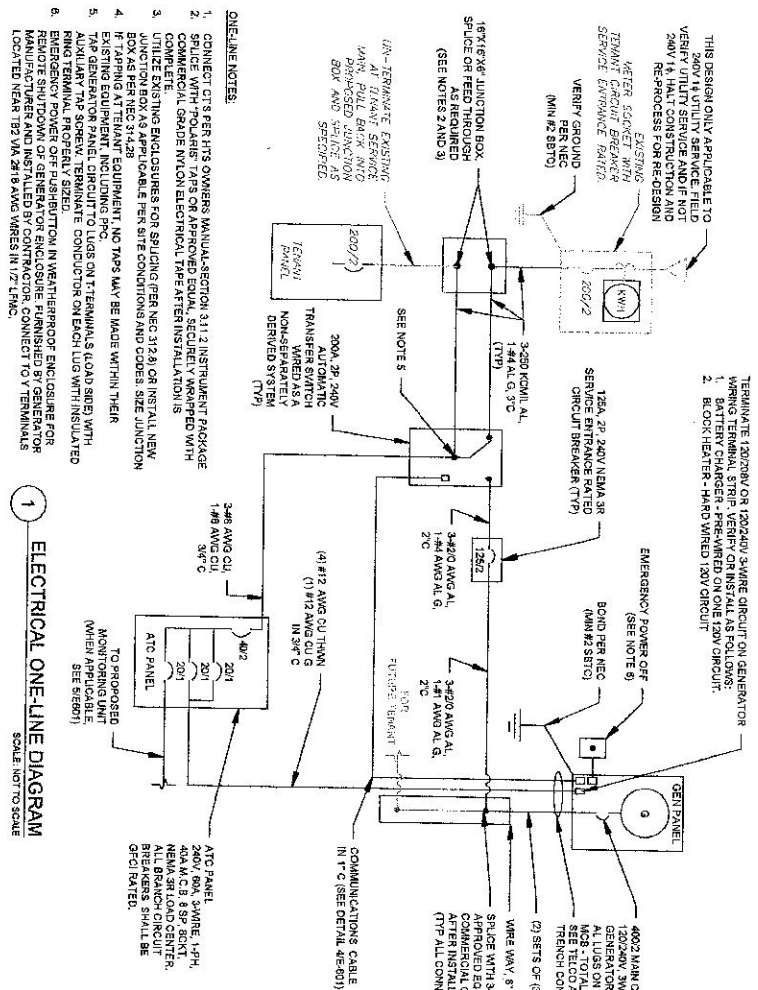
[illegible]

DRAWN BY:	SL
DATE DRAWN:	02/06/22
ATC JOB NO:	1370210_UM

CONCRETE PAD

DETAILS

SHEET NUMBER:	C-501
REVISION:	0



5 PROPOSED MONITORING
SCALE: NOT TO SCALE

[illegible]

GENEPAC | **INDUSTRIAL**



- ## GENSET CONTROLS

GENERAC
INDUSTRIAL



SHEET NUMBER: R-601



FedEx® Tracking



7765 3619 0890

ADD NICKNAME



Delivered
Wednesday, 4/13/2022 at 11:03 am



DELIVERED

Signed for by: K.KELLY

GET STATUS UPDATES

OBTAIN PROOF OF DELIVERY

*Town Manager
for Town of Mansfield
Ryan Aylesworth
& Property Owner*

FROM

FARMINGTON, CT US

TO

STORRS MANSFIELD, CT US

MANAGE DELIVERY

Travel History

TIME ZONE

Local Scan Time



Wednesday, April 13,
2022

11:03 AM	STORRS MANSFIELD, CT	Delivered
9:51 AM	NORWICH, CT	On FedEx vehicle for delivery
8:34 AM	NORWICH, CT	At local FedEx facility

Tuesday, April 12, 2022

6:49 PM	NORWICH, CT	Shipment arriving On-Time
6:35 PM	NORWICH, CT	At local FedEx facility
9:14 AM	NORWICH, CT	At local FedEx facility Package not due for delivery
8:31 AM	NORWICH, CT	At local FedEx facility

Monday, April 11, 2022

4/13/22, 12:06 PM

Detailed Tracking

6:53 PM	NORWICH, CT	Shipment arriving early
6:40 PM	NORWICH, CT	At local FedEx facility
8:49 AM	NORWICH, CT	At local FedEx facility Package not due for delivery
8:08 AM	NORWICH, CT	Shipment arriving early
7:48 AM	NORWICH, CT	At local FedEx facility

Saturday, April 9,
2022



7:10 PM	EAST GRANBY, CT	Shipment arriving early
6:50 PM	EAST GRANBY, CT	At destination sort facility
6:40 PM	WINDSOR LOCKS, CT	Left FedEx origin facility
12:33 PM	WINDSOR LOCKS, CT	Shipment arriving On-Time
12:21 PM	WINDSOR LOCKS, CT	Picked up

Friday, April 8,
2022

5:01 PM		Shipment information sent to FedEx
---------	--	------------------------------------

Expand History 

Shipment Facts

TRACKING NUMBER 7765 3619 0890	SERVICE FedEx Express Saver	WEIGHT 0.5 lbs / 0.23 kgs
DELIVERED TO Receptionist/Front Desk	TOTAL PIECES 1	TOTAL SHIPMENT WEIGHT 0.5 lbs / 0.23 kgs
TERMS Shipper	SHIPPER REFERENCE ATC East BUP 202202	PACKAGING FedEx Envelope
SPECIAL HANDLING SECTION Deliver Weekday	SHIP DATE 4/9/22 	STANDARD TRANSIT 4/13/22 before 4:30 pm 
ACTUAL DELIVERY 4/13/22 at 11:03 am		



FedEx® Tracking



7765 3622 0500

ADD NICKNAME



Delivered
Wednesday, 4/13/2022 at 11:03 am

**DELIVERED**

Signed for by: K.KELLY

GET STATUS UPDATES

OBTAIN PROOF OF DELIVERY

*MICHAEL MINTREAU
DIRECTOR OF BUILDING
& HOUSING*

FROM

FARMINGTON, CT US

TO

STORRS MANSFIELD, CT US

MANAGE DELIVERY

Travel History

TIME ZONE

Local Scan Time



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2022

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Friday, April 8,
2022

5:05 PM		Shipment information sent to FedEx
---------	--	------------------------------------

Expand History 

Shipment Facts

TRACKING NUMBER 7765 3622 0500	SERVICE FedEx Express Saver	WEIGHT 0.5 lbs / 0.23 kgs
DELIVERED TO Receptionist/Front Desk	TOTAL PIECES 1	TOTAL SHIPMENT WEIGHT 0.5 lbs / 0.23 kgs
TERMS Shipper	SHIPPER REFERENCE ATC East BUP 202202	PACKAGING FedEx Envelope
SPECIAL HANDLING SECTION Deliver Weekday	SHIP DATE 4/9/22 	STANDARD TRANSIT 4/13/22 before 4:30 pm 
ACTUAL DELIVERY 4/13/22 at 11:03 am		